

CHICHESTER YOUTH ADVENTURE TRUST

England & Wales · Charity number 288717

Details

Status Registered

Legal form Trust

Registered 1984-02-24

Register [View on the Charity Commission register](#)

Contact

Address 87 Worcester Road
Chichester
PO19 5EB

Phone 01243 789949

Website www.cyat.org

Activities

Objects: TO HELP AND EDUCATE YOUNG PEOPLE THROUGH THEIR LEISURE TIME OR EDUCATIONAL ACTIVITIES SO TO DEVELOP THEIR PHYSICAL MENTAL AND SPIRITUAL CAPACITIES THAT THEY MAY GROW TO FULL MATURITY AS INDIVIDUALS AND MEMBERS OF SOCIETY AND THAT THEIR CONDITIONS OF LIFE MAY BE IMPROVED. THE CHARITY MAY PROVIDE OR ASSIST IN THE PROVISION OF RESIDENTIAL CENTRES AND OTHER FACILITIES FOR PUBLIC EDUCATION IN THE INTEREST OF SOCIAL WELFARE.THE AREA OF BENEFIT IS THAT COVERED BY THE CHICHESTER DISTRICT COUNCIL AND THE SURROUNDING AREA, HOWEVER GROUPS FROM OTHER AREAS MAY USE THE TRUST'S FACILITIES WHEN THEY ARE NOT BEING USED BY GROUPS FROM THE AREA OF BENEFIT.

Activities: Provision of self-catering residential centre, which is safe, affordable and attractive in the Brecon Beacons South Wales for organised groups of young people to enjoy the experience of living together and sharing new activities. Primarily for the benefit of young people from Chichester District Council area, the centre is also available to others when not occupied by the prime beneficiaries.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Education/training, Recreation
- **Who:** Children/young People

Geography

- **Area of benefit:** AREA COVERED BY CHICHESTER DISTRICT COUNCIL AND THE SURROUNDING AREA
- Rhondda Cynon Taff

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£30,094	£28,446	-	-
2023-12-31	£31,559	£24,360	-	-
2022-12-31	£23,210	£23,574	-	-
2021-12-31	£23,879	£30,295	-	-
2020-12-31	£22,711	£16,524	-	-

Trustees

Name	Role	Appointed
Nigel Colenutt	Chair	2023-06-28
CATHY CHILDS		2005-02-17
DAVID JAMES HATTON		2014-10-18
David William Goode		2025-11-26
MARTIN HENRY RENDELL TOMLINSON MBE		2017-10-14
MICHAEL WILLIAM MERRITT		2001-01-01
PETER HARVEY		2013-11-20
RAY CREASEY		2015-10-18
Richard Antony Dickson		2024-05-01

CHICHESTER YOUTH ADVENTURE TRUST

England & Wales - Charity number 288717

Accounts

Chichester Youth Adventure Trust



Annual Report and Accounts For the year ended 31st December 2024

The Trust owns and manages the
Tyle Morgrug Cottage and Bunkhouse,
Halt Road, Rhigos, Aberdare, South Wales
www.cyat.org
Registered Charity No. 288717

Chichester Youth Adventure Trust

Annual Report and Accounts For the year ended 31st December 2024

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Chichester Youth Adventure Trust

Annual Report 2024

Public Benefit Declaration

The Trustees have paid due regard to the Charity Commission's guidance on public benefit.

Our Charity's aim is to help and educate young people through their leisure time or educational activities.

Continued work has been undertaken at the bunkhouse to improve the accommodation and to ensure the Health and Safety requirements are met.

The young people not only experience and develop skills in the outdoors, but also develop their independence and their social skills whilst away from home and living with others. The Trustees will continue to monitor the usage to ensure young people benefit from using and staying at the bunkhouse.

There are also a number of adult groups who use the bunkhouse when it is available, and their revenue assists with the day-to-day expenses of running the place, enabling the young people to stay at the centre at a reduced price.

The following reports incorporate how the Charity continues to meet its aim.

Report of the Trustees

Chair's Report

I gave notice of my wish to resign as chair at the trustees meeting, which I was unable to attend, on 8 March and was subsequently persuaded to remain in post for a further 2 years in order that succession planning could take place. This has taken place; discussions have been held and a document written, further planning will be done in 2025. I have been in post for 15 years and feel that then will be the right time to appoint a new chair and for me to relinquish some of the additional responsibilities that I have held.

2024 was another good year for bookings, so consequently hire fees were also good. Not so good were the ongoing problems concerning the purity of our spring water. The problem of an excess of copper was solved by replacing most of our copper pipes, but there were still bacterial issues which were finally found to be due to a fault in the UV filter which has now been changed. There is also the need to clear and improve the well head area to prevent surface water pollution. Some of this work has been done and the rest will be done early in Jan 2025. A big thank you to all trustees involved, particularly Richard Dickson, Nigel and Kate Colenutt. Many thanks also to the trustees and volunteers who contribute so much to the organisation and running of the bunkhouse, thereby saving us thousands of pounds a year on salaries, building and grounds maintenance and running costs.

Andrew Jones, our caretaker, has given in his notice as from 31 Jan 2025. His fulltime job has just made fulfilling the role untenable for him and us. He will be replaced by Elfed Bowen-Davies. In fact, it's a job swap as Elfed was the stand in for Andrew and Andrew will now be the stand in for Elfed. We will be reviewing the pay, hours and responsibilities attached to this post in light of the increase in the national minimum wage from £11.44 at present rising to £12.21 from April 1st 2025.

A 5-year maintenance schedule has been drawn up and a time scale established for the completion of work and this, together with our Maintenance / Check List Log, will ensure that all work is carried out in a timely fashion. Generally speaking, the place is in reasonable condition, but due to heavy wear does need a bit of love and care. This will be addressed in 2025.

