



WOODLANDS CENTRE

Supporting access to the outdoors since 1959

Trustees Report YE2024

(1st Apr 23 – 31st Mar 24)



WOODLANDS CENTRE



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The aims of the charity is to provide and maintain group accommodation, for use as a base, for outdoor activities in wild country, at the lowest possible cost.



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We believe that through a combination of outdoor activities and the inherent benefits of attending a residential centre, young people are given a greater opportunity to improve their physical, mental, social and interpersonal wellbeing and help them realise their true potential.





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To subsidise the cost of the accommodation and provide support to other charities and organisations which provide support either directly or indirectly to families and young people.





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We believe that young people, regardless of background, should be able to experience the great outdoors and communal living as it is extremely beneficial to improving their confidence, developing life skills, becoming more determined, and creating positive relationships with their peers.



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To promote the accommodation to schools, youth groups and organisations that work with young people and to promote the use of the accommodation to adult groups at a higher cost to subsidise the cost to youth.





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Review of business

- 367 bookings for 4,693 beds night
- 39% utilisation
- 32% last year
- 22% increase in utilisation

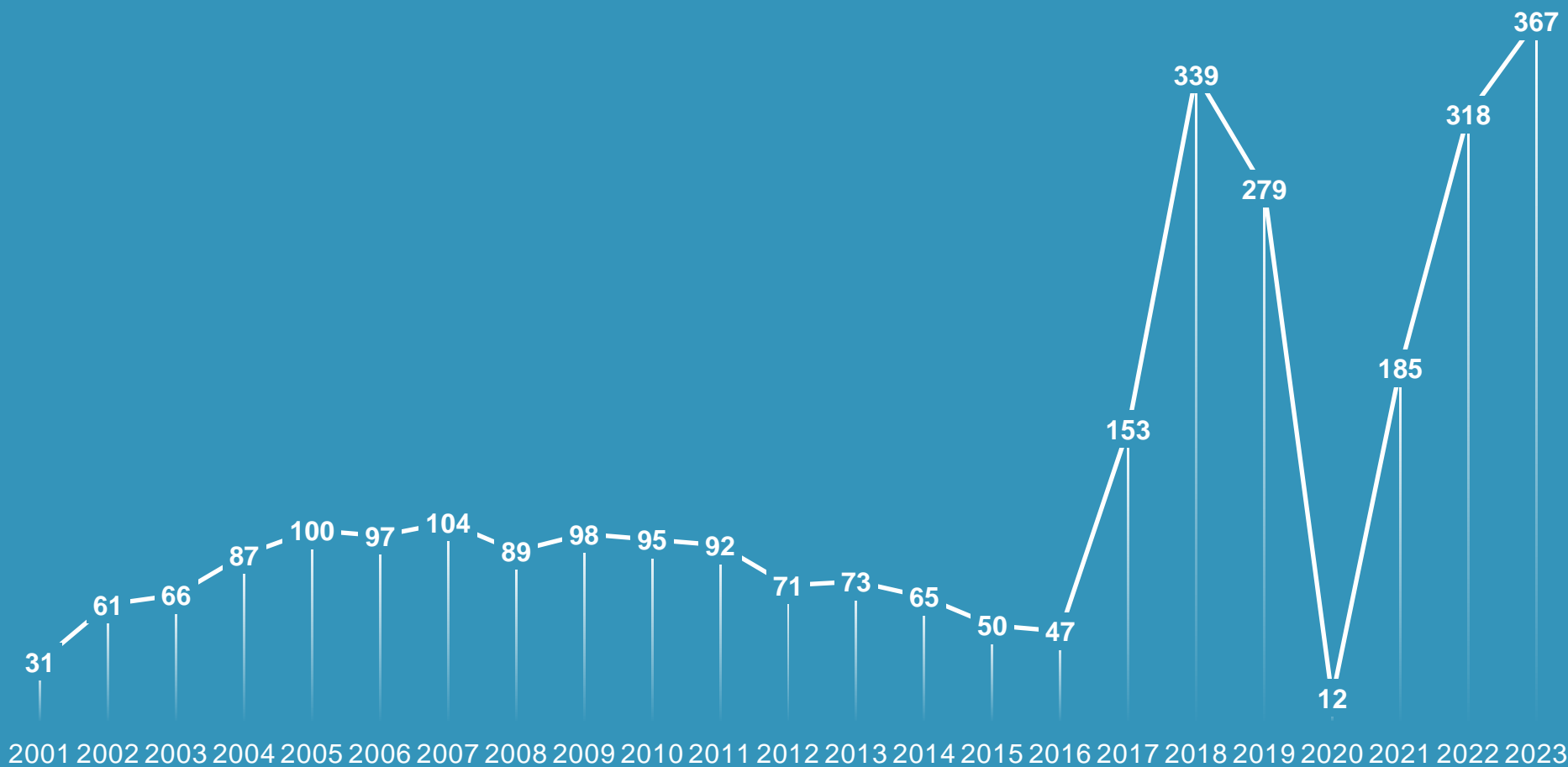




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Total Bookings Per Year

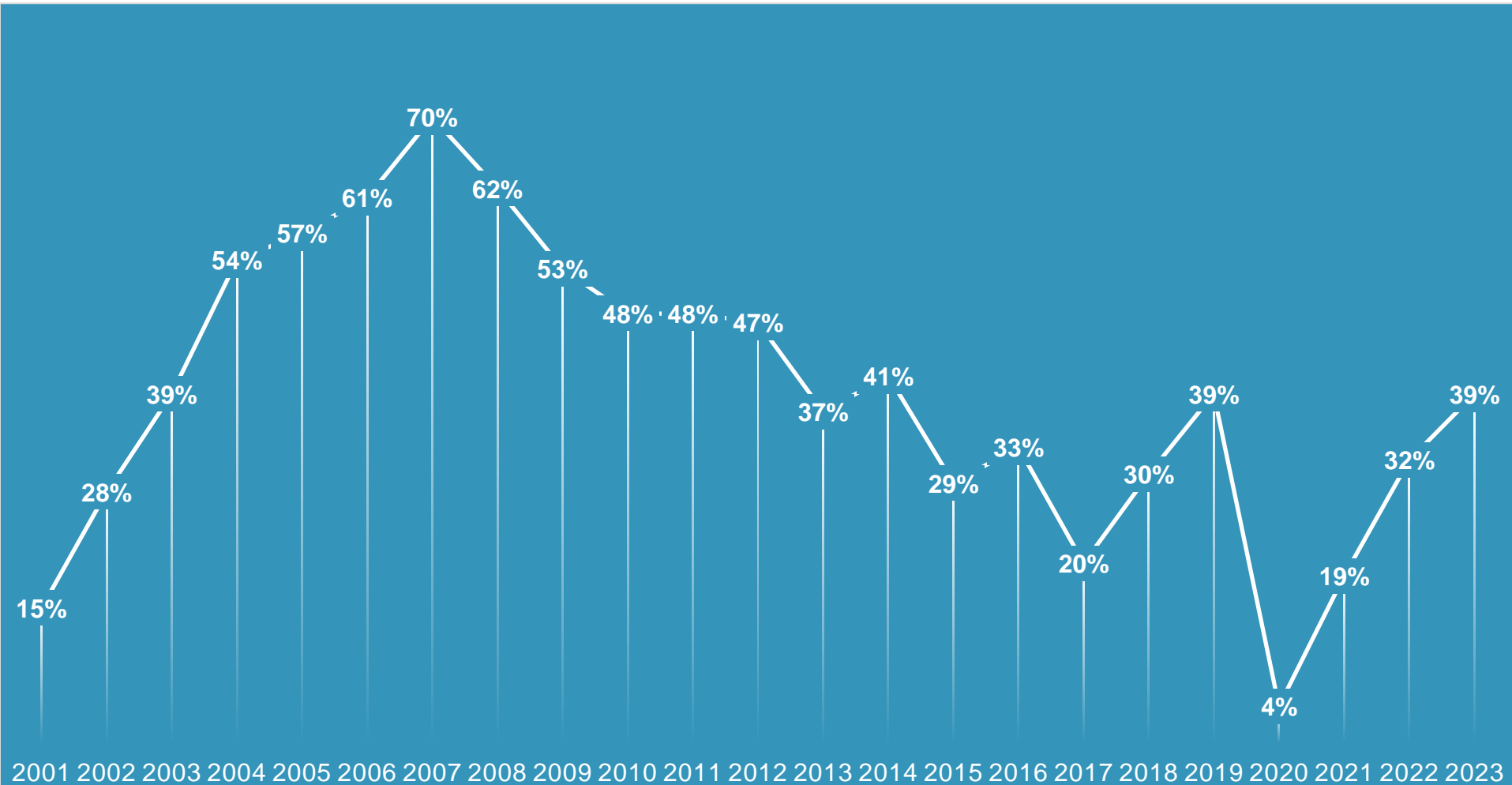




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Utilisation

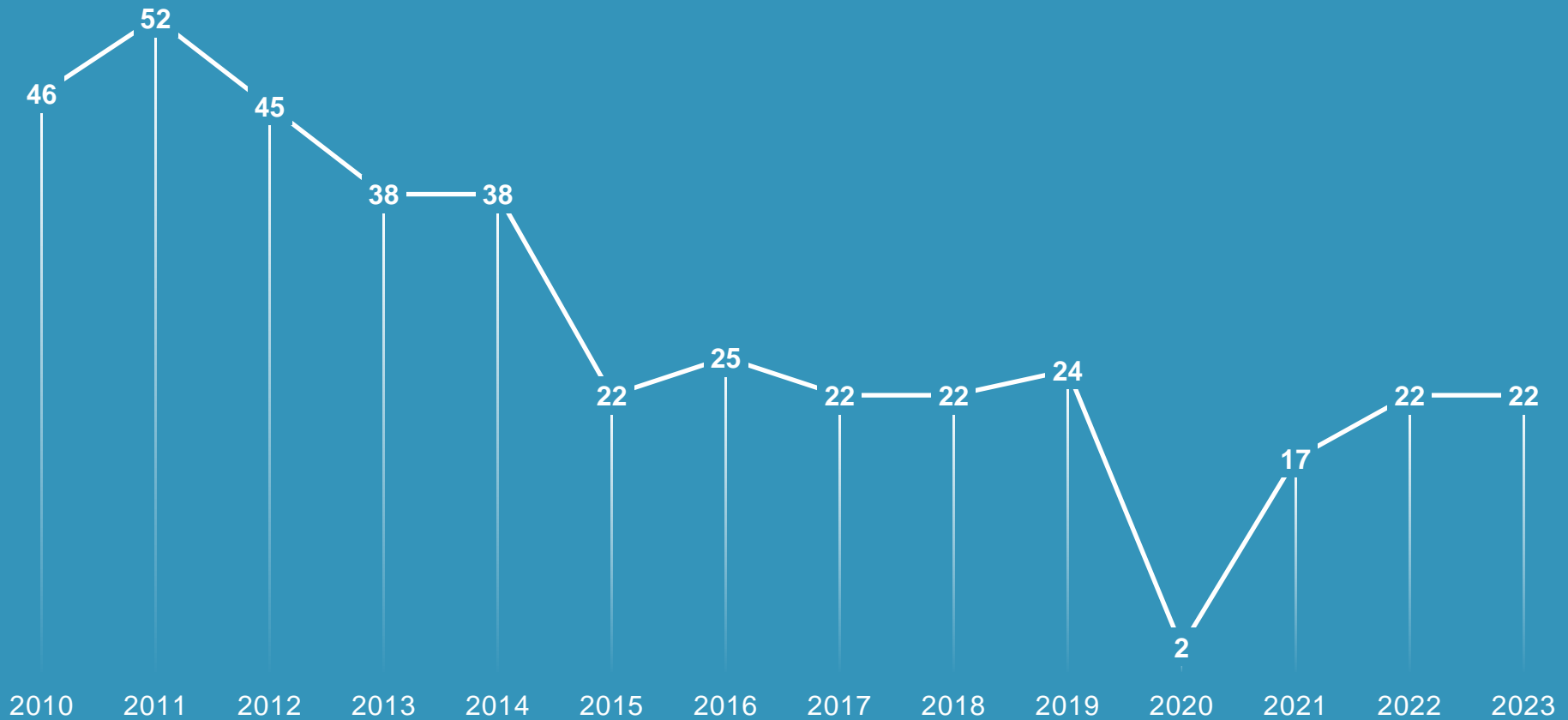




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Youth bookings

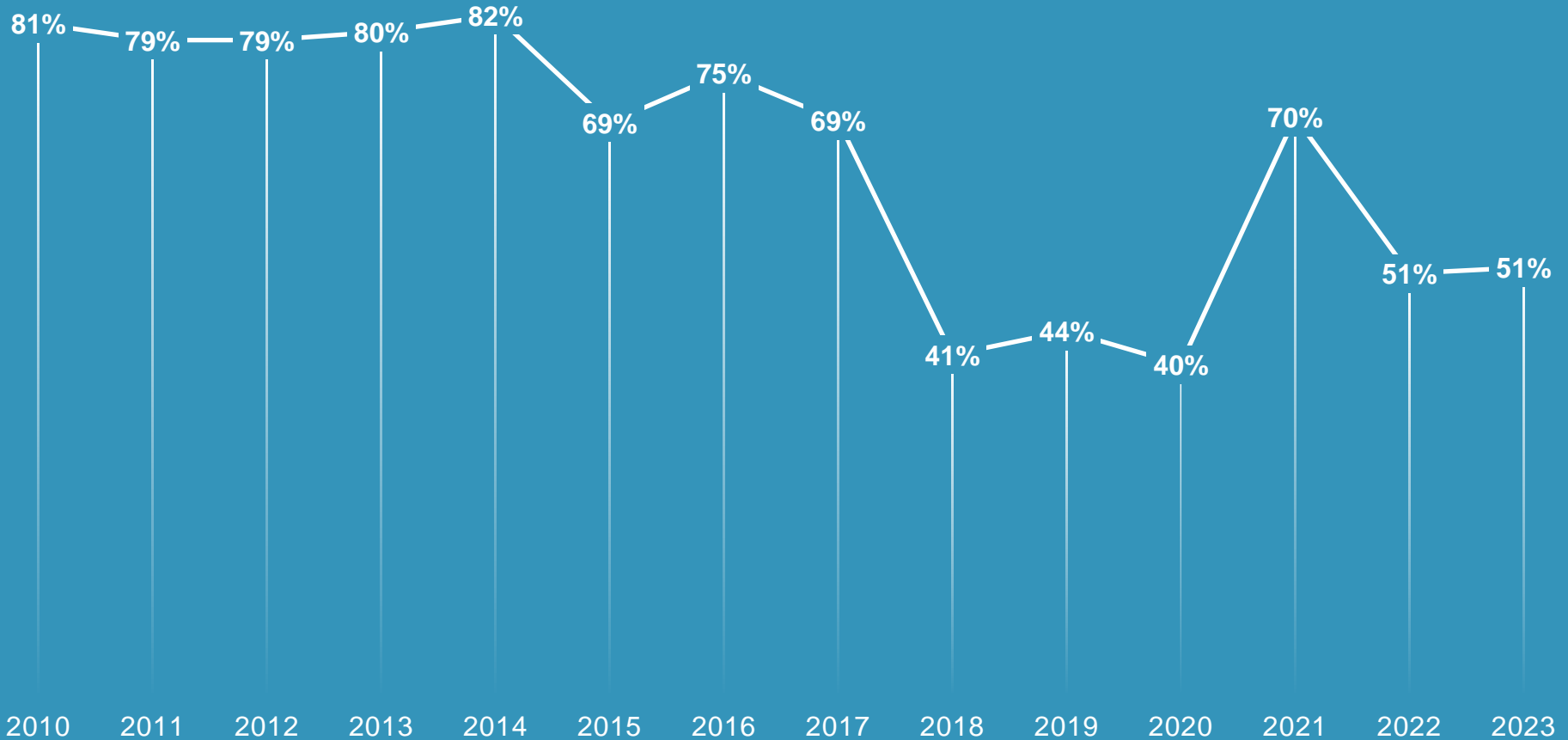




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Youth utilisation



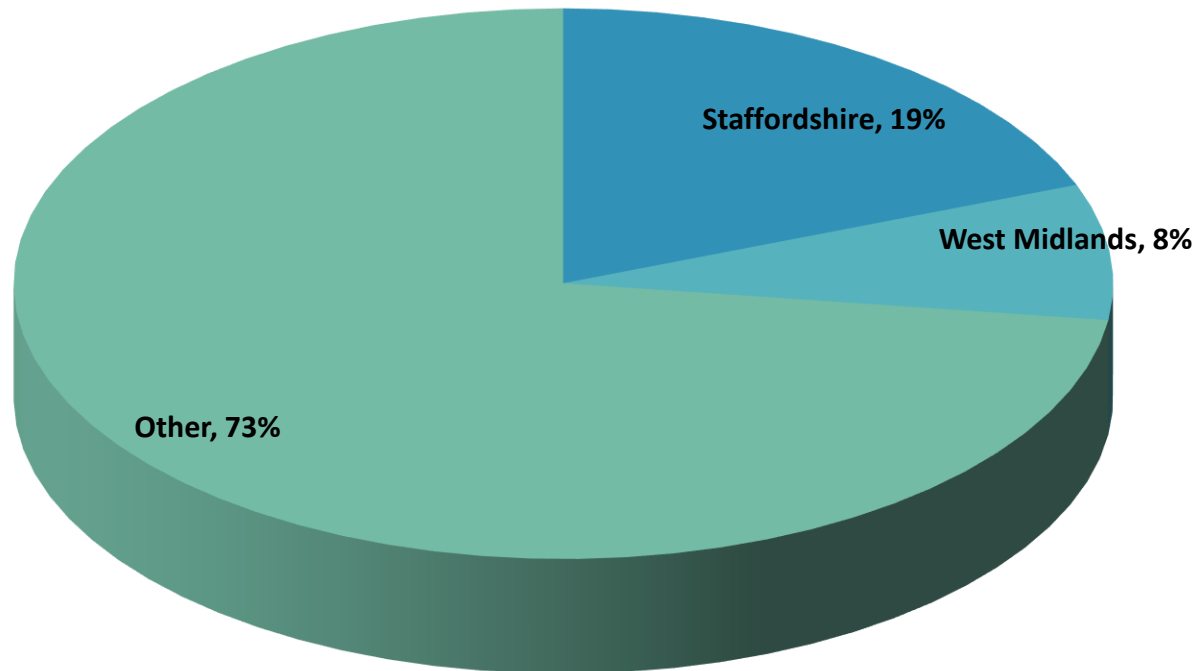


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Membership

- 29 new members (339 total members)





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The youth organisations that have benefited from using us include

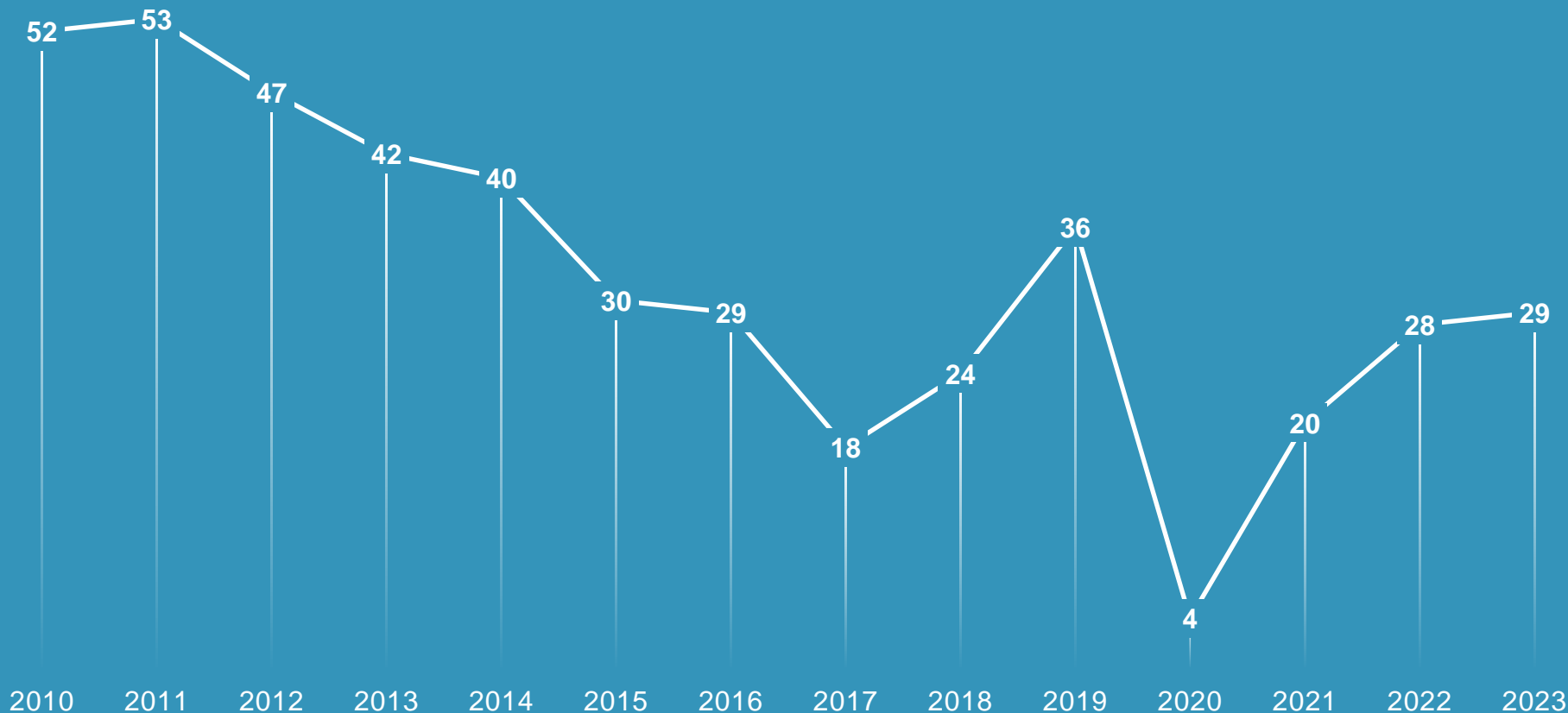
- 301 (bury St Edmunds) Sqn Atc
- Hythe Sea Scout Explorer Unit
- St Agnes Camping Club
- 1st Watchfield And Shrivenham Scout Group
- Sparsholt College
- South Devon College
- Alleyne's Academy
- Blythe Bridge High School & 6th Form
- Liverpool College
- Harpenden Expedition Club 13-19 Yo
- Uni Of Manchester Hiking Club
- Farmor's School



