

# LAM RIM BUDDHIST CENTRE

England & Wales · Charity number 326675

## Details

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**Other names** LAM RIM WALES

**Status** Registered

**Legal form** Trust

**Registered** 1984-10-02

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

## Contact

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**Address** Lam Rim Buddhist Centre  
Penrhos  
Raglan  
Usk  
NP15 2LE

**Phone** 01600780383

**Email** [lamrimwalestrustees@gmail.com](mailto:lamrimwalestrustees@gmail.com)

**Website** <http://www.lamrim.org.uk/wales>

## Activities

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**Objects:** TO PROMOTE THE BUDDHIST FAITH AND BUDDHIST CHARITABLE INSTITUTIONS THROUGHOUT THE UNITED KINGDOM.

**Activities:** Saturday workshops for the local community to participate in meditation, yoga etc. Visits from local schools and colleges for training sessions in Buddhist studies ranging from junior schools to postgraduate students. Participation in multi faith conferences. Weekend retreats and facilities for solitary retreats. Encouragement of volunteers to participate in various multi skill activities.

## Classification

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- **How:** Provides Human Resources, Provides Buildings/facilities/open Space, Provides Services, Provides Advocacy/advice/information, Acts As An Umbrella Or Resource Body
- **What:** Education/training, The Advancement Of Health Or Saving Of Lives, Religious Activities, Environment/conservation/heritage, Economic/community Development/employment, Human Rights/religious Or Racial Harmony/equality Or Diversity
- **Who:** Children/young People, Elderly/old People, Other Defined Groups, The General Public/mankind

## Geography

- **Area of benefit:** UNITED KINGDOM
- India
- Throughout England And Wales

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-07-31	£126,894	£76,966	-	-
2024-07-31	£14,609	£37,837	-	-
2023-07-31	£45,518	£22,728	-	-
2022-07-31	£8,205	£38,910	-	-
2021-07-31	£30,862	£31,626	-	-
2020-07-31	£23,336	£9,344	-	-

## Trustees

Name	Role	Appointed
GRAHAM CHARLES WOODHOUSE		2022-09-07
Gillian Margaret Vaisey		2001-01-09
Jason John Briggs		2022-09-07
Judith Anne Hasell		

**LAM RIM BUDDHIST CENTRE**

England & Wales - Charity number 326675

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# Accounts

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# **Lam Rim Buddhist Centre Wales**

## **Annual Report**

1st August 2024 – 31st July 2025

Annual report and financial statements for the year ended 31 July 2025.

Registered Charity No. 326675

The Trustees present their annual report and the independently examined financial statements for the year ended 31 July 2025. These have been prepared in the light of the Statement of Recommended Practice - Accounting and Reporting by Charities, and the Charities Acts. All information given was correct as of 31<sup>st</sup> July 2025 and has been approved by the Trustees.

**Reference and Administrative details**

Lam Rim Buddhist Centre  
Pentwyn Manor  
Penrhos, Raglan  
Monmouthshire  
NP15 2LE

Registered Charity No. 326675

**Patron**

HE Ganden Trisur Rizong Sras Rinpoche until his passing on 8<sup>th</sup> Dec 2022.

**Trustees**

Jason Briggs  
Judith Anne Hasell  
Gillian Margaret Vaisey  
Geshe Graham Woodhouse

**Executive Committee**

David Johnson (Advisor)

**Resident Volunteers**

Anneka Lott (for part of this reporting period)  
John McDougall

**Advisors**

Fiona Oliver (off site)  
Ceri Timms (for part of this reporting period)

**Off-site Administration**

Jo Nicholls (Secretary)

## **Structure, Governance and Management**

The Charity is a Trust governed by a Trust Deed dated 5<sup>th</sup> August 1983, updated April 2022 that states the Trustees of the Charity shall be no less than three and no more than six in number, with the majority of the Trustees to reside in the UK.

### **Trust Deed**

A revision to the Trust Deed was required to reflect the death of the Centre's Spiritual Director, clarification on the recruitment of Trustees, auditing requirements of the accounts and minor updates on the appointment of a Chair of the Trustees at meetings. The revised Trust Deed was accepted by the Charity Commission (CC) and uploaded to the CC Website on 29<sup>th</sup> April 2022.

### **Spiritual Director**

On Saturday 26<sup>th</sup> August 2017 at Lam Rim Buddhist Centre, Penrhos, Raglan, our Spiritual Director, the Venerable Geshe Damcho Yonten passed away. The current Trustees and/or future Trustees may appoint a new spiritual director in consultation with the Dalai Lama or the Head of the Gelugpa tradition.

### **Trustees**

The Charity is currently governed by a Board of four Trustees, which is supported by an Executive Committee and Advisors.

The Trustees are responsible for setting the direction of the development of the Charity. The Trustees manage the charity's resources responsibly and act with reasonable care and skill in the best interest of the charity.

All Trustees give their time voluntarily and receive no remuneration or other benefits.

### **Executive Committee**

All Executive Committee Members and advisors give their time voluntarily and receive no remuneration or other benefits for their advice given in this capacity.

### **Staff**

The role of the remote Secretary is an hourly paid position.

### **Meetings**

The Board of Trustees hold regular meetings, usually every six – eight weeks. A Chairperson is appointed at the start of each meeting. In accordance with the Trust Deed a minimum of two Trustees must be present for a meeting to be quorate. The Secretary records the minutes and the subsequent actions. Minutes are accepted as a true record of each meeting by all Trustees and signed by the Chairperson of that meeting. Each set of minutes is archived and held in an electronic file.

Six formal Trustee Board meetings were held during the period of this report. These were supported by additional regular informal meetings both online and in person, telephone calls and email communications between the Trustees.

### **Objectives**

As stated in the Trust Deed, the objects of the Charity are to promote the Buddhist faith and Buddhist charitable organisations throughout the United Kingdom. The Charity was established to fulfil the desire of many persons to promote the Buddhist faith and to encourage human growth through meditation and spiritual development.

## Executive Summary

- After extensive research and discussions in the previous reporting year, the Trustees agreed there was a benefit to the Charity in changing its status from a 'Charity Governed by a Trust Deed' to a 'Charitable Incorporated Organisation (CIO)'. The incorporation process is a mechanism by which the organisation becomes a legal entity. It provides longevity in perpetuity beyond individuals' Trusteeships. The process of applying for change of status is in progress with the Charity Commission. The CIO application continued during this reporting year and is due to be completed in Spring 2026.
- Several considerations were made for the appointment of a Centre Manager. The Trustees continue to pursue a suitable appointment. As the search for a Centre Manager continued it was evident that the Centre needed interim management support. Two of the Trustees, Jason Briggs and Gill Vaisey, decided to step in and provide help. They both took up residency at the Centre in order to take on the managerial duties, develop the Centre's policies and procedures and to support the resident volunteers.
- This reporting year is the first full year of the Centre being able to offer residential retreats since its reopening in May 2023. With the continued hard work of both resident and day volunteers and from local builders, more rooms were made available for accommodation, enabling the Centre to welcome more visitors and continue to develop a loyal and engaged community.
- The Centre thrived with a very busy programme with record attendances and welcoming old and new guests. The Trustees appreciated all the hard work from the Resident Volunteers and Day Volunteers in making these events successful.
- The Centre offered 18 Dharma courses in total with a mix of residential and day courses involving 13 teachers.
- In addition to the courses, the Centre also offered community gatherings to celebrate the notable occasions of: Losar, the 90<sup>th</sup> birthday of his Holiness the 14<sup>th</sup> Dali Lama and occasions when visiting lamas and monks were residing.
- A successful Summer Studies was offered by Geshe Graham Woodhouse and was held over a 5-week period with visiting monks and nuns from overseas in attendance.
- The regular sessions continued throughout the reporting year included the weekly walking and sitting meditation sessions and the Sunday Green Tara Pujas held during the Summer.
- The ongoing maintenance work required for the house and grounds is considerable and ongoing with the support of local builders who continue to provide work of a high standard.
- The Grounds Maintenance Adviser continued their valuable work with the development and annual maintenance of the grounds. A regular gardening group of volunteers was set up and met monthly to manage the gardening tasks.
- The team appreciated the work carried out by a local volunteer in rebuilding the structure protecting the Buddha statue located in the garden.
- Outside of the dates of the scheduled courses the Centre continued to remain open three days a week to welcome walk in visitors.
- During the year, two members left the team:  
Ceris Timms - the Trustees thank Ceris for bringing her knowledge and enthusiasm in creating a scheme of works for the grounds and initiating the popular monthly gardening days.

Anneke Lott - the Trustees thank Anneka for her support as a resident volunteer and her initiative in creating a series of interesting interviews with teachers with the introduction of the [Lam Rim Wales blog](#).

- Maximising the Centre's assets to support the financial situation is always a consideration. The letting of the Coach House ground floor apartment for short term stays helped enormously with income generation.
- The Centre greatly benefited from short residential Volunteer stays and day Volunteers throughout the year.
- The Trustees researched the options of appointing new Trustees. The appointment process is ongoing.
- Several considerations were made for the appointment of a Centre Manager. The Trustees continue to pursue a suitable appointment.

## **Main Operational Activities and Developments**

### **Executive Committee and Advisors**

The Trustees welcomed the support of David Johnson, Ceris Timms and Fiona Oliver as advisors to the Trustees. Their practical help and advice is greatly appreciated. These individuals carry out aspects of work on behalf of the Trustees and are invited to advise on particular items at Trustee meetings as appropriate.

### **Teachers**

During the year the Team was delighted to welcome new teachers to the Centre as well as hosting many returning teachers.