John Robbins
Chair

Honorary Treasurer's Report

The annual return was filed with the Charity Commission with trustee details updated and the new on-line account set up.

Forms were completed to keep us as an approved centre on West Sussex County Council's list.

Further improvements to the water supply were made totalling over £5,136 as well as replacement of the UV filter and other minor works included in repairs and maintenance.

As regards the accounts, income from groups staying at the centre on a cash received basis was down from £30,038 to £27,556 The amount received in advance of bookings for 2025 and 2026 is £4,150, £138 higher than in the year ended 31 December 2023 in advance.

We have again received support via the local authority in the way of a reduction of business rates making the charge for the year ending 31 March 2025 only £24.

A donation of £500 was received from the employer of one of the trustees.

To help us comply with the Welsh Government's new rules on recycling, rather than rely on groups taking all recycling away with them, recycling bins have been and are to be introduced for most recyclables to be collected by the local authority apart from glass which will have to be taken to glass banks. General waste is now only collected once every three weeks but with no reduction in charges; recyclables every week.

Calor gas costs per litre have remained the same as 2023 when our contract was renewed at 59p + VAT per litre. Regarding electricity, we received a one-off £500 reduction in our costs for the current year from our supplier's business support fund as our current fixed contract was entered into when prices were rising rapidly.

The Energy Performance Certificate (EPC) was renewed.

We ended with a smaller surplus of £1,714 on unrestricted funds (2023 £7,133) for the year and accumulated unrestricted funds increased to £54,810 (2023 £53,096)

The balance on deposit remained at £47,000 with United Trust Bank with £1,863 interest received (2023 £891).

The status of the bank current account was finally resolved with no changes to it and no bank charges.

It is not clear whether we will meet the Welsh Government's new tests to pass as a business which would appear to require a significant increase in the nights, rather than days, that the centre is in use for the year ending 31 March 2025, but there is little more that we can do about increasing this if they apply it to bunkhouses.

The proposal from the Welsh Government to levy a tourist tax for people staying overnight is likely to be introduced in 2027 with a proposed rate of £1.25 per person per night which will have to be passed on to hirers. If we count as a hostel, it will be 75p per night. It is up to the local authority to decide whether to levy it.

Michael Merritt
Honorary Treasurer

Building Maintenance, fabric, furnishing and fittings

There is always something to be done and the following has been accomplished during 2024:

- Fitting of a new UV Lamp to the water system.
- Replacement of loft water tanks and hot water cylinders.
- Fitting new drinking water pipework to kitchen
- Steam cleaning of the carpets.
- General wear and tear replacement and repairs.
- Cleaning of the water services from the middle tank
- Repair to fire escapes and painting

Works under way, to be completed and possible upgrades in 2025.

- Upgrade of the spring well head, March 2025.
- Upgrade heating system, new boiler / alternative heating.
- Possible installation of solar and batteries as well as car charging.
- Installation of additional filtration for the water services and alteration of pipework.

Richard Dickson
Trustee

Outdoor Maintenance

The significant action this year has been to clear the wellhead enclosure of all growth. This will make it a lot easier to keep the area clear and monitor the wellhead. The enclosure will soon be refenced and re-ditched. All these measures will help improve the biosecurity of our water supply and mean there is far less chance of contamination at source.

A culvert runs under the track, just before the car park is reached and it was noticed that the edge of this was starting to collapse. It has been significantly shored up and the repair will be monitored. At some point it may be necessary to put a new pipe under the track and reinforce both the entry and exit points. A single storm can do a lot of damage if all the rain comes quickly.

There are a number of ash trees in the area and these are affected by ash dieback disease. They are not a direct threat to the building but at some point will either come down naturally or have to be cut down. The one positive from this is that our supply of logs is guaranteed well into the future.

Our hedge and tree planting has been very successful with most plants taking and some showing good growth. Where plants did not survive, they have been replaced, mainly with homegrown oak, holly or hawthorn removed from my lawn or veg patch where squirrels or jays had deposited seeds.

Nigel Colenutt
Trustee

Bookings 2024

The headline figure is that numbers are down. The total number of bed nights in 2023 was 2259 compared to 1951 in 2024. This represents a fall of 14%. 2024 income was almost the same as 2023 income in spite of the falling numbers due to increased overnight fees. Occupancy, which is the number of days that the building was occupied, was slightly down at 54% from 57%. In 2024 the building was slept in for 159 nights, ignoring working parties. This is a different measure from occupancy. In 2024 the building was occupied by 54 groups in total which is the same as in 2023.

The decrease in bed nights can be explained by group sizes becoming smaller. We have had some large groups attend but also more small groups. Some of our regular returners have typically brought 12-15 persons in previous years but are now bringing 8-10 persons.

As of 4/1/25 we already have 37 bookings for 2025 which is fractionally up on this time last year but down a bit on 2 years ago. There will always be small variations for many reasons but

very broadly speaking bookings remain steady. A few persons have tried to book for 2025 but have found their preferred dates already booked. We are already taking bookings for 2026 so book early to avoid disappointment.

The table below gives a breakdown of occupancy and bed nights per month over the last 2 years.

Month	2023		2024	
	% Occupancy	Bed nights	% Occupancy	Bed nights
Jan	32	138	45	145
Feb	46	126	45	104
Mar	83	284	58	177
Apr	93	257	67	226
May	35	76	55	126
Jun	47	86	40	94
Jul	77	328	74	200
Aug	87	468	100	375
Sep	62	212	23	52
Oct	39	107	45	141
Nov	39	96	43	101
Dec	26	82	52	154
		2259		1951

Easter and the summer holidays are particularly busy periods for us and back-to-back bookings do present a challenge for our caretaker in turning the building around within a very short time frame.