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Whole Centre Bookings





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Financial Summary

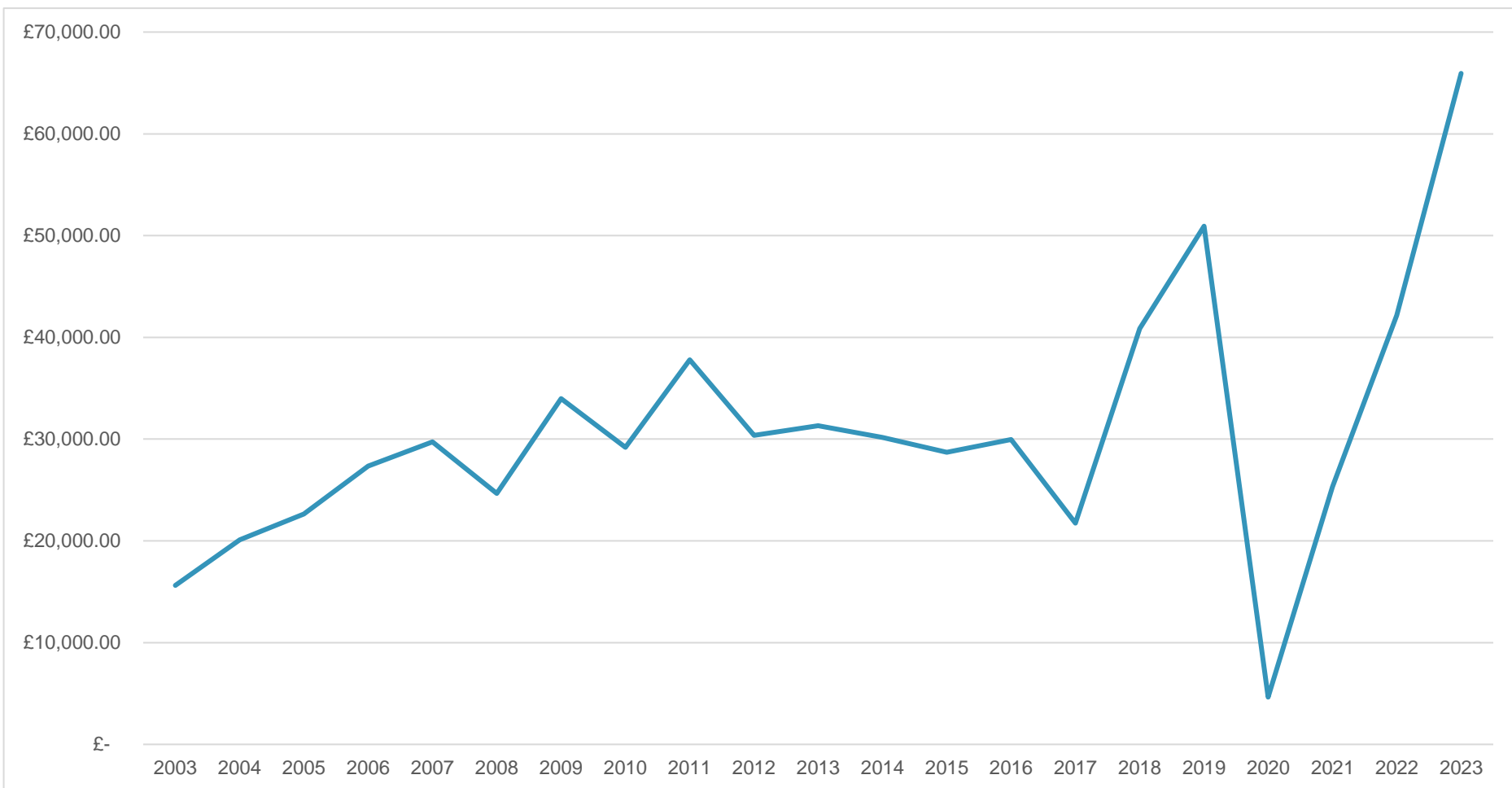
- £65,940 income from bookings
- £669 from donations, fundraising & interest
- £58,185 administrative expenses
(last year £61.6K)
- A surplus of £8,424



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Income from Bookings



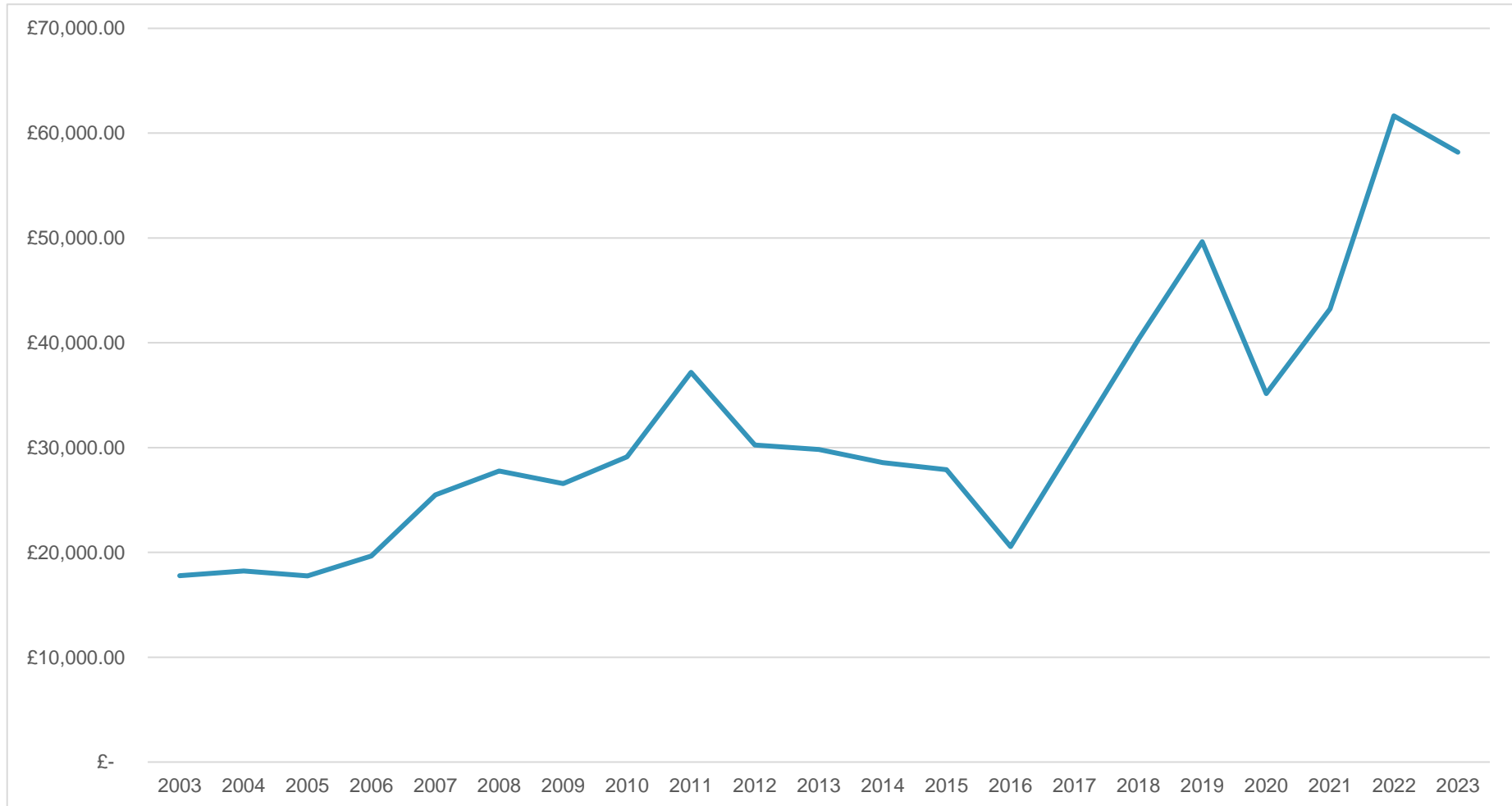
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Expenses



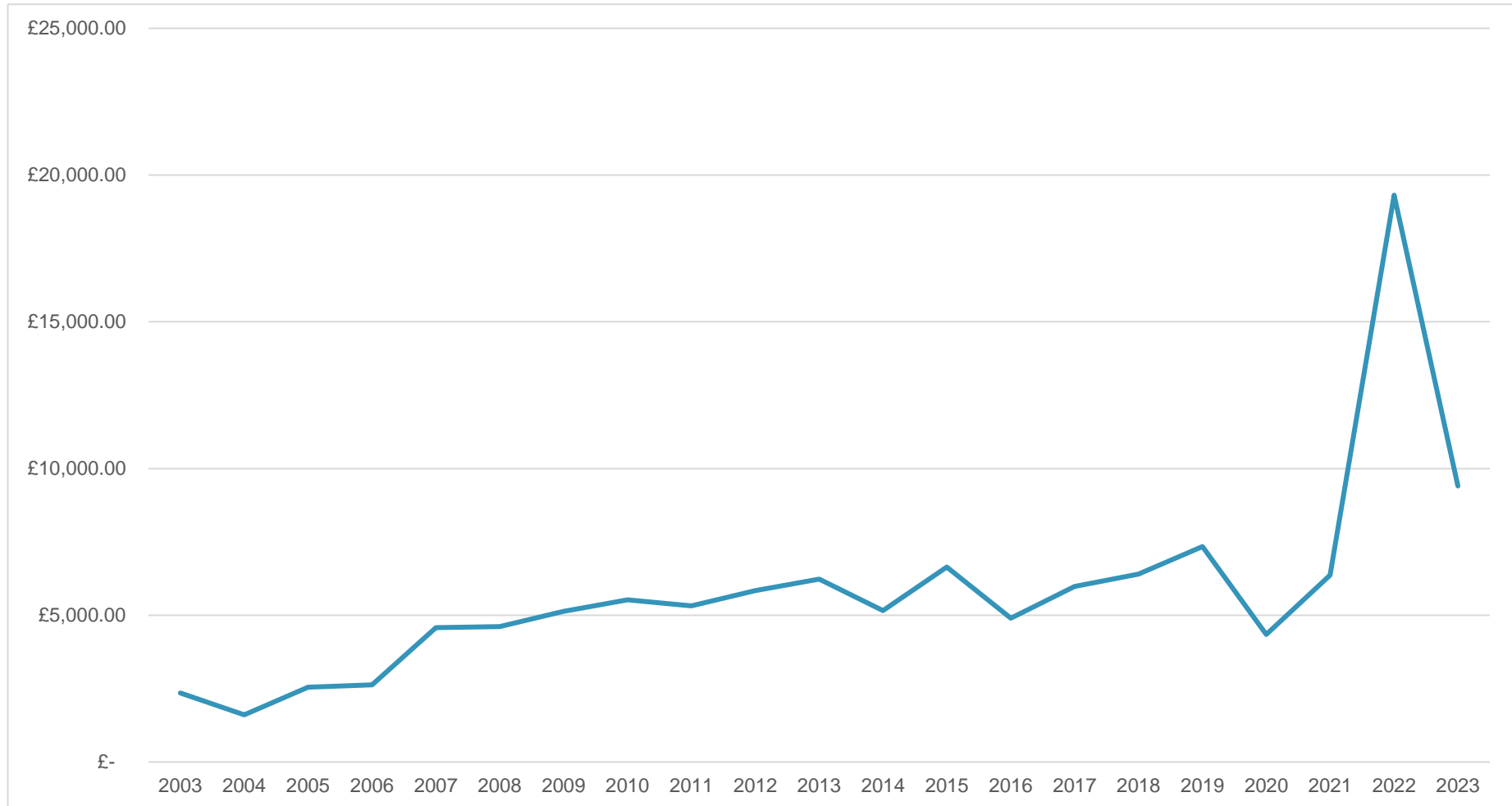
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Light & Heat Costs

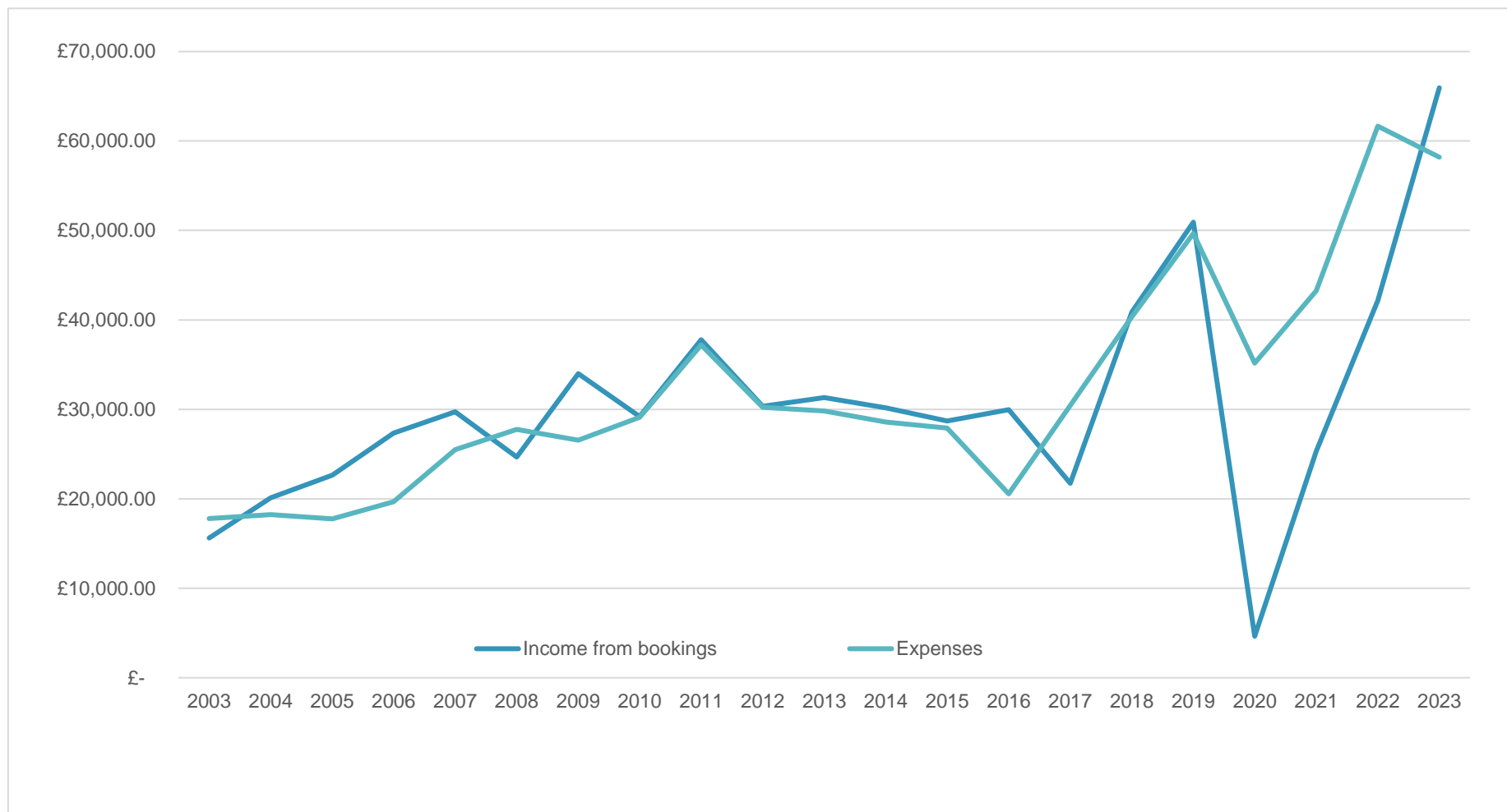




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Income compared to Expenses

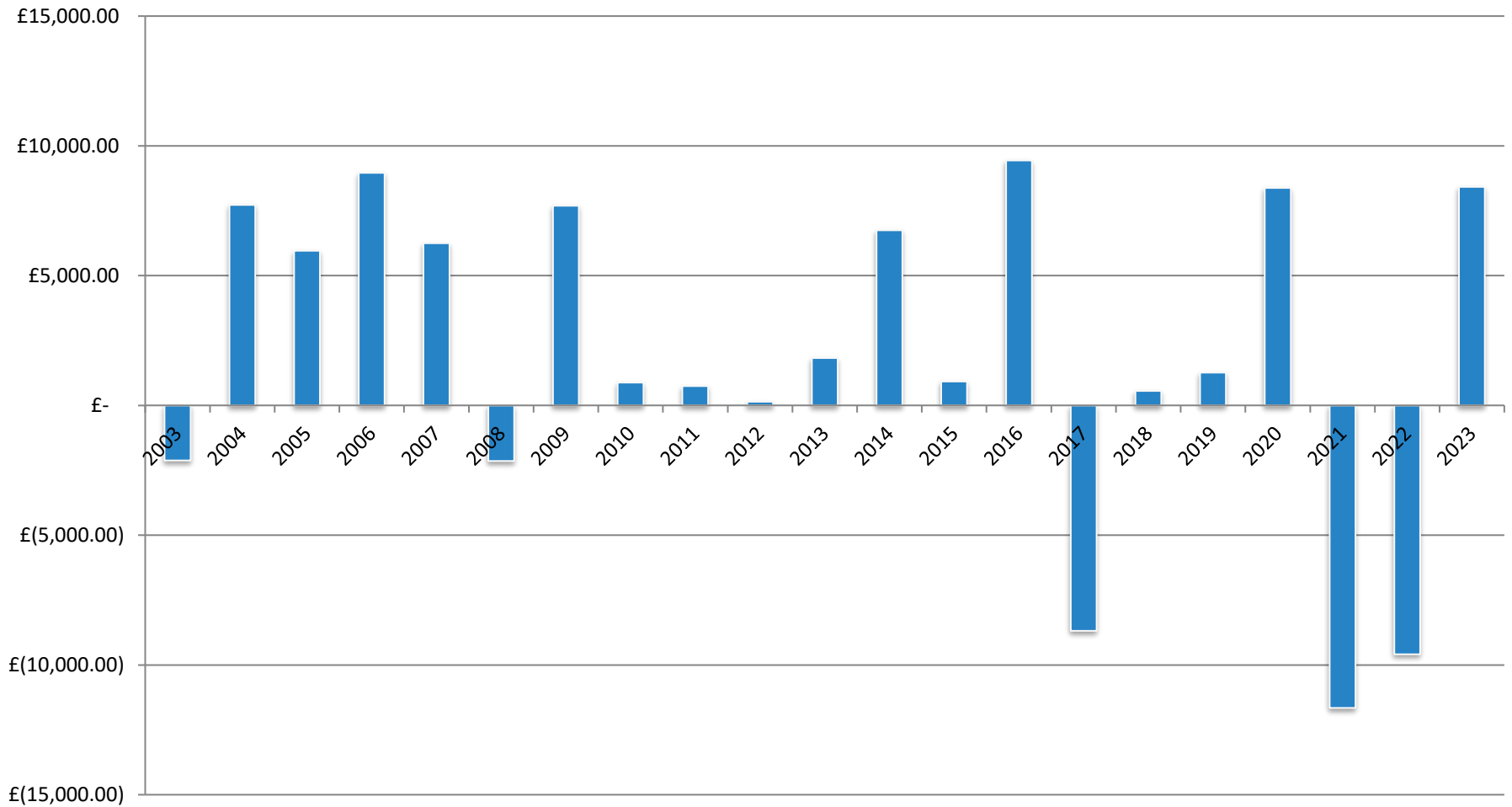




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Performance





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Financial Summary

- Current assets £44,598
- Creditors owed £21,330
- Net current assets **£23,268**
- Assets below reserves policy of £40,000



Management

- New warden – Michele Hopwood
- New Fire & Water Safety Officer Role
- Continued membership of IHUK
- Advertising renewed with GroupAccommodation
- Booking.com used to fill up short term gaps in bookings
- Revised 5 year plan



Management

- Ongoing GDPR Compliance
- Water safety checks performed in-house
- Employer's liability insurance was renewed and displayed
- Fire safety risk assessments have been carried out
- Kitchen extraction system professionally cleaned



Management

- Prices were not increased
- Progress on new booking system
- Valid meetings have been held and minuted
- Risk assessment updated
- Safeguarding policy updated
- Fire Alarm System tested
- Charity commission returns
- Updated fire safety review paperwork



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Achievements

- Installed additional outdoor lighting
- Garden maintenance
- Various painting throughout
- Remaining thermostatic mixer valves replaced
- Ladies push button showers repaired
- Bay window leaks repaired



WOODLANDS CENTRE

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Achievements

- Extended fencing outside from door
- Relandscaping and planting
- New fire escape door in room 4
- Repaired window in room 2
- Various roof repairs
- Replastered some of lounge
- More lights replaced with LED



WOODLANDS CENTRE

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Achievements

- Improved signage
- New outside tap
- New dining tables
- Started work on restoring French drain
- Fitted new central heating pump
- Repaired soffit board above kitchen door
- Cold water storage tank cleaned



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April 2023 Working Weekend





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Sept 2023 Working Weekend





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Oct 2023 Working Weekend





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Feb 2024 Working Weekend





WOODLANDS CENTRE

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Guest Book

April 2023

A warm welcome, comfortable beds, hot showers, a well-equipped kitchen. the ideal location made our stay here very enjoyable. Weve all had a lot of fun here for the week and hope to visit again in the future. Many thanks

City of Cardiff Concert Band, Cardiff University

Thank you for an amazing stay. Warden, Michelle is so friendly and welcoming. What a beautiful home from home. Lots of love, see you soon.

Laura Winder

We loved everything, Great location. Thanks

Aylssa, Perth

Scored 9.0

The staff was really nice and helped me with my heavy luggage. I felt very welcome and it was really clean and comfortable :)

Jennifer, Switzerland

Perfect location and a great host, we'll be back!

Scored 9.0

Woodland Centre was perfect for our trip. We were a family of 3 and I have a fear of fire so the incredible site manager moved us to a room with an external fire exit without hesitation and without judgement. The room had comfy beds and clean bedding. The kitchen and bathrooms were clean and kitted out well. Such a good location and at a great price... we'd definitely book again!

Nothing, it was fab!

Joanna



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Guest Book

Exceptional

Scored 10

The location was great and the staff were really helpful and knowledgeable. The communal room was also great and had games etc that could be used in the evenings.

There wasn't anything that I didn't like. It does only have a few parking spaces but this is due to the central location and there is parking on the road.

Chloe

May 2023

Exceptional

Scored 10

This place is a gem; it's as simple as that!

Juliette, Vietnam

Perfect if you want to walk up a few mountains in the day and have a pub meal at night.

Scored 8.0

Super friendly staff, great location where everything in Betws-y-Coed is walkable and super great value. Highly recommended for a group of friends who want to hit the mountains in the day and have a couple of hours in the pub by night. Nothing. It's not a dislike but be aware, this probably isn't the kind of place you'd bring your wife for a special treat, it's basic accommodation and unbeatable if that's what you're after.

Martin



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Guest Book

Exceptional

Scored 10

Staff were friendly and helpful

Luke

Exceptional

Scored 10

Was perfect super tidy lovely staff right next to pubs/shops couldn't ask for more x They even posted my charger back to my house when I left it behind x

Laura

Lovely place with lovely staff, if you're after a luxurious expensive type place then this probably isn't for you.