The teachers for this reporting year included:

**Richen Dorje** was born in Brazil, 1972, raised in the southeast of England, then spent his adolescence in South Wales. He met the Dharma when he was 12, at Lam Rim Buddhist Centre in Wales in 1986, having a close relationship with Geshe Damcho Yonten until the age of 17. He then moved to Portugal to start different business ventures. Rinchen became a monk at the age of 24. He was ordained by H.H. Dalai Lama, in India. He then returned to the West to spend time at Nalanda Monastery in France. He studied at Lama Tzong Khapa Institute in Italy with Geshe Jampa Gyatso for 5 years, finishing with a one-year retreat in Spain. During the time of his studies at Lama Tzong Khapa, Rinchen became more interested in the Tantric studies, and particularly Dzogchen. He met Lopon Ogyan Tanzin Rinpoche in the UK in 2001 receiving Ngakpa ordination and started to practice the Dudjom Tersar. This continues to be his main focus to date. In 2007 he had the fortune to meet Rigdzin Namkha Gyatso Rinpoche, becoming one of his heart sons. He followed Rinpoche constantly until this date now, mainly constructing and shaping Rinpoche's Centre in the south of France, Rigdzin Drolloling. Rinchen spends most of his time these days teaching and meditating, travelling to Italy, Holland, Spain, Switzerland and Lithuania - specifically making pujas and practices for helping people with sickness and obstacles.

**Jacob Fisher** is a PhD Candidate at the University of Oxford. Prior to this he completed the six-year Masters Programme in Buddhist Studies of Sutra and Tantra - a full-time traditionally orientated study programme based on the Tibetan Geshe degree covering the Ornament of Clear Realization, Entering the Middle Way, Abhidharma and the Guhyasamājantra at Instituto Lama Tsongkhapa, Italy. Following this, he entered a three-year retreat. After two years he was asked by Lam Zopa Rinpoche to conclude the retreat in order to teach on the Masters Programme in Nalanda Monastery, France. He then spent 5 years teaching on this study programme. Afterwards, Jacob completed an MA in Tibetan Studies at the University of Oxford. His current PhD research focusses on Indian and the Middle Way school, specifically on it resolves the problem of perceptual relativism and cultivate insight in meditation.

**Tenzin Gendun** was born in Sri Lanka and growing up in England, studied at art school before meeting Tibetan Buddhism through the kindness of Lama Zopa Rinpoche and Dalai Lama. He became a monk in 1992. He served in Buddhist centres in New Zealand, and from 2000 he moved to Nalanda Monastery in France to further his Buddhist studies, graduating there with a master's degree in Buddhism.

**Ösel Hita Torres** was born in 1985 in Bubión, Spain, Ösel Hita Torres was recognized at just 14 months old by His Holiness the 14th Dalai Lama as the reincarnation of [Lama Thubten Yeshe](#), a beloved Tibetan Buddhist teacher and co-founder of the Foundation for the Preservation of the Mahayana Tradition (FPMT). Known as a *tulku* - a reincarnated lama - Ösel was one of the first Westerners to be identified in this role.

Ösel spent much of his early life in monastic training at Sera Monastery in South India, immersed in Buddhist philosophy and Tibetan culture. As an adult, Ösel chose a different path, stepping away from traditional monastic life to explore modern education, film, music, and humanitarian work.

Today, he continues to inspire through his teachings, creative projects, and deep commitment to universal values of compassion and wisdom.

**Paula Jardim's** journey into Buddhism began as a teenager when she stumbled upon the Four Noble Truths while browsing a book in a bookstore. At the time she was studying at the Gregorian Chant Institute, where she spent six years learning to read the neumes written in square notation by medieval monks.

In 1990, she discovered the Tibetan tradition and began attending meditation classes at a Nyingma centre. Years later, she studied with Geshe Thinley and Geshe Tashi and completed the Foundation of Buddhism Thought course and the Lam Rim Chen Mo study program, both within the Geluk tradition. Paula also became involved in dharma translation for the Berzin Archives and spent six years facilitating meditation sessions at the Bristol Lam Rim Centre. Additionally, she offered meditation sessions at a hostel for homeless women and served as a trustee for Lam Rim Wilts & Glos Buddhists. Paula is deeply grateful for the richness, depth, and power of the Buddhist practices; and now exploring creative ways of *feeling* the dharma and embodying the teachings through *the moving body*.

**Ngakma Shé-zér Khandro** has been a Buddhist practitioner for over 30 years studying in the Nyingma tradition. She is an authorised teacher of the Aro gTér lineage, a small family lineage from the Nyingma tradition. She took tantric ordination in 2000 with Ngak'chang Rinpoche and Khandro Dechen, holders of the Aro gTér lineage, having completed the necessary practice, pilgrimage, retreat and study requirements over a seven year period. As a mother of two school age children, Ngakma Shé-zér's focus is on the practical application of Buddhist practice in everyday working family life and the importance of allowing meditation to bring joy into one's life. She also specialises in the elemental practices of the Nyingma inner tantras and the wrathful practices of the Aro gTér Seng-gé Dongma khyilkhor.

**Geshe Tenzin Losel** was born in mid-20th century Britain. He first met Buddhist teachings in England thanks to the exceptionally kind efforts of Lama Yeshe and Lama Zopa, reaching out to westerners. He left for India in 1990 for further studies and received full ordination as a Buddhist monk in the Tibetan tradition from His Holiness the Dalai Lama in 1994. He is one of the handful of Westerners trained for two decades in the traditional Tibetan way as a Geshe. While a student at the Institute of Buddhist Dialectics in Dharamsala, he attended many public teachings by His Holiness there. In 2006 he received his Geshe degree from Drepung Loseling, the monastery where the late Geshe Damcho, founder of Lam Rim Wales also trained. After returning to Britain to care for his parents in their last years, he moved in 2018 to Nalanda Monastery in France. As well as teaching, he has been involved in translating vinaya materials, which deal with ethical conduct and vows, especially for monastics. In fulfilment of Geshe Damcho's request to him to teach in his centres, he is now associated with Lam Rim Wales and Lam Rim Bristol.

**David Oromith**, a meditation guide and co-founder of Samadhi, is a Buddhist contemplative with a background in mental health services. David has studied under various teachers, notably Lama B. Alan Wallace, and is influenced by Tibetan Buddhism, among other traditions, recognising the value and benefit of multiple points-of-view. He focuses on meditation training and core, practical Buddhist principles in his teachings. He is the author of the book *A Practical Guide to Mindful Living* and leads several retreats across the UK every year, as well as teaching online and in person across South Wales. David's engaging style is clear, practical, and relatable, hoping to make ancient practices applicable to modern life. He envisions and works towards the establishment of the Samadhi Eco Retreat Centre as a community for spiritual development.

**Gelongma Tenzin Palmo** comes from the Czech Republic. Originally a high school teacher, she took refuge with Kyabje Zopa Rinpoche in 2008 and three years later was ordained by His Holiness the Dalai Lama in Dharamsala. Graduated from the FPMT Basic Program in Lama Tsong Khapa Institute in 2014, she continued her studies in Kopan Nunnery in Nepal for seven years. In 2022 she returned to Lama Tsong Khapa Institute to study the FPMT Master Program, being also Teaching Assistant for the Basic Program online organised by Jamyang London and teaching a group of FPMT students in Prague, her hometown.

**Khenchen Rinpoche** was born in 1989 in Tibet. In order to acquire the Buddhist education, which was unavailable in his homeland, he was taken out of Tibet secretly when he was three years old and enrolled as a monk at Drepung Loseling Monastic College in South India. Even in exile in India, Drepung Monastery is a community of more than two thousand monks, who are from Tibet and the Himalayan regions and follow a strenuous curriculum of study and debate. After he had completed his education and earned his Geshe degree, on the advice of His Holiness the Dalai Lama, Khenchen Rinpoche came to the UK to learn English. He spent the time of Covid practising his language skills at Land of Joy dharma centre, Greenhaugh in Northumberland.

**Ngak'chang Rinpoche** born in 1952 and ordained as a ngakpa and recognised as the incarnation of gTértön Aro Yeshé by Kyabje Dūd'jom Rinpoche Jig'drèl Yeshé Dorje in 1971. He is a Nyingma Lama who has studied with Lamas of each of the Himalayan Schools of Vajrayana. He has completed three years of solitary retreat and has taught in Britain, Europe, and the USA since 1985. He has written 18 books on Vajrayana topics and has specialised in the Arts — both Western and Himalayan. Khandro Déchen - born in 1960 - is Ngak'chang Rinpoche's wife and religious consort. She has studied in the Nyingma Tradition since her early twenties. She was ordained in 1992 recognised as the incarnation of Jomo A-ye Khandro by Kyabje Künzang Dorje Rinpoche in 1995. She was a university-trained nurse but retired to teach with Ngak'chang Rinpoche in 1993. She specialises in thangka painting and sKu-mNyé - the psychophysical; exercises of Dzogchen long-dé.

**Geshe Rinchen Wangyal** completed his traditional Tibetan Buddhist education at Drepung Losel Ling Monastery and the Institute of Buddhist Dialectics in India, and gaining a BA (Hons) Degree in Philosophy, Religion and Ethics at The University of Winchester in the UK.

Other teachers that offer courses to Lam Rim, Wales but not during this reporting period include:

**Paul Seagrave** is classically trained in the Tibetan Buddhist Gelugpa tradition, the lineage of the 14th Dalai Lama. He graduated from Nalanda Monastery in the summer of 2022 having completed the five-year residential programme under the guidance of Geshe Jamphel Gyaltzen and Geshe Graham Woodhouse (Tenzin Losel), concluding ten years of study and over a year of solitary retreat.

**Andy Wistreich** spent much of his career as a teacher in further education in England. In 1980, he began practising Buddhism, receiving teachings and vows from notable Tibetan masters, and went on to coordinate spiritual programmes and teach at Buddhist centres. Throughout the eighties and beyond, Andy engaged in teaching, leading retreats, and deepening his practice through solitary retreats and advanced studies in Buddhist philosophy and meditation.