The table below gives a breakdown of where our bookings came from. Figures for 2021-2023 are % and figures for 2024 are % and raw numbers

	2021	2022	2023	2024	
	%	%	%	%	No of groups
W Sussex Youth inc Chichester (Chi) & Rhondda Cynon Taff (RCT)	8	22	28	26	14
Chi & RCT	2	3	15	20	11
Other Youth	18	48	22	15	8
Youth overall	26	70	50	41	22
Adult overall	74	30	50	59	32

It can be seen that the type of group attending varies considerably from year to year. Although our main target is youth organisations we do rely considerably on the financial contribution from adult groups. It is worth noting that we are now getting more visits from Scouts and Guides in the RCT area as word spreads of our existence.

Nigel Colenutt
Trustee

All Things IT

During 2024 we have not undertaken any major IT changes. We have continued to maintain our website to ensure it is up to date and contains the relevant information for our visitor's needs. We've continued to use the charitable Google suite to help support trustees' administration including such features as Google Meet to allow remote trustees to participate in our trustees' meetings.

Website performance

Traffic overview

2024 saw a slight downturn year on year in visits, however considering the growth of 25% or more in previous years following the pandemic this is not a complete surprise.

Figure 1: Jan 01 2024 – Dec 31 2024

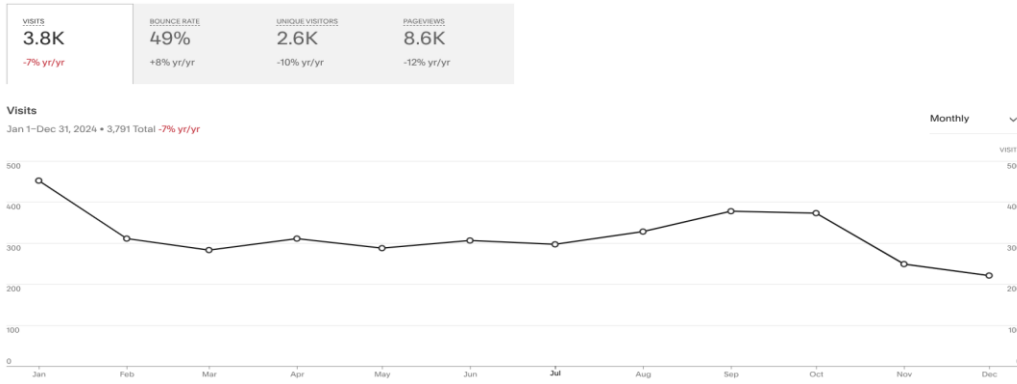
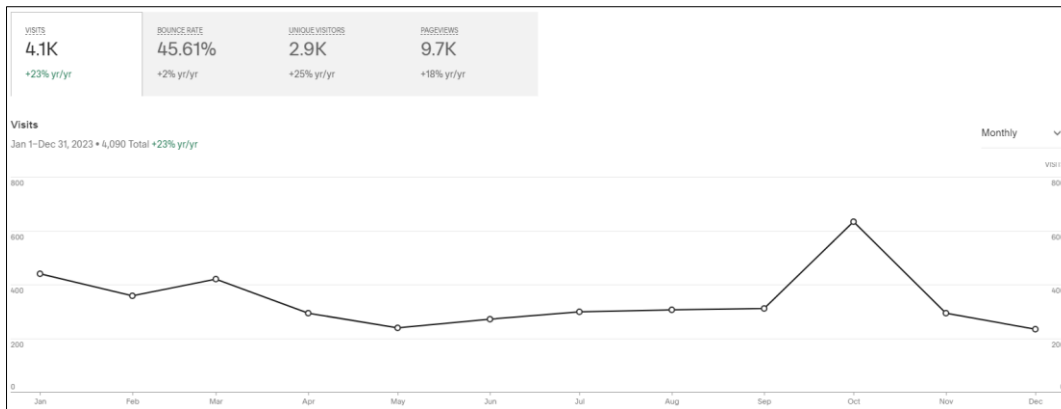


Figure 2: Jan 01 2023 – Dec 31 2023



What next?

In 2024, we'll continue to keep the site up to date as well as consulting with our Board of Trustees to identify new opportunities and actions that are needed.

If you've not seen the site yet, do look at www.cyat.org. We hope you enjoy using the site. If you have any suggestions, just let us know by emailing feedback.cyat@gmail.com

List of Contributors

The following individuals and organisations, amongst others, have contributed towards Cynon Valley Cottage and Bunkhouse in cash, kind or time in 2024.

They are listed in alphabetical order.

Andrew Jones	Martin Tomlinson
Barry Pullen	Michael Merritt
Cathy Childs	Muriel Burrows
David Goode	Nigel Colenutt
David Hatton	Peter Cox
Elfed Bowen-Davies	Peter Harvey
Graham Almrott	Richard Knight
Greenwood plants	Ray Creasey
John Robbins	Richard Dickson
Kate Colenutt	Sandra Hopkins
Legal and General	Tom Jones
Malcolm Challis	

The Trust is indebted to all the volunteers who make a real contribution to its working parties by keeping maintenance costs much lower than otherwise.