Scored 9.0

lovely building

Julie

I found another place to call home as I quietly rest and recharge from the busy world :)

Scored 10

The setting, accommodation, facilities and host are incredible. The kitchen has everything for you to cook just like at home and I was able to make myself a super great lunch, ready for my Snowdon hike! The bedrooms were large with a lot of space for storing your belongings and felt extremely safe. Everything is very clean and nicely kept grounds. Finally, but definitely not last, the warden Michelle is just incredible in welcoming you, helping you if needed and just with a whole lot of life experience that means she can connect and share with guests in a really meaningful way. Even if you are not there looking for that, her presence just really added a whole extra layer of specialness to my time spent there.

Xenia, Netherlands



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Guest Book

Perfect location and great stop

Scored 10

Great location in Betws y Coed to explore the local area. The hostel was perfect for what I needed, bed was comfy, enough space in the room, clean, and had all the facilities I needed. The wardens were lovely and very friendly, thank you so much!

Cara

Superb

Scored 9.0

This was my second stay here and as with the first it was excellent. The Wardens, Michelle and Helen, were super helpful and all the facilities were clean and well maintained. The location is close to shops and pubs and only minutes away from the mountains I came for. I would definitely recommend to any groups or solo travellers.

Chris

“a home from home” - thank you for making us feel so welcome!

Scored 10

really good location, very clean and tidy made to feel very welcome. The host Michele is brilliant and made us feel very welcome and even sent me back some clothes I left behind. thank you, Michele!

Jon

Absolutely fantastic stay

Scored 10

Michelle fantastic host great location excellent value for money

Nicola



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Guest Book

Exceptional

Scored 10

-Amazingly warm-hearted, helpful and caring staff -superb location with an abundance of activities and POI within a 15-mile radius -lovely garden -like staying at your mother-in-law but she's actually nice

Matthias, Germany

I have been travelling for over 2 months and this experience has been my highlight... very special.

Scored 10

I absolutely loved my stay. Michelle is the caretaker and she was just incredible - so nurturing and caring. This place doesn't feel like a hostel, it's cosy, homely and so relaxed and friendly... plus you're surrounded by such beauty just outside the door. It's a really special place.

I truly loved everything and have never felt that before in a hostel.

Southey, Australia

Exceptional

Scored 10

I spent 2 nights at Woodlands Centre and believe me, that place has a very good energy!! Michele, the Warden is a lovely woman, she was very welcoming and always ready to help you 😊 The place is very clean and tidy and has everything you need. Decent price, big well-equipped kitchen, nice lounge, comfortable mattress, great location... And also the garden it's a lovely place to sit down on the grass on a sunny day and chill out with a glass of wine 🍷 I definitely would recommend it and for sure I'll be back soon!

Aina



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Guest Book

Superb value for money

Scored 10

The building was beautiful and the location was spot on. Staff were super friendly and helpful.

Vicky

Wonderful Woodlands

Scored 10

I loved everything about this place. Location was fantastic and Michelle was super helpful and kind. I can't wait to return!
thanks

Jo

Very good

Scored 8.0

Great location, friendly welcome. Liked the cosy lounge with comfy sofas.

Helen

It's a great location for exploring the surrounding mountains, nature reserves, towns and villages.

Scored 10

it's a lovely house in a lovely setting with a great kitchen and communal area along with very helpful friendly Wardens.

Ian

Perfect 👍 Group of 10 mountain bikers stayed 2 nights all in one bunk room. The welcome was warm and friendly from the off. Michelle the warden was brilliant and nothing was too much trouble. The kitchen was perfect and the lounge diner just right. The location in the heart of the village was great. Coupled with the great mountain biking locally made this a perfect few days

John K



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Guest Book

We had a magical stay at the Woodlands Centre. The hostel is out of a fairy tale - rising up from the gorgeous hills of Betws-y-Coed, whose town centre was just a few minutes' walk away. It was the perfect location to go exploring from, with many easily accessible walking paths in all directions close to the hostel. The hostel itself is also a lovely place to spend your time, with a large and functional kitchen, living room, garden and comfortable bedrooms. We were taken care of most hospitably and will definitely be coming back!

5/5

Carlijn Tetteroo

June 2023

Exceptional

Scored 10

Quiet, clean, efficient, easy communication through booking app. Bed was surprisingly comfy and I'm fussy!

John

Brilliant experience, highly recommend

Scored 10

I stayed at Woodlands as a cheap base for climbing Snowdon. Thoroughly impressive facilities for the price I paid - fully equipped kitchen with multiple cooking areas, clean bathrooms with hot showers (maybe too hot!), decent WiFi. Town centre is within walking distance for all essentials. The most outstanding factor however is the service of the staff. The warden went above and beyond to help me after I learned the road to Pen y Pass was temporarily closed. Before my arrival, she checked the adjusted Sherpa bus times at the visitor centre. When it was clear I couldn't make it to the hike's meeting point by bus, she offered to drive me there in the centre's van. Whilst I can't guarantee you'll have the same offer, it is clear the staff at Woodlands are extremely considerate and will do everything in their means to help you. I hope to stay here again. Some areas might get cramped when it's busy - mainly the dormitory and the kitchen. It wasn't busy when I went.

Bessam



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Guest Book

Exceptional

Scored 10

The only downside was that my room was the fire escape, therefore it could not be locked. Otherwise everything was perfect

Lea, Germany

Stunning location, magical premises and warm and hospitable reception. Would strongly recommend!

Scored 10

Our stay at the Woodlands centre was absolutely magical in every way. We were received most hospitably and taken care of so warmly during our stay. The hostel is an absolute dream house from a fairytale in the woodlands of Betws-y-Coed, with the town's centre just at the foot of the small hill. Walking trails in all directions are very easily accessible from the hostel, and we had a wonderful time exploring the beautiful surroundings. And then could enjoy a wonderful evening at home with a fully kitted out kitchen, and big cozy living room, and comfortable beds. We will definitely return!

Nothing was missing!

Carlijn, Netherlands

Greatly located hostel in a beautiful town with all the amenities you need along with friendly and helpful staff!

Scored 10

Amazing location close to restaurants and beautiful walks close by. The buses to Snowdonia are within a 5 minute walk of the hostel as well which was great! The common areas were spacious, a large kitchen to use, showers had hot water and the beds were wooden so there was no squeaking. The staff were lovely and gave us advice for our trip - would stay here again next time we're back!

The pillows on the bed were very thin

Canada



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Guest Book

Exceptional

Scored 10

It's such a magical place where you feel at home! Michelle is so sweet and always up to help!

Neus, Spain

Wonderful place. Clean and friendly, Michelle couldn't do enough for us. Ideal spot for walking and admiring the beautiful scenery. Hidden gem of a place. Definitely going back soon. My teenage boys also felt the same

5/5

Fiona Wa

I absolutely loved my stay at the Woodlands Centre! Wasn't sure what to expect given the super low prices, but the female dorm was clean, the other guests were considerate and quiet, and the warden was so accommodating and helpful! The only thing I would note - if you're traveling in from out of town, the buses to and from the town are sparse, so you'll need to get your timing right on those and plan ahead.

5/5

Cari Reinert

I was a sole traveller staying for the weekend for hiking in beautiful Snowdonia. Quite honestly for the price, I was absolutely blown away by this place and cannot wait to return. Michele, the Warden was an absolute star and was on-hand for just about anything. There was a big family group in and they were great fun and I shared a room with 3 other lone male travellers and we got on well, despite the language barriers! (French and Scouse). We are looking to book the whole place for my Mum's 80th Birthday next year as it's absolutely ideal for big groups. The Savoy it isn't, it's better than that as it's in the heart of one of the best places in the world!

5/5

Rob Groves



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Guest Book

A lovely hostel with a warm welcome and warm beds. The kitchen was great and the showers were excellent. Well located in the middle of the town and within easy reach of all the good walks.

Rooms5.0 **Service**5.0 **Location**5.0

Hotel highlights Great view · Quiet · Great value

Rooms There's a variety of rooms, from single up to a dormitory. Some are lockable, some aren't.

Noteworthy details This place is up a steep hill. Be cautious reversing up the hill as you may damage your clutch if you try. The best thing is to take a bit of a run up in first and just gun it, but make sure you've unloaded passengers and as much luggage as you can first!

Tristan Jones

What a great place to stay, wonderful host and a fantastic area to explore. The woodlands centre has everything we needed and was spotlessly clean. | We were a group of ten mountain bikers and thoroughly enjoyed the area and special thanks to Michele who managed the centre

5/5

Moo J

This time last week a group of us were staying at the Woodlands Centre. It was amazing - the location perfect, the hostel perfect, the warden perfect. Honestly couldn't say anything negative about the place. We had an amazing time and Will absolutely be going back - loved it **100**

Rooms5.0 **Service**5.0 **Location**5.0

Hotel highlights Great view · Quiet · Kid-friendly · Great value

Rooms Spotless and beds were so comfy

Nearby activities Fantastic location

Walkability Right in the heart of the Betws-y-Coed walk to lots of places

Joanne Matthews



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Guest Book

July 2023

Lovely location, friendly hostess, great amenities

Scored 10

Beautiful building, clean dorms, great shared cooking and lounging space.

Amy

Scored 10

Woodlands was a fantastic hostel to stay at in Betws-y-Coed. It is conveniently in close proximity to the town and the train station, and is situated in a picturesque location. The accommodation and facilities were comfortable and clean, and Helen (the host) was very welcoming and hospitable. I look forward to staying here again.

Pikusa

Great stay!

Scored 8.0

Good location

Bathroom was little small

Minesh

Memorable stay because of Michele the Warden !

Scored 10

It's 2 mins walk from all the action in this cute little village and has parking space (2-3) right up to the door. The highlight of the stay is every ready to help Warden Michele - she is so kind and helping.

Everything was awesome.. hot water, clean linen, multiple washroom, clean and well equipped kitchen, large living area..

Anuj, India



WOODLANDS CENTRE

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Guest Book

Very lovely and helpful caretakers, would recommended staying here!

Scored 10

Very costly, great location and great amenities

Summer, Australia

Very good

Scored 8.0

Great kitchen facilities to self cater and a cosy lounge. Great location in Betws. Thankyou. We will back!

Lesley

Very good

Scored 8.0

Spacious lounge/dining room with v. comfortable couches. Well stocked kitchen. Good wifi and coded door eliminated worrying about losing keys. Was able to drop off pack midday and continue looking around town until check-in (big bonus to not have to lug around 20kg of kit). Quick and near access to bus stops, train station, restaurants and a convenience store at bottom of street

Nigel, Australia

Great Experience

I stayed at the woodlands center when travelling alone and it was a great experience. Helen, the warden, was very helpful and extremely nice. The whole place was spotless with continuous maintenance being made. It is located right at the heart of Betws y Coed making the perfect spot for anyone wanting an simple holiday. The place is very safe with locks on both entrance and room doors.

I would definitely recommend it, especially that all profits go to a charity.

Solveig J



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Guest Book

Great stay, Lovely area. Warden Michelle was very accommodating and helpful. Thankyou, see you soon.

A-Level Geography class, Blythe Bridge Sixth Form

Its soooooo Fun !!!! five stars, thanks.

Haris, Yusuf and Idris

August 2023

Exceptional

Scored 10

Michele and Helen are such kind and warm people, they were very helpful with providing suggestions, information, advice, and maps! The location of the property is quite ideal. Use of fully equipped kitchen a definite plus as well.

Fortesa

As soon we arrived one of the lady was there had a really nice welcome and made us feel home 🏠

Scored 10

The staff was really nice and helpful can't expect more to be honest I would love to stay there again

Nothing to dislike

Mousa

A Fantastic week with lots of activities, thoroughly enjoyed by all 20 of us of all ages. Voted our best holiday destination.

Hope to be back next year. Thanks for the welcome.

Hughes, Wilkie, Williams Families

So friendly and comfy, thanks for the brilliant stay

Hemming Family



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Guest Book

September 2023

Superb

Scored 9.0

Professional fully equipped kitchen. Clean bedrooms. Excellent location, friendly staff, clean showers and toilets. A little outdated.

Alena

Exceptional

Scored 10

Great location, clean and comfortable great staff and special thanks to Helen. See you again 😊

Emma

A beautiful little gem in Betws-y-Coed. So friendly and homely energy!! I wish I was staying longer.

Luna Hammelgaard Nielsen

Its absolutely Lovely !!

Nell

October 2023

Very friendly hostel.

Scored 8.0

The staff were extremely welcoming and helpful. They gave me a great personal welcome and tips for exploring the area. They even gave me a WhatsApp number for any queries which was helpful when I needed to find a usb socket. I ended up with the whole 6 bed dorm to myself.

Daisy



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Guest Book

Amazing place for a hostel. I wasn't sure about booking into a hostel but had the best time. Thank you so much for every
Scored 10

Facilities were great for a hostel. Clean toilets, handy and functional self-catering kitchen. Staff- Michelle and Helen were lovely

Chern

Very clean and great value for money

Scored 9.0

Impeccably clean, a very warm and friendly welcome from the wardens. Location is great, right in the centre of Betws, Londis round the corner and nice pub 2 minute walk. Kitchen was super well equipped if you wanted to do your own cooking.

Jack

We did a lot of things and enjoyed ourselves. Thankyou very much. Bigger beds pleas (Steve 6ft3!)

Terry Bond & Steve Carter

Thanks for having me, lovely stay, cute little room, slept like a dream. Will visit next year for sure

Matt Fox, Manchester

Great location for a get together with friends or family. This place is in a stunning location for the area. It is easy to walk into town to all the amenities and food places with no hassle. The centre is a fab building. It has everything you need. Great showers, comfy beds, fully equipped kitchen and drying room for wet biking gear. Michelle and Helen were very friendly and welcoming and provided a great weekend to us. Having the lounge available to chill out in on an evening was great thing and allowed for lots of chatting and socialising. Such a fab place - we will be back next year to do more exploring from here. Thanks so much to everyone who works so hard keeping this centre going.

lougo78



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Guest Book

Thankyou so much for a lovely stay! Had the best time

Chem, Edinburgh

November 2023

Superb

Scored 9.0

Excellent place to stay, friendly, clean good location.

Richard

The Accommodation and location meet my expectations and requirements, couldn't have gone any better

Scored 8.0

location was great

Dave

We LOVE the Woodlands Centre!! Very cosy and had a lovely weekend ♥ we will be back soon!!!

Becca, University of Manchester Hiking Club

We stayed here with a school group in September 2023 and hired the whole centre for a very good rate using the email contacts on the centre's website.

It is in a great location and was easy to park our minibus. The rooms are well sized for dorm types, there is a nice lounge to relax and eat in, the showers along with everything else were very clean and the kitchen was very well stocked.

We would recommend for school groups of up to around 25 pupils.

Rooms5.0

Service5.0



WOODLANDS CENTRE

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Guest Book

Exceptional

Scored 10

Warden was friendly and helpful. Place was clean and had everything I needed, drying room was handy. Would stay again

Daniel

December 2023

Warm, welcoming and wonderful

Scored 8.0

The Woodlands Centre is a warm and welcoming property. We were hosted by the wonderful Michelle. The location is superb, the single room comfortable and warm. I would highly recommend a stay if you are looking to hike, walk or engage in outdoor sports.

Tania

A comfortable and cosy stay well placed for all occasions.

Scored 10

Very well placed, well set up with all necessities. Very comfortable as well. Staff were so kind and helpful. Would definitely recommend staying here and will absolutely be back again!

Quite a steep hill up to the entrance so something to keep in mind for those with mobility issues. Otherwise everything was amazing!

Meghan, Australia

Excellent value if you are looking for a simple place to stay and explore the local area.

Scored 9.0

Great location and car parking. Everything you need and fantastic value for money.

The showers are shared with other guests. The building is old but we'll maintained.

Jovan, Netherlands

The Barn Outdoor Pursuits Association - Registered Charity No 519951



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Guest Book

I can't praise the place enough fantastic

Scored 10

Every single detail was taken care from the beginning. Micheal Greeted us and showed us everything we needed to know . The facilities for mountain biking, hiking, walking are amazing. Enough showers for a big group. Kitchen was fully equipped and clean. Rooms are clean and comfortable. Fully equipped drying room perfect for our needs

Paul

Thankyou for your hospitality. We will be back again !!! merry Christmas !!!

Jovan, Murray, Ilkam, Karl

Would like to say a big thankyou to Helen, for such a lovely stay, we will be back soon.

Irene Smith

We had such a lovely stay at woodlands, our host Helen could not have been more accommodating and helpful.

Anonymous

Thankyou to Helen for being the perfect host! Cant wait to come back!

Stephen, Laura and baby Arlo 😊

Thankyou Helen for being our wonderful host during our stay, we love it. Cant wait until next time.

Sam

Sad our Trip has come to an end but what a fantastic stay, thankyou Helen for your amazing hospitality 😊 can not wait to return

Shannon H, Liverpool



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Supporting access to the outdoors since 1959

Guest Book

More amazing memories made, Thanks Helen x

Sarbutts family, Liverpool

Mckenier family, Newcastle

Wells family, Cheshire

super Stevenson's, Sheffield

I stayed at the woodlands centre twice now !

Fantastic staff who went that extra mile to make our stay very pleasant. We go to the area to ride mountain bikes. This place is perfect. Plenty of showers, Fantastic drying room, fully equipped kitchen with everything we required .

Only wished I had found this place earlier. We have been riding in that area for 10 years and this place is amazing

Geoff

January 2024

Very Nice Place

Scored 10

The staff were very friendly. Comfy bed. Good value for money.

Michael

I would definitely stay here again.

Scored 10

Despite the building being a little run down, the location is amazing, the shared communal room is very cosy, the staff were super friendly, and the kitchen is almost a commercial-style kitchen with everything you could need.

No lockable storage space in the dorm.

Kirsty



WOODLANDS CENTRE

Supporting access to the outdoors since 1959

Guest Book

February 2024

Exceptional
Scored 10

I haven't stayed in a hostel for many years, and I was worried that I might regret my choice, but this hostel is excellent! It is clean and has everything you need. I was there in February and there weren't many guests. There are loads of places to eat around, including a bakery and a pizza restaurant. The town itself is stunning. I am planning to return.

Milda

Fantastic location, cosy, great facilities. Wared Michelle could not have been more helpful. See you again hopefully soon.

Sunny Rhyl

March 2024

Exceptional Scored 10

This place is a gem; it's as simple as that!

Juliette, Vietnam

Exceptional Scored 10

Great location, really welcoming, excellent kitchen facilities, great value for money.

Sophie

Great value for money, it had everything I needed for a lovely stay. Scored 9.0

Perfect location for exploring Snowdonia. Michele the warden was super helpful. The kitchen facilities and drying room were great.

David



WOODLANDS CENTRE

Supporting access to the outdoors since 1959

Guest Book

Friendly staff, interesting guests mainly hikers and cavers. Access to a kitchen is useful when one of your party has a food intolerance and this was well equipped.

We were fine with everything.

Hobbs

Superb Scored 9.0

Impressive house and gardens with good facilities including a kitchen and drying room and friendly wardens. Short walk to the shops and restaurants of Betws-y-Coed and there are good local walking options along the river and into the woods.

David

Superb Scored 9.0

Good location, friendly and relaxed welcome and general atmosphere. Good facilities

Heating didn't come on on Saturday evening.

Steve

My best days in the UK - simple and peaceful Scored 10

Wonderful surroundings and a beautiful building. I liked the vibe of a country hostel with the facilities such as shower- and drying-room. It was very quiet and peaceful during winter and close to hiking trails as well as the train station.

Heating had to be adjusted by the warden manually, but that didn't bother me because I don't like it too warm anyway so I didn't "complain" about it. If I would they would have fixed it immediately.

Philipp, Germany

Thank you for being so accommodating and pleasant company! Lovely little birthday stay! Usystkiego najlepszego! – best wishes in polish 😊

Seb, Bristol



WOODLANDS CENTRE

Supporting access to the outdoors since 1959

Guest Book

Cheers Michelle! Great host, lovely place to bunker between hikes

Bradley S, Perth WA

Another warm and welcoming stay.....Thank you!! what a gem this place is

Dec and Dan

Very rainy, but therefore had great use of the dry room. Overall loved the place and the large rooms, definitely a trip to remember in years to come

Emily, Maddie, Ruby & Daisy Upton Hall school, Wirral

Awesome as ever! Thanks again, see you next year!

Farmor's school, Fairford

I really needed some time on my own and staying here was a lovely experience! Helen Thank you!

Gosra 😊

Had an amazing stay Helen was so friendly and welcoming. Will be back x

Mo Linton

Thankyou Helen for opening the door for us every time 😊 brilliant stay

Claire & Martin, Aylesbury

Warm, welcoming, great value for money, clean, friendly = Perfect! thank you for a great stay

Sophie Kemsley, Faversham Kent



WOODLANDS CENTRE

Supporting access to the outdoors since 1959

Future tasks & improvements

- More LED lighting
- Signage for gate
- Fit cistern overflows
- Ongoing review all regulatory paperwork
- Alterations to drying room
- Bunk bed lighting & usb sockets
- Phase 2 path resurfacing



WOODLANDS CENTRE

Supporting access to the outdoors since 1959

Future tasks & improvements

- Repair boundary dry stone wall
- Repair broken floor tiles in hallway
- Paint fire escape
- Bin store renovation
- Repairs to games room roof
- Paint and repair front porch woodwork
- Complete French drain restoration



WOODLANDS CENTRE

Supporting access to the outdoors since 1959

Future tasks & improvements

- Ongoing refresh of kitchen and equipment
- Ongoing garden maintenance
- New signage board



WOODLANDS CENTRE

Supporting access to the outdoors since 1959

Projects

- Renovation of male toilets
- New cold water storage tank
- Boiler repairs
- Replastering of hall, landing stairs
- Secure equipment/bike storage
- Replace remaining bunk beds



WOODLANDS CENTRE

Supporting access to the outdoors since 1959

Future Projects

- Additional parking
- Replace hot water system in warden accommodation
- Additional bathroom on top floor
- Kitchen renovation
- New booking system
- New membership scheme
- Review admin systems



WOODLANDS CENTRE

Supporting access to the outdoors since 1959

The future

- Revised plan
 - 55% utilisation by year end 2027
 - With minimum 70% of usage by youth groups
 - Continue to renovate and improve the centre
 - 2 Full-time staff equivalent



WHAT'S NEXT?