## **Staffing and Centre Operating Structure**

Administration staff and the Secretary to the Trustees continue to be a major source of support in managing the Centre. The Secretary prepares agendas in conjunction with one of the Trustees and writes up the minutes of the meeting. Administration staff support the Trustees in carrying out particular actions arising from the meetings as well as other administrative tasks necessary for the ongoing running and development of the Centre.

Consideration of appointing an onsite manager continued throughout the year and this is ongoing. In the current absence of an onsite manager, Gill Vaisey (GV) and Jason Briggs (JB) took on the managerial duties required to support the current team and to ensure the continued development of the Centre. JB took up temporary residency at the Centre in August 2024 to help with this and GV joined the onsite team as a resident later in December 2024.

## **Residents and Volunteers**

- The two resident volunteers continue to provide valuable support to the Centre
- Considerable maintenance work, both in the house and the grounds, was undertaken by John McDougall.
- Anneka Lott helped with the community mailings promoting the Centre and its courses, the social media posts and the newly created blog posts.
- There were several residential short stays by additional volunteers.
- Ceris Timms (CT), an advisor to the Trustees, with regards to the development of the grounds, continued the work outlined in the grounds scheme of works. CT visited the Centre regularly and set up a monthly volunteers' garden group which continued to operate throughout the year.
- Fiona Oliver an advisor to the Trustees provided advice based on her experience at several other Buddhist Centres.
- Trustees, advisors and day volunteers provided periods of onsite volunteering to help maintain the upkeep of the grounds and building.

## **Maintenance and Repairs to the Centre**

Fire safety work was completed in September 2024 which included:

- An upgrade to fire alarm system
- Expansion of emergency lighting
- Ensuring a risk assessment is in place and inductions on fire procedures for guests are conducted.

Work continued after the extensive maintenance work carried out in the previous reporting year. In 2023-2024 the tasks included improving the plumbing in the bathrooms, the installation of a hot water supply in the kitchen, repairs to the kitchen ceiling and replastering walls and redecorating bedrooms.

After providing a report on the damp situation in the two attic rooms in the reporting year 2023-2024, the builders went on to complete the interior work required.

The builders reported that all of the windows require urgent attention with the replacement of the attic windows a priority. Further consideration was required to replace the attic windows due to scaffolding being required and the possibility of other work that could be completed while the scaffolding was erected.

The canopy where the bees and hornets had been nesting was repaired and the fascia board sealed.

## **Internet Connection**

After extensive research a new internet provider was installed which improved internet speed and allowed the onsite volunteers and Trustees to work more efficiently.

## **Website**

The [website](#) continues to be developed and has proved invaluable for course bookings and community mailings.

## **Utilising The Centre's Assets**

- Both apartment 1 and 2 have proved profitable and a valuable source of income.
- Apartment 1 was rented on a short-term basis for part of the year.
- Apartment 2 continued to successfully provide short term holiday or retreat rental.
- The resident volunteers' hard work has paid off with excellent reviews from guests. As a result, a 'superhost' status from Airbnb has been retained.
- The Centre's teaching room has been promoted for room hire for yoga and other courses in line with Buddhist principles. Two external yoga groups continue to hire the teaching room providing valuable income and for the first time a Sound Healing Day session was held.

## **Main activities undertaken for public benefit and to further the purpose of Lam Rim Buddhist Centre**

The Trustees have complied with their duty to have due regard to the Charity Commission's public benefit guidance when exercising any powers or duties to which the guidance is relevant.

This section of the Annual Report summarises the activities carried out for the benefit of the public during this reporting period.

### **Mailings to the Community**

During the period of the report, 26 mailings were sent to all those on the community mailing list using the website platform. The mailings provided updates about the Centre and its activities, and the various courses being offered. Responses communicating support, encouragement, and an appreciation to see the Centre active again were frequent alongside numerous enquiries for personal and group retreats. Community members have been thanked for their support.

### **Social Media Activity**

The Centre continues with its social media presence via its Facebook page and local Facebook groups.

### **Day Visitors**

The Centre remains open for general visitors, three days a week.

### **Retreats**

The Centre held many residential teaching retreats which are listed below. The Centre was also able to offer personal retreats for individuals.

### **Teaching Programme**

The teaching programme continued to offer live dharma teachings to the community, both in person and online. The Centre was pleased to welcome international attendees from across the globe for the hybrid online/in person day session held in May. There were 18 Dharma teachings with record attendance figures:

- ◇ Joyful Heart Day Retreat: The Four Immeasurables with David Oromith (Onsite) - Saturday, 14th Sep 2024
- ◇ Understanding Karma - Buddhist First Step to Happiness with Tenzin Palmo (Onsite) - 27<sup>th</sup> to 29<sup>th</sup> Sep 2024
- ◇ Entering The Path - Essential Understandings in Buddhism, with Rinchen Dorje (Onsite) - 18<sup>th</sup> - 20<sup>th</sup> Oct 2024
- ◇ Introduction to Meditation, with Ngakma Shé-zér Khandro (Onsite) - 4 Week Evening Course, 30<sup>th</sup> Sept - 28<sup>th</sup> Oct 2024

- ◇ Birth, Death & Dream Yoga (Onsite) – 9<sup>th</sup> Nov 2024
- ◇ Silent Mind, Holy Mind, with Tenzin Gendun (Onsite) – 14<sup>th</sup> Dec 2024
- ◇ Roaring Silence - Discovering the Nature of The Mind, with Ngak'chang Rinpoche (Onsite) - 25<sup>th</sup> Jan 2025
- ◇ Joyful Heart Day Retreat: The Four Immeasurables, with David Oromith (Onsite) – 8<sup>th</sup> Feb 2025
- ◇ A Glance Meditation on the Entire Path, with Geshe Losel (Onsite) – 8<sup>th</sup> Mar 2025
- ◇ Yogic Song - Meditation using the Power of the Voice with Ngakma Shé-zér Khandro (Onsite) - 15<sup>th</sup> Mar 2025
- ◇ Philosophical Inquiry - How an Understanding of Buddhist Metaphysics Leads to Wellbeing, with Geshe Rinchen Wangyal – 29<sup>th</sup> Mar 2025 (Onsite)
- ◇ Tranquil Mind: Meditating on Emptiness Retreat, with Geshe Losel (Onsite) – 17<sup>th</sup> to 21<sup>st</sup> Apr 2025
- ◇ Reconnecting with the Heart: A Public Talk with Ösel Hita (Onsite & Online) – 3<sup>rd</sup> May 2025
- ◇ The Four Seals Which Authenticate the Buddha's Word, An Introduction with Geshe Losel (Onsite) - 10<sup>th</sup> May 2025
- ◇ Cultivating a Daily Practice, Gelugpa Style - Retreat with Jacob Fisher – 20<sup>th</sup> to 22<sup>nd</sup> Jun 2025
- ◇ DharmaDanza: Moving with Intention, Embodying the Six Perfections, with Paula Jardim – 25<sup>th</sup> to 27<sup>th</sup> Jul 2025
- ◇ Highway to Enlightenment: Awakening Universal Love Retreat, with Tenzin Palmo – 4<sup>th</sup> to 6<sup>th</sup> Jul 2025
- ◇ Dependent Arising, Summer Studies with Geshe Losel – 11<sup>th</sup> to 31<sup>st</sup> Jul 2025

### **Dharma in person day and residential courses**

The team thoroughly enjoyed hosting the courses and all those who attended showed their appreciation. During these in person sessions the vibrant interaction and conversation with old and new friends created a positive atmosphere.

### **Weekly Meditation**

The two resident volunteers continued with the two weekly meditation groups – sitting and walking.

### **Complementary Courses**

Two yoga teachers, who have previously held day sessions at the Centre returned to conduct yoga days with their groups. The first Sound Healing Day was successfully held early in 2025.

### **Educational Visits**

The Centre usually hosts several school visits per year. We have been pleased to receive communication from schools who are keen to re-connect with the Centre and visit.

### **Losar 2025**

The Centre opened its doors to the community to once again celebrate Losar. There was a varied programme of events over two days. Ngakma Shé-zér Khandro kindly joined us as the spiritual lead for which we were very grateful. The weekend was thoroughly enjoyed by all attendees.

## Financial Review

### Financial Reserves

The financial reserve of £12,000 provides approximately 5 months' running costs. This reserve allows for an unexpected drop or loss of income. The reserve can be used to cover essential running costs.

### Accounts

These accounts have been prepared in accordance with accounting standards and in so doing, meet relevant legal requirements to give a true and fair view of the Charity's financial position and activities and are therefore in accordance with the Charity Statement of Recommended Practice (SORP) and FRS 10.

They show that in 24/25 Lam Rim had a **surplus of £50,101.84**

This surplus is largely due to a legacy donation of £37,464 and several special donations.

### Running Costs

The trust has operating expenses / running costs of £41,907 (£3,495 per month) which includes repairs and upgrades but not food and household as this has been associated with Direct Costs of Trading (running courses and retreats).

Running costs without repairs and upgrades and with food and household would be £28,617 (£2,392 per month)

An exceptional repair / upgrade of the new Fire Alarm System incurred costs of £22,423.

### Income

The trust received a total operating income of £37,758 in 2024 / 2025 (£3,146 per month) mostly made up of

£6467 donations for day courses

£6382 donations for residential courses

£5846 room hire

£8249 residential accommodation (£5097 Airbnb & £3152 Personal Retreats / Stays )

£7950 general donations

£1311 shop sales

£1465 Gift Aid

Additional income was received in the form of:

£87,465 special donations

£1758 bank interest

**Total income was £126,894**

**Total Expense was £76,966**

### Reserves

At the end of July 2025, the Trust has cash assets of £78,462

(£23,697 building society, £41,900 other savings account and £12,865 current account).

### Discrepancies

There are no discrepancies in the accounts.