Some of the tree planting done in the grounds through the year

Trustee Declaration

Approved by the trustees on 8 March 2025 and signed on their behalf by John Robbins, chair

Chichester Youth Adventure Trust

Receipts and Payments account for the year ended 31 December 2024

	Notes	Unrestricted Funds £	Restricted Funds £	Total Funds £	Total 2023 £
<u>Income</u>					
Letting Fees		27,556		27,556	30,038
Grants and Donations	2	600		600	434
Gift aid		25		25	25
Bank Interest		1,863		1,863	891
Damage and cleaning recharged etc		50		50	171
		<u>30,094</u>	<u>-</u>	<u>30,094</u>	<u>31,559</u>
<u>Direct Charitable Expenditure</u>					
Provision of Cottage & Bunkhouse					
Caretaker and cleaner		3,219		3,219	3,039
Business rates		24		24	-
Insurance		274		274	2,126
Electricity		1,712		1,712	2,225
Calor Gas		2,650		2,650	2,776
Water supply -testing		535		535	-
Safety certificates and inspections		1,260		1,260	1,083
Waste collection		990		990	891
General Repairs & Maintenance		4,642		4,642	3,307
Working Parties' Travel and subsistence		947		947	645
Cleaning materials		170		170	345
Furniture and Equipment purchases		237		237	2,005
Special Works -					
Tree felling, landscaping and planting		359	66	425	-
Adapting the pigpen as a long term log store		-		-	1,469
Improving water supply system		5,136		5,136	3,592
Stone Wall rebuilt and improved		5,041		5,041	-
Publicity & Advertising		20		20	40
Broadband		597		597	499
Miscellaneous		293		293	-
		<u>28,106</u>	<u>66</u>	<u>28,172</u>	<u>24,042</u>
<u>Other Expenditure</u>					
Governance Costs	3	274		274	318
Total Expenditure		<u>28,380</u>	<u>66</u>	<u>28,446</u>	<u>24,360</u>
Net Surplus/(Deficit)for the year		1,714	(66)	1,648	7,199
Cash and bank balances brought forward		53,096	66	53,162	45,963
Cash and bank balances carried forward		<u>54,810</u>	<u>-</u>	<u>54,810</u>	<u>53,162</u>

Chichester Youth Adventure Trust

Statement of assets and liabilities at 31 December 2024

	<i>Notes</i>	2024			2023
		£	£	£	£
		Unrestricted	Restricted	Total	Total
Bank balances					
Barclays Community a/c		7,810		7,810	6,162
United Trust Bank		<u>47,000</u>	-	<u>47,000</u>	<u>47,000</u>
		<u>54,810</u>	-	<u>54,810</u>	<u>53,162</u>
Represented by Funds	6	<u>54,810</u>	-	<u>54,810</u>	<u>53,162</u>
 Other assets and liabilities					
Fixed Assets					
Cottage & Bunkhouse	Declared value	604,333			585,027
Equipment	Declared value	42,072			42,072
 Current Assets					
Gas stock		860		860	1,600
Debtors - hire fees due		1,444		1,444	888
Interest accrued		320		320	290
Other payments paid in advance		<u>518</u>		<u>518</u>	<u>1,696</u>
		<u>3,142</u>		<u>3,142</u>	<u>4,474</u>
 Current Liabilities					
Creditors and accruals		863		863	1,292
Deposits in Advance		<u>4,150</u>		<u>4,150</u>	<u>4,012</u>
		<u>5,013</u>		<u>5,013</u>	<u>5,304</u>

Michael Merritt
Honorary Treasurer and Trustee
Date 8 March 2025

John Robbins
Chair of the Trustees
Date 8 March 2025

Notes to the Accounts for the year ended 31 December 2024

1 Accounting policies

These accounts have been prepared on a receipts and payments basis.

	2024	2023
2 Grants and Donations		
Donations/grants - restricted - tree felling, landscaping works and tree planting	-	66
Donations - unrestricted	600	368
	<u>600</u>	<u>434</u>

	2024	2023
3 Governance Costs		
Post, Printing, Stationery and Phones	14	56
Independent Examination Fee	88	83
Website maintenance	172	179
	<u>274</u>	<u>318</u>

4 Trustees' Remuneration, Expenses and Benefits

No trustee or person connected to them received any remuneration or benefits during the year (2023: nil)
A total of £519 (2023 £738) was reimbursed to seven (2023: six) of the Trustees in the year. This was reimbursement for actual costs incurred in travel to and from the Cottage & Bunkhouse for work party weekends, postage, telephone and some subsistence and accommodation costs.

5 Risk Management

The Trustees have carried out a Risk Assessment audit of all the major risks relating to its operational base i.e. the Cottage & Bunkhouse. They actively review this on a regular basis, and are satisfied that systems are in place to mitigate their exposure to major risks.

6 Reserves Policy

Unrestricted Income funds are funds arising from past operations.
The trustees aim to keep sufficient reserves to maintain services to hirers, to meet any unforeseen maintenance expense and to keep the property well maintained.
The aim is to keep at least one year's running costs in reserves
Restricted Income Funds of £nil (2023 £66) are amounts received by way of grants and donations for specific schemes

Trust Information

Founder

Anne Scicluna

Trustees

John Robbins (*Chair*)

Michael Merritt (*Honorary Treasurer*)

Martin Tomlinson

Peter Harvey

Richard Dickson (*appointed 1 May 2024*)

Cathy Childs

David Hatton (*Honorary Secretary*)

Ray Creasey

Peter Cox (*resigned 8 March 2024*)

Nigel Colenutt

Trustees are recruited from persons who are familiar with the aims and policies of the charity and have appropriate skills, knowledge and experience to undertake specific roles.

Correspondence address held by Charity Commission

Treasurer: Michael Merritt, 87 Worcester Road, Chichester, West Sussex PO19 5EB

Bankers:

Barclays Bank plc, East Street, Chichester

United Trust Bank

Independent Examiner:

Trevor James FCA, DChA

Constitution:

Trust Deed dated February 1, 1984 as amended by deed of variation dated 13 February 1998, 1 January 2001 and 9 December 2004

Charity Registration Number: 288717

Web site: www.cyat.org

Independent Examiner's Report to the Trustees of
Chichester Youth Adventure Trust

I report to the trustees on my examination of the accounts of Chichester Youth Adventure Trust (the Trust) for the year ended 31 December 2024

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Trust's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's Report

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached,

Signed: T E James

Name	Trevor James
Relevant professional qualification or body	FCA DChA
Address	Dormer Cottage West Broyle Chichester West Sussex PO19 3PR

Date: 23/04/2025

CHICHESTER YOUTH ADVENTURE TRUST

England & Wales - Charity number 288717

Accounts

Chichester Youth Adventure Trust



TYLE MORGRUG
— COTTAGE & BUNKHOUSE —

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Chichester Youth Adventure Trust

Annual Report 2023

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Continued work has been undertaken at the bunkhouse to improve the accommodation and to ensure the Health and Safety requirements are met.