WOODLANDS CENTRE

Supporting access to the outdoors since 1959

Reserves policy

- Funds will be sufficient to
 - cover one years running costs
 - avoid necessity of realising fixed assets
- Funds will be designated to specific projects
- Some reserves will be invested
- Reserves policy set to £40,000



WOODLANDS CENTRE

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25% Price increase Apr 2025



WOODLANDS CENTRE

Supporting access to the outdoors since 1959

Future Targets

Year End	Target Utilisation	Actual Utilisation	Target Adult Bed Sales	Actual Adult Bed Sales	Target Youth Bed Sales	Actual Youth Bed Sales	Target Income	Actual Income
2023	35%	32%	4200	3806	2300	1923	50K	42K
2024	40%	39%	4800	4693	2700	2416	53K	65K
2025	45%		5400		3200		58K	
2026	50%		6000		3800		62K	
2027	55%		6600		4600		65K	



WOODLANDS CENTRE

Supporting access to the outdoors since 1959

Budget for YE2025

	Apr/May/Jun	Jul/Aug/Sep	Oct/Nov/Dec	Jan/Feb/Mar	TOTAL
	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET
Business Rates	£ -	£ -	£ -	£ -	£ -
Trade Waste	£ 315.00	£ 315.00	£ 315.00	£ 315.00	£ 1,260.00
Water	£ 360.00	£ 360.00	£ 360.00	£ 360.00	£ 1,440.00
Gas & Electric (Utility Warehouse)	£ 2,700.00	£ 2,700.00	£ 2,700.00	£ 2,700.00	£ 10,800.00
Insurance (WRS)	£ 550.00	£ 550.00	£ 550.00	£ 550.00	£ 2,200.00
NI & Pension	£ 550.00	£ 550.00	£ 550.00	£ 550.00	£ 2,200.00
Payroll Services	£ 40.00	£ 40.00	£ 40.00	£ 40.00	£ 160.00
Warden Salary	£ 4,062.50	£ 4,062.50	£ 4,062.50	£ 4,062.50	£ 16,250.00
Fire & Water Safety Salary	£ 812.00	£ 812.00	£ 812.00	£ 812.00	£ 3,248.00
Booking Clerk Salary	£ 812.00	£ 812.00	£ 812.00	£ 812.00	£ 3,248.00
TV, Telephone & Broadband (PlusNet)	£ 200.00	£ 200.00	£ 200.00	£ 200.00	£ 800.00
Health & Safety (Fire, Water, Duct, PAT, etc)	£ 500.00	£ 500.00	£ 500.00	£ 500.00	£ 2,000.00
Website & Hosting	£ 100.00	£ 100.00	£ 100.00	£ 100.00	£ 400.00
Accountant's Fees	£ 170.00	£ 170.00	£ 170.00	£ 170.00	£ 680.00
Bank charges	£ 22.50	£ 22.50	£ 22.50	£ 22.50	£ 90.00
Marketing	£ 600.00	£ 600.00	£ 600.00	£ 600.00	£ 2,400.00
Travel Expenses	£ 80.00	£ 80.00	£ 80.00	£ 80.00	£ 320.00
Consumables (Toilet Rolls, etc)	£ 300.00	£ 300.00	£ 300.00	£ 300.00	£ 1,200.00
Maintenance & Repairs	£ 3,000.00	£ 3,000.00	£ 3,000.00	£ 3,000.00	£ 12,000.00
New Equipment (E.g. Hover, ladders etc)	£ 1,000.00	£ 1,000.00	£ 1,000.00	£ 1,000.00	£ 4,000.00
Planning consultancy fees and related costs	£ -	£ -	£ -	£ -	£ -
Subscriptions (SCYVS, ICO, etc)	£ 10.00	£ 10.00	£ 10.00	£ 10.00	£ 40.00
TOTALS	£ 15,509.00	£ 15,509.00	£ 15,509.00	£ 15,509.00	£ 64,736.00



WOODLANDS CENTRE

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Budget for projects

Renovation of male toilets	£15,000
New cold water storage tank	£5,000
Boiler repairs	£500
Replastering of hall, landing stairs	£1000
Secure equipment/bike storage	£500
Replace remaining bunk beds	£350
Total	£22,350



WOODLANDS CENTRE

Supporting access to the outdoors since 1959

Projections

Sales to date	£34,000
Booking.com	£30,000
Fundraising	£1,000
Total	£65,000



WOODLANDS CENTRE

Supporting access to the outdoors since 1959

New Membership Scheme

Member Type	Description	Cost £/yr		
Individual	Adults, Club, Families	£10	£1.66	£43
Corporate	Outdoor adventure company	£90	£1.66	£43
Community	Uniformed organisations, Universities, HE Colleges, Charities, Church Groups, Mountain Rescue, Search & Rescue, NHS workers	£30	£6.20	£161
Youth	Youth groups, Schools, FE Colleges, Scouts, Guides, Brownies, Brigades, Explorers, Duke Of Edinburgh Awards, Cadets, Junior Football clubs	£30	N/A	£320
Volunteer	Anyone who regularly attends our working weekends	£0	£6.20	£161



WOODLANDS CENTRE

Supporting access to the outdoors since 1959

New Booking System

≡

Woodlands Centre

Home

Bookings

Dashboard

Bookings

New booking

Diary

Availability

Resources

Rate plans

Discounts

Members

Messaging

Help & Support

Settings & Privacy

Built by:
 Copper Cloud © 2024

August 2024 Diary

Sunday

Monday

Tuesday

Wednesday

Thursday

Friday

Saturday

28 Pete Wilkie x 16	29	30	31	1	2	3 Jake Hope x 30
4 Jake Hope x 30	5	6	7	8	9 Amy Fennell x 20	10
11	12 Rowenna Koryang x 27	13	14	15	16 Sharon Fanning x 3 Dewi Wahyudi x 1 Robert Bryson x 1	17 Tim Hall x 6
18 Dewi Wahyudi x 1	19 Andrew Hislop x 1 Isabelle Whittle x 3	20	21	22	23 Tracey Oxley x 20	24
25 Tracey Oxley x 20	26	27	28 Christopher Ovenden x 1	29	30 Marcelo Barbosa x 32	31

THE BARN OUTDOOR PURSUITS ASSOCIATION

FINANCIAL STATEMENTS

FOR THE YEAR ENDED

31 MARCH 2024

CHARITY NUMBER: 519951

Jan G Gromadzki
Chartered Accountant
13 Wolverhampton Road, Codsall,
Wolverhampton, West Midlands,
WV8 1PT.

Tel No: 01902 844873

THE BARN OUTDOOR PURSUITS ASSOCIATION

INDEX TO THE FINANCIAL STATEMENTS

	<u>Pages</u>
REPORT OF THE TRUSTEES	1 - 17
TRUSTEES' RESPONSIBILITIES	18
CHARTERED ACCOUNTANT'S REPORT	19
INCOME AND EXPENDITURE ACCOUNT	20
STATEMENT OF TOTAL RECOGNISED GAINS AND LOSSES	20
STATEMENT OF FINANCIAL ACTIVITIES	21
BALANCE SHEET	22
NOTES TO THE ACCOUNTS	23 - 26
DETAILED INCOME AND EXPENDITURE ACCOUNT	A
SCHEDULE OF ADMINISTRATIVE EXPENSES	B

REPORT OF THE TRUSTEES TO THE MEMBERS OF
THE BARN OUTDOOR PURSUITS ASSOCIATION

The Trustees submit their report together with the accounts of the Association for the year ended 31 March 2024.

Reference and administrative details

Association name:	The Barn Outdoor Pursuits Association	
Charity registration number:	519951	
Registered office:	Woodlands Vicarage Road Betws-y-Coed Wales LL24 0AD	
Business address:	84 Peakes Road Rugeley Staffordshire WS15 2LX	
Trustees:	James D Williams Miss Louise Hill Mrs Lesley Boxall Eric N Drinkwater Miss Louise Evans Mrs Jan Hardware Andrew Gilbert Ms Catriona Longford James Whitford	Chairperson & Treasurer Vice chair & Secretary Sponsorship Internal auditor & Procurement Promotions & Publicity
Secretary	Miss Louise Hill	
Treasurer:	James D Williams	
Warden:	Ms Michele Lisa Hopwood	
Bankers:	HSBC Bank plc 14 Upper Brook Street Rugeley Staffordshire WS15 2DW	
Accountant	Jan G Gromadzki Chartered Accountant 13 Wolverhampton Road, Codsall, Wolverhampton, West Midlands, WV8 1PT.	

REPORT OF THE TRUSTEES TO THE MEMBERS OF

THE BARN OUTDOOR PURSUITS ASSOCIATION - CONTINUED

Structure Governance and Management

Governing Document

The Organisation was founded in 1959 and its governing document is its Constitution dated 24 September 1998.

The Association is registered as a charity with the Charities Commission. All of the trustees are members of the Association. No trustee has a beneficial interest in the Association. Membership of the Association is open, irrespective of sex, sexual orientation, race, nationality or political, religious, or other opinion to:

- (i) Individuals aged eighteen or over.
- (ii) Individuals aged under eighteen years who shall be known as junior members. They shall have the power to elect one of their number to represent them at meetings, but that representative shall have no voting rights.
- (iii) Associations and organisations, whether corporate or unincorporated, which operate solely or in part within the area of benefit, are voluntary or non-profit distributing and which wish to support the objects of the Association, which shall be known as Affiliated Groups.
- (iv) The Statutory Authorities in whose administrative area of benefit lies.

The number of Association members at 31 March 2024 was 339 (2023 - 310).

Appointment of Trustees

The Trustees shall under the requirements of the Constitution of the Association retire from office at the Annual Members' Meeting and may, if willing to act, be re-appointed. New Board Members can be appointed during the year, but have to be re-elected at the Annual Members' Meeting.

Trustees at 31 March 2024 are listed on page 1. At the Members' Meeting held on 24 April 2024 all the Trustees offered their resignations. All of the Trustees were re-elected for a further term of office.

Trustee Induction and Training

New Trustees will receive an induction pack including:

- a copy of the Constitution of the Association;
- a copy of the Charity Commission leaflet - The essential trustee;
- a letter indicating the function of the board of trustees and the frequency of meetings;
- a copy of the latest reports and financial statements.

New Trustees are also invited and encouraged to attend induction sessions lead by the chairman/secretary for familiarisation with the documents and discussion/explanation of the roles and responsibilities associated with their appointment as a Trustee. A visit to the "Woodlands" Centre to meet the Warden and gain an overview of the day to day activities and operating procedures of the Centre is also arranged with further follow up visits during their period of office.

REPORT OF THE TRUSTEES TO THE MEMBERS OF
THE BARN OUTDOOR PURSUITS ASSOCIATION - CONTINUED

Organisational Structure

The Association's constitution allow the Board of Trustees to consist of not less than three, but there is no upper limit. The current board, who are listed on page 1 has nine active members and is required to meet not less than four times a year, with interim meetings if required to deal with specific items of business.

The Board is responsible for the oversight and strategic planning of the operation of the Centre and the operation of the organisation as a charity.

The day to day running of the Centre is delegated to the Warden and the Booking Clerk, who are appointed by the Board.

The Trustees look after financial aspects of the organisation with most day to day activities being delegated to the Warden and Booking Clerk.

The Warden and Booking Clerk may attend board meetings, when requested to report, discuss and advise as necessary but have no voting rights.

Risk Management

The Trustees have policies in place to ensure compliance with regulations relating to the health and safety of staff, volunteers, service users, and visitors. These include procedures in the event of fire, illness/accident, suspected abuse and to ensure high standards in food and kitchen hygiene. A general outline of legislation is also displayed at the Centre.

Risk assessments are carried out in respect of any perceived hazards and procedures developed to minimise any potential risk. These are reviewed at least annually.

The Association complies with the Working Time Directive, which came out on 1 October 1998 and the National Minimum Wage, which came into Force on 1 April 1999 and any subsequent updates.

The Trustees have also implemented policies for dealing with complaints, complements, grievance and discipline.

The Association has insured with Ansvar Insurance through W R S Limited - Insurance Brokers both public liability insurance and employer's liability insurance.

Related Parties

There is at present no formal agreement with other parties. However funds have in the past been donated from the Community Fund for the original purchase of "Woodlands" and operational support from Staffordshire County Council. In a previous year a grant of £ 5,000 was received from Garfield Weston Foundation to help fund the construction of the Warden's accommodation.

REPORT OF THE TRUSTEES TO THE MEMBERS OF

THE BARN OUTDOOR PURSUITS ASSOCIATION - CONTINUED

Objectives and Activities

When planning the activities for the year the Board of Trustees have considered the Charity Commissioners' guidance on public benefit. The objects of the Association are, by associating together with the inhabitants of Staffordshire and to the surrounding areas and Local Authorities, voluntary and other organisations in a common effort to provide, in the interests of Social Welfare and the advancement of education, facilities for recreation and other leisure time occupations for the young people of Staffordshire and other surrounding areas, being facilities:-

- (i) Of which those persons have need of reason of their youth, disablement, or social and economic circumstances, and
- (ii) Which will improve the conditions of life to such persons by promoting their physical, mental, social, and interpersonal well-being and in any manner, which is, or thereafter may be deemed by law to be charitable.

Achievements and Performance

Review of business

This year has seen the Centre begin to exceed pre-pandemic levels and the Centre continues to be busy. We are very pleased to report that we have had 367 bookings for 4,693 bed nights which equates to 39% utilisation, an improvement of 22% on the previous year. 29 of the bookings were for the whole Centre, which is back to the numbers we saw prior to the pandemic effected period. The membership also grew during this period by 29. Youth utilisation remained steady at 51% from 22 bookings which accounted for 2,416 bed nights.

The youth organisations that have benefited from the Centre include:

- 301 (Bury St Edmonds) Sqn Atc
- Farmer's School
- Hythe Sea Scout Explorer Unit
- St Agnes Camping Club
- 1st Watchfield and Shrivensham Scout Group.
- South Devon College
- Sparsholt College
- Alleyne's Academy
- Blythe Bridge High School & 6th Form
- Liverpool College
- University of Manchester Hiking Club
- Harpenden Expedition Club 13-19.

Income for the year, which was mainly from booking sales, improved on previous highs to be £ 65,950. Despite the rise in cost of living expenses on consumables ,utilities and inflationary costs, total expenditure was successfully reduced to £ 58,185. This reduction was mostly due to the change in utilities provider, but the positive effect has been dampened by the higher costs for consumables this year. As this situation further improves, we hope to better reflect the increased income from bookings and begin a new phase of larger scale reinvestment projects in 2024-25.

REPORT OF THE TRUSTEES TO THE MEMBERS OF

THE BARN OUTDOOR PURSUITS ASSOCIATION - CONTINUED

Achievements and performance - continued

Review of business – continued

Having realigned our growth plan following the Covid pandemic, we are pleased to report the utilisation figures line up with our target of 55% by 2027. Youth group utilisation has also remained consistent with growth towards the 70% target. Overall income has exceeded the target for the year at £ 65,000. Future target income figures may need to be realigned.

Our marketing strategy continues to use social media successfully, in conjunction with The Independent Hostels Association IHUK which is working well. We have also maintained use of GroupAccommodation.com for selling to groups and Booking.com to fill up short term gaps in between group bookings.

This year we recruited a new Warden, Michele Lisa Hopwood, who along with Fiona Witton (Booking Officer) and Helen Randles in her new role as Fire & Water Safety Officer and Cover Warden, continue to support the day-to-day functions of the Centre. Work on regulatory policies and GDPR compliance continued to be a focus this year.

Water safety checks were performed by Helen Randles with the help of Advance Water Services. The employer's liability insurance was renewed, and the certificate displayed at the Woodlands premises. We carried out all necessary fire safety testing and completed a fire risk assessment, updating the logbook with any new findings or actions. The kitchen extraction system was also professionally cleaned and serviced. Good progress continues to be made on the new booking system.

Despite rising inflation increasing the cost of provision more generally, we have been able to successfully hold our pricing structure in 2023-24 and ensure we remain affordable through the youth rate for our target groups. We plan to review the pricing structure in Spring 2025 (to impact year 2025-26)

All Trustees' meetings have been minuted and were conducted according to our constitution. The minutes are stored in our SharePoint and are available at any time. All necessary correspondence has been dealt with.

Activity on the website has continued to restore to pre-pandemic levels. Organic search accounted for 68% of our website traffic. Facebook and IHUK were our top referrers to the website.

We held four working weekends during the year in April 2023, September 2023, October 2023 and February 2024. Our volunteers enjoy giving back to the Centre and we had a great turnout to each. Together with our volunteers and members the Trustees have managed to achieve a huge amount. Some of the achievements are listed as follows:

- Installed additional outdoor lighting.
- Garden maintenance.
- Ladies push button showers repaired.
- Repaired soffit board above kitchen door.
- Relandscaping and planting.
- Bay window leaks repaired.
- Various roof repairs.
- Repaired window in room 2.

REPORT OF THE TRUSTEES TO THE MEMBERS OF
THE BARN OUTDOOR PURSUITS ASSOCIATION - CONTINUED

Achievements and performance - continued

Review of business – continued

- Fitted new central heating pump.
- Started work on restoring French drain.
- Various painting throughout.
- Remaining thermostatic mixer valves replaced.
- Replastered some of lounge.
- More lights replaced with LED.
- New fire escape door in room 4.
- New dining tables.
- Improved signage.
- New outside tap.
- Extended fencing outside from door.
- Cold water storage tank cleaned.

The Board of Trustees wishes to place on record its appreciation for all donations to the Association and thanks to all volunteers for providing continued support.

Plans for Future Periods

Tasks and improvements set for the coming year are:-

- Alterations to drying room.
- More LED lighting.
- Fit cistern overflows.
- Ongoing review of all regulatory paperwork.
- Signage for gate.
- Bunk bed lighting and USB sockets.
- Repair boundary dry stone wall.
- Phase 2 path resurfacing.
- Repair broken floor tiles in hallway.
- Repairs to games room roof.
- Paint and repair front porch woodwork.
- Paint fire escape.
- Complete French drain restoration.
- Ongoing refresh of kitchen and equipment.
- Ongoing garden maintenance.
- New signage board.
- Bin store renovation.

Future Projects

- Renovation of male toilets.
- New cold water storage tank.
- Additional parking.
- Additional bathroom on top floor.
- Secure equipment/bike storage.
- Kitchen renovation and boiler repairs.
- Replace remaining bunk beds.
- Replace hot water system in Warden's accommodation.
- New booking system.
- New membership scheme and review of administration systems.

REPORT OF THE TRUSTEES TO THE MEMBERS OF
THE BARN OUTDOOR PURSUITS ASSOCIATION - CONTINUED

Achievements and performance - continued

Review of business – continued

We have had many reviews on Google, Facebook, Booking.com and in our Guest book. Overall, our users were happy and appreciated the accessible location of our accommodation and the value for money that the Centre provides. Please see some of our reviews:

A warm welcome, comfortable beds, hot showers, a well equipped kitchen. The ideal location to make our stay here very enjoyable. We've all had a lot of fun here for a week and hope to visit again in the future. Many thanks. **City of Cardiff Concert Band, Cardiff University April 2023**

Thank you for an amazing stay. Warden, Michele is so friendly and welcoming. What a beautiful home from home. Lots of love, see you soon **Laura Winder April 2023**

We loved everything, Great location. Thanks. **Aylssa, Perth April 2023**

Scored 9.0. The staff were really nice and helped me with my heavy luggage. I felt very welcome and it was really clean and comfortable :) **Jennifer, Switzerland April 2023**

Perfect location and a great host, we'll be back ! Scored 9.0. Woodlands Centre was perfect for our trip. We were a family of 3 and I have a fear of fire so the incredible site manager moved us to a room with an external fire exit without hesitation and without judgement. The room had comfy beds and clean bedding. The kitchen and bathrooms were clean and kitted out well. Such a good location and at a great price... we'd definitely book again ! Noting, it was fab ! **Joana April 2023**

Exceptional ! Scored 10. The location was great and the staff were really helpful and knowledgeable. The communal room was also great and had games etc that could be used in the evenings There wasn't anything that I didn't like. It does only have a few parking spaces but this is due to the central location and there is parking on the road. **Chloe April 2023**

Exceptional ! Scored 10. This place is a gem; it's as simple as that ! **Juliette, Vietnam May 2023**

Perfect if you want to walk up a few mountains in the day and have a pub meal at night. Scored 8.0. Super friendly staff, great location where everything in Betws-y-Coed is walkable and super great value. Highly recommended for a group of friends who want to hit the mountains in the day and have a couple of hours in the pub at night. Noting. It's not a dislike but be aware, this probably isn't the kind of place you'd bring your wife for a special treat, it's basic accommodation and unbeatable if that's what you're after. **Martin May 2023**

Exceptional. Scored 10. Staff were friendly and helpful. **Luke May 2023**

Exceptional. Scored 10. Was perfect super tidy lovely staff right next to pubs/shops couldn't ask for more. x They even posted my charger back to my house when I left it behind. x. **Laura May 2023**

Lovely place with lovely staff, if you're after a luxurious expensive type place then this probably isn't for you. Scored 9. Lovely building. **Julie May 2023**

Perfect location and great stop. Scored 10. Great location in Betws-y-Coed to explore the local area. The hostel was perfect for what I needed, bed was comfy, enough space in the room, clean and had all the facilities I needed. The Wardens were lovely and very friendly. Thank you so much !
Cara May 2023

REPORT OF THE TRUSTEES TO THE MEMBERS OF

THE BARN OUTDOOR PURSUITS ASSOCIATION - CONTINUED

Achievements and performance - continued

Review of business – continued

I found another place to call home as I quietly rest and recharge from the busy world 😊. Scored 10. The setting, accommodation, facilities and host are incredible. The kitchen has everything for you to cook just like at home and I was able to make myself a super great lunch, ready for my Snowdon hike ! The bedrooms were large with a lot of space for storing your belongings and felt extremely safe. Everything is very clean and nicely kept grounds. Finally, but definitely not last. The Warden Michelle is just incredible in welcoming you. Helping you if needed and just with a whole lot of life experience that means she can connect and share with guests in a really meaningful way. Even if you are not there looking for that. Her presence just really added a whole extra layer of specialness to my time spent there. **Xenia, Netherlands May 2023**

Superb. Scored 9.0. This was my second stay here and as with the first it was excellent. The Wardens, Michelle and Helen, were super helpful and all the facilities were clean and well maintained. The location is close to shops and pubs and only minutes away from the mountains I came for. I would definitely recommend to any groups or solo travellers. **Chris May 2023**

“A home from home” – thank you for making us feel so welcome ! Scored 10. A really good location, very clean and tidy made to feel very welcome. The host Michele is brilliant and made us feel very welcome and even sent me back some clothes I left behind. Thank you, Michele ! **Jon May 2023**

Absolutely fantastic stay. Scored 10. Michele fantastic host. Great location. Excellent value for money. **Nicola May 2023**

Exceptional. Scored 10. Amazing warm-hearted, helpful and caring staff – superb location with an abundance of activities and POI within a 15 – mile radius – lovely garden – like staying at your mother-in-law but she’s actually nice. **Matthias, Germany May 2023**

I have been travelling for over 2 months and this experience has been my highlight very special. Scored 10. I absolutely loved my stay. Michelle is the caretaker and she was just incredible – so nurturing and caring. This place doesn’t feel like a hostel. It’s cosy. Homely and so relaxed and friendly ... plus you’re surrounded by such beauty just outside the door. It’s a really special place. I truly loved everything and have never felt that before in a hostel. **Southey, Australia May 2023**

Exceptional. Scored 10. I spent 2 nights at Woodlands Centre and believe me, that place has a very good energy !! Michele, the Warden is a lovely woman, she was very welcoming and always ready to help you 😊. The place is very clean and tidy and has everything you need. Decent price, big well-equipped kitchen, nice lounge, comfortable mattress, great location ... And also the garden it’s a lovely place to sit down on the grass on a sunny day and chill out with a glass of wine 😊 I definitely would recommend it and for sure I’ll be back soon ! **Aina May 2023**

Superb value for money. Scored 10. The building was beautiful and the location was spot on. Staff were super friendly and helpful. **Vicky May 2023**

Wonderful Woodlands. Scored 10. I loved everything about this place. Location was fantastic and Michele was super helpful and kind. I can’t wait to return! Thanks. **Jo May 2023**

REPORT OF THE TRUSTEES TO THE MEMBERS OF

THE BARN OUTDOOR PURSUITS ASSOCIATION - CONTINUED

Achievements and performance - continued

Review of business – continued

Very good. Scored 8.0. Great location, friendly welcome. Liked the cosy lounge with comfy sofas.
Helen May 2023

It's a great location for exploring the surrounding mountains, nature reserves, towns and villages. Scored 10. It's a lovely house in a lovely setting with a great kitchen and communal area along with very helpful friendly Wardens. **Ian May 2023**

Perfect ☺ Group of 10 mountain bikers stayed 2 nights all in one bunk room. The welcome was warm and friendly from the off. Michele the Warden was brilliant and nothing was too much trouble. The kitchen was perfect and the lounge diner just right. The location in the heart of the village was great. Coupled with the great mountain biking locally made this a perfect few days **John K May 2023**

We had a magical stay at the Woodlands Centre. The hostel is out of a fairy tale - rising up from the gorgeous hills of Betws-y-Coed, whose town centre was just a few minutes' walk away. It was the perfect location to go exploring from, with many easily accessible walking paths in all directions close to the hostel. The hostel itself is also a lovely place to spend your time, with a large and functional kitchen, living room, garden and comfortable bedrooms. We were taken care of most hospitably and will definitely be coming back! 5/5 **Carlijn Tetteroo May 2023**

Exceptional, Scored 10. Quiet, clean, efficient, easy communication through booking app. Bed was surprisingly comfy and I'm fussy! **John June 2023**

Exceptional. Scored 10. The only downside was that my room was the fire escape, therefore it could not be locked. Otherwise everything was perfect. **Lea, Germany June 2023**

Brilliant experience, highly recommend. Scored 10.