**Lam Rim Buddhist Centre Profit & Loss Account**  
**For the year ended 31 July**

	31-Jul-25		31-Jul-24	
	£	£	£	£
<b>Trading Income</b>				
Day courses teaching donations	6467.31			1888
Residential courses donations	6382.49			
Residential accommodation	8248.95			7584
Room hire	5846			1610
Shop sales	1311.46			242
	<b>28256.21</b>			<b>11324</b>
<b>Direct costs</b>				
Food and household	10476.07			5641
Teacher donations and expenses	1985.86			767
	<b>12461.93</b>			<b>6408</b>
<b>GROSS PROFIT</b>		<b>15794.28</b>		<b>4916</b>
<b>Other Income</b>				
Donations inc charity giving	7950.5			3280
One-off donations inc.bequests	87464.64			0
Bank interest	1757.67			4
HMRC Gift Aid	1465.18			0
<b>CONTRIBUTION</b>		<b>114432.3</b>		<b>8200</b>
<b>RUNNING COSTS</b>				
Energy-coach house	3343.91		3227	
Energy-main house	5322.05		6761	
Business rates	1318.64		248	
Water rates and septic	453.35		363	
General repairs and upg	23765.97		11045	
Garden	1079.21		118	
Phone and website	2315.98		1349	
Travel - volunteer	164.3		269	
Insurance	2316.64		2169	
Print post stationery			161	
Legal fees	0		4919	
Secretarial	1777.95		682	
Bank Charges	49.5		118	
		<b>41907.5</b>		<b>31428</b>
Exceptional (Fire Alarm : 22422.93	22422.93			
<b>SURPLUS/ (DEFICIT) FOR THE YEAR</b>		<b>50101.84</b>		<b>-23228</b>

**Lam Rim Buddhist Centre Balance Sheet**  
**As at 31 July 2025**

	<b>31st July 2025</b>		<b>31st July 2024</b>	
	£	£	£	£
Fixed assets				
Buildings		357944		357944
Current assets				
Stocks	1000		1000	
Debtors and Prepaym -			-	
Current accounts	12865.28		6047	
Building society	23697.47		22314	
Savings acc	41899.77			
	<b>79462.52</b>		<b>29361</b>	
Creditors due less than one year				
Trade Creditors	-		-	
Accruals	-		-	
	0		0	
Net current assets/(liabilities)		79462.52		29361
Total assets less current liabilities	£	437406.5	£	387305
Capital and Reserves				
Balance brought forward		387303.7		410533
Net result for the year		50101.84		-23228
Capital introduction		-		-
	£	<b>437406.5</b>	£	<b>387305</b>



**Section A Independent Examiner's Report**

Report to the trustees

Charity Name:  
Lam Rim Buddhist Centre

On accounts for the year ended

31<sup>st</sup> July 2025

Charity no  
(if any)

328875

Set out on pages

11 and 12

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/ 07/ 2026.

Responsibilities and basis of report

As the charity's trustees, 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 2011 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 statement

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

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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:

J. Jeffery

Date:

29/05/2026

Name:

Jonathan Jeffery

Relevant professional qualification(s) or body (if any):

FCT Association of Corporate Treasurers

Address:


The Association of Corporate Treasurers  
10 Lower Thames Street  
London EC3R 6AF

## Declaration

The Trustees declare that they have approved the Trustees' Annual Report (August 2024 - July 2025) and accounts (August 2024 - July 2025)

Signed on behalf of the Lam Rim Buddhist Centre, Wales Trustees

Signature:

A handwritten signature in black ink, appearing to read 'G. Vaisey', with a stylized flourish at the end.

Full name: Gillian Vaisey

Position: Trustee

Date: 29/5/2026

**LAM RIM BUDDHIST CENTRE**

England & Wales - Charity number 326675

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# Accounts

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# **Lam Rim Buddhist Centre Wales**

## **Annual Report**

1st August 2022 – 31st July 2023

Annual report and financial statements for the year ended 31 July 2023.

Registered Charity No. 326675

The Trustees present their annual report and the independently examined financial statements for the year ended 31 July 2023. These have been prepared in the light of the Statement of Recommended Practice - Accounting and Reporting by Charities, and the Charities Acts.

All information given was correct as of 31<sup>st</sup> July 2023 and has been approved by the Trustees.

### **Reference and Administrative details**

Lam Rim Buddhist Centre  
Pentwyn Manor  
Penrhos, Raglan  
Monmouthshire  
NP15 2LE

Registered Charity No. 326675

### **Patron**

HE Gaden Trisur Rizong Sras Rinpoche until his passing on 8<sup>th</sup> Dec 2022.

### **Trustees**

Jason Briggs (From 7<sup>th</sup> September 2022)  
Judith Anne Hassell  
David William Johnson (Until 21<sup>st</sup> October 2022)  
Gillian Margaret Vaisey  
Geshe Graham Woodhouse (From 7<sup>th</sup> September 2022)

### **Executive Committee**

Malcolm Durham (Advisor and Accountant – until August 2022)  
Adrian Hassell (Advisor)  
David Johnson (Advisor – from 22<sup>nd</sup> October 2022)

### **Resident Volunteers**

John McDougall - House Maintenance  
Graham Say – Caretaker and Ground Maintenance  
Anneka Lott (From July 2023) – Social Media and Administration

### **Off-site Administration**

Deb Edwards (Until Dec 2022)  
Jo Nicholls (Secretary)  
Bel Spencer (Until July 2023)

## **Structure, Governance and Management**

The Charity is a Trust governed by a Trust Deed dated 5<sup>th</sup> August 1983, updated April 2022 that states the Trustees of the Charity shall be no less than three and no more than six in number, with the majority of the Trustees to reside in the UK.

### **Trust Deed**

A revision to the Trust Deed was required to reflect the death of the Centre's Spiritual Director, clarification on the recruitment of Trustees, auditing requirements of the accounts and minor updates on the appointment of a Chair of the Trustees at meetings. The revised Trust Deed was accepted by the Charity Commission (CC) and uploaded to the CC Website on 29<sup>th</sup> April 2022.

### **Spiritual Director**

On Saturday 26<sup>th</sup> August 2017 at Lam Rim Buddhist Centre, Penrhos, Raglan, our Spiritual Director, the Venerable Geshe Damcho Yonten passed away. The current Trustees and/or future Trustees may appoint a new spiritual director in consultation with the Dalai Lama or the Head of the Gelugpa tradition for the time being.

### **Trustees**

The Charity is currently governed by a Board of four Trustees, which is supported by an Executive Committee.

The Trustees are responsible for setting the direction of the development of the Charity. The Trustees manage the charity's resources responsibly and act with reasonable care and skill in the best interest of the charity.

All Trustees give their time voluntarily and receive no remuneration or other benefits.

### **Executive Committee**

All Executive Committee Members give their time voluntarily and receive no remuneration or other benefits for their advice given in this capacity.

### **Staff**

The role of the remote Secretary is an hourly paid position. The role of Administrator was an hourly paid position up to June 2023 after which the role was taken on by an on-site volunteer.

### **Meetings**

The Board of Trustees hold regular meetings, usually every six weeks. A Chairperson is appointed at the start of each meeting. In accordance with the Trust Deed a minimum of two Trustees must be present for a meeting to be quorate. The Secretary records the minutes and the subsequent actions. Minutes are accepted as a true record of each meeting by all Trustees and signed by the Chairperson of that meeting. Each set of minutes is archived and held in an electronic file.

Eight Trustee Board meetings were held during the period of this report. These were supported by additional regular informal meetings, telephone calls and email communications between the Trustees.

### **Objectives**

As stated in the Trust Deed, the objects of the Charity are to promote the Buddhist faith and Buddhist charitable organisations throughout the United Kingdom. The Charity was established to fulfil the desire of many persons to promote the Buddhist faith and to encourage human growth through meditation and spiritual development.

## Executive Summary

- In December 2022, the Trustees of Lam Rim Buddhist Centre Wales marked with great sadness the death of its Patron His Holiness the Gaden Trisur Rizong Sras Rinpoche, Thubten Nyima Lungtok Tenzin Norbu, the former 102nd Gaden throneholder (spiritual head of the Gelug school of Tibetan Buddhism). He died late on the evening of December 8th, 2022, at Drepung Monastery in the southwestern Indian state of Karnataka. He was 94 years old.
- The Centre welcomed two new Trustees, Geshe Graham Woodhouse and Jason Briggs. The appointment of these two additional Trustees commenced in July 2022 and the process was completed on 7<sup>th</sup> September 2022.
- David Johnson's resignation was accepted, and his last day of Trusteeship was 21<sup>st</sup> October 2022.
- The Centre opened its doors once again to day course attendees from May 2023. Until this time the Centre had remained closed due to the ongoing issues with residency and the continued preparation with building repairs and maintenance.
- With the support of the two new Trustees the teaching programme was developed and continued to offer online courses. In person day courses were introduced from May 2023.
- The Centre welcomed teaching support both old and new. These included Ben Griffin, Ngakma Shé-zér Khandro, Dechen Rochard, Paul Seagrave, and Irene Turner.
- The Lam Rim team were pleased to see many participants online and delighted to be able to welcome back attendees to the Centre for the in-person day courses in May and July. These successful in person sessions were significant as they were the first on site sessions since the closure of the Centre due to COVID.
- The Trustees continued to support the retired long-term resident in finding suitable new accommodation. The retired long-term resident moved to their new accommodation on Monday 31<sup>st</sup> January 2023. The Trustees appreciated the considerable support provided by the resident volunteers with the practical logistics of the move.
- The two resident volunteers continued their roles for the reporting period. Their help with the preparation for the reopening of the Centre was invaluable.
- A new remote working volunteer administrator joined from May – December 2022.
- A new resident volunteer joined the team in July 2023 and their long term residency was subsequently approved in September 2023.
- Considerable ongoing maintenance repairs to the house were conducted including repairs required after a flood in the laundry room, the installation of a hot water supply to the kitchen and upstairs bathrooms.

- Maximising the Centre's assets to support the financial situation is always a consideration. As a result, apartment one was prepared and made available for short term rental in addition to apartment two.
- The Centre benefited from a regular local day Volunteer and additional day Volunteers also joined throughout the year.
- A new [website](#) was designed and launched. It was positively received by the community.