The young people not only experience and develop skills in the outdoors, but also develop their independence and their social skills whilst away from home and living with others. The Trustees will continue to monitor the usage to ensure young people benefit from using and staying at the bunkhouse.

There are also a number of adult groups who use the bunkhouse when it is available, and their revenue assists with the day-to-day expenses of running the place, enabling the young people to stay at the centre at a reduced price.

The following reports incorporate how the Charity continues to meet its aim.

Report of the Trustees

Chair's Report

2024 will be the 40th anniversary of the formation of the Chichester Youth Adventure Trust charity and, as part of my report, I have asked Anne Scicluna, the Trust's founder, to share some of her memories of the Trust's early days and later development. It makes for an interesting story.

Founder's prattles

When I became Mayor of Chichester in 1983, I realised that the mayor usually put their names to charities which he or she wants to support. As a youth worker, I realised that the youth leaders in the Chichester area often want to take their young people to areas totally different to home, to allow them to experience different ways of life, work together, show initiative, etc. This costs money, which many young people's families may not have. So why not try to raise funds to have somewhere for us (and others in the same situation) to go to? So, we set about fund raising. All, the local schools and youth organisations did what they could, from the local Sea Cadets taking over a car park and washing cars, to the Boys' High School running a sponsored silence – and lots of other things in between.

Meanwhile a small group of us toured the wild country in the south and west of Britain looking for a place which was suitable, available and that we could afford. The only stipulation was that it had to have water nearby – we didn't mind (too much) the condition, and electricity would be a bonus. We felt it would also be fantastic if it was in wild country so that Duke of Edinburgh's Award Scheme at Gold Level could be achieved there. We even looked at tumbledown buildings which had trees growing out of them!

Visiting South Wales one day, we went into Brecon to the National Parks office to ask where we would be likely to gain planning consent for such a centre. Not really much hope, they said. However, a couple of weeks later they rang me and said that there was such a place, which was leased by the Forestry Commission to Wiltshire County Council as a centre (so no planning consent required), but that they had neglected it. It seemed that just one school (at Chippenham) had been using it. The Forestry Commission had told Wiltshire County Council that they could either put it into good condition and give it back, or they could purchase it. National Parks didn't think they really wanted it but wouldn't want to spend the money to renovate it, so would probably buy it, which would be the cheaper option. So, I telephoned Wiltshire County Council and asked what they would do. Having taken it to committee they came back to me and said I could buy it for £8,500, and this included one and a quarter acre of land. We went to Wales and had a look.



The barn before major refurbishment was undertaken

As we approached a beautiful barn owl flew silently out of the building. Inside it was obvious where he or she had been nesting, as the upstairs ceilings were hanging down and huge heaps of twigs were in there. Downstairs in the kitchen there was a thick brown carpet where the sheep had been sheltering. They had also knocked the wash hand basins off the wall onto the floor (sheep are large and heavy!). But the place was fed by its own spring, and electricity was run into the building. In addition, there was a very large, attached barn and a smaller one outside, as well as the remains of a pigsty. All were full of things – we weren't sure what those things were, as it was too dark inside to see, and we weren't about to try to walk through, just in case!

We said Yes! A tremendous lot of work had to be done, but we could afford that sum of money. A lot of the work could be undertaken by work parties, including some of the young people themselves, who would learn skills at the same time. The school from Chippenham could still use it but book through us.

The sale contract was signed on 1st February 1984, and a charitable trust set up. Local tradesmen from both Chichester and Wales helped. Some supplied equipment or materials, some went themselves and dug, sawed, built, chimney-swept and gardened. Young people helped them or built-up dry-stone walls. I personally remember well at least one weekend, sleeping bag on floor (where there were floorboards), no glass in windows, snow on ground, very cold, but lots of work carried out.



From the early days at Tyle Morgrug, a group outside the front door

Now, forty years later, we have a great committee running the place, it's centrally heated, with comfortable bunk beds, well equipped kitchen, double glazing, barn converted (we had to demolish the small one to get materials for the large one). There are great activities in the area, and literally thousands of young people have benefitted – many bringing their own children, and even grandchildren. There are good relations with the local people, and as time goes by even more renovations are still taking place.

So, thank you to all who have had any sort of association with the project over these forty years – long may it continue. Keep up the good work! It's been fun.

Anne Scicluna
Founder

Chair's Report continued...

2023 has seen a continuation of last year's recovery from Covid with very good occupancy numbers and subsequently our best year yet for income. We have made a realistic increase to the hire charges, which still remain very reasonable, in order to keep up with inflation and our visitor numbers have been very good and include youth, family, adult, social and activity groups. We are particularly pleased to have been able to advertise in the Boys Brigade magazine and to be included on their Facebook page. We are also well promoted within the Scouts and included on their Facebook page.

My telephone contact with group leaders prior to a visit has been useful, appreciated and informative and prevented misunderstandings, particularly over lane access and expectations of how the building should be left on departure; both being issues that have occurred in the past.

A well-used bunkhouse like ours does need constant maintenance and much of this is done by our dedicated group of trustees and volunteers whose work over the years has saved us hundreds of thousands of pounds and, quite frankly, without their contribution Tyle Morgrug just would not have survived to become the place it is now. My very grateful thanks go to them for their major contribution and for the time, energy and effort they have made.