I stayed at Woodlands as a cheap base for climbing Snowdon. Thoroughly impressive facilities for the price I paid - fully equipped kitchen with multiple cooking areas, clean bathrooms with hot showers (maybe too hot!), decent WiFi. Town centre is within walking distance for all essentials. The most outstanding factor however is the service of the staff. The Warden went above and beyond to help me after I learned the road to Pen y Pass was temporarily closed. Before my arrival, she checked the adjusted Sherpa bus times at the visitor centre. When it was clear I couldn't make it to the hike's meeting point by bus, she offered to drive me there in the Centre's van. Whilst I can't guarantee you'll have the same offer, it is clear the staff at Woodlands are extremely considerate and will do everything in their means to help you. I hope to stay here again.

Some areas might get cramped when it's busy - mainly the dormitory and the kitchen. It wasn't busy when I went. **Bessam June 2023**

Stunning location, magical premises and warm and hospitable reception. Would strongly recommend! Scored 10. Our stay at the Woodlands Centre was absolutely magical in every way. We were received most hospitably and taken care of so warmly during our stay. The hostel is an absolute dream house from a fairytale in the woodlands of Betws-y-Coed, with the town's centre just at the foot of the small hill. Walking trails in all directions are very easily accessible from the hostel, and we had a wonderful time exploring the beautiful surroundings. And then could enjoy a wonderful evening at home with a fully kitted out kitchen, and big cozy living room, and comfortable beds. We will definitely return! Nothing was missing! **Carlijn, Netherlands June 2023**

REPORT OF THE TRUSTEES TO THE MEMBERS OF

THE BARN OUTDOOR PURSUITS ASSOCIATION - CONTINUED

Achievements and performance - continued

Review of business – continued

Exceptional. Scored 10. It's such a magical place where you feel at home! Michelle is so sweet and always up to help! **Neus, Spain June 2023**

Greatly located hostel in a beautiful town with all the amenities you need along with friendly and helpful staff! Scored 10. Amazing location close to restaurants and beautiful walks close by. The buses to Snowdonia are within a 5 minute walk of the hostel as well which was great! The common areas were spacious, a large kitchen to use, showers had hot water and the beds were wooden so there was no squeaking. The staff were lovely and gave us advice for our trip - would stay here again next time we're back! The pillows on the bed were very thin. **Canada June 2023**

Wonderful place. Clean and friendly, Michele couldn't do enough for us. Ideal spot for walking and admiring the beautiful scenery. Hidden gem of a place. Definitely going back soon. My teenage boys also felt the same 5/5. **Fiona Wa June 2023**

I absolutely loved my stay at the Woodlands Centre! Wasn't sure what to expect given the super low prices, but the female dorm was clean, the other guests were considerate and quiet, and the Warden was so accommodating and helpful! The only thing I would note - if you're traveling in from out of town, the buses to and from the town are sparse, so you'll need to get your timing right on those and plan ahead. 5/5. **Cari Reinert June 2023**

I was a sole traveller staying for the weekend for hiking in beautiful Snowdonia. Quite honestly for the price, I was absolutely blown away by this place and cannot wait to return. Michele, the Warden was an absolute star and was on-hand for just about anything. There was a big family group in and they were great fun and I shared a room with 3 other lone male travellers and we got on well, despite the language barriers! (French and Scouse). We are looking to book the whole place for my Mum's 80th Birthday next year as it's absolutely ideal for big groups. The Savoy it isn't, it's better than that as it's in the heart of one of the best places in the world! 5/5. **Rob Groves June 2023**

A lovely hostel with a warm welcome and warm beds. The kitchen was great and the showers were excellent. Well located in the middle of the town and within easy reach of all the good walks.

Rooms 5.0

Service 5.0

Location 5.0

Hotel highlights Great view · Quiet · Great value

Rooms There's a variety of rooms, from single up to a dormitory. Some are lockable, some aren't.

Noteworthy details This place is up a steep hill. Be cautious reversing up the hill as you may damage your clutch if you try. The best thing is to take a bit of a run up in first and just gun it, but make sure you've unloaded passengers and as much luggage as you can first!. **Tristan Jones June 2023**

What a great place to stay, wonderful host and a fantastic area to explore. The Woodlands Centre has everything we needed and was spotlessly clean. We were a group of ten mountain bikers and thoroughly enjoyed the area and special thanks to Michele who managed the Centre. 5/5 **Moo J June 2023**

REPORT OF THE TRUSTEES TO THE MEMBERS OF

THE BARN OUTDOOR PURSUITS ASSOCIATION - CONTINUED

Achievements and performance - continued

Review of business – continued

This time last week a group of us were staying at the Woodlands Centre. It was amazing - the location perfect, the hostel perfect, the Warden perfect. Honestly couldn't say anything negative about the place. We had an amazing time and Will absolutely be going back - loved it **100**

Rooms 5.0

Service 5.0

Location 5.0

Hotel highlights Great view. Quiet · Kid-friendly · Great value

Rooms Spotless and beds were so comfy

Nearby activities Fantastic location

Walkability Right in the heart of the Betws-y-Coed walk to lots of places

Joanne Matthews June 2023

Lovely location, friendly hostess, great amenities. Scored 10.

Beautiful building, clean dorms, great shared cooking and lounging space. **Amy July 2023**

Scored 10. Woodlands was a fantastic hostel to stay at in Betws-y-Coed. It is conveniently in close proximity to the town and the train station, and is situated in a picturesque location. The accommodation and facilities were comfortable and clean, and Helen (the host) was very welcoming and hospitable. I look forward to staying here again. **Pikusa July 2023**

Great stay! Scored 8.0. Good location. Bathroom was a little small. **Minesh July 2023**

Memorable stay because of Michele the Warden ! Scored 10.

It's 2 mins walk from all the action in this cute little village and has parking space (2-3) right up to the door. The highlight of the stay is ever ready to help Warden Michele - she is so kind and helping. Everything was awesome. Hot water, clean linen, multiple washrooms, clean and well equipped kitchen, large living area. **Anuj, India July 2023**

Very lovely and helpful caretakers, would recommended staying here!

Scored 10. Very cosy, great location and great amenities. **Summer, Australia July 2023**

Very good. Scored 8.0

Great kitchen facilities to self cater and a cosy lounge. Great location in Betws. Thankyou. We will be back! **Lesley July 2023**

Very good

Scored 8.0.

Spacious lounge/dining room with v. comfortable couches. Well stocked kitchen. Good wifi and coded door eliminated worrying about losing keys. Was able to drop off pack midday and continue looking around town until check-in (big bonus to not have to lug around 20kg of kit). Quick and near access to bus stops, train station, restaurants and a convenience store at bottom of street

Nigel, Australia July 2023

REPORT OF THE TRUSTEES TO THE MEMBERS OF

THE BARN OUTDOOR PURSUITS ASSOCIATION - CONTINUED

Achievements and performance - continued

Review of business – continued

Great Experience

I stayed at the Woodlands Centre when travelling alone and it was a great experience. Helen, the Warden, was very helpful and extremely nice. The whole place was spotless with continuous maintenance being made. It is located right at the heart of Betws y Coed making the perfect spot for anyone wanting a simple holiday. The place is very safe with locks on both entrance and room doors.

I would definitely recommend it, especially that all profits go to a charity. **Solveig J July 2023**

Great stay, Lovely area. Warden Michele was very accommodating and helpful. Thankyou, see you soon.

A-Level Geography Class, Blythe Bridge Sixth Form July 2023

Its soooooo Fun !!!! five stars, thanks. **Haris, Yusuf and Idris July 2023**

Exceptional. Scored 10.

Michele and Helen are such kind and warm people, they were very helpful with providing suggestions, information, advice, and maps! The location of the property is quite ideal. Use of fully equipped kitchen a definite plus as well. **Fortesa August 2023**

As soon we arrived one of the lady was there had a really nice welcome and made us feel home 🏠.

Scored 10. The staff was really nice and helpful can't expect more to be honest I would love to stay there again. Nothing to dislike **Mousa August 2023**

A Fantastic week with lots of activities, thoroughly enjoyed by all 20 of us of all ages. Voted our best holiday destination. Hope to be back next year. Thanks for the welcome.

Hughes, Wilkie, Williams Families August 2023

So friendly and comfy, thanks for the brilliant stay. **Hemming Family August 2023**

Superb. Scored 9.0. Professional fully equipped kitchen. Clean bedrooms. Excellent location, friendly staff, clean showers and toilets. A little outdated. **Alena September 2023**

Exceptional. Scored 10. Great location, clean and comfortable great staff and special thanks to Helen. See you again 😊. **Emma September 2023**

A beautiful little gem in Betws-y-Coed. So friendly and homely energy!! I wish I was staying longer.

Luna Hammelgaard Nielsen September 2023

Its absolutely Lovely !! **Nell September 2023**

Very friendly hostel. Scored 8.0

The staff were extremely welcoming and helpful. They gave me a great personal welcome and tips for exploring the area. They even gave me a WhatsApp number for any queries which was helpful when I needed to find a USB socket. I ended up with the whole 6 bed dorm to myself.

Daisy October 2023

REPORT OF THE TRUSTEES TO THE MEMBERS OF

THE BARN OUTDOOR PURSUITS ASSOCIATION - CONTINUED

Achievements and performance - continued

Review of business – continued

Amazing place for a hostel. I wasn't sure about booking into a hostel but had the best time. Thank you so much for everything. Scored 10. Facilities were great for a hostel. Clean toilets, handy and functional self-catering kitchen. Staff- Michele and Helen were lovely. **Chern October 2023**

Very clean and great value for money. Scored 9.0.

Impeccably clean, a very warm and friendly welcome from the Wardens. Location is great, right in the centre of Betws. Londis round the corner and nice pub 2 minute walk. Kitchen was super well equipped if you wanted to do your own cooking. **Jack October 2023**

We did a lot of things and enjoyed ourselves. Thankyou very much. Bigger beds please (Steve 6ft3!)
Terry Bond & Steve Carter October 2023

Thank you so much for a lovely stay! Had the best time. **Chem, Edinburgh October 2023**

Thanks for having me, lovely stay, cute little room, slept like a dream. Will visit next year for sure
Matt Fox, Manchester October 2023

Great location for a get together with friends or family. This place is in a stunning location for the area. It is easy to walk into town to all the amenities and food places with no hassle. The Centre is a fab building. It has everything you need. Great showers, comfy beds, fully equipped kitchen and drying room for wet biking gear. Michele and Helen were very friendly and welcoming and provided a great weekend to us. Having the lounge available to chill out in on an evening was great thing and allowed for lots of chatting and socialising. Such a fab place - we will be back next year to do more exploring from here. Thanks so much to everyone who works so hard keeping this Centre going. **lougo78 October 2023**

Superb. Scored 9.0. Excellent place to stay, friendly, clean good location. **Richard November 2023**

The accommodation and location met my expectations and requirements, couldn't have gone any better. Scored 8.0. Location was great. **Dave November 2023**

Exceptional. Scored 10. Warden was friendly and helpful. Place was clean and had everything I needed, drying room was handy. Would stay again. **Daniel November 2023**

We LOVE the Woodlands Centre!! Very cosy and had a lovely weekend ♥ we will be back soon!!!
Becca, University of Manchester Hiking Club November 2023

We stayed here with a school group in September 2023 and hired the whole Centre for a very good rate using the email contacts on the Centre's website.

It is in a great location and was easy to park our minibus. The rooms are well sized for dorm types, there is a nice lounge to relax and eat in, the showers along with everything else were very clean and the kitchen was very well stocked. We would recommend for school groups of up to around 25 pupils.

Rooms 5.0

Service 5.0

REPORT OF THE TRUSTEES TO THE MEMBERS OF

THE BARN OUTDOOR PURSUITS ASSOCIATION - CONTINUED

Achievements and performance - continued

Review of business – continued

Warm, welcoming and wonderful. Scored 8.0.

The Woodlands Centre is a warm and welcoming property. We were hosted by the wonderful Michele. The location is superb, the single room comfortable and warm. I would highly recommend a stay if you are looking to hike, walk or engage in outdoor sports. **Tania December 2023**

A comfortable and cosy stay well placed for all occasions. Scored 10.

Very well placed, well set up with all necessities. Very comfortable as well. Staff were so kind and helpful. Would definitely recommend staying here and will absolutely be back again!

Quite a steep hill up to the entrance so something to keep in mind for those with mobility issues.

Otherwise everything was amazing! **Meghan, Australia December 2023**

Excellent value if you are looking for a simple place to stay and explore the local area. Scored 9.0.

Great location and car parking. Everything you need and fantastic value for money. The showers are shared with other guests. The building is old but well maintained. **Jovan, Netherlands December 2023**

I can't praise the place enough fantastic. Scored 10.

Every single detail was taken care from the beginning. Michele greeted us and showed us everything we needed to know. The facilities for mountain biking, hiking and walking are amazing. Enough showers for a big group. Kitchen was fully equipped and clean. Rooms are clean and comfortable. Fully equipped drying room perfect for our needs. **Paul December 2023**

Thank you for your hospitality. We will be back again !!! Merry Christmas !!!

Jovan, Murray, Ilkam, Karl December 2023

Would like to say a big thankyou to Helen, for such a lovely stay, we will be back soon.

Irene Smith December 2023

We had such a lovely stay at Woodlands, our host Helen could not have been more accommodating and helpful. **Anonymous December 2023**

Thank you to Helen for being the perfect host! Cant wait to come back!

Stephen, Laura and baby Arlo 😊 December 2023

Thankyou Helen for being our wonderful host during our stay, we love it. Cant wait until next time.

Sam December 2023

Sad our Trip has come to an end but what a fantastic stay, thankyou Helen for your amazing hospitality 😊 can not wait to return.

Shannon H, Liverpool December 2023

More amazing memories made, Thanks Helen x

Sarbutts family, Liverpool

Mckenier family, Newcastle

Wells family, Cheshire

Super Stevenson's, Sheffield December 2023

REPORT OF THE TRUSTEES TO THE MEMBERS OF

THE BARN OUTDOOR PURSUITS ASSOCIATION - CONTINUED

Achievements and performance - continued

Review of business – continued

I stayed at the Woodlands Centre twice now ! Fantastic staff who went that extra mile to make our stay very pleasant. We go to the area to ride mountain bikes. This place is perfect. Plenty of showers, Fantastic drying room, fully equipped kitchen with everything we required .

Only wished I had found this place earlier. We have been riding in that area for 10 years and this place is amazing. **Geoff December 2023**

Very Nice Place.

Scored 10

The staff were very friendly. Comfy bed. Good value for money.

Michael January 2024

I would definitely stay here again.

Scored 10.

Despite the building being a little run down, the location is amazing, the shared communal room is very cosy, the staff were super friendly, and the kitchen is almost a commercial-style kitchen with everything you could need.

No lockable storage space in the dorm.

Kirsty January 2024

Exceptional.

Scored 10.

I haven't stayed in a hostel for many years, and I was worried that I might regret my choice, but this hostel is excellent! It is clean and has everything you need. I was there in February and there weren't many guests. There are loads of places to eat around, including a bakery and a pizza restaurant. The town itself is stunning. I am planning to return.

Milda February 2024

Fantastic location, cosy, great facilities. Warden Michele could not have been more helpful. See you again hopefully soon.

Sunny Rhyl February 2024

Exceptional.

Scored 10.

This place is a gem; it's as simple as that!

Juliette, Vietnam March 2024

Exceptional.

Scored 10.

Great location, really welcoming, excellent kitchen facilities, great value for money.

Sophie March 2024

Great value for money, it had everything I needed for a lovely stay. Scored 9.0.

Perfect location for exploring Snowdonia. Michele the Warden was super helpful. The kitchen facilities and drying room were great.

David March 2024

REPORT OF THE TRUSTEES TO THE MEMBERS OF

THE BARN OUTDOOR PURSUITS ASSOCIATION - CONTINUED

Achievements and performance - continued

Review of business – continued

Superb.

Scored 9.0.

Friendly staff, interesting guests mainly hikers and cavers. Access to a kitchen is useful when one of your party has a food intolerance and this was well equipped.

We were fine with everything.

Hobbs March 2024

Superb.

Scored 9.0.

Impressive house and gardens with good facilities including a kitchen and drying room and friendly Wardens. Short walk to the shops and restaurants of Betws-y-Coed and there are good local walking options along the river and into the woods.

David March 2024

Superb.

Scored 9.0.

Good location, friendly and relaxed welcome and general atmosphere. Good facilities.

Heating didn't come on on Saturday evening.

Steve March 2024

My best days in the UK - simple and peaceful.

Scored 10.

Wonderful surroundings and a beautiful building. I liked the vibe of a country hostel with the facilities such as shower- and drying-room. It was very quiet and peaceful during winter and close to hiking trails as well as the train station.

Heating had to be adjusted by the Warden manually, but that didn't bother me because I don't like it too warm anyway so I didn't "complain" about it. If I would they would have fixed it immediately.

Philipp, Germany March 2024

Thank you for being so accommodating and pleasant company! Lovely little birthday stay! Usystkiego najlepszego! – best wishes in polish 😊

Seb, Bristol March 2024

Cheers Michele! Great host, lovely place to bunker between hikes.

Bradley S, Perth WA March 2024

Another warm and welcoming stay.....Thank you!! what a gem this place is !

Dec and Dan March 2024

Very rainy, but therefore had great use of the dry room. Overall loved the place and the large rooms, definitely a trip to remember in years to come

Emily, Maddie, Ruby & Daisy Upton Hall School, Wirral March 2024

REPORT OF THE TRUSTEES TO THE MEMBERS OF

THE BARN OUTDOOR PURSUITS ASSOCIATION - CONTINUED

Achievements and performance - continued

Review of business – continued

Awesome as ever! Thanks again, see you next year!

Farmer's school, Fairford March 2024

I really needed some time on my own and staying here was a lovely experience! Helen Thank you!

Gosra 😊 March 2024

Had an amazing stay Helen was so friendly and welcoming. Will be back. x

Mo Linton March 2024

Thankyou Helen for opening the door for us every time 😊 brilliant stay.

Claire & Martin, Aylesbury March 2024

Warm, welcoming, great value for money, clean, friendly = Perfect! thank you for a great stay.

Sophie Kemsley, Faversham Kent March 2024

Results

The surplus of income over expenditure for the year was £ 8,424 (2023 - deficit £ 18,770).

The Board of Trustees wishes to place on record its appreciation and thanks to all volunteers for providing continued support.

Stated reserves policy

Unrestricted funds are needed:

- (a) to provide funds which can be designated for specific projects to enable them to be undertaken at short notice, and
- (b) to cover administration fund-raising and support costs without which the Association could not function.

The Trustees consider it prudent that unrestricted reserves should be sufficient:

- (a) to avoid the necessity of realising fixed assets held for the Association's use,
- (b) to cover one year's administration, fund raising and support costs, and
- (c) to cover the projected cost of £ 10,000 for ongoing refurbishment of the building.

The Trustees are of the opinion, after careful consideration of all relevant facts, that the unrestricted reserves during the year to 31 March 2025 should not fall below £ 40,000.

REPORT OF THE TRUSTEES TO THE MEMBERS OF
THE BARN OUTDOOR PURSUITS ASSOCIATION - CONTINUED

Statement of Trustees' Responsibilities

The Trustees are responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulations.

Charity law and Accounting and Reporting by Charities: Statement of Recommended Practice: requires the Trustees to prepare financial statements for each financial year. Under that law the Trustees have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). The financial statements are required to give a true and fair view of the state of affairs of the Association and of the income and expenditure of the Association for that year.

In preparing the financial statements the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principals in the Charities SORP;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements, and
- prepare the financial statements on a going concern basis unless it is inappropriate to presume that the Association will continue in business.

The Trustees are responsible for keeping proper accounting records that disclose, with reasonable accuracy at any time, the financial position of the Association and that enable them to ensure that the financial statements comply with the Charities Act 1993 (Revised 2006 and 2011) and Accounting and Reporting by Charities: Statement of Recommended Practice. They are also responsible for safeguarding the assets of the Association and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report which has been prepared in accordance with both Accounting and Reporting by Charities: Statement of Recommended Practice and the Charities Act 1993 (Revised 2006 and 2011), was approved by the board and signed on its behalf by:-

Trustee.....  J D Williams

Woodlands, Vicarage Road,
 Betws-y-Coed, Wales LL24 0AD.

Date: 26 October 2024

CHARTERED ACCOUNTANT'S REPORT
TO THE MEMBERS ON THE UNAUDITED ACCOUNTS OF
THE BARN OUTDOOR PURSUITS ASSOCIATION
FOR THE YEAR ENDED 31 MARCH 2024

I report on the accounts for the year ended 31 March 2024 set out on pages 20 to 26.

Respective responsibilities of the trustees and reporting accountant

As described on page 18, the Association's trustees are responsible for the preparation of the accounts, and they consider that the Association is exempt from an audit. It is my responsibility to carry out procedures designed to enable me to report my opinion.

Basis of opinion

My work was conducted in accordance with the Statement of Standards for Reporting Accountants, and with the general Directions given by the Charity Commission. My procedures includes a review of the accounting records kept by the Association and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and making such limited enquiries of the officers of the Association as I considered necessary for the purposes of this report. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

Opinion

In my opinion:

- (a) the financial statements are in agreement with the accounting records kept by the Association in accordance with United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities and as required by section 130 of the Charities Act 2011;
- (b) having regard only to, and on the basis of, the information contained in those accounting records:
 - (i) the financial statements have been drawn up in a manner consistent with the accounting requirements specified by the Charities Act 2011; and the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice.
 - (ii) the Association satisfied the conditions for exemption from an audit of the financial statements for the year, and did not, at any time within that year, fall within any of the categories of Associations not entitled to the exemption specified.
 - (iii) no attention requires to be drawn in order to enable a proper understanding of the financial statements to be reached.

Jan G Gromadzki
Chartered Accountant
 13 Wolverhampton Road, Codsall,
 Wolverhampton, West Midlands, WV8 1PT.

Date 26 October 2024

THE BARN OUTDOOR PURSUITS ASSOCIATION

INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2024

	<u>Notes</u>	<u>2024</u> £	<u>2023</u> £
<u>INCOME</u>	1e & f, 2	65,950	42,745
Expenditure	3	(58,185)	(61,654)
		7,765	(18,909)
Interest & other income receivable		659	139
Interest payable		-	-
<u>SURPLUS/(DEFICIT) OF INCOME OVER- EXPENDITURE FOR THE YEAR, BEING SURPLUS/(DEFICIT) FOR THE FINANCIAL YEAR</u>	4	£ 8,424 =====	£ (18,770) =====

STATEMENT OF TOTAL RECOGNISED GAINS AND LOSSES
FOR THE YEAR ENDED 31 MARCH 2024

	<u>2024</u> £	<u>2023</u> £
Surplus/(deficit) of income over expenditure for the year	8,424	(18,770)
Total recognised gains and losses relating to the year	8,424	(18,770)
Unrestricted members' funds	8,424	(18,770)
Restricted funds	-	-
Total gains and losses recognised since last annual report	£ 8,424 =====	£ (18,770) =====

There are no gains or losses other than the results as shown above.

The notes on pages 23 to 26 form part of these financial statements.

THE BARN OUTDOOR PURSUITS ASSOCIATION

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 31 MARCH 2024

	<u>Unrestricted</u> <u>Funds</u> £	<u>Restricted</u> <u>Funds</u> £	<u>Total Funds</u> <u>2024</u> £	<u>Total Funds</u> <u>2023</u> £
Income and expenditure				
Incoming resources				
Grants	-	-	-	-
Investment income	659	-	659	139
Donations	10	-	10	86
Other income	65,940	-	65,940	42,659
Total incoming resources	66,609	-	66,609	42,884
Resources expended				
Direct charitable expenditure	55,187	-	55,187	58,650
Fundraising & publicity	-	-	-	-
Governance costs	2,998	-	2,998	3,004
Total resources expended	58,185	-	58,185	61,654
Net incoming/(outgoing) resources before transfer	8,424	-	8,424	(18,770)
Transfer between funds	-	-	-	-
Net incoming/(outgoing) resources for the year	8,424	-	8,424	(18,770)
Other recognised gains and losses	-	-	-	-
Unrealised gains on investments	-	-	-	-
Net movement in funds	8,424	-	8,424	(18,770)
Balances brought forward at 1 April 2023	50,159	142,011	192,170	210,940
Balances carried forward 31 March 2024	£ 58,583	£ 142,011	£ 200,594	£ 192,170
	=====	=====	=====	=====

The notes on pages 23 to 26 form part of these accounts.

THE BARN OUTDOOR PURSUITS ASSOCIATIONBALANCE SHEETAS AT 31 MARCH 2024

	<u>Notes</u>	<u>2024</u> £	<u>2023</u> £
<u>FIXED ASSETS</u>			
Tangible assets	7	177,326	174,425
<u>CURRENT ASSETS</u>			
Debtors	8	2,146	2,726
Cash at bank & in hand		42,452	32,206
		44,598	34,932
<u>CREDITORS</u> - amounts falling due within one year	9	(21,330)	(17,187)
<u>NET CURRENT ASSETS</u>		23,268	17,745
<u>DEFERRED INCOME</u>	10	(-)	(-)
		£ 200,594	£ 192,170
		=====	=====
<u>CAPITAL AND RESERVES</u>			
Members funds - restricted		142,011	142,011
Members funds - unrestricted		58,583	50,159
<u>MEMBERS' FUNDS</u>	12	£ 200,594	£ 192,170
		=====	=====

These accounts have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice and the Financial Reporting Standard for Smaller Entities (effective January 2015).

The Board of Trustees approved these accounts on 26 October 2024.

Trustee  J D Williams

Trustee  Miss L Hill

THE BARN OUTDOOR PURSUITS ASSOCIATION

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31 MARCH 2024

1. PRINCIPAL ACCOUNTING POLICIES

a. Basis of preparation

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS102) (effective 1 January 2015) – (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102).

The Association meets the definition of a public benefit entity under FRS 102.

Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

b. Preparation of the financial statements on a going concern basis

The Association reported a net cash inflow of £ 10,246 in the year to 31 March 2024.

The inflow resulted from operating income exceeding costs offset by additions to fixed assets. Cash of £ 6,901 was used on acquiring fixed assets in the year. The Trustees are monitoring performance and cash reserves throughout the year and will look to adjusting prices for services provided when necessary. Local Authority funding from Staffordshire Council has been withdrawn. Action is being taken as required to compensate for this loss in income by generating funds by encouraging more diversity, but concentrating on youth, in those that use the facilities and services of the Centre and various fund raising activities.

c. Depreciation

Depreciation is provided at rates calculated to write off the cost of fixed assets, less their estimated residual value, over their expected useful lives.

At each balance sheet date, the Association reviews the carrying amount of its tangible fixed assets to determine whether there is an indication that any items have suffered impairment loss. If any such indication exists, the recoverable amount of an asset is estimated in order to determine the extent of the impairment loss, if any.

On written down basis

Furniture & fittings	20% per annum
Equipment	20% per annum

Land and buildings are not depreciated.

d. Deferred taxation

Tax deferred or accelerated is accounted for in respect of all material timing differences to the extent that it is probable that a liability or asset will crystallise.

THE BARN OUTDOOR PURSUITS ASSOCIATION

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31 MARCH 2024 - CONTINUED

1. PRINCIPAL ACCOUNTING POLICIES - CONTINUED

e. Income

Income comprises amounts received from booking fees, grants, fund raising, donations and miscellaneous receipts, derived from ordinary activities.

f. Grants

Grants received are taken to income and expenditure account in the year in which the expenditure to which they relate are incurred. Grants received in advance of the year in which the expenditure is incurred are carried forward in the balance sheet as deferred income.

2. INCOMING RESOURCES FROM ACTIVITIES TO FURTHER THE ASSOCIATION'S OBJECTS

	<u>Unrestricted</u>	<u>Restricted</u>	<u>2024</u>	<u>2023</u>
	£	£	£	£
Conwy County Borough Council				
- COVID grant	-	-	-	-
HMRC - JRS	-	-	-	-
Donations	10	-	10	86
Bookings	65,940	-	65,940	42,165
Fund raising and miscellaneous	-	-	-	494
	£ 65,950	£ -	£ 65,950	£ 42,745
	=====	=====	=====	=====

3. EXPENDITURE

	<u>2024</u>	<u>2023</u>
	£	£
Administrative expenses	£ 58,185	£ 61,654
	=====	=====

4. SURPLUS/(DEFICIT) OF INCOME OVER EXPENDITURE FOR THE YEAR

	<u>2023</u>	<u>2022</u>
	£	£
This is stated after charging:-		
Legal fees	-	-
Depreciation of tangible fixed assets	4,000	4,000
	=====	=====

THE BARN OUTDOOR PURSUITS ASSOCIATION

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31 MARCH 2024 - CONTINUED

5.	<u>TRUSTEES' EMOLUMENTS</u>	<u>2024</u> £	<u>2023</u> £
	Fees	£ NIL =====	£ NIL =====

6. TAXATION

Due to the charitable status of the Association and the activities in which it is involved no liability to United Kingdom Corporation tax arises.

7. TANGIBLE ASSETS

<u>Cost</u>	<u>Land & Buildings</u> £	<u>Furniture and fittings</u> £	<u>Equipment</u> £	<u>Total</u> £
As at 1 April 2023	150,406	47,928	38,856	237,190
Additions	-	6,192	709	6,901
Disposals	(-)	(1,000)	(400)	(1,400)
As at 31 March 2024	<u>150,406</u>	<u>53,120</u>	<u>39,165</u>	<u>242,691</u>
<u>Depreciation</u>				
As at 1 April 2023	-	40,554	22,211	62,765
Charge for the year	-	2,000	2,000	4,000
Eliminated on disposals	(-)	(1,000)	(400)	(1,400)
As at 31 March 2024	<u>-</u>	<u>41,554</u>	<u>23,811</u>	<u>65,365</u>
<u>Net Book Values</u>				
As at 31 March 2024	£ 150,406 =====	£ 11,566 =====	£ 15,354 =====	£ 177,326 =====
As at 31 March 2023	£ 150,406 =====	£ 7,374 =====	£ 16,645 =====	£ 174,425 =====

8.	<u>DEBTORS</u>	<u>2024</u> £	<u>2023</u> £
	Debtors receivable	-	-
	Prepayments	2,146	2,726
		<u>£ 2,146</u> =====	<u>£ 2,726</u> =====

THE BARN OUTDOOR PURSUITS ASSOCIATION

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31 MARCH 2024 - CONTINUED

9.	<u>CREDITORS</u> - amounts falling due	<u>2024</u>	<u>2023</u>
	within one year	£	£
	Taxation and social security	-	-
	Other creditors	21,330	17,187
		<u>£ 21,330</u>	<u>£ 17,187</u>
		=====	=====

10.	<u>DEFERRED INCOME</u>	<u>2024</u>	<u>2023</u>
		£	£
		£ -	£ -
		=====	=====

Deferred income represents grants received in the financial year ahead of expenditure that will be incurred in the subsequent financial year.

11. DEFERRED TAXATION
The full potential liability in respect of deferred taxation at 31 March 2024 was £ Nil (2023 - £ nil).

12. RECONCILIATION OF MOVEMENTS IN MEMBERS' FUNDS

	<u>2024</u>	<u>2023</u>
	£	£
Surplus/(deficit) of income over expenditure for the year	8,424	(18,770)
Opening members' funds	192,170	210,940
Closing members' funds	<u>£ 200,594</u>	<u>£ 192,170</u>
	=====	=====
Members' funds - restricted	142,011	142,011
Members' funds - unrestricted	58,583	50,159
Closing members' funds	<u>£ 200,594</u>	<u>£ 192,170</u>
	=====	=====

13. CAPITAL COMMITMENTS
At 31 March 2024 the trustees had no authorised capital expenditure. (2023 - none).

14. CONTINGENT LIABILITIES
There were no contingent liabilities at 31 March 2024 (2023 - Nil).

THE BARN OUTDOOR PURSUITS ASSOCIATIONDETAILED INCOME AND EXPENDITURE ACCOUNTFOR THE YEAR ENDED 31 MARCH 2024

	<u>2024</u>		<u>2023</u>	
	£	£	£	£
<u>INCOME</u>				
Grants				
Conwy County Borough Council				
- Covid grant	-		-	
HMRC				
- Job Retention Scheme	-		-	
Donations	10		86	
Bookings	65,940		42,165	
Fund raising & miscellaneous	-		494	
	<u> </u>	65,950	<u> </u>	42,745
<u>ADMINISTRATIVE EXPENSES</u>		(58,185)		(61,654)
		<u>7,765</u>		<u>(18,909)</u>
<u>OTHER INCOME</u>				
Bank interest received	659		139	
	<u> </u>	659	<u> </u>	139
<u>INTEREST PAYABLE</u>				
Bank		-		-
<u>SURPLUS/(DEFICIT) OF INCOME</u>		<u> </u>		<u> </u>
<u>OVER EXPENDITURE IN THE YEAR</u>		£ 8,424		£ (18,770)
		=====		=====

THE BARN OUTDOOR PURSUITS ASSOCIATIONSCHEDULE OF ADMINISTRATIVE EXPENSESFOR THE YEAR ENDED 31 MARCH 2024

	<u>2024</u>		<u>2023</u>	
	£	£	£	£
<u>TRUSTEES' REMUNERATION</u>		-		-
<u>ESTABLISHMENT EXPENSES</u>				
Rates	1,435		2,750	
Water rates	1,441		1,204	
Light and heat	9,806		19,317	
Insurances	2,726		2,161	
	<hr/>	15,408	<hr/>	25,432
<u>ADMINISTRATIVE EXPENSES</u>				
Salaries and National Insurance	23,254		18,536	
Pension costs	368		200	
Telephone & broadband	446		688	
Postage	4		39	
Marketing costs	960		790	
Commissions payable	4,321		3,169	
Cleaning & materials	2,904		2,090	
Consumables	1,401		449	
Repairs, renewals & maintenance costs	2,775		4,522	
Licences	159		159	
Professional & training fees	84		-	
Accountant's fees	888		872	
Bank charges	90		82	
Travelling costs	60		94	
Subsistence costs	60		68	
Sundry expenses	101		27	
Legionella testing & related costs	867		402	
Subscriptions	35		35	
Depreciation	4,000		4,000	
	<hr/>	42,777	<hr/>	36,222
	<hr/>	£ 58,185	<hr/>	£ 61,654
	<hr/>	=====	<hr/>	=====

THE BARN OUTDOOR PURSUITS ASSOCIATION

FINANCIAL STATEMENTS

FOR THE YEAR ENDED

31 MARCH 2024

CHARITY NUMBER: 519951

Jan G Gromadzki
Chartered Accountant
13 Wolverhampton Road, Codsall,
Wolverhampton, West Midlands,
WV8 1PT.

Tel No: 01902 844873

THE BARN OUTDOOR PURSUITS ASSOCIATION

INDEX TO THE FINANCIAL STATEMENTS

	<u>Pages</u>
REPORT OF THE TRUSTEES	1 - 17
TRUSTEES' RESPONSIBILITIES	18
CHARTERED ACCOUNTANT'S REPORT	19
INCOME AND EXPENDITURE ACCOUNT	20
STATEMENT OF TOTAL RECOGNISED GAINS AND LOSSES	20
STATEMENT OF FINANCIAL ACTIVITIES	21
BALANCE SHEET	22
NOTES TO THE ACCOUNTS	23 - 26
DETAILED INCOME AND EXPENDITURE ACCOUNT	A
SCHEDULE OF ADMINISTRATIVE EXPENSES	B

REPORT OF THE TRUSTEES TO THE MEMBERS OF
THE BARN OUTDOOR PURSUITS ASSOCIATION

The Trustees submit their report together with the accounts of the Association for the year ended 31 March 2024.

Reference and administrative details

Association name:	The Barn Outdoor Pursuits Association	
Charity registration number:	519951	
Registered office:	Woodlands Vicarage Road Betws-y-Coed Wales LL24 0AD	
Business address:	84 Peakes Road Rugeley Staffordshire WS15 2LX	
Trustees:	James D Williams Miss Louise Hill Mrs Lesley Boxall Eric N Drinkwater Miss Louise Evans Mrs Jan Hardware Andrew Gilbert Ms Catriona Longford James Whitford	Chairperson & Treasurer Vice chair & Secretary Sponsorship Internal auditor & Procurement Promotions & Publicity
Secretary	Miss Louise Hill	
Treasurer:	James D Williams	
Warden:	Ms Michele Lisa Hopwood	
Bankers:	HSBC Bank plc 14 Upper Brook Street Rugeley Staffordshire WS15 2DW	
Accountant	Jan G Gromadzki Chartered Accountant 13 Wolverhampton Road, Codsall, Wolverhampton, West Midlands, WV8 1PT.	

REPORT OF THE TRUSTEES TO THE MEMBERS OF

THE BARN OUTDOOR PURSUITS ASSOCIATION - CONTINUED

Structure Governance and Management

Governing Document

The Organisation was founded in 1959 and its governing document is its Constitution dated 24 September 1998.

The Association is registered as a charity with the Charities Commission. All of the trustees are members of the Association. No trustee has a beneficial interest in the Association. Membership of the Association is open, irrespective of sex, sexual orientation, race, nationality or political, religious, or other opinion to:

- (i) Individuals aged eighteen or over.
- (ii) Individuals aged under eighteen years who shall be known as junior members. They shall have the power to elect one of their number to represent them at meetings, but that representative shall have no voting rights.
- (iii) Associations and organisations, whether corporate or unincorporated, which operate solely or in part within the area of benefit, are voluntary or non-profit distributing and which wish to support the objects of the Association, which shall be known as Affiliated Groups.
- (iv) The Statutory Authorities in whose administrative area of benefit lies.

The number of Association members at 31 March 2024 was 339 (2023 - 310).

Appointment of Trustees

The Trustees shall under the requirements of the Constitution of the Association retire from office at the Annual Members' Meeting and may, if willing to act, be re-appointed. New Board Members can be appointed during the year, but have to be re-elected at the Annual Members' Meeting.

Trustees at 31 March 2024 are listed on page 1. At the Members' Meeting held on 24 April 2024 all the Trustees offered their resignations. All of the Trustees were re-elected for a further term of office.

Trustee Induction and Training

New Trustees will receive an induction pack including:

- a copy of the Constitution of the Association;
- a copy of the Charity Commission leaflet - The essential trustee;
- a letter indicating the function of the board of trustees and the frequency of meetings;
- a copy of the latest reports and financial statements.

New Trustees are also invited and encouraged to attend induction sessions lead by the chairman/secretary for familiarisation with the documents and discussion/explanation of the roles and responsibilities associated with their appointment as a Trustee. A visit to the "Woodlands" Centre to meet the Warden and gain an overview of the day to day activities and operating procedures of the Centre is also arranged with further follow up visits during their period of office.

REPORT OF THE TRUSTEES TO THE MEMBERS OF
THE BARN OUTDOOR PURSUITS ASSOCIATION - CONTINUED

Organisational Structure

The Association's constitution allow the Board of Trustees to consist of not less than three, but there is no upper limit. The current board, who are listed on page 1 has nine active members and is required to meet not less than four times a year, with interim meetings if required to deal with specific items of business.

The Board is responsible for the oversight and strategic planning of the operation of the Centre and the operation of the organisation as a charity.

The day to day running of the Centre is delegated to the Warden and the Booking Clerk, who are appointed by the Board.

The Trustees look after financial aspects of the organisation with most day to day activities being delegated to the Warden and Booking Clerk.

The Warden and Booking Clerk may attend board meetings, when requested to report, discuss and advise as necessary but have no voting rights.

Risk Management

The Trustees have policies in place to ensure compliance with regulations relating to the health and safety of staff, volunteers, service users, and visitors. These include procedures in the event of fire, illness/accident, suspected abuse and to ensure high standards in food and kitchen hygiene. A general outline of legislation is also displayed at the Centre.

Risk assessments are carried out in respect of any perceived hazards and procedures developed to minimise any potential risk. These are reviewed at least annually.

The Association complies with the Working Time Directive, which came out on 1 October 1998 and the National Minimum Wage, which came into Force on 1 April 1999 and any subsequent updates.

The Trustees have also implemented policies for dealing with complaints, complements, grievance and discipline.

The Association has insured with Ansvar Insurance through W R S Limited - Insurance Brokers both public liability insurance and employer's liability insurance.

Related Parties

There is at present no formal agreement with other parties. However funds have in the past been donated from the Community Fund for the original purchase of "Woodlands" and operational support from Staffordshire County Council. In a previous year a grant of £ 5,000 was received from Garfield Weston Foundation to help fund the construction of the Warden's accommodation.

REPORT OF THE TRUSTEES TO THE MEMBERS OF

THE BARN OUTDOOR PURSUITS ASSOCIATION - CONTINUED

Objectives and Activities

When planning the activities for the year the Board of Trustees have considered the Charity Commissioners' guidance on public benefit. The objects of the Association are, by associating together with the inhabitants of Staffordshire and to the surrounding areas and Local Authorities, voluntary and other organisations in a common effort to provide, in the interests of Social Welfare and the advancement of education, facilities for recreation and other leisure time occupations for the young people of Staffordshire and other surrounding areas, being facilities:-

- (i) Of which those persons have need of reason of their youth, disablement, or social and economic circumstances, and
- (ii) Which will improve the conditions of life to such persons by promoting their physical, mental, social, and interpersonal well-being and in any manner, which is, or thereafter may be deemed by law to be charitable.

Achievements and Performance

Review of business

This year has seen the Centre begin to exceed pre-pandemic levels and the Centre continues to be busy. We are very pleased to report that we have had 367 bookings for 4,693 bed nights which equates to 39% utilisation, an improvement of 22% on the previous year. 29 of the bookings were for the whole Centre, which is back to the numbers we saw prior to the pandemic effected period. The membership also grew during this period by 29. Youth utilisation remained steady at 51% from 22 bookings which accounted for 2,416 bed nights.

The youth organisations that have benefited from the Centre include:

- 301 (Bury St Edmonds) Sqn Atc
- Farmer's School
- Hythe Sea Scout Explorer Unit
- St Agnes Camping Club
- 1st Watchfield and Shrivenham Scout Group.
- South Devon College
- Sparsholt College
- Alleyne's Academy
- Blythe Bridge High School & 6th Form
- Liverpool College
- University of Manchester Hiking Club
- Harpenden Expedition Club 13-19.

Income for the year, which was mainly from booking sales, improved on previous highs to be £ 65,950. Despite the rise in cost of living expenses on consumables ,utilities and inflationary costs, total expenditure was successfully reduced to £ 58,185. This reduction was mostly due to the change in utilities provider, but the positive effect has been dampened by the higher costs for consumables this year. As this situation further improves, we hope to better reflect the increased income from bookings and begin a new phase of larger scale reinvestment projects in 2024-25.

REPORT OF THE TRUSTEES TO THE MEMBERS OF

THE BARN OUTDOOR PURSUITS ASSOCIATION - CONTINUED

Achievements and performance - continued

Review of business – continued

Having realigned our growth plan following the Covid pandemic, we are pleased to report the utilisation figures line up with our target of 55% by 2027. Youth group utilisation has also remained consistent with growth towards the 70% target. Overall income has exceeded the target for the year at £ 65,000. Future target income figures may need to be realigned.

Our marketing strategy continues to use social media successfully, in conjunction with The Independent Hostels Association IHUK which is working well. We have also maintained use of GroupAccommodation.com for selling to groups and Booking.com to fill up short term gaps in between group bookings.

This year we recruited a new Warden, Michele Lisa Hopwood, who along with Fiona Witton (Booking Officer) and Helen Randles in her new role as Fire & Water Safety Officer and Cover Warden, continue to support the day-to-day functions of the Centre. Work on regulatory policies and GDPR compliance continued to be a focus this year.

Water safety checks were performed by Helen Randles with the help of Advance Water Services. The employer's liability insurance was renewed, and the certificate displayed at the Woodlands premises. We carried out all necessary fire safety testing and completed a fire risk assessment, updating the logbook with any new findings or actions. The kitchen extraction system was also professionally cleaned and serviced. Good progress continues to be made on the new booking system.

Despite rising inflation increasing the cost of provision more generally, we have been able to successfully hold our pricing structure in 2023-24 and ensure we remain affordable through the youth rate for our target groups. We plan to review the pricing structure in Spring 2025 (to impact year 2025-26)

All Trustees' meetings have been minuted and were conducted according to our constitution. The minutes are stored in our SharePoint and are available at any time. All necessary correspondence has been dealt with.

Activity on the website has continued to restore to pre-pandemic levels. Organic search accounted for 68% of our website traffic. Facebook and IHUK were our top referrers to the website.

We held four working weekends during the year in April 2023, September 2023, October 2023 and February 2024. Our volunteers enjoy giving back to the Centre and we had a great turnout to each. Together with our volunteers and members the Trustees have managed to achieve a huge amount. Some of the achievements are listed as follows:

- Installed additional outdoor lighting.
- Garden maintenance.
- Ladies push button showers repaired.
- Repaired soffit board above kitchen door.
- Relandscaping and planting.
- Bay window leaks repaired.
- Various roof repairs.
- Repaired window in room 2.

REPORT OF THE TRUSTEES TO THE MEMBERS OF
THE BARN OUTDOOR PURSUITS ASSOCIATION - CONTINUED

Achievements and performance - continued

Review of business – continued

- Fitted new central heating pump.
- Started work on restoring French drain.
- Various painting throughout.
- Remaining thermostatic mixer valves replaced.
- Replastered some of lounge.
- More lights replaced with LED.
- New fire escape door in room 4.
- New dining tables.
- Improved signage.
- New outside tap.
- Extended fencing outside from door.
- Cold water storage tank cleaned.

The Board of Trustees wishes to place on record its appreciation for all donations to the Association and thanks to all volunteers for providing continued support.

Plans for Future Periods

Tasks and improvements set for the coming year are:-

- Alterations to drying room.
- More LED lighting.
- Fit cistern overflows.
- Ongoing review of all regulatory paperwork.
- Signage for gate.
- Bunk bed lighting and USB sockets.
- Repair boundary dry stone wall.
- Phase 2 path resurfacing.
- Repair broken floor tiles in hallway.
- Repairs to games room roof.
- Paint and repair front porch woodwork.
- Paint fire escape.
- Complete French drain restoration.
- Ongoing refresh of kitchen and equipment.
- Ongoing garden maintenance.
- New signage board.
- Bin store renovation.

Future Projects

- Renovation of male toilets.
- New cold water storage tank.
- Additional parking.
- Additional bathroom on top floor.
- Secure equipment/bike storage.
- Kitchen renovation and boiler repairs.
- Replace remaining bunk beds.
- Replace hot water system in Warden's accommodation.
- New booking system.
- New membership scheme and review of administration systems.

REPORT OF THE TRUSTEES TO THE MEMBERS OF
THE BARN OUTDOOR PURSUITS ASSOCIATION - CONTINUED

Achievements and performance - continued

Review of business – continued

We have had many reviews on Google, Facebook, Booking.com and in our Guest book. Overall, our users were happy and appreciated the accessible location of our accommodation and the value for money that the Centre provides. Please see some of our reviews:

A warm welcome, comfortable beds, hot showers, a well equipped kitchen. The ideal location to make our stay here very enjoyable. We've all had a lot of fun here for a week and hope to visit again in the future. Many thanks. **City of Cardiff Concert Band, Cardiff University April 2023**

Thank you for an amazing stay. Warden, Michele is so friendly and welcoming. What a beautiful home from home. Lots of love, see you soon **Laura Winder April 2023**

We loved everything, Great location. Thanks. **Aylssa, Perth April 2023**

Scored 9.0. The staff were really nice and helped me with my heavy luggage. I felt very welcome and it was really clean and comfortable :) **Jennifer, Switzerland April 2023**

Perfect location and a great host, we'll be back ! Scored 9.0. Woodlands Centre was perfect for our trip. We were a family of 3 and I have a fear of fire so the incredible site manager moved us to a room with an external fire exit without hesitation and without judgement. The room had comfy beds and clean bedding. The kitchen and bathrooms were clean and kitted out well. Such a good location and at a great price... we'd definitely book again ! Noting, it was fab ! **Joana April 2023**

Exceptional ! Scored 10. The location was great and the staff were really helpful and knowledgeable. The communal room was also great and had games etc that could be used in the evenings There wasn't anything that I didn't like. It does only have a few parking spaces but this is due to the central location and there is parking on the road. **Chloe April 2023**

Exceptional ! Scored 10. This place is a gem; it's as simple as that ! **Juliette, Vietnam May 2023**

Perfect if you want to walk up a few mountains in the day and have a pub meal at night. Scored 8.0. Super friendly staff, great location where everything in Betws-y-Coed is walkable and super great value. Highly recommended for a group of friends who want to hit the mountains in the day and have a couple of hours in the pub at night. Noting. It's not a dislike but be aware, this probably isn't the kind of place you'd bring your wife for a special treat, it's basic accommodation and unbeatable if that's what you're after. **Martin May 2023**

Exceptional. Scored 10. Staff were friendly and helpful. **Luke May 2023**

Exceptional. Scored 10. Was perfect super tidy lovely staff right next to pubs/shops couldn't ask for more. x They even posted my charger back to my house when I left it behind. x. **Laura May 2023**

Lovely place with lovely staff, if you're after a luxurious expensive type place then this probably isn't for you. Scored 9. Lovely building. **Julie May 2023**

Perfect location and great stop. Scored 10. Great location in Betws-y-Coed to explore the local area. The hostel was perfect for what I needed, bed was comfy, enough space in the room, clean and had all the facilities I needed. The Wardens were lovely and very friendly. Thank you so much !
Cara May 2023

REPORT OF THE TRUSTEES TO THE MEMBERS OF

THE BARN OUTDOOR PURSUITS ASSOCIATION - CONTINUED

Achievements and performance - continued

Review of business – continued

I found another place to call home as I quietly rest and recharge from the busy world 😊. Scored 10. The setting, accommodation, facilities and host are incredible. The kitchen has everything for you to cook just like at home and I was able to make myself a super great lunch, ready for my Snowdon hike ! The bedrooms were large with a lot of space for storing your belongings and felt extremely safe. Everything is very clean and nicely kept grounds. Finally, but definitely not last. The Warden Michelle is just incredible in welcoming you. Helping you if needed and just with a whole lot of life experience that means she can connect and share with guests in a really meaningful way. Even if you are not there looking for that. Her presence just really added a whole extra layer of specialness to my time spent there. **Xenia, Netherlands May 2023**

Superb. Scored 9.0. This was my second stay here and as with the first it was excellent. The Wardens, Michelle and Helen, were super helpful and all the facilities were clean and well maintained. The location is close to shops and pubs and only minutes away from the mountains I came for. I would definitely recommend to any groups or solo travellers. **Chris May 2023**

“A home from home” – thank you for making us feel so welcome ! Scored 10. A really good location, very clean and tidy made to feel very welcome. The host Michele is brilliant and made us feel very welcome and even sent me back some clothes I left behind. Thank you, Michele ! **Jon May 2023**

Absolutely fantastic stay. Scored 10. Michele fantastic host. Great location. Excellent value for money. **Nicola May 2023**

Exceptional. Scored 10. Amazing warm-hearted, helpful and caring staff – superb location with an abundance of activities and POI within a 15 – mile radius – lovely garden – like staying at your mother-in-law but she’s actually nice. **Matthias, Germany May 2023**

I have been travelling for over 2 months and this experience has been my highlight very special. Scored 10. I absolutely loved my stay. Michelle is the caretaker and she was just incredible – so nurturing and caring. This place doesn’t feel like a hostel. It’s cosy. Homely and so relaxed and friendly ... plus you’re surrounded by such beauty just outside the door. It’s a really special place. I truly loved everything and have never felt that before in a hostel. **Southey, Australia May 2023**

Exceptional. Scored 10. I spent 2 nights at Woodlands Centre and believe me, that place has a very good energy !! Michele, the Warden is a lovely woman, she was very welcoming and always ready to help you 😊. The place is very clean and tidy and has everything you need. Decent price, big well-equipped kitchen, nice lounge, comfortable mattress, great location ... And also the garden it’s a lovely place to sit down on the grass on a sunny day and chill out with a glass of wine 😊 I definitely would recommend it and for sure I’ll be back soon ! **Aina May 2023**

Superb value for money. Scored 10. The building was beautiful and the location was spot on. Staff were super friendly and helpful. **Vicky May 2023**

Wonderful Woodlands. Scored 10. I loved everything about this place. Location was fantastic and Michele was super helpful and kind. I can’t wait to return! Thanks. **Jo May 2023**

REPORT OF THE TRUSTEES TO THE MEMBERS OF

THE BARN OUTDOOR PURSUITS ASSOCIATION - CONTINUED

Achievements and performance - continued

Review of business – continued

Very good. Scored 8.0. Great location, friendly welcome. Liked the cosy lounge with comfy sofas.

Helen May 2023

It's a great location for exploring the surrounding mountains, nature reserves, towns and villages. Scored 10. It's a lovely house in a lovely setting with a great kitchen and communal area along with very helpful friendly Wardens. **Ian May 2023**

Perfect ☺ Group of 10 mountain bikers stayed 2 nights all in one bunk room. The welcome was warm and friendly from the off. Michele the Warden was brilliant and nothing was too much trouble. The kitchen was perfect and the lounge diner just right. The location in the heart of the village was great. Coupled with the great mountain biking locally made this a perfect few days **John K May 2023**

We had a magical stay at the Woodlands Centre. The hostel is out of a fairy tale - rising up from the gorgeous hills of Betws-y-Coed, whose town centre was just a few minutes' walk away. It was the perfect location to go exploring from, with many easily accessible walking paths in all directions close to the hostel. The hostel itself is also a lovely place to spend your time, with a large and functional kitchen, living room, garden and comfortable bedrooms. We were taken care of most hospitably and will definitely be coming back! 5/5 **Carlijn Tettersoo May 2023**

Exceptional, Scored 10. Quiet, clean, efficient, easy communication through booking app. Bed was surprisingly comfy and I'm fussy! **John June 2023**

Exceptional. Scored 10. The only downside was that my room was the fire escape, therefore it could not be locked. Otherwise everything was perfect. **Lea, Germany June 2023**

Brilliant experience, highly recommend. Scored 10.

I stayed at Woodlands as a cheap base for climbing Snowdon. Thoroughly impressive facilities for the price I paid - fully equipped kitchen with multiple cooking areas, clean bathrooms with hot showers (maybe too hot!), decent WiFi. Town centre is within walking distance for all essentials. The most outstanding factor however is the service of the staff. The Warden went above and beyond to help me after I learned the road to Pen y Pass was temporarily closed. Before my arrival, she checked the adjusted Sherpa bus times at the visitor centre. When it was clear I couldn't make it to the hike's meeting point by bus, she offered to drive me there in the Centre's van. Whilst I can't guarantee you'll have the same offer, it is clear the staff at Woodlands are extremely considerate and will do everything in their means to help you. I hope to stay here again.

Some areas might get cramped when it's busy - mainly the dormitory and the kitchen. It wasn't busy when I went. **Bessam June 2023**

Stunning location, magical premises and warm and hospitable reception. Would strongly recommend! Scored 10. Our stay at the Woodlands Centre was absolutely magical in every way. We were received most hospitably and taken care of so warmly during our stay. The hostel is an absolute dream house from a fairytale in the woodlands of Betws-y-Coed, with the town's centre just at the foot of the small hill. Walking trails in all directions are very easily accessible from the hostel, and we had a wonderful time exploring the beautiful surroundings. And then could enjoy a wonderful evening at home with a fully kitted out kitchen, and big cozy living room, and comfortable beds. We will definitely return! Nothing was missing! **Carlijn, Netherlands June 2023**

REPORT OF THE TRUSTEES TO THE MEMBERS OF

THE BARN OUTDOOR PURSUITS ASSOCIATION - CONTINUED

Achievements and performance - continued

Review of business – continued

Exceptional. Scored 10. It's such a magical place where you feel at home! Michelle is so sweet and always up to help! **Neus, Spain June 2023**

Greatly located hostel in a beautiful town with all the amenities you need along with friendly and helpful staff! Scored 10. Amazing location close to restaurants and beautiful walks close by. The buses to Snowdonia are within a 5 minute walk of the hostel as well which was great! The common areas were spacious, a large kitchen to use, showers had hot water and the beds were wooden so there was no squeaking. The staff were lovely and gave us advice for our trip - would stay here again next time we're back! The pillows on the bed were very thin. **Canada June 2023**

Wonderful place. Clean and friendly, Michele couldn't do enough for us. Ideal spot for walking and admiring the beautiful scenery. Hidden gem of a place. Definitely going back soon. My teenage boys also felt the same 5/5. **Fiona Wa June 2023**

I absolutely loved my stay at the Woodlands Centre! Wasn't sure what to expect given the super low prices, but the female dorm was clean, the other guests were considerate and quiet, and the Warden was so accommodating and helpful! The only thing I would note - if you're traveling in from out of town, the buses to and from the town are sparse, so you'll need to get your timing right on those and plan ahead. 5/5. **Cari Reinert June 2023**

I was a sole traveller staying for the weekend for hiking in beautiful Snowdonia. Quite honestly for the price, I was absolutely blown away by this place and cannot wait to return. Michele, the Warden was an absolute star and was on-hand for just about anything. There was a big family group in and they were great fun and I shared a room with 3 other lone male travellers and we got on well, despite the language barriers! (French and Scouse). We are looking to book the whole place for my Mum's 80th Birthday next year as it's absolutely ideal for big groups. The Savoy it isn't, it's better than that as it's in the heart of one of the best places in the world! 5/5. **Rob Groves June 2023**

A lovely hostel with a warm welcome and warm beds. The kitchen was great and the showers were excellent. Well located in the middle of the town and within easy reach of all the good walks.

Rooms 5.0

Service 5.0

Location 5.0

Hotel highlights Great view · Quiet · Great value

Rooms There's a variety of rooms, from single up to a dormitory. Some are lockable, some aren't.

Noteworthy details This place is up a steep hill. Be cautious reversing up the hill as you may damage your clutch if you try. The best thing is to take a bit of a run up in first and just gun it, but make sure you've unloaded passengers and as much luggage as you can first!. **Tristan Jones June 2023**

What a great place to stay, wonderful host and a fantastic area to explore. The Woodlands Centre has everything we needed and was spotlessly clean. We were a group of ten mountain bikers and thoroughly enjoyed the area and special thanks to Michele who managed the Centre. 5/5 **Moo J June 2023**

REPORT OF THE TRUSTEES TO THE MEMBERS OF

THE BARN OUTDOOR PURSUITS ASSOCIATION - CONTINUED

Achievements and performance - continued

Review of business – continued

This time last week a group of us were staying at the Woodlands Centre. It was amazing - the location perfect, the hostel perfect, the Warden perfect. Honestly couldn't say anything negative about the place. We had an amazing time and Will absolutely be going back - loved it **100**

Rooms 5.0

Service 5.0

Location 5.0

Hotel highlights Great view. Quiet · Kid-friendly · Great value

Rooms Spotless and beds were so comfy

Nearby activities Fantastic location

Walkability Right in the heart of the Betws-y-Coed walk to lots of places

Joanne Matthews June 2023

Lovely location, friendly hostess, great amenities. Scored 10.

Beautiful building, clean dorms, great shared cooking and lounging space. **Amy July 2023**

Scored 10. Woodlands was a fantastic hostel to stay at in Betws-y-Coed. It is conveniently in close proximity to the town and the train station, and is situated in a picturesque location. The accommodation and facilities were comfortable and clean, and Helen (the host) was very welcoming and hospitable. I look forward to staying here again. **Pikusa July 2023**

Great stay! Scored 8.0. Good location. Bathroom was a little small. **Minesh July 2023**

Memorable stay because of Michele the Warden ! Scored 10.

It's 2 mins walk from all the action in this cute little village and has parking space (2-3) right up to the door. The highlight of the stay is ever ready to help Warden Michele - she is so kind and helping. Everything was awesome. Hot water, clean linen, multiple washrooms, clean and well equipped kitchen, large living area. **Anuj, India July 2023**

Very lovely and helpful caretakers, would recommended staying here!

Scored 10. Very cosy, great location and great amenities. **Summer, Australia July 2023**

Very good. Scored 8.0

Great kitchen facilities to self cater and a cosy lounge. Great location in Betws. Thankyou. We will be back! **Lesley July 2023**

Very good

Scored 8.0.

Spacious lounge/dining room with v. comfortable couches. Well stocked kitchen. Good wifi and coded door eliminated worrying about losing keys. Was able to drop off pack midday and continue looking around town until check-in (big bonus to not have to lug around 20kg of kit). Quick and near access to bus stops, train station, restaurants and a convenience store at bottom of street

Nigel, Australia July 2023

REPORT OF THE TRUSTEES TO THE MEMBERS OF

THE BARN OUTDOOR PURSUITS ASSOCIATION - CONTINUED

Achievements and performance - continued

Review of business – continued

Great Experience

I stayed at the Woodlands Centre when travelling alone and it was a great experience. Helen, the Warden, was very helpful and extremely nice. The whole place was spotless with continuous maintenance being made. It is located right at the heart of Betws y Coed making the perfect spot for anyone wanting a simple holiday. The place is very safe with locks on both entrance and room doors.

I would definitely recommend it, especially that all profits go to a charity. **Solveig J July 2023**

Great stay, Lovely area. Warden Michele was very accommodating and helpful. Thankyou, see you soon.

A-Level Geography Class, Blythe Bridge Sixth Form July 2023

Its soooooo Fun !!!! five stars, thanks. **Haris, Yusuf and Idris July 2023**

Exceptional. Scored 10.

Michele and Helen are such kind and warm people, they were very helpful with providing suggestions, information, advice, and maps! The location of the property is quite ideal. Use of fully equipped kitchen a definite plus as well. **Fortesa August 2023**

As soon we arrived one of the lady was there had a really nice welcome and made us feel home 🏠.

Scored 10. The staff was really nice and helpful can't expect more to be honest I would love to stay there again. Nothing to dislike **Mousa August 2023**

A Fantastic week with lots of activities, thoroughly enjoyed by all 20 of us of all ages. Voted our best holiday destination. Hope to be back next year. Thanks for the welcome.

Hughes, Wilkie, Williams Families August 2023

So friendly and comfy, thanks for the brilliant stay. **Hemming Family August 2023**

Superb. Scored 9.0. Professional fully equipped kitchen. Clean bedrooms. Excellent location, friendly staff, clean showers and toilets. A little outdated. **Alena September 2023**

Exceptional. Scored 10. Great location, clean and comfortable great staff and special thanks to Helen. See you again 😊. **Emma September 2023**

A beautiful little gem in Betws-y-Coed. So friendly and homely energy!! I wish I was staying longer.

Luna Hammelgaard Nielsen September 2023

Its absolutely Lovely !! **Nell September 2023**

Very friendly hostel. Scored 8.0

The staff were extremely welcoming and helpful. They gave me a great personal welcome and tips for exploring the area. They even gave me a WhatsApp number for any queries which was helpful when I needed to find a USB socket. I ended up with the whole 6 bed dorm to myself.

Daisy October 2023

REPORT OF THE TRUSTEES TO THE MEMBERS OF

THE BARN OUTDOOR PURSUITS ASSOCIATION - CONTINUED

Achievements and performance - continued

Review of business – continued

Amazing place for a hostel. I wasn't sure about booking into a hostel but had the best time. Thank you so much for everything. Scored 10. Facilities were great for a hostel. Clean toilets, handy and functional self-catering kitchen. Staff- Michele and Helen were lovely. **Chern October 2023**

Very clean and great value for money. Scored 9.0.

Impeccably clean, a very warm and friendly welcome from the Wardens. Location is great, right in the centre of Betws. Londis round the corner and nice pub 2 minute walk. Kitchen was super well equipped if you wanted to do your own cooking. **Jack October 2023**

We did a lot of things and enjoyed ourselves. Thankyou very much. Bigger beds please (Steve 6ft3!)
Terry Bond & Steve Carter October 2023

Thank you so much for a lovely stay! Had the best time. **Chem, Edinburgh October 2023**

Thanks for having me, lovely stay, cute little room, slept like a dream. Will visit next year for sure
Matt Fox, Manchester October 2023

Great location for a get together with friends or family. This place is in a stunning location for the area. It is easy to walk into town to all the amenities and food places with no hassle. The Centre is a fab building. It has everything you need. Great showers, comfy beds, fully equipped kitchen and drying room for wet biking gear. Michele and Helen were very friendly and welcoming and provided a great weekend to us. Having the lounge available to chill out in on an evening was great thing and allowed for lots of chatting and socialising. Such a fab place - we will be back next year to do more exploring from here. Thanks so much to everyone who works so hard keeping this Centre going. **lougo78 October 2023**

Superb. Scored 9.0. Excellent place to stay, friendly, clean good location. **Richard November 2023**

The accommodation and location met my expectations and requirements, couldn't have gone any better. Scored 8.0. Location was great. **Dave November 2023**

Exceptional. Scored 10. Warden was friendly and helpful. Place was clean and had everything I needed, drying room was handy. Would stay again. **Daniel November 2023**

We LOVE the Woodlands Centre!! Very cosy and had a lovely weekend ♥ we will be back soon!!!
Becca, University of Manchester Hiking Club November 2023

We stayed here with a school group in September 2023 and hired the whole Centre for a very good rate using the email contacts on the Centre's website.

It is in a great location and was easy to park our minibus. The rooms are well sized for dorm types, there is a nice lounge to relax and eat in, the showers along with everything else were very clean and the kitchen was very well stocked. We would recommend for school groups of up to around 25 pupils.

Rooms 5.0

Service 5.0

REPORT OF THE TRUSTEES TO THE MEMBERS OF

THE BARN OUTDOOR PURSUITS ASSOCIATION - CONTINUED

Achievements and performance - continued

Review of business – continued

Warm, welcoming and wonderful. Scored 8.0.

The Woodlands Centre is a warm and welcoming property. We were hosted by the wonderful Michele. The location is superb, the single room comfortable and warm. I would highly recommend a stay if you are looking to hike, walk or engage in outdoor sports. **Tania December 2023**

A comfortable and cosy stay well placed for all occasions. Scored 10.

Very well placed, well set up with all necessities. Very comfortable as well. Staff were so kind and helpful. Would definitely recommend staying here and will absolutely be back again!

Quite a steep hill up to the entrance so something to keep in mind for those with mobility issues.

Otherwise everything was amazing! **Meghan, Australia December 2023**

Excellent value if you are looking for a simple place to stay and explore the local area. Scored 9.0.

Great location and car parking. Everything you need and fantastic value for money. The showers are shared with other guests. The building is old but well maintained. **Jovan, Netherlands December 2023**

I can't praise the place enough fantastic. Scored 10.

Every single detail was taken care from the beginning. Michele greeted us and showed us everything we needed to know. The facilities for mountain biking, hiking and walking are amazing. Enough showers for a big group. Kitchen was fully equipped and clean. Rooms are clean and comfortable. Fully equipped drying room perfect for our needs. **Paul December 2023**

Thank you for your hospitality. We will be back again !!! Merry Christmas !!!

Jovan, Murray, Ilkam, Karl December 2023

Would like to say a big thankyou to Helen, for such a lovely stay, we will be back soon.

Irene Smith December 2023

We had such a lovely stay at Woodlands, our host Helen could not have been more accommodating and helpful. **Anonymous December 2023**

Thank you to Helen for being the perfect host! Cant wait to come back!

Stephen, Laura and baby Arlo 😊 December 2023

Thankyou Helen for being our wonderful host during our stay, we love it. Cant wait until next time.

Sam December 2023

Sad our Trip has come to an end but what a fantastic stay, thankyou Helen for your amazing hospitality 😊 can not wait to return.

Shannon H, Liverpool December 2023

More amazing memories made, Thanks Helen x

Sarbutts family, Liverpool

Mckenier family, Newcastle

Wells family, Cheshire

Super Stevenson's, Sheffield December 2023

REPORT OF THE TRUSTEES TO THE MEMBERS OF

THE BARN OUTDOOR PURSUITS ASSOCIATION - CONTINUED

Achievements and performance - continued

Review of business – continued

I stayed at the Woodlands Centre twice now ! Fantastic staff who went that extra mile to make our stay very pleasant. We go to the area to ride mountain bikes. This place is perfect. Plenty of showers, Fantastic drying room, fully equipped kitchen with everything we required .

Only wished I had found this place earlier. We have been riding in that area for 10 years and this place is amazing. **Geoff December 2023**

Very Nice Place.

Scored 10

The staff were very friendly. Comfy bed. Good value for money.

Michael January 2024

I would definitely stay here again.

Scored 10.

Despite the building being a little run down, the location is amazing, the shared communal room is very cosy, the staff were super friendly, and the kitchen is almost a commercial-style kitchen with everything you could need.

No lockable storage space in the dorm.

Kirsty January 2024

Exceptional.

Scored 10.

I haven't stayed in a hostel for many years, and I was worried that I might regret my choice, but this hostel is excellent! It is clean and has everything you need. I was there in February and there weren't many guests. There are loads of places to eat around, including a bakery and a pizza restaurant. The town itself is stunning. I am planning to return.

Milda February 2024

Fantastic location, cosy, great facilities. Warden Michele could not have been more helpful. See you again hopefully soon.

Sunny Rhyl February 2024

Exceptional.

Scored 10.

This place is a gem; it's as simple as that!

Juliette, Vietnam March 2024

Exceptional.

Scored 10.

Great location, really welcoming, excellent kitchen facilities, great value for money.

Sophie March 2024

Great value for money, it had everything I needed for a lovely stay. Scored 9.0.

Perfect location for exploring Snowdonia. Michele the Warden was super helpful. The kitchen facilities and drying room were great.

David March 2024

REPORT OF THE TRUSTEES TO THE MEMBERS OF

THE BARN OUTDOOR PURSUITS ASSOCIATION - CONTINUED

Achievements and performance - continued

Review of business – continued

Superb.

Scored 9.0.

Friendly staff, interesting guests mainly hikers and cavers. Access to a kitchen is useful when one of your party has a food intolerance and this was well equipped.

We were fine with everything.

Hobbs March 2024

Superb.

Scored 9.0.

Impressive house and gardens with good facilities including a kitchen and drying room and friendly Wardens. Short walk to the shops and restaurants of Betws-y-Coed and there are good local walking options along the river and into the woods.

David March 2024

Superb.

Scored 9.0.

Good location, friendly and relaxed welcome and general atmosphere. Good facilities.

Heating didn't come on on Saturday evening.

Steve March 2024

My best days in the UK - simple and peaceful.

Scored 10.

Wonderful surroundings and a beautiful building. I liked the vibe of a country hostel with the facilities such as shower- and drying-room. It was very quiet and peaceful during winter and close to hiking trails as well as the train station.

Heating had to be adjusted by the Warden manually, but that didn't bother me because I don't like it too warm anyway so I didn't "complain" about it. If I would they would have fixed it immediately.

Philipp, Germany March 2024

Thank you for being so accommodating and pleasant company! Lovely little birthday stay! Usystkiego najlepszego! – best wishes in polish 😊

Seb, Bristol March 2024

Cheers Michele! Great host, lovely place to bunker between hikes.

Bradley S, Perth WA March 2024

Another warm and welcoming stay.....Thank you!! what a gem this place is !

Dec and Dan March 2024

Very rainy, but therefore had great use of the dry room. Overall loved the place and the large rooms, definitely a trip to remember in years to come

Emily, Maddie, Ruby & Daisy Upton Hall School, Wirral March 2024

REPORT OF THE TRUSTEES TO THE MEMBERS OF

THE BARN OUTDOOR PURSUITS ASSOCIATION - CONTINUED

Achievements and performance - continued

Review of business – continued

Awesome as ever! Thanks again, see you next year!

Farmer's school, Fairford March 2024

I really needed some time on my own and staying here was a lovely experience! Helen Thank you!

Gosra 😊 March 2024

Had an amazing stay Helen was so friendly and welcoming. Will be back. x

Mo Linton March 2024

Thankyou Helen for opening the door for us every time 😊 brilliant stay.

Claire & Martin, Aylesbury March 2024

Warm, welcoming, great value for money, clean, friendly = Perfect! thank you for a great stay.

Sophie Kemsley, Faversham Kent March 2024

Results

The surplus of income over expenditure for the year was £ 8,424 (2023 - deficit £ 18,770).

The Board of Trustees wishes to place on record its appreciation and thanks to all volunteers for providing continued support.

Stated reserves policy

Unrestricted funds are needed:

- (a) to provide funds which can be designated for specific projects to enable them to be undertaken at short notice, and
- (b) to cover administration fund-raising and support costs without which the Association could not function.

The Trustees consider it prudent that unrestricted reserves should be sufficient:

- (a) to avoid the necessity of realising fixed assets held for the Association's use,
- (b) to cover one year's administration, fund raising and support costs, and
- (c) to cover the projected cost of £ 10,000 for ongoing refurbishment of the building.

The Trustees are of the opinion, after careful consideration of all relevant facts, that the unrestricted reserves during the year to 31 March 2025 should not fall below £ 40,000.

REPORT OF THE TRUSTEES TO THE MEMBERS OF
THE BARN OUTDOOR PURSUITS ASSOCIATION - CONTINUED

Statement of Trustees' Responsibilities

The Trustees are responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulations.

Charity law and Accounting and Reporting by Charities: Statement of Recommended Practice: requires the Trustees to prepare financial statements for each financial year. Under that law the Trustees have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). The financial statements are required to give a true and fair view of the state of affairs of the Association and of the income and expenditure of the Association for that year.

In preparing the financial statements the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principals in the Charities SORP;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements, and
- prepare the financial statements on a going concern basis unless it is inappropriate to presume that the Association will continue in business.

The Trustees are responsible for keeping proper accounting records that disclose, with reasonable accuracy at any time, the financial position of the Association and that enable them to ensure that the financial statements comply with the Charities Act 1993 (Revised 2006 and 2011) and Accounting and Reporting by Charities: Statement of Recommended Practice. They are also responsible for safeguarding the assets of the Association and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report which has been prepared in accordance with both Accounting and Reporting by Charities: Statement of Recommended Practice and the Charities Act 1993 (Revised 2006 and 2011), was approved by the board and signed on its behalf by:-

Trustee.....  J D Williams

Woodlands, Vicarage Road,
 Betws-y-Coed, Wales LL24 0AD.

Date: 26 October 2024

CHARTERED ACCOUNTANT'S REPORT
TO THE MEMBERS ON THE UNAUDITED ACCOUNTS OF
THE BARN OUTDOOR PURSUITS ASSOCIATION
FOR THE YEAR ENDED 31 MARCH 2024

I report on the accounts for the year ended 31 March 2024 set out on pages 20 to 26.

Respective responsibilities of the trustees and reporting accountant

As described on page 18, the Association's trustees are responsible for the preparation of the accounts, and they consider that the Association is exempt from an audit. It is my responsibility to carry out procedures designed to enable me to report my opinion.

Basis of opinion

My work was conducted in accordance with the Statement of Standards for Reporting Accountants, and with the general Directions given by the Charity Commission. My procedures includes a review of the accounting records kept by the Association and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and making such limited enquiries of the officers of the Association as I considered necessary for the purposes of this report. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

Opinion

In my opinion:

- (a) the financial statements are in agreement with the accounting records kept by the Association in accordance with United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities and as required by section 130 of the Charities Act 2011;
- (b) having regard only to, and on the basis of, the information contained in those accounting records:
 - (i) the financial statements have been drawn up in a manner consistent with the accounting requirements specified by the Charities Act 2011; and the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice.
 - (ii) the Association satisfied the conditions for exemption from an audit of the financial statements for the year, and did not, at any time within that year, fall within any of the categories of Associations not entitled to the exemption specified.
 - (iii) no attention requires to be drawn in order to enable a proper understanding of the financial statements to be reached.

Jan G Gromadzki
Chartered Accountant
 13 Wolverhampton Road, Codsall,
 Wolverhampton, West Midlands, WV8 1PT.

Date 26 October 2024

THE BARN OUTDOOR PURSUITS ASSOCIATION

INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2024

	<u>Notes</u>	<u>2024</u> £	<u>2023</u> £
<u>INCOME</u>	1e & f, 2	65,950	42,745
Expenditure	3	(58,185)	(61,654)
		7,765	(18,909)
Interest & other income receivable		659	139
Interest payable		-	-
<u>SURPLUS/(DEFICIT) OF INCOME OVER- EXPENDITURE FOR THE YEAR, BEING SURPLUS/(DEFICIT) FOR THE FINANCIAL YEAR</u>	4	£ 8,424 =====	£ (18,770) =====

STATEMENT OF TOTAL RECOGNISED GAINS AND LOSSES
FOR THE YEAR ENDED 31 MARCH 2024

	<u>2024</u> £	<u>2023</u> £
Surplus/(deficit) of income over expenditure for the year	8,424	(18,770)
Total recognised gains and losses relating to the year	8,424	(18,770)
Unrestricted members' funds	8,424	(18,770)
Restricted funds	-	-
Total gains and losses recognised since last annual report	£ 8,424 =====	£ (18,770) =====

There are no gains or losses other than the results as shown above.

The notes on pages 23 to 26 form part of these financial statements.

THE BARN OUTDOOR PURSUITS ASSOCIATION

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 31 MARCH 2024

	<u>Unrestricted</u> <u>Funds</u> £	<u>Restricted</u> <u>Funds</u> £	<u>Total Funds</u> <u>2024</u> £	<u>Total Funds</u> <u>2023</u> £
Income and expenditure				
Incoming resources				
Grants	-	-	-	-
Investment income	659	-	659	139
Donations	10	-	10	86
Other income	65,940	-	65,940	42,659
Total incoming resources	66,609	-	66,609	42,884
Resources expended				
Direct charitable expenditure	55,187	-	55,187	58,650
Fundraising & publicity	-	-	-	-
Governance costs	2,998	-	2,998	3,004
Total resources expended	58,185	-	58,185	61,654
Net incoming/(outgoing) resources before transfer	8,424	-	8,424	(18,770)
Transfer between funds	-	-	-	-
Net incoming/(outgoing) resources for the year	8,424	-	8,424	(18,770)
Other recognised gains and losses	-	-	-	-
Unrealised gains on investments	-	-	-	-
Net movement in funds	8,424	-	8,424	(18,770)
Balances brought forward at 1 April 2023	50,159	142,011	192,170	210,940
Balances carried forward 31 March 2024	£ 58,583	£ 142,011	£ 200,594	£ 192,170
	=====	=====	=====	=====

The notes on pages 23 to 26 form part of these accounts.

THE BARN OUTDOOR PURSUITS ASSOCIATIONBALANCE SHEETAS AT 31 MARCH 2024

	<u>Notes</u>	<u>2024</u> £	<u>2023</u> £
<u>FIXED ASSETS</u>			
Tangible assets	7	177,326	174,425
<u>CURRENT ASSETS</u>			
Debtors	8	2,146	2,726
Cash at bank & in hand		42,452	32,206
		44,598	34,932
<u>CREDITORS</u> - amounts falling due within one year	9	(21,330)	(17,187)
<u>NET CURRENT ASSETS</u>		23,268	17,745
<u>DEFERRED INCOME</u>	10	(-)	(-)
		£ 200,594	£ 192,170
		=====	=====
<u>CAPITAL AND RESERVES</u>			
Members funds - restricted		142,011	142,011
Members funds - unrestricted		58,583	50,159
<u>MEMBERS' FUNDS</u>	12	£ 200,594	£ 192,170
		=====	=====

These accounts have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice and the Financial Reporting Standard for Smaller Entities (effective January 2015).

The Board of Trustees approved these accounts on 26 October 2024.

Trustee  J D Williams

Trustee  Miss L Hill

THE BARN OUTDOOR PURSUITS ASSOCIATION

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31 MARCH 2024

1. PRINCIPAL ACCOUNTING POLICIES

a. Basis of preparation

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS102) (effective 1 January 2015) – (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102).

The Association meets the definition of a public benefit entity under FRS 102.

Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

b. Preparation of the financial statements on a going concern basis

The Association reported a net cash inflow of £ 10,246 in the year to 31 March 2024.

The inflow resulted from operating income exceeding costs offset by additions to fixed assets. Cash of £ 6,901 was used on acquiring fixed assets in the year. The Trustees are monitoring performance and cash reserves throughout the year and will look to adjusting prices for services provided when necessary. Local Authority funding from Staffordshire Council has been withdrawn. Action is being taken as required to compensate for this loss in income by generating funds by encouraging more diversity, but concentrating on youth, in those that use the facilities and services of the Centre and various fund raising activities.

c. Depreciation

Depreciation is provided at rates calculated to write off the cost of fixed assets, less their estimated residual value, over their expected useful lives.

At each balance sheet date, the Association reviews the carrying amount of its tangible fixed assets to determine whether there is an indication that any items have suffered impairment loss. If any such indication exists, the recoverable amount of an asset is estimated in order to determine the extent of the impairment loss, if any.

On written down basis

Furniture & fittings	20% per annum
Equipment	20% per annum

Land and buildings are not depreciated.

d. Deferred taxation

Tax deferred or accelerated is accounted for in respect of all material timing differences to the extent that it is probable that a liability or asset will crystallise.

THE BARN OUTDOOR PURSUITS ASSOCIATION

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31 MARCH 2024 - CONTINUED

1. PRINCIPAL ACCOUNTING POLICIES - CONTINUED

e. Income

Income comprises amounts received from booking fees, grants, fund raising, donations and miscellaneous receipts, derived from ordinary activities.

f. Grants

Grants received are taken to income and expenditure account in the year in which the expenditure to which they relate are incurred. Grants received in advance of the year in which the expenditure is incurred are carried forward in the balance sheet as deferred income.

2. INCOMING RESOURCES FROM ACTIVITIES TO FURTHER THE ASSOCIATION'S OBJECTS

	<u>Unrestricted</u>	<u>Restricted</u>	<u>2024</u>	<u>2023</u>
	£	£	£	£
Conwy County Borough Council				
- COVID grant	-	-	-	-
HMRC - JRS	-	-	-	-
Donations	10	-	10	86
Bookings	65,940	-	65,940	42,165
Fund raising and miscellaneous	-	-	-	494
	£ 65,950	£ -	£ 65,950	£ 42,745
	=====	=====	=====	=====

3. EXPENDITURE

	<u>2024</u>	<u>2023</u>
	£	£
Administrative expenses	£ 58,185	£ 61,654
	=====	=====

4. SURPLUS/(DEFICIT) OF INCOME OVER EXPENDITURE FOR THE YEAR

	<u>2023</u>	<u>2022</u>
	£	£
This is stated after charging:-		
Legal fees	-	-
Depreciation of tangible fixed assets	4,000	4,000
	=====	=====

THE BARN OUTDOOR PURSUITS ASSOCIATION

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31 MARCH 2024 - CONTINUED

5.	<u>TRUSTEES' EMOLUMENTS</u>	<u>2024</u> £	<u>2023</u> £
	Fees	£ NIL =====	£ NIL =====

6. TAXATION

Due to the charitable status of the Association and the activities in which it is involved no liability to United Kingdom Corporation tax arises.

7. TANGIBLE ASSETS

<u>Cost</u>	<u>Land & Buildings</u> £	<u>Furniture and fittings</u> £	<u>Equipment</u> £	<u>Total</u> £
As at 1 April 2023	150,406	47,928	38,856	237,190
Additions	-	6,192	709	6,901
Disposals	(-)	(1,000)	(400)	(1,400)
As at 31 March 2024	<u>150,406</u>	<u>53,120</u>	<u>39,165</u>	<u>242,691</u>
<u>Depreciation</u>				
As at 1 April 2023	-	40,554	22,211	62,765
Charge for the year	-	2,000	2,000	4,000
Eliminated on disposals	(-)	(1,000)	(400)	(1,400)
As at 31 March 2024	<u>-</u>	<u>41,554</u>	<u>23,811</u>	<u>65,365</u>
<u>Net Book Values</u>				
As at 31 March 2024	£ 150,406 =====	£ 11,566 =====	£ 15,354 =====	£ 177,326 =====
As at 31 March 2023	£ 150,406 =====	£ 7,374 =====	£ 16,645 =====	£ 174,425 =====

8.	<u>DEBTORS</u>	<u>2024</u> £	<u>2023</u> £
	Debtors receivable	-	-
	Prepayments	2,146	2,726
		<u>£ 2,146</u> =====	<u>£ 2,726</u> =====

THE BARN OUTDOOR PURSUITS ASSOCIATION

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31 MARCH 2024 - CONTINUED

9.	<u>CREDITORS</u> - amounts falling due within one year	<u>2024</u> £	<u>2023</u> £
	Taxation and social security	-	-
	Other creditors	21,330	17,187
		<u>£ 21,330</u> =====	<u>£ 17,187</u> =====

10.	<u>DEFERRED INCOME</u>	<u>2024</u> £	<u>2023</u> £
		£ -	£ -
		=====	=====

Deferred income represents grants received in the financial year ahead of expenditure that will be incurred in the subsequent financial year.

11. DEFERRED TAXATION
The full potential liability in respect of deferred taxation at 31 March 2024 was £ Nil (2023 - £ nil).

12. RECONCILIATION OF MOVEMENTS IN MEMBERS' FUNDS

	<u>2024</u> £	<u>2023</u> £
Surplus/(deficit) of income over expenditure for the year	8,424	(18,770)
Opening members' funds	192,170	210,940
Closing members' funds	<u>£ 200,594</u> =====	<u>£ 192,170</u> =====
Members' funds - restricted	142,011	142,011
Members' funds - unrestricted	58,583	50,159
Closing members' funds	<u>£ 200,594</u> =====	<u>£ 192,170</u> =====

13. CAPITAL COMMITMENTS
At 31 March 2024 the trustees had no authorised capital expenditure.
(2023 - none).

14. CONTINGENT LIABILITIES
There were no contingent liabilities at 31 March 2024 (2023 - Nil).

THE BARN OUTDOOR PURSUITS ASSOCIATIONDETAILED INCOME AND EXPENDITURE ACCOUNTFOR THE YEAR ENDED 31 MARCH 2024

	<u>2024</u>		<u>2023</u>	
	£	£	£	£
<u>INCOME</u>				
Grants				
Conwy County Borough Council				
- Covid grant	-		-	
HMRC				
- Job Retention Scheme	-		-	
Donations	10		86	
Bookings	65,940		42,165	
Fund raising & miscellaneous	-		494	
	<hr/>	65,950	<hr/>	42,745
<u>ADMINISTRATIVE EXPENSES</u>		(58,185)		(61,654)
		<hr/>		<hr/>
		7,765		(18,909)
<u>OTHER INCOME</u>				
Bank interest received	659		139	
	<hr/>	659	<hr/>	139
<u>INTEREST PAYABLE</u>				
Bank		-		-
		<hr/>		<hr/>
<u>SURPLUS/(DEFICIT) OF INCOME</u>				
<u>OVER EXPENDITURE IN THE YEAR</u>		£ 8,424		£ (18,770)
		=====		=====

THE BARN OUTDOOR PURSUITS ASSOCIATIONSCHEDULE OF ADMINISTRATIVE EXPENSESFOR THE YEAR ENDED 31 MARCH 2024

	£	<u>2024</u>	£	£	<u>2023</u>	£
<u>TRUSTEES' REMUNERATION</u>			-			-
<u>ESTABLISHMENT EXPENSES</u>						
Rates		1,435			2,750	
Water rates		1,441			1,204	
Light and heat		9,806			19,317	
Insurances		2,726			2,161	
		<hr/>			<hr/>	
			15,408			25,432
<u>ADMINISTRATIVE EXPENSES</u>						
Salaries and National Insurance		23,254			18,536	
Pension costs		368			200	
Telephone & broadband		446			688	
Postage		4			39	
Marketing costs		960			790	
Commissions payable		4,321			3,169	
Cleaning & materials		2,904			2,090	
Consumables		1,401			449	
Repairs, renewals & maintenance costs		2,775			4,522	
Licences		159			159	
Professional & training fees		84			-	
Accountant's fees		888			872	
Bank charges		90			82	
Travelling costs		60			94	
Subsistence costs		60			68	
Sundry expenses		101			27	
Legionella testing & related costs		867			402	
Subscriptions		35			35	
Depreciation		4,000			4,000	
		<hr/>			<hr/>	
			42,777			36,222
			<hr/>			<hr/>
			£ 58,185			£ 61,654
			=====			=====