## **Main Operational Activities and Developments**

### **In Memoriam**

In December 2022, the Trustees of Lam Rim Buddhist Centre Wales marked with great sadness the death of our Patron His Holiness the Gaden Trisur Rizong Sras Rinpoche, Thubten Nyima Lungtok Tenzin Norbu, the former 102nd Gaden throne-holder (spiritual head of the Gelug school of Tibetan Buddhism). He died late on the evening of December 8th, 2022, at Drepung Monastery in the southwestern Indian state of Karnataka. He was 94 years old.

Kyabje Rizong Rinpoche had a strong relationship with the Lam Rim Buddhist Centres in light of his long friendship with the Centre's founding teacher, Ven. Geshe Damchö Yonten. During their studies in Tibet, they were roommates and spent much time discussing both Dharma and other issues between them. When the Chinese invaded Tibet, Rinpoche invited Ven. Geshe-la to accompany him to India, and then invited him to reside as the abbot of Samten Ling monastery in Nubra Valley, Ladakh, which he did for three years.

As a result of their close relationship, the Centre benefitted greatly from the kindness and profound teachings given to us by Rizong Rinpoche on the four occasions that he was able to visit Lam Rim Wales.

In 2022 the Centre also lost two long term friends and supporters.

In August 2022 Malcolm Durham, the Centre's accountant and a trusted advisor to the Trustees, passed away. As well as his formal roles at the Centre, Malcolm enjoyed attending the courses, meditation classes, and walking and working in the garden. Malcolm was a great supporter of the Centre and was passionate about enabling its re-opening.

In March 2023 a group of Malcolm's friends and Lam Rim team members undertook a charity walk in his memory. All proceeds were donated to the Centre.

In October 2022, Lam Rim's dear friend Janet Ford passed away. Janet dedicated herself tirelessly to managing the Centre in 2018, selflessly leaving her new home in France to do so for five months when the Centre was in need. Janet had been a former yoga student and developed a great association with Lam Rim over many years, regularly practising and taking daily puja during her time at the Centre. On her return to France, Janet kept in touch with the Centre and enjoyed attending some of the online teachings.

The Lam Rim team are aware of other friends and supporters who have sadly passed away in recent times and are grateful for all they brought to Lam Rim Buddhist Centre. All those who have spent time at the Centre remain treasured and valued as members of the Lam Rim community.

## **Trustees**

The Board of Trustees received David Johnson's resignation and his final date of Trusteeship was 21<sup>st</sup> October 2022. His valuable contribution to the Board of Trustees over many years was recognised and appreciation was extended for his long commitment to steering Lam Rim Buddhist Centre. David remains in support of Lam Rim Buddhist Centre as a member of the Executive Committee.

The process of appointing new Trustees commenced in July 2022. The Trustees met several times with the two new potential Trustees, Geshe Graham Woodhouse and Jason Briggs. From a resolution at a Trustee meeting, the applications were accepted and approved on 7<sup>th</sup> September 2022.

The Trustees have appreciated the value of Geshe Graham Woodhouse's involvement as a Trustee in terms of his position as a Geshe within the Lam Rim tradition and the knowledge, understanding and insight that this brings.

With Jason Briggs' experience and dedication as a Lam Rim practitioner, alongside his experience of Trusteeship of Land of Joy, and his business, IT, social media, marketing and fundraising skills, Jason is of great value to the Board of Lam Rim Trustees.

Geshe Graham Woodhouse and Jason Briggs have visited the Centre on a number of occasions and met the resident volunteers to discuss the future development of the Centre.

## **Executive Committee**

The Trustees continued to be supported by members of the Executive Committee whose practical help and advice is greatly appreciated. Executive Committee members carry out aspects of work on behalf of the Trustees and are invited to advise on particular items at Trustee meetings as appropriate.

The Trustees welcomed David Johnson's offer of continued support as an Executive Committee member.

## **Teachers**

During the year the team welcomed the following teachers:

**Ben Griffin** was brought up in a family of Quakers and Buddhists, Ben was first exposed to the idea of Buddhahood and the path to enlightenment while still very young. Having an innate affection for Tibet and Tibetans, Ben has been a loyal, and close student of Ven. Geshe Damchö Yonten since 1979. Later, while resident at the Centre (and subsequently), Ben received many heart teachings on Lam Rim from Geshe Damchö, His Holiness 14th Dalai Lama, and several legendary visiting teachers. Ben generously offered to continue his weekly online teaching sessions for the Centre.

**Ngakma Shé-zér Khandro** is an experienced teacher of the Aro gTér lineage, Tibetan Vajrayana Buddhist tradition which is principally concerned with transforming our experience of everyday being, emphasising simplicity, clarity, and depth - both of practice and understanding. Shé-zér kindly offered to hold a day session in Yogic Song and later in the year, a Sky Weaving session.

**Dechen Rochard** has been a Buddhist practitioner since 1984 and is a disciple of His Holiness the Dalai Lama. After engaging in several 3-month solitary retreats in the UK, including at Lam Rim Wales, she completed the first ten years of the Geshe degree program, including Madhyamaka, at the Institute of Buddhist Dialectics (Dharamsala, India). She continued her studies of Madhyamaka with Geshe Lhundub Sopa for over a decade, translating and editing his oral commentary on the Insight section of Tsongkhapa's *Lamrim Chenmo* (Wisdom Publications, 2017). Dechen kindly conducted an in-person day teaching in July and was part of the team that hosted an open afternoon tea party.

**Paul Seagrave** is classically trained in the Tibetan Buddhist Gelugpa tradition, the lineage of the 14th Dalai Lama. He graduated from Nalanda Monastery in the summer of 2022 having completed the five-year residential programme under the guidance of Geshe Jamphel Gyaltzen and Geshe Graham Woodhouse (Tenzin Losel) concluding ten years of study and over a year of solitary retreat. Paul kindly conducted a 5-week online meditation course (March / April 2023) and two in person teachings (May 2023).

**Irene Turner** was born in Brazil, first met the Dharma in India (Dharamsala) in the mid-seventies and has been a practicing Buddhist ever since. She lived in the UK throughout the 80s and 90s, bringing up her children, where she made a connection with Lam Rim Wales and was part of the community's early years. She went on to work at Jamyang London, eventually studying at The Istituto Lama Tzong Khapa (Italy) from 2004. She took ordination there in 2005 with Geshe Jampa Gyatso. In 2008 she went to live near Nalanda Monastery in France, where she did a second round of the FPMT Basic Program, followed by the seven years of the Master's Program, as taught by Geshe Jamphel. Irene kindly participated in an online Q&A session and joined the team for the weekend of Dechen's teaching and the open afternoon tea party.

## **Staffing and Centre Operating Structure**

Administration staff and the Secretary to the Trustees continue to be a major source of support in managing the Centre. The Secretary prepares agendas in conjunction with one of the Trustees and attends meetings to take the minutes. Administration staff support the Trustees in carrying out particular actions arising from the meetings as well as other administrative tasks necessary for the ongoing running and development of the Centre. The Trustees continued the search for a suitable candidate to take on the onsite managerial role.

## **Residents and Volunteers**

- The two resident volunteers continue to provide valuable support to the Centre. Considerable maintenance work, both in the house and the grounds, was undertaken by the resident volunteers in the preparation to reopening the Centre to day course attendees.
- The remote administrator role continued until July 2023. The Trustees appreciated their work undertaken over the past two years in particular with regards to broadening the Centre's community network.
- There were several residential short stays with volunteers who were applying for residency. One of these, Aneka Lott arrived in June for a trial basis and their

application to join as a resident volunteer was successful and accepted by the Trustees in September 2023.

- Anneka's previous experience in marketing and working with charities has enhanced the team's capabilities. Her continued support in the preparation of the house for the day courses has proved invaluable. The Centre has benefited from Anneka taking on the administrative tasks including the website updates, community mailings and social media updates.
- Ceris Timms, an advisor to the Trustees, with regards to the development of the grounds and its natural environment, and a keen supporter of the Centre, stayed at the Centre to discuss and assess with the team the future requirements for the grounds.
- The new remote volunteer administrator supported the team from May 2022 – December 2022. The Trustees appreciated their help with recording the teaching donations and managing the managers' email account.
- Trustees, Executive Members and day volunteers staff provided periods of onsite volunteering to help maintain the upkeep of the grounds and building.

## **Maintenance and Repairs to the Centre**

- In preparation for the Centre's reopening, considerable repairs to the internal decoration were carried out by the resident volunteer, John McDougall.
- Repairs after a flood in the laundry were carried out by a contracted builder.
- In February 2023, Adrian Hassell, an Executive Committee member who is experienced in the building trade undertook a review of the current condition of the house and the maintenance required. Adrian provided a report to the Trustees with regard to his findings.
- Approximately £4,200 repairs expenses were incurred in 2022 – 2023 and approximately £88,000 has been spent on repairs between 2017 to 2021/22.

## **Internet Connection**

- A limited WIFI facility has been available, but the search continues to find a strong internet connection to allow for full download and upload capabilities.

## **Website**

- Trustee, Jason Briggs created a new design for the Centre's [website](#). This was fully launched in February 2024. Positive feedback was received from the community as to the design and the ease of navigation. The old website was taken down and the content retained.
- The facility to manage online bookings has been a valuable benefit.
- The community mailings are now being sent from the website.

## **Utilising The Centre's Assets**

- Apartment 2 continued to successfully provide short term holiday or retreat rental creating valuable income for the Centre.
- The resident volunteers' hard work has paid off with excellent reviews from guests. As a result, a 'superhost' status from Airbnb has been retained.
- Considerable work was undertaken by the resident volunteers with help from a Trustee and the Secretary to prepare Apartment 1 for rental use and visiting teachers.
- The apartments have proved profitable and a valuable source of income.
- The Centre's teaching room has been promoted for room hire for yoga and other courses in line with Buddhist principles.