Major maintenance does, however, need specialists and our first major concern this year was to improve the purity of our natural water supply which was deemed, due to too much copper in it, to be a hazard to health. Consequently, major plumbing has taken place, including replacing copper pipes with plastic ones which will rectify the situation.

Our second major task was to rebuild and repair a large section of the stone dry stone wall on the south side of our property. Unfortunately, due to the contractor getting Long Covid and inclement weather, the scheduled work did not take place and will be brought forward into 2024.

Our successes this year have been the restoring and roofing, by one of the trustees and his helpers, of the derelict pigsty which is now a splendid looking log store for the storage of logs from our felled trees. A further success is that the defibrillator has now been installed in the back porch and is all ready to go - let's hope we never need it! We have also received a quote for installing 2 electric car charging points and expect this to be done in the summer of 2024.

John Robbins
Chair

Honorary Treasurer's Report

The annual return was filed with the Charity Commission with trustee details updated. Changes as to how to deal with the Charity Commission on-line have also been introduced, but as yet I have been unable to set up the new link.

Forms were completed to keep us as an approved centre on West Sussex County Council's list, albeit after the year end when the reminder came!

The water supply was tested by the local authority and was not found to be satisfactory without steps being taken to permanently reduce the copper content of the water rather than

rely on flushing as in the past. Further details are given in Chair's report. This has given rise to unbudgeted expenditure of £3,592 with more to come in 2024 to complete the works.

As regards the accounts, income from groups staying at the centre on a cash received basis was up from £21,128 to £30,038 well in excess of pre-Coronavirus levels. The amount received in advance of bookings for 2024 is £4,012.

We have again received support via the local authority in the way of a reduction of business rates making the charge for the year ending 31 March 2024 nil.

Collection of waste now takes place from the centre rather than some distance from it.

Calor gas costs per litre went down on the renewal of our contract for three years, but only fixed for one. With regards to electricity, we received some support from the Government through our supplier during 2023. We have also been promised £500 during 2024 but have yet to see it.

We ended with a healthy surplus of £7,133 on unrestricted funds for the year and accumulated unrestricted funds of £53,096 compared to £45,963 in 2022.

The balance on deposit increased from £42,000 to £47,000 with an increase in interest rates by moving funds from Virgin to United Trust bank and putting them in a 40-day notice account. The interest rate still lags behind base rate though.

There have been on going communications with Barclays over the status of our bank account which is not fully resolved. Apparently, it was never updated back in 1984 to show that it was a charity account. Thus, it looks like a new account will have to be opened with bank charges.

It is not clear whether we will meet the Welsh Government's new tests to pass as a business which would appear to require a significant increase in the nights, rather than days that the centre is in use for the year ending 31 March 2024, but there is little more that we can do about increasing this if they apply it to bunkhouses. The proposal from the Welsh Government to levy a tourist tax for people staying overnight is still likely to happen which may have to be passed on and will entail more administration, but not for some time.

Michael Merritt
Honorary Treasurer

Building Maintenance, fabric, furnishing and fittings

There is always something to be done and the following has been accomplished:

- Fitting the defibrillator
- Deep cleaning of cooker and extractor hood and vents.
- Cleaning of all carpets.
- Replacing the lounge settee and chairs.
- General wear and tear replacement and repairs.
- Obtaining an estimate for a deep clean to be done at the finish of the busy summer season.
- New curtains for Dining Room made and will be fitted at first opportunity in 2024.
- Replacing the copper pipes with plastic ones, as explained in the Chair's report.

John Robbins
Trustee

Outdoor Maintenance

As with the indoor maintenance there is always something to be done and the following has been accomplished:

- Having done the majority of the work and planting for the Conservation Project it has been a case of general maintenance involving nurturing of plants, shrubs and trees. Our local farmer has agreed that we can plant trees on his land bordering our southern boundary and we will do this in 2024.
- Replacement of broken roof slates, clearing out of gutters and cleaning of windows and facias.
- External steps and side walls for the dining room fire door have been repaired.
- Track swept by Richard, the farmer.
- Building and installing a roof on the pigsty to create a log store.



The pigsty before the refurbishment



The completed log store

Further tasks, not mentioned above, that are planned for 2024 are:

- As mentioned earlier in the report serious rebuilding and repair, which should have been done earlier this year, is needed to the walls on the south side of our boundary and is rescheduled for 2024.

- Assessing the best placing for a new warning sign for the speed humps on the track. It will be placed as now and put up at the March 2024 work party.
- There is a need to repaint the fire escapes and repair/renew the external shelter at the top of each one. This planned for 2024.
- The south facing external wall, which catches all the weather, was treated with a breathable waterproof substance some 7 years ago and with all the wet weather and high winds that have been prevalent this winter is showing signs of water penetration. This will need attention during the summer months of 2024.

John Robbins
Trustee

Bookings 2023

Bookings are now back to pre-pandemic levels with an overall occupancy of 57% which is slightly down from 2022. There were 2 cancellations in 2023. One was due to a client's minibus breaking down and the other because plumbing works overran forcing us to cancel a booking.

There were 54 individual bookings for 2023. This compares with 63 bookings from 2022. It is possible that this higher 2022 figure was caused by carry over of bookings from 2020 and 2021 which were postponed due to the pandemic.

As of 15/1/24 we already have 36 bookings for 2024 and 2 for 2025. This is down from 41 at this time last year. Returning groups tend to book the next visit immediately after they have visited as this gives them a good chance of securing the dates, they want but every year 2 or 3 groups are disappointed. Book early to avoid disappointment.

There are any number of statistics that can be given but the table below gives % occupancy per month and actual bed nights per month. The % occupancy is based on the number of days that the building has occupants but ignores maintenance work parties. Previous year's figures have not been given as a changed methodology means comparison is not a fair one.