## **Main activities undertaken for public benefit and to further the purpose of Lam Rim Buddhist Centre**

The Trustees have complied with their duty to have due regard to the Charity Commission's public benefit guidance when exercising any powers or duties to which the guidance is relevant.

This section of the Annual Report summarises the activities carried out for the benefit of the public during this reporting period.

### **Mailings to the Community**

During the period of the report, nineteen mailings were sent to all those on the community mailing list, providing updates about the Centre and its activities and the various courses being offered. Responses communicating support, encouragement, and an appreciation to see the Centre re-opened have been greatly appreciated. Community members have been thanked for their support.

Through the continued promotion of the teaching programme and via new visitors to the website, the number on the community mailing list increased to over 500. As a result, the Centre's mailing platform, Mailchimp, was no longer offering a free service. Within the subscription package of the new website there is a mailing facility which provided an easy and cost-free solution.

### **Day Visitors**

Due to necessary maintenance and repairs, the Centre was closed to day visitors for much of this annual reporting period, however it was open to day course attendees. Plans are in place to re-open the Centre for general visitors in the next reporting year.

### **Retreats**

Whilst necessary maintenance and repairs continue to be undertaken, the Centre is still working towards being able to offer overnight retreats. Expressions of interest have been received via email for future retreat bookings.

## **Teaching Programme**

The online teaching programme continued and offered live dharma teachings to the community. On site teachings resumed in May 2023.

### **Dharma Online courses**

With Ben Griffin:

- Teaching: *The Great Treatise on the Stages of the Path of Enlightenment*
- Weekly Monday evening sessions
- 2nd Semester: 9th May 2022 for 14 weeks
- 3rd Semester: 5<sup>th</sup> September 2022 for 15 weeks

With Paul Seagrave:

- Teaching: *Calming the Mind: A Beginners Guide to Cultivating Mental Serenity*
- Weekly sessions
- 18th March to 15th April 2023

These online teachings were enjoyed by those attending with feedback showing that they were greatly appreciated and beneficial. The benefit of an online platform was evident with attendees participating from a wide geographical area.

### **Dharma in person on site courses**

With Paul Seagrave:

- Teaching – Introduction to Buddhism
- Day session
- 20<sup>th</sup> May 2023

With Paul Seagrave:

- Teaching – Introduction to Cultivating Concentration
- Day session
- 21st May 2023

With Dechen Rochard:

- Teaching – Understanding the Mind
- Day session
- 8th July 2023
- 

With Ngakma Shé-zér Khandro:

- Teaching - Yogic Song - meditation using the power of the voice
- Day Session
- 23rd July 2023

During these in person sessions the team welcomed the interaction and conversation with old and new friends of the Centre and the positive atmosphere that was created. The team thoroughly enjoyed hosting the courses and all those who attended showed their appreciation.

### **Online conversations**

With Irene Turner:

- Topic – Conversion with a Buddhist Nun
- Evening session
- 6th June 2023

### **Complementary Courses**

Yoga teachers, who have previously held day sessions at the Centre, scheduled yoga sessions for August and September. These were promoted during this reporting period.

### **Educational Visits**

The Centre usually hosts several school visits per year. We have been pleased to receive communication from schools who are keen to re-connect with the Centre and visit.

### **Other events**

A successful open afternoon tea party was held on 9<sup>th</sup> July 2023. The on-site team hosted the two visiting teachers Dechen Rochard and Irene Turner.

The afternoon visitors enjoyed exploring the Centre, learning of its history and discussing Buddhism with the Trustees and Teachers. It was good to welcome old and new friends on this afternoon.

## **Financial Review**

### **Financial Reserves**

Currently £8,000 is kept as financial reserve. This provides a minimum of 6 months' running costs. This reserve allows for an unexpected drop or loss of income. The reserve can be used to cover essential running costs.

### **Accounts**

These accounts have been prepared in accordance with accounting standards and in so doing, meet relevant legal requirements to give a true and fair view of the Charity's financial position and activities and are therefore in accordance with the Charity Statement of Recommended Practice (SORP) and FRS 10.

They show that in 2022 / 2023 Lam Rim Buddhist Centre had a surplus of £22,790.

A generous donation of £32,000 was gratefully received. The donation will be used on essential repairs and upgrades required for the Centre's full re-opening.

Exceptional costs included £4,202 legal fees and £2,160 in repairs.

### **Running Costs**

The trust had operating expenses / running costs of £15,038 in this year (£1,253 per month).

### **Income**

The trust received a total income of £45,106 in 2022 / 2023 (£3,758 per month) made up of:

£1,635 teaching donations for online and onsite courses (onsite commenced May 2023)

£6,897 residential accommodation (mainly Airbnb / Holiday Let)

£1,177 regular donations

£35,666 one-off donations

£152 sales (onsite shop)

### **Reserves**

At the end of July 2023, the Trust has cash assets of £50,971 (£43,314 building society and £7,657 current account).

### **Discrepancies**

There are no discrepancies in the accounts.

**LAM RIM BUDDHIST CENTRE 2022/23 ACCOUNTS**

	July 2023		July 2023
<b>TRADING ACCOUNT</b>		<b>BALANCE SHEET</b>	
Trading Income		<b>FIXED ASSETS</b>	
Day courses teaching donations	1,625.00	Buildings	
Residential accomodation	6,897.00	Cost	357,944.00
Retreats	0.00	Dep'n	0.00
Shop / sales	153.00	W.D.V.	357,944.00
	8,675.00		357,944.00
Cost of sales		Plant & equipment	
Food and Household	831.00	Cost	
Teacher donations and expenses	497.00	Dep'n	
	1,328.00	W.D.V.	
<b>GROSS PROFIT</b>	<b>7,347.00</b>		
<b>OTHER INCOME</b>		<b>CURRENT ASSETS</b>	
Donations inc charitable giving	1,177.00	Stock	1,000.00
One-off donations inc. bequests	35,666.00	Debtors	
Interest/Bank rewards	0.00	Building society 1	
Other inc Covid grant; HMRC Gift Aid	0.00	Building society 2	43,314.00
	36,843.00	Current account	7,657.00
<b>CONTRIBUTION</b>	<b>44,190.00</b>		51,971.00
		Net assets	409,915.00
<b>RUNNING COSTS</b>		<b>CAPITAL ACCOUNT</b>	
Energy - coach house	2,355.00	Opening balance	387,743.74
Energy - main house	3,559.00	Net result for the year	22,790.00
Council tax & business rates	1,563.00	Capital introduced	
Water rates & septic	337.00	Drawings	
General repairs and upgrades	2,070.00	Closing balance	410,533.74
Property	9,884.00		
Garden			
Depreciation	0.00		
Phones/Zoom/website	1,032.00		
Insurance	1,969.00		
General Office - Print post stationery	567.00		
Website pre 2021 - 22			
Admin	581.00		
Secretarial	902.00		
Accountancy/legal			
Bank charges	103.00		
Other			
Admin and financial costs	5,154.00		
<b>TOTAL RUNNING COSTS</b>	<b>15,038.00</b>		
<b>Surplus/deficit before exceptional items</b>	<b>29,152.00</b>		
Roofing/ chimeys 2021	0.00		
Heating/boiler work Main House	0.00		
Leak to laundry room ( Jan 2023)	2,160.00		
Lotus Suite (2018)	0.00		
Legal fees (2023)	4,202.00		
Exceptional items	6,362.00		
<b>Surplus/deficit for the year</b>	<b>22,790.00</b>		



**Section A**

**Independent Examiner's Report**

Report to the trustees/  
members of

Charity Name  
Lam Rim Buddhist Centre

On accounts for the year  
ended

31 July 2023

Charity no  
(if any)

328875

Set out on pages

13

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/07/2023.

Responsibilities and  
basis of report

As the charity's trustees, 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 2011 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 statement**

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

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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: 

Date: 20/05/2024

Name: Jonathan Jeffery

Relevant professional  
qualification(s) or body  
(if any):

FCT - Association of Corporate Treasurers

Address: 838 Eccleall Road, Sheffield, S11 8TD

## Declaration

The Trustees declare that they have approved the Trustees' Annual Report (August 2022 - July 2023) and accounts (August 2022 - July 2023)

Signed on behalf of the Lam Rim Buddhist Centre, Wales Trustees

Signature:

A handwritten signature in black ink, appearing to read 'G. Vaisey', written over a horizontal line.

Full name: Gillian Vaisey

Position: Trustee

Date: 18<sup>th</sup> March 2024

**LAM RIM BUDDHIST CENTRE**

England & Wales - Charity number 326675

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# Accounts

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# **Lam Rim Buddhist Centre Wales**

## **Annual Report**

1st August 2020 – 31st July 2021

Annual report and financial statements for the year ended 31 July 2021.

Registered Charity No. 326675

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The Trustees present their annual report and financial statements for the year ended 31<sup>st</sup> July 2021. These have been prepared in the light of the Statement of Recommended Practice - Accounting and Reporting by Charities, and the Charities Acts and in accordance with the requirements for 'small non-company charities'.

All information given was correct as of 31<sup>st</sup> July 2021 and has been approved by the Trustees.

## **Reference and Administrative details**

Lam Rim Buddhist Centre  
Pentwyn Manor  
Penrhos, Raglan  
Monmouthshire  
NP15 2LE

Registered Charity No. 326675

## **Patron**

HE Gaden Trisur Rizong Sras Rinpoche

## **Trustees**

David William Johnson  
Judith Anne Hasell  
Gillian Margaret Vaisey

## **Secretary**

Jo Nicholls

## **Executive Committee**

Malcolm Durham (Advisor and Accountant)  
Jo Nicholls (Advisor)

## **Off-site administrative support**

Bel Spencer  
Rob Ripley  
Jo Nicholls

## **Structure, Governance and Management**

The Charity is a Trust governed by a Trust Deed dated 5<sup>th</sup> August 1983 that states the Trustees of the Charity shall be no less than three and no more than six in number, with the majority of the Trustees to reside in the UK.

### **Spiritual Director**

On Saturday 26<sup>th</sup> August 2017 at Lam Rim Buddhist Centre, Penrhos, Raglan, our Spiritual Director, the Venerable Geshe Damcho Yonten passed away. We currently do not have a Spiritual Director however the Centre is dedicated to continuing the Centre in accordance with Ven Geshe Damcho Yonten's wishes, the wishes of our patron, HE Ganden Trisur Rizong Sras Rinpoche, and the wishes and guidance of our ever-kind teacher, His Holiness, 14<sup>th</sup> Dalai Lama.

### **Trustees**

The Charity is currently governed by a Board of three Trustees, which is supported by an Executive Committee.

The Trustees have independent control over, and legal responsibility for the charity's management and administration, and act at all times in accordance with the Charity's Trust Deed.

They are responsible for setting the direction of the development of the Charity. The Trustees manage the charity's resources responsibly and act with reasonable care and skill in the best interest of the charity.

All Trustees give their time voluntarily and receive no remuneration or other benefits.

The appointment of Trustees is governed by the Trust Deed:

"11. SUBJECT always to the provisions of clause 9 the power of appointing new Trustees hereof shall be vested in the Spiritual Director and any person may be appointed and may act as a Trustee hereof (in the case of an individual) notwithstanding that he may reside or be domiciled outside the jurisdiction of The Supreme Court of Judicature or (in the case of a corporation) notwithstanding that it may reside or carry on business or be incorporated outside such jurisdiction and the statutory power of appointing new Trustees hereof shall not be exercisable for appointing any new Trustee hereof in the place of an existing Trustee hereof by reason only of the fact that he remains out of the United Kingdom for more than twelve months.

12. ANY one of the Trustees may when there are more than two Trustees retire from the trusts of this Deed by giving two months' notice in writing of his intention so to do to each of the other Trustees for the time being and upon the expiration of such two months the Trustee giving notice shall thereupon cease to be a Trustee.

13. A Trustee other than the Spiritual Director shall forthwith retire from his office immediately upon being requested in writing by all the remaining trustees and shall execute all such deeds and do all such acts and things as may be necessary to vest property belonging to the Charity in the continuing or new Trustees as the case may be and a recital in an appointment of a new Trustee to the effect that a Trustee has been requested in writing by all the remaining Trustees to retire from office shall be conclusive evidence that such person has ceased to hold such office.

14. WITHOUT prejudice to any other power of appointing new Trustees whether contained elsewhere in this Deed or conferred by statute or otherwise a new Trustee may be appointed by a resolution of a meeting of the Trustees.

15. EVERY new Trustee shall before acting in the Trusts of this Deed sign the Minute Book for which provision is hereinafter made a declaration of acceptable and of willingness to act in the Trusts hereof.”

## **Executive Committee**

All Executive Committee Members give their time voluntarily and receive no remuneration or other benefits for their advice given in this capacity.

## **Staff**

The roles of Secretary and Administrators are hourly paid positions.

## **Meetings**

The Board of Trustees hold regular meetings, usually every three weeks. A Chairperson is appointed at the start of each meeting. In accordance with the Trust Deed a minimum of two Trustees must be present for a meeting to be quorate. The Secretary records the minutes and the subsequent actions. Minutes are accepted as a true record of each meeting by all Trustees and signed by the Chairperson of that meeting. Each set of minutes is archived in the minute book. Printed copies are held in a file and electronic copies are also held.

Sixteen Trustee Board Meetings were held during the period of this report. These were supported by additional regular informal meetings, telephone calls and email communications between the Trustees.

## **Objectives**

As stated in the Trust Deed, the objects of the Charity are to promote the Buddhist faith and Buddhist charitable organisations throughout the United Kingdom. The Charity was established to fulfil the desire of many persons to promote the Buddhist faith and to encourage human growth through meditation and spiritual development.

## **Executive Summary**

- Due to COVID-19 the Centre continued to remain closed to day visitors for most of this reporting period. The house and therefore the shrine room was officially closed in line with government regulations.
- The Trustees communicated with the Patron, HE Gaden Trisur Rizong Sras Rinpoche to affirm that the intention to reopen the Centre once conditions allow remains.
- The Centre continued to provide an online course programme for dharma teachings.
- It was agreed to host a residential retreat visit from Geshe Tenzin Losel in September 2021.
- The Vision and Mission for the Centre was reviewed.
- The extent of necessary repairs and refurbishment was assessed and a priority list for repairs and associated costs was created.
- Water damage to the Centre was assessed and repairs arranged and carried out.
- New heat sources and potential grants were investigated to replace the old boiler.
- Maximising the Centre's assets to support the financial situation was considered.
- Protocols and safety measures were analysed in relation to COVID-19 to consider hosting day courses with the easing of restrictions in autumn 2020.
- The Trustees continued to support the retired long-term resident in finding suitable new accommodation.
- A resident caretaker took up position from September 2020 together with an additional volunteer part-time resident.
- The resident and volunteer agreements were reviewed and updated.
- Volunteer working groups spent time on the upkeep of the Centre when COVID-19 restrictions allowed.
- Effective WIFI options continued to be investigated, liaising with members of the local village community.
- The development of a new website was commenced.
- The appointment of additional Trustees was given consideration.

## **Main Operational Activities and Developments**

### **Trustees**

The Board of Trustees continues to work well as a team, pooling their varied skills, experience, and expertise. The appointment of new trustees to fill the three vacant places was given consideration. It was agreed that new appointments would be made in the near future, and this would be preferable when the residency situation at the Centre was fully resolved.

### **Executive Committee**

The Trustees continued to be supported by members of the Executive Committee whose practical help and advice is greatly appreciated. Executive Committee members carry out aspects of work on behalf of the Trustees and are invited to advise on particular items at Trustee meetings as appropriate.

### **Staffing and Centre Operating Structure**

Administration staff and the Secretary to the Trustees continue to be a major source of support in managing the Centre. The Secretary prepares agendas in conjunction with one of the Trustees and attends all meetings to take the minutes. Administration staff support the Trustees in carrying out particular actions arising from the meetings as well as other administrative tasks necessary for the ongoing running and development of the Centre.

Resident and volunteer agreements were reviewed and updated in preparation for re-opening and agreements were also adapted to suit the current period whilst the Centre remains closed.

### **Residents and Volunteers**

- A resident volunteer caretaker and grounds person took up position from September 2020. This support is greatly appreciated and means there is someone on site to maintain the grounds and oversee the buildings and security.
- A member of the Executive Committee became a part time volunteer resident in September 2020 for several months. This additional onsite support was greatly valued.
- The Trustees continued to support the long-term resident retired manager, in finding suitable new accommodation in order to allow new managers to take the Centre forward.
- Trustee, Executive Members and remote administration staff provided periods of onsite volunteering to help maintain the upkeep of the grounds and building.

## **Review of the Centre's Vision and Mission**

A series of discussions were held over several meetings to reflect upon and review the vision for the Centre.

The Trustees agreed unanimously that the Centre should retain as its focus its central tenets of Tibetan Buddhism in line with the precepts of the Lam Rim Path. It will also continue to offer other Buddhist teachings as well as teachings and courses that support Buddhist principles and general well-being.

The aim is to sustain a functional, caring supportive team which has the best interest of the Centre at heart. This team will attract similar like-minded individuals to create a harmonious and compassionate community.

With the support of the current grounds person, we aim to develop a sustainable environment, establishing a balance with nature, working with natural resources to create an oasis of peace and tranquillity, where nature and humans can heal, grow and flourish.

## **Maintenance and Repairs to the Centre**

The Trustees considered a report of the building repairs and refurbishments needed. The extensive work and costs involved to ensure the main building can be re-opened to the public was acknowledged and priorities were established.

Two urgent priorities were identified as 1) the replacement of the heat source and 2) the repair to two chimneys.

Major works were undertaken to two chimneys in order to make the house watertight.

Research undertaken by a member of the Executive Committee showed that a preferred renewable energy option as a main heat source, is only financially feasible if a grant can be obtained. However, after extensive research, no grants for non-domestic heat sources were found to be available. Several recommendations and quotes for a new heating system were obtained.

The need to replace the oil tank was also identified as a priority, entailing the creation of a base in a new location. This work was carried out and the new oil tank purchased.

In summary, approximately £200,000 is required to renovate and upgrade Pentwyn Manor. Approximately £20,000 expenses were incurred in 2020 – 2021 and approximately £43,500 had been spent on repairs between 2017 to 2019/20.

A list of costs incurred in this reporting period and estimated quotations for renovations and upgrades is included as *Appendix 1*.

## **Internet Connection**

Due to the rural location of the Centre, internet connectivity is limited often making it difficult to carry out all administrative tasks that need a strong internet signal. Therefore, the most effective internet options continued to be investigated with the support of members of the local village community.

## **Website**

It was acknowledged that the current website has been in place for many years and has limited functionality and needs updating. The development of a new website was commenced, and it was agreed to launch pages of the new site in stages. The online teaching programme pages were launched alongside the new option to make donations via the website. The website will be further populated and will eventually supersede the existing site.

## **Utilising The Centre's Assets**

The extent of repairs and renovations together with the lack of income due to the closure of the Centre, continues to place a significant financial strain on the Centre as a Charity. The Trustees therefore considered utilising one of the self-contained ground floor apartments as a short term let in order to generate much needed income. Unfortunately, COVID-19 restrictions have made this challenging and therefore this possibility will be revisited in due course.

## **Re-opening of the Centre**

The original plan to formally reopen the Centre for Losar 2021 could not take place due to COVID-19 restrictions and ongoing issues with residency and the building. Plans continue to re-open the Centre as soon as all restricting conditions allow. The Trustees felt it important that our Patron, HE Gaden Trisur Rizong Sras Rinpoche is fully aware of all of the challenges that have hindered the re-opening of the Centre. The Trustees communicated these details and provided affirmation that the intention to reopen the Centre once conditions allow, remains.

## **Main activities undertaken for public benefit and to further the purpose of Lam Rim Buddhist Centre**

The Trustees have complied with their duty to have due regard to the Charity Commission's public benefit guidance when exercising any powers or duties to which the guidance is relevant.

This section of the Annual Report summarises the activities carried out for the benefit of the public during this reporting period.

### **Mailings to the Community**

During the period of the report, thirty-one mailings were sent to all those on the community mailing list, providing updates about the Centre and its activities and the various courses being offered. Responses communicating support, encouragement, and a keenness to see the Centre re-open have been greatly appreciated. Community members have been thanked for their support.

### **Day Visitors**

Due to COVID-19 restrictions, and necessary maintenance and repairs, the Centre was closed to day visitors for much of this annual reporting period.

### **Retreats**

The Trustees were pleased to offer a private six week retreat to Geshe Tenzin Losel (Geshe Graham), planned for September 2021. Geshe Graham has a shared connection with Lam Rim Centre, Wales, having studied at Drepung monastery (as did our former Spiritual Director Geshe Damcho) and having visited Lam Rim Wales previously. It will be good to have his presence at the Centre.

### **Online Teaching Programme**

The online teaching programme continued and offered live dharma teachings to the community. The teaching sessions are subsequently shared via the Centre's YouTube channel in order that a wider number of community members and others can access and benefit from these teachings.

### **Dharma Online courses**

With Geshe Tenzin Losel (Geshe Graham Woodhouse):

- Sunday 16<sup>th</sup> August: Introduction to Lam Rim
- Sunday 20 September 2020: Dependent Arising and Emptiness
- Sunday 7 February 2021: Song of the Stages of the Path
- Sunday 7 March 2021: Song of the Stages of the Path
- Sunday 11 April 2021: Song of the Stages of the Path

With Lynne Knight:

Sunday 21 March 2021: Exploring the Four Immeasurable Thoughts – Impartiality  
Sunday 18<sup>th</sup> April 2021: Exploring the Four Immeasurable Thoughts – Loving Kindness  
Sunday 9<sup>th</sup> May 2021: Exploring the Four Immeasurable Thoughts – Compassion  
Postponed until 2022: Exploring the Four Immeasurable Thoughts – Joy

Teachings were well attended with feedback showing that they were greatly appreciated and beneficial. The benefit of an online platform was evident with attendees participating from a wide geographical area. Whilst we continue to work towards providing face to face teachings at the Centre once more, the benefit of providing both online and physical courses is being considered.

### **Complementary Courses**

The part time resident volunteer was able to hold private complimentary courses for her students over several days during autumn 2020 when COVID-19 restrictions were eased. This provided a good opportunity to consider necessary protocols and safety measures and put these into place at the Centre.

### **Educational Visits**

The Centre usually hosts several school visits per year. Unfortunately, due to COVID-19 these were unable to take place during this reporting period. However, we have been pleased to receive communication from schools who are keen to re-connect with the Centre and visit once conditions allow.

# Financial Review

## Financial Reserves

Currently £8,000 is kept as financial reserve. This provides a minimum of 6 months' running costs. This reserve allows for an unexpected drop or loss of income. The reserve can be used to cover essential running costs.

## Accounts

These accounts have been prepared in accordance with accounting standards and in so doing, meet relevant legal requirements to give a true and fair view of the Charity's financial position and activities and are therefore in accordance with the Charity Statement of Recommended Practice (SORP) and FRS 10.

The accounts for August 2020 – July 2021 showed an income of £30,862. Due to exceptional essential repair works, there was an overall deficit of £764.

The majority of income came from the final payment of a bequest at £27,500.

The remaining amount of the £37,500 bequest was gratefully received and has provided a significantly valuable source of income to enable repair work to the Centre's building.

LAM RIM BUDDHIST CENTRE		2020/21 ACCOUNTS		BALANCE SHEET	
	July 2021	July 2020	July 2021	July 2020	
	£	£	£	£	
<b>TRADING ACCOUNT</b>					
Trading income					
Day courses	297				
Res courses/ Geshe Graham	0				
Retreats	0				
Shop/Amazon	16				
	<u>313</u>	<u>0</u>			
Cost of sales					
Food	427	352			
Household					
	<u>427</u>	<u>352</u>			
<b>GROSS PROFIT</b>	<b>-114</b>	<b>-362</b>			
<b>OTHER INCOME</b>					
Donations inc charitable giving	2,205	2,241			
Bequests	27,509	10,000			
Interest/Bank rewards	231	180			
Other inc CoVid grant; HMRC	604	10,915			
	<u>30,549</u>	<u>23,336</u>			
<b>CONTRIBUTION</b>	<b>30,436</b>	<b>22,984</b>			
<b>RUNNING COSTS</b>					
Energy - coach house	2,379	4,427			
Energy - main house	0				
Council tax	964	1,439			
Water rates & septic	284	396			
General repairs		590			
<b>Property</b>	<b>3,627</b>	<b>6,862</b>			
<b>Garden</b>	<b>180</b>				
Depreciation	0				
Phones/Zoom	348	463			
Insurance	1,610	1,564			
Print post stationery	0				
Website	219				
Admin 1	2,949				
Admin 2 and Secretarial	1,448				
Accountancy/legal	1,154				
Bank charges	84	76			
Other	0	389			
<b>Admin and financial costs</b>	<b>7,812</b>	<b>2,492</b>			
<b>TOTAL RUNNING COSTS</b>	<b>11,818</b>	<b>9,344</b>			
<b>Surplus/deficit before exceptional items</b>	<b>18,818</b>	<b>13,840</b>			
Roofing	17,413				
Heating/boiler work Main House	2,167				
Electrical					
Lotus Suite					
<b>Exceptional items</b>	<b>19,580</b>				
<b>Surplus/deficit for the year</b>	<b>-764</b>	<b>13,840</b>			

BALANCE SHEET		July 2021		July 2020	
	£	£	£	£	
<b>FIXED ASSETS</b>					
Buildings					
Cost	357,944		357,944		
Dep'n	0		0		
W.D.V.	357,944		357,944		
Plant & equipment					
Cost					
Dep'n					
W.D.V.					
<b>CURRENT ASSETS</b>					
Stock	2,000		2,000		
Debtors	0		0		
Building society 1	0		0		
Building society 2	54,707		48,967		
Current account	4,312	61,019	10,302	61,269	
Accrual Admin and Secretary		-514			
<b>Net assets</b>	<b>418,449</b>	<b>418,213</b>			
<b>CAPITAL ACCOUNT</b>					
Opening balance	419,213		405,573		
Net result for the year	-764		13,640		
Capital introduced					
Drawings					
<b>Closing balance</b>	<b>418,449</b>	<b>418,213</b>			

18/19 doesn't balance without adjustment of £394



**Section A** Independent Examiner's Report

Report to the trustees/  
members of

**Lam Rim Buddhist Centre**

On accounts for the year  
ended

31 July 2021

Charity no  
(if any)

326675

Set out on pages

3 and 4

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/07/2021

Responsibilities and  
basis of report

As the charity's trustees, 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 2011 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 statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (other than that disclosed below \*) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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.

\* Please delete the words in the brackets if they do not apply

Signed:

*M. Durham*

Date:

11<sup>th</sup> May 2022

Name:

Malcolm Durham

Relevant professional  
qualification(s) or body  
(if any):

ICAEW (Retired)

**Address:** The Cider Mill  
Wonastow  
Monmouthshire NP25 4DJ

**Section B Disclosure**

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

[Empty disclosure box]

## Appendix 1:

### Building Repairs Costs and Estimates

Lam Rim Buddhist Centre, Wales		March 21st 2021
<b>Building Expenditure October 2020 - February 2021</b>		
Item	Cost	Notes
Oil Tank and base	£ 1,555	£1200 new tank, £355 build of base
Repair boiler and connect new oil tank	£ 510	Feb 2021, Oil = additional £415
Scaffolding for chimney work 1	£ 1,920	Paid March 2021
Scaffolding for chimney work 2	£ 900	Paid 30/11/2020
Remove Chimneys, flue install, gutterings cleaned	£ 14,591	Paid Oct/Dec 2020
Water circulation system	£ 100	Installed and Paid Feb 2021
<b>Total expenditure to date (2020 / 2021)</b>	<b>£ 19,576</b>	<b>*</b>
<b>Work to be done: quotations/estimates</b>		
Initial architect plans to enable plumbing works for heating	£ 1,500	
add en-suite bathrooms and refurbish existing bathrooms	£ 40,000	Estimate from builder
Repair further 3 chimneys	£ 15,000	Estimate from builder
Upgrade heating system	£ 75,000	Estimate range £65-85K- Plumber - 08/01/2021
Insulation: windows/ double glazing	£ 20,000	Estimate required
All woodwork, general repairs	£ 25,000	Estimate required
Water pipes upgrade in size; water company cost to property boundary	£ 1,000	£800-£1200 range 05/02/2021 ( Plumber's estimate)
Water pipes upgrade in size; plumber cost from boundary to house		Estimate required
Replacement of old galvanised pipework in the house		Estimate required
Asbestos survey		Estimate required
Firedoors	£ 10,000	Builders (2019)
Stop tap to Coach House	£ 2,000	or from £700 - £2,000 quote by Welsh Water
	<b>£ 209,076</b>	
		<b>Estimate from Gwent Energy and builder Oct 21 £200,000</b>
<b>Previous Recent Repairs and Upgrades:</b>		
2019 - 2020 accounts	£ 590	
2018 - 2019 accounts	£ 28,000	
2017 - 2018 accounts	£ 15,000	
2016 - 2017 accounts	£ -	
	<b>£ 43,590</b>	<b>* spent since 2017 - £63,200</b>