	2023	
Month	% Occupancy	Bed nights
Jan	32	138
Feb	46	126
Mar	83	284
Apr	93	257
May	35	76
Jun	47	86
Jul	77	328
Aug	87	468
Sep	61	212
Oct	39	107
Nov	39	96
Dec	26	81

It can be seen that the period around Easter (but not limited to the Easter Holidays) and the summer holidays were our busiest periods. Group size has a significant impact on the number of bed nights an individual booking generates.

These bookings generated an income of £27613. This income is only from 2023 bookings and does not include payment for 2022 bookings made in 2023 or advance deposits for 2024 bookings.

27 (50%) of the bookings were youth bookings with the rest being adult bookings. This is down on last year's figure of 70% but these figures do vary considerably from year to year. The table below shows a breakdown of the last 3 years bookings. All values are %

	2021	2022	2023
West Sussex Youth including Chichester & Rhondda Cynon Taff	8	22	28
Chichester & Rhondda Cynon Taff Youth	2	3	15
Other Youth	18	48	22
Youth overall	26	70	50
Adult overall	74	30	50

32 (59%) of groups were identified as returning groups with the remainder being new to the centre. Although the booking system is still operated by a real person and not automated, I am pleased to report that virtually all communication is email based with a little bit by phone. We now have a system that is paperless.

Nigel Colenutt
Trustee

All Things IT

At the end of 2022 we took advantage of signing up for Google Workspace for Non-Profits. This provides us with a suite of I.T tools for the charity to use free of charge. This includes dedicated cyat.org email addresses, document storage, online meetings as well as many more features.

During 2023 we have started to integrate some of these tools into the processes we use. For example, a number of our trustees now have dedicated cyat.org email addresses allowing them to segregate personal and charity business, as well as secure storage for charity based documents. Our booking secretary has harnessed the same secure storage to store booking forms and invoices. We have even used Google Meet to allow remote trustees to participate in our trustees' meetings.

Our website, www.cyat.org has continued to contribute as a key way to connect with users of the bunkhouse in 2023. During 2023 we have updated and refreshed our gallery of pictures

for the bunkhouse - why not take a look if you have not been able to visit in a while? We have also added a floorplan to help users visualise and appreciate the cottage & bunkhouse indoor space.

We are happy to report that the Wi-Fi has continued to work trouble free during the period and is a valuable asset for our visitors.

Website performance

Traffic overview

2023 saw a further increase in traffic to the website across all metrics. We saw a 25% improvement on the previous year in terms of unique visits.

Figure 1: Jan 01 2023 – Dec 31 2023

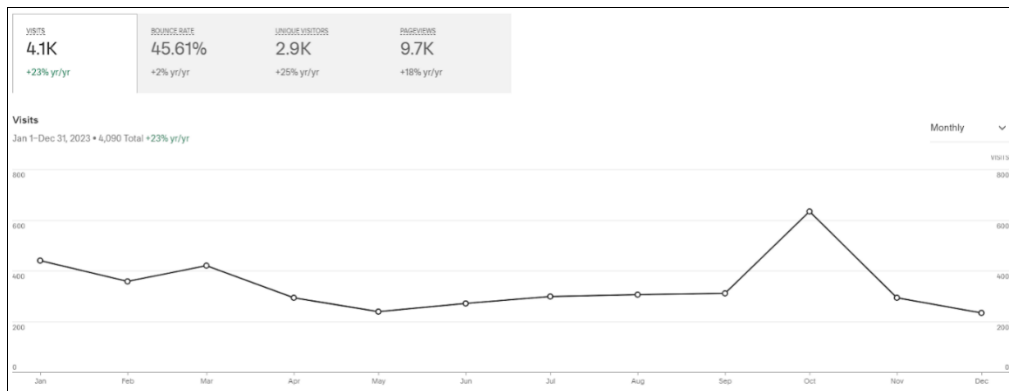


Figure 2: Jan 01 2022 – Dec 31 2022



What next?

In 2024, we'll continue to keep the site up to date. We'll continue to monitor usage and performance statistics, reporting regularly to the Board of Trustees, so we can identify new opportunities and actions that are needed.

During 2024 we plan to expand the use of the Google for Non-Profits tools and resources. For example, onboarding our chairman and treasurer, as well as continuing to consolidate our trustee documents in one safe and secure location.

If you've not seen the site yet, do take a look at www.cyat.org. We hope you enjoy using the site. If you have any suggestions, just let us know by emailing feedback.cyat@gmail.com

List of Contributors

The following individuals and organisations, amongst others, have contributed towards Cynon Valley Cottage and Bunkhouse in cash, kind or time in 2023.

They are listed in alphabetical order.

Adrian Uttley	Liz Robbins
Andrew Jones	Malcolm Challis
Barry Pullen	Martin Tomlinson
Cathy Childs	Michael Merritt
Claire Ward	Muriel Burrows
David Goode	Nigel Colenutt
David Hatton	Peter Cox
Emma Harvey	Peter Harvey
George Harvey	Richard Knight
Graham Almrott	Ray Creasey
Greenwood plants	Richard Dickson
John Robbins	Sandra Hopkins
Kate Colenutt	Tom Jones
Kevin Cass	

The Trust is indebted to all the volunteers who make a real contribution to its working parties by keeping maintenance costs much lower than otherwise.

Trustee Declaration

Approved by the trustees on 8 March 2024 and signed on their behalf by Martin Tomlinson as acting chair at the meeting.

Chichester Youth Adventure Trust

Receipts and Payments account for the year ended 31 December 2023

	Notes	Unrestricted Funds £	Restricted Funds £	Total Funds £	Total 2022 £
<u>Income</u>					
Letting Fees		30,038		30,038	21,128
Grants and Donations	2	368	66	434	1,740
Gift aid		25		25	37
Bank Interest		891		891	105
Damage and cleaning recharged etc		171		171	200
		31,493	66	31,559	23,210
<u>Direct Charitable Expenditure</u>					
Provision of Cottage & Bunkhouse					
Caretaker and cleaner		3,039		3,039	2,884
Business rates		-		-	139
Insurance		2,126		2,126	1,948
Electricity		2,225		2,225	730
Calor Gas		2,776		2,776	2,028
Water supply -testing		-		-	179
Safety certificates and inspections		1,083		1,083	1,040
Waste collection		891		891	874
General Repairs & Maintenance		3,307		3,307	3,473
Working Parties' Travel and subsistence		645		645	1,076
Cleaning materials		345		345	267
Furniture and Equipment purchases		2,005		2,005	3,731
Special Works -					
Tree felling, landscaping and planting		-		-	4,348
Adapting the pigpen as a long term log store		1,469		1,469	-
Improving water supply system		3,592		3,592	-
Publicity & Advertising		40		40	50
Broadband		499		499	443
Miscellaneous		-		-	75
		24,042	-	24,042	23,285
<u>Other Expenditure</u>					
Governance Costs	3	318		318	288
Total Expenditure		24,360	-	24,360	23,573
Net Surplus/(Deficit)for the year		7,133	66	7,199	(363)
Cash and bank balances brought forward		45,963	-	45,963	46,326
Cash and bank balances carried forward		53,096	66	53,162	45,963

Chichester Youth Adventure Trust

Statement of assets and liabilities at 31 December 2023

	<i>Notes</i>	2023		2022
		£	£	£
		Unrestricted	Restricted	Total
Bank balances				
Barclays Community a/c		6,096	66	6,162
United Trust Bank		47,000	-	47,000
Virgin		-	-	-
		<u>53,096</u>	<u>66</u>	<u>53,162</u>
		<u>53,096</u>	<u>66</u>	<u>53,162</u>
Represented by Funds	6	<u>53,096</u>	<u>66</u>	<u>53,162</u>
Other assets and liabilities				
Fixed Assets				
Cottage & Bunkhouse	Declared value	585,027		558,232
Equipment	Declared value	42,072		42,072
Current Assets				
Gas stock		1,200		1,200
Debtors - hire fees due		888		888
Interest accrued		290		290
Other payments paid in advance		1,696		1,696
		<u>4,074</u>		<u>4,074</u>
		<u>4,074</u>		<u>4,074</u>
Current Liabilities				
Creditors and accruals		1,292		1,292
Deposits in Advance		4,012		4,012
		<u>5,304</u>		<u>5,304</u>
		<u>5,304</u>		<u>5,304</u>

Michael Merritt
Honorary Treasurer and Trustee
Date 12 March 2024

John Robbins
Chair of the Trustees
Date 14 March 2024

Notes to the Accounts for the year ended 31 December 2023

1 Accounting policies

These accounts have been prepared on a receipts and payments basis.

2 Grants and Donations	2023	2022
Donations/grants - restricted - tree felling, landscaping works and tree planting	66	690
Grants - restricted - defibrillator	-	700
Donations - unrestricted	<u>368</u>	<u>350</u>
	<u>434</u>	<u>1,740</u>

3 Governance Costs	2023	2022
Post, Printing, Stationery and Phones	56	60
Independent Examination Fee	83	78
Website maintenance	<u>179</u>	<u>150</u>
	<u>318</u>	<u>288</u>

4 Trustees' Remuneration, Expenses and Benefits

No trustee or person connected to them received any remuneration or benefits during the year (2022: nil)
A total of £738 (2022 £474) was reimbursed to six (2022: seven) of the Trustees in the year. This was reimbursement for actual costs incurred in travel to and from the Cottage & Bunkhouse for work party weekends, postage, telephone and some subsistence and accommodation costs.

5 Risk Management

The Trustees have carried out a Risk Assessment audit of all the major risks relating to its operational base i.e. the Cottage & Bunkhouse. They actively review this on a regular basis, and are satisfied that systems are in place to mitigate their exposure to major risks.

6 Reserves Policy

The General Fund represents unrestricted funds arising from past operations.

The trustees aim to keep sufficient reserves to maintain services to hirers, to meet any unforeseen maintenance expense and to keep the property well maintained.

The aim is to keep at least one year's running costs in reserves

Restricted Income Funds of £66 (2022 nil) are amounts received by way of grants and donations for specific schemes

Trust Information

Founder

Anne Scicluna

Trustees

John Robbins (*Chair*)

Michael Merritt (*Honorary Treasurer*)

Martin Tomlinson

Peter Harvey

Michael Pearce (*resigned 26 April 2023*)

Cathy Childs

David Hatton (*Honorary Secretary*)

Ray Creasey

Peter Cox (*resigned 8 March 2024*)

Nigel Colenutt (*appointed 28 June 2023*)

Trustees are recruited from persons who are familiar with the aims and policies of the charity and have appropriate skills, knowledge and experience to undertake specific roles.

Correspondence address held by Charity Commission

Treasurer: Michael Merritt, 87 Worcester Road, Chichester, West Sussex PO19 5EB

Bankers:

Barclays Bank plc, East Street, Chichester

United Trust Bank

Independent Examiner:

Trevor James FCA, DChA

Constitution:

Trust Deed dated February 1, 1984 as amended by deed of variation dated 13 February 1998, 1 January 2001 and 9 December 2004

Charity Registration Number: 288717

Web site: www.cyat.org

Independent Examiner's Report to the Trustees of
Chichester Youth Adventure Trust

I report to the trustees on my examination of the accounts of Chichester Youth Adventure Trust (the Trust) for the year ended 31 December 2023

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Trust's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's Report

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached,

Signed:

Name
Relevant professional qualification or body
Address

T E James
FCA DChA
Dorner Cottage
West Broyle
Chichester
West Sussex
PO19 3PR
24 April 2024

Date: