

LEES WOOD CAMPSITE

England & Wales · Charity number 810314

Details

Other names	SOUTH WEST HERTS AREA SCOUT COMMITTEE, SOUTH WEST HERTS DISTRICT SCOUT COUNCIL, LEES WOOD SCOUT AND GUIDE ACTIVITY CENTRE
Status	Registered
Legal form	Other
Registered	1965-10-27
Register	View on the Charity Commission register

Contact

Address
Fir Tree Hill
Chandlers Cross
Rickmansworth
Hertfordshire
WD3 4LY

Phone 01923266466

Email bookings@leeswood.org.uk

Website www.leeswood.org.uk

Activities

Objects: INSTRUCTION OF BOYS OF ALL CLASSES IN THE PRINCIPLES OF DISCIPLINE, LOYALTY AND GOOD CITIZENSHIP

Activities: To help the aims of both Scouting and Guiding to promote the development of young people in achieving their full physical, intellectual, social and spiritual potential as individuals, as responsible citizens and as members of their local, national and international communities

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Education/training, Amateur Sport, Environment/conservation/heritage
- **Who:** Children/young People

Geography

- **Area of benefit:** HERTFORDSHIRE.
- Hertfordshire

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£76,212	£57,156	-	-
2023-12-31	£79,398	£58,000	-	-
2022-12-31	£65,709	£67,378	-	-
2021-12-31	£41,890	£50,300	-	-
2020-12-31	£30,962	£39,561	-	-

Trustees

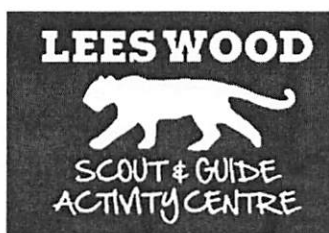
Name	Role	Appointed
Anne Johns		2025-01-14
Christine Julia Turnbull		2023-07-11
Jack Phillip Mawhinney		2024-04-30
KEITH ROGERS		2024-07-09

LEES WOOD CAMPSITE

England & Wales - Charity number 810314

Accounts

Lees Wood Scout and Guide Activity Centre
(Registered Charity: 810314)



Reports for the
Annual General Meeting
For the 2024 year
to be held on
29th April 2025

a charity which operates as "Lees Wood Scout and Guide Activity Centre" situated on land known as "Lees Wood" at Fir Tree Hill, Chandler's Cross, near Rickmansworth in the county of Hertfordshire. The land comprises 17.34 hectares (47 Acres) of woodland and is freehold property jointly owned by the District Scout Councils of Watford North and Watford South, the adjoining field purchased in 2010 is owned by the charity 'Lees Wood Campsite' and brings the total freehold area of the whole site to approximately 70 acres.

The charity operates according to the Policy, Organisation and Rules of both 'The Scout Association' and 'The Guide Association'.

SECRETARY: Mrs Catherine Farman
BOOKING SECRETARY: Mr Ian Leach

LEES WOOD CAMPSITE, CHANDLERS CROSS, REPORTS AGM 2025

MANAGEMENT COMMITTEE (2024)

Charity Trustees (see below)

G Raven (Camp Warden)

Vacant (Chairman)

C Farman (Minute Secretary)

A Small (Treasurer)

I Brunt - nominated by Watford North

Vacant - nominated by Watford North

D Fayer - nominated by Watford South

J Wright nominated by Watford South

J Banks nominated by Girlguiding Hertfordshire, South West Division

G Batchelor nominated by Girlguiding Hertfordshire, South West Division

A Hampton (Fundraising Lead)

CO-OPT MEMBERS

Ian Leach (Dep Warden), and Roger Sands

CHARITY TRUSTEES

The two Scout District Lead Volunteers and District Chairpersons of Watford North, and Watford South and the Girlguiding South West Herts Division Commissioner are the Charity Trustees and as such are ex-officio members of the Lees Wood Campsite Management Committee.

CUSTODIAN TRUSTEES

The Scout Association Trust Corporation,
Gilwell Park Chingford London E4 7QW

BANKERS

CAF Bank Limited, 25 Kings Hill, West Malling, Kent ME19 4JQ

Metro Bank, 113 High Street, Watford, Hertfordshire WD172DQ

INDEPENDENT EXAMINER

TaxAssist Accountants, 117 High Street, Chesham, Buckinghamshire HP5 1DE

<http://www.leeswood.org.uk>

CHAIRMAN'S REPORT 2024

Jack Mawhinney – District Lead Volunteer, Watford North Scouts

As we reflect on 2024, it's clear that Lees Wood has had another brilliant year. We marked 60 years of adventure, growth, development – and of course, muddy boots! The phrase "Take nothing but memories, leave nothing but footprints," attributed to Chief Seattle in the late 1800s, feels especially fitting as we look back.

I joined the Lees Wood trustee board last year, following my appointment as District Lead Volunteer for Watford North on 23rd April. It's been a busy and exciting year. We welcomed Keith, the Watford North District Chair, to the board, and were pleased to welcome back Anne Johns, Girlguiding Hertfordshire - South West Division, too.

A huge thank you goes to our instructors and service crew who give up their own time to deliver the activities we all love and to care for our much-valued site. On behalf of the trustees, I'd like to extend our sincere thanks to Graham, Ian, Nick, Sean and Bruce for their continued hard work and dedication. A special mention to Bruce, who recently joined Graham's team and has already made a huge contribution by rewriting every single risk assessment for the site – no small feat!

As 2024 drew to a close, we saw Mark and Debbie step down as Activity Co-ordinators after an incredible 10 years of service. We're very grateful that they remain on the service crew, and I'm sure you'll all join me in thanking them for their years of effort in organising instructors, running courses, and keeping our equipment maintained and in good order. We were fortunate to fill the role quickly, and are pleased to welcome Fran Rogers, who is now working alongside Ian to ensure groups continue to enjoy great activity sessions. This year also brought another increase in visitor numbers and activity bookings – a fantastic reflection of the team's hard work. We introduced Axe Throwing for Scouts, Guides, Explorers, Rangers, and Adults, and made some positive changes for 2025: while prices remain the same, we've added evening one-hour activity sessions and introduced free camping for leaders.

One of our biggest milestones was celebrating Lees Wood's 60th Anniversary. While not many of us were there back in 1964, the names and efforts of those who helped establish and grow the site are far from forgotten.

Fundraising continues for our new volunteer centre, and we're hugely grateful to Ali Hampton for leading and coordinating the campaign. We're all looking ahead to 2025 with excitement and optimism – and we can't wait to see what the next chapter holds for Lees Wood. Thank you,

Jack Mawhinney

On behalf of the Lees Wood Trustees

Wardens Report 2024 – Graham Raven

2024 was a busy year for the team at Lees Wood with camping and building bookings returning to previous levels. Looking ahead, bookings are at present exceeding our expectations and 2025 looks promising.

With new safety policies introduced by the Scouting Association we have appointed a new Assistant Warden (risk) and have rewritten all our policies, procedures and site risk assessments to bring us in line with the new expectations. In line with the mantra of Providing Skills for Life we have an ambitious plan for training more of our team in the core skills so that we can provide a robust, in-house training facility for local groups and leaders. I was hoping that we would by now be in a position to start work on our new Crew Quarters, however so far this has not been forthcoming due to funding setbacks but I'm hopeful that this will see some traction this year as we explore new avenues and formulate new plans with our new Trustees.

Our 60th Anniversary Camp held last summer was an enormous success with over 1000 attendees enjoying a fun filled weekend and enjoying everything Leeswood has to offer, including the unpredictable great British weather!

Yet again we have seen the impact of winter on our precious woodland, with the loss of over 30 mature trees being lost to the ravages of storm Darragh, the team here have worked tirelessly in removing and processing the timber to get us ready to reopen safely.

As always, I must publicly thank our dedicated team for their continued focus and reliability, without them my job would be much harder.

Treasurers Report 2024 – Amanda Small

The Accounts have been drawn up on a 'receipts and payments' basis consistent with previous years. The Trustees of the Charity as at the 31st December 2024 are the Chairmen and District Lead Volunteers of the Watford North and Watford South Scout Districts and the Girlguiding Hertfordshire, South West Division Commissioner. "Lees Wood Camp Site" will be referred to as "the Charity" in these notes. The trading name of the Charity is "Lees Wood Scout and Guide Activity Centre".

The property is owned jointly by the Watford North and Watford South Districts and not the charity. The value of the freehold site will therefore be an asset in each district's own accounts. However, the field does belong to the Charity and is included in our assets at purchase price.

The Charity's main income is normally raised by fees paid by Scout/Guide campers for outdoor and indoor accommodation.

The re-development project has started and the fund-raising committee are working hard to raise funds for this.

The Charity's outgoings are kept to a minimum consistent with the maintenance of a good and safe campsite. Running costs including utilities, insurance and admin were covered by the income that we received. We are still very concerned about the increased costs of utilities and we are keeping a close eye on these costs.

On a personal note, I would like to express my sincere thanks to Ian Leach for processing the day-to-day banking and record keeping and to the Management Committee, and other volunteers for their continued help and support. Also, thanks to Ali Hampton and the fund-raising team for all their hard work. This site and its success is due to the hard work of volunteers, thanks to all of them.

Leas Wood - Management Accounts at 31/12/24				
Summary	2023		2024	
Income	£79,398.04		£62,604.82	
Expenditure	-£45,514.60		-£57,156.49	
Trading	£33,883.44		£5,448.33	
Capital Expenditure & Major Repair	-£12,485.60		£0.00	
Development Fundraising			£13,606.71	
Excess/(deficit)	£21,397.84		£19,055.04	
B fund	£55,116.36		£76,514.20	
total	£76,514.20		£95,569.24	
Represented by	2023		2024	
Call Bank (Site Account)	£789.98		£740.21	
Call Bank (Gold Account)	£39,696.85		£80,437.05	
Metro Bank	£34,937.95		£12,678.81	
Cash in Hand re site	£1,417.92		£19.38	
Cash in Hand re Provi	£16.89		£43.53	
Providers Stock	£1,654.61		£1,650.26	
Accrual / prepayment	-£2,000.00		£0.00	
	£76,514.20		£95,569.24	
Income Details				
	2023	2023	2024	2024
Facility Usage				
Camping Fees	£32,286.11		£30,909.30	
Deposits	£1,050.00		£450.00	
Flight Oals	£7,941.00		£6,049.00	
Deposits	£300.00		£350.00	
Beaches	£8,980.00		£7,550.00	
Deposits	£1,050.00		£900.00	
Cabin	£1,814.50		£1,105.00	
Archery Range	£2,741.50		£2,190.00	
Bouldering Wall	£2,092.50		£1,320.00	
Car track rental	£500.00		£500.00	
Crossbows	£150.00		£135.00	
Equipment Hire			£100.00	
Shooting Range	£2,749.00		£2,150.00	
Slackline	£800.00		£40.00	
Games	£105.00		£75.00	
Pedal Karts	£1,595.00		£1,210.00	
Axe Throwing	£356.25		£612.50	
Misc			£0.00	
Total		£63,810.86		£58,235.80
Vending				
Providers Takings	£6,654.68		£5,699.23	
Providers Stock Increase				
Total		£6,654.68		£5,699.23
Utility Usage				
Electricity coin meter	£390.00		£374.00	
Total		£390.00		£374.00
Events				
Activity Day	£1,624.70			
BBC Extenders	£6,000.00			
Total		£7,624.70		£0.00
Grants & Donations				
Sundry Donations	£399.05		£135.00	
Total		£399.05		£135.00
Investment Income				
Bank Interest	£518.75		£1,059.03	
Total		£518.75		£1,059.03
Miscellaneous				
Metal Recycling				
Morts Scout Lottery			£6.76	
Sundries			£95.00	
Total		£0.00		£101.76
		£79,398.04		£62,604.82
Development Fundraising				
Income		£0.00		£13,606.71
TOTAL INCOME		£79,398.04		£76,211.53

Expenditure Details				
	2023	2023	2024	2024
Site				
Archery	£383.85		£768.13	
Consumables	£675.70		£1,439.44	
General Maintenance	£4,126.68		£4,905.39	
Shooting range	£134.00			
Staff expenses	£1,946.16		£2,117.33	
Veolia ES (UK) Ltd (skip)	£1,753.99		£2,702.82	
Washing & Cleaning	£251.30		£210.42	
Hygiene Services	£1,361.40		£1,464.00	
Go Karts			£605.91	
Assault Course	£237.16			
Bouldering Wall				
Stockline			£55.90	
Nature Trail				
Axe Throwing	£208.76		£1,022.74	
Fire Detection & Alarm System	£1,878.06		£1,673.10	
Oak Processionary Moths	£420.00		£900.00	
Total		£13,377.06		£17,864.78
Utilities				
Gas	£2,469.24		£3,198.70	
Electricity	£7,480.26		£9,302.59	
Telephone	£867.99		£649.70	
Water	£852.35		£10,376.38	
Rates	£262.40		£259.74	
Total		£11,932.24		£23,783.11
Insurances				
Buildings & contents	£11,108.73		£8,423.44	
Motor vehicles	£905.60		£950.40	
Personal Acc & Medical	£52.00		£52.00	
Public Liability				
Total		£12,066.33		£9,425.84
Administration				
Accountancy Fees	£630.00		£630.00	
Bank Interest and Charges	£366.83		£69.00	
Sum Up charges	£180.14		£19.60	
Postage				
Stationery			£40.93	
TV Licence	£159.00		£169.50	
Booking System	£238.80		£265.01	
Website hosting & maint	£315.45		£0.00	
IT	£37.72		£259.44	
Misc	£73.60		£50.00	
Total		£2,001.54		£1,503.48
Events				
Activity Day	£1,373.94		£0.00	
Total		£1,373.94		£0.00
Vending				
Providers purchases	£3,735.01		£3,534.05	
Providers stock used	£505.96		£4.35	
Total		£4,240.97		£3,538.40
Miscellaneous				
Training			£223.56	
Total		£0.00		£223.56
Total Payments		£44,992.10		£56,339.17
Capital Expenditure & Major Repair				
Mower				
Oven for Flight				
Development fundraising exp		£13,008.10		£817.32
TOTAL EXPENDITURE		£58,000.20		£57,156.49

Fixed Assets as at the 31st December, 2024

Guidance figures for the following have been assessed as follows:

1. From the insured values, which were re-valued professionally in 2002 and the figures are index linked
2. The land is owned jointly by the Watford North and Watford South District Scout councils and is not an asset of Lees Wood Camp Site.
3. The new field is valued at the purchase price in 2010 and is the property of Lees Wood Camp Site

	Value	Contents & Equipment
Freehold Property known as the field	£75,000	
Buildings and equipment:		
Camp office and crew quarters	£75,462	£8,479
Flight Oaks' & back lodge	£254,700	£12,114
Toilet block	£113,196	£1,407
Store hut and workshop	£47,162	£8,479
Providore & staff quarters (excluding stock)	£15,088	£6,340
Standing timber	£29,188	£0
Climbing wall	£0	£0
Garage excluding vehicles	£9,429	£6,298
Beech Wood Building 1	£75,462	£6,661
Beech Wood Building 2	£18,860	£0
Toilet block 2 (Adjacent to car park)	£17,747	£0
Les Willis Hut	£12,000	£3,000
Beech Wood Building 3 (Toilet)	£3,494	£0
Bouldering Box	£2,000	£500
Beaver Fort	£2,000	
New Storage Containers	£4,308	£500
Motor vehicles (Site use only): -		
Fordson Tractor reg FJH9C		£1,000
John Deere mower		£3,770
Siromer A3C 304 Tractor		£13,214
Fire Safety Equipment		£2,000
	£755,096	£73,762

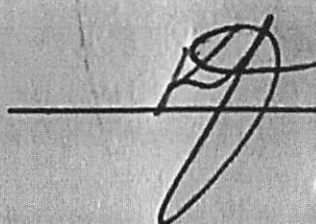
Liabilities (due within one year)

There are no liabilities due within one year.

Liabilities due over more than one year and contingent liabilities.

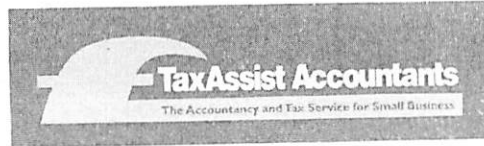
There are no long term or contingent liabilities.

This Report and Accounts were approved by the Management Committee, subject to Independent Examination, at their meeting held on the 25th February 2025, and signed on their behalf by



Trustee
KEITH ROGERS

Lees Wood - Development fund raising at 31/12/24			
	2024	2025	Total
Development Fundraising			
SW Herts Guides Curry Night	£200.00		£200.00
Bluebell Day	£625.93		£625.93
Anniversary Camp 2024	£3,936.78		£3,936.78
Anniversary Camp raffle and trees	£3,639.00		£3,639.00
Rickmansworth Ch Raffle	£5.00		£5.00
Holyrood Parish Camp	£200.00		£200.00
Stewardship	£5,000.00		£5,000.00
			£0.00
			£0.00
TOTAL INCOME	£13,606.71		£13,606.71
Development Expenditure			
Development fundraising exp	£0.00		£0.00
			£0.00
			£0.00
			£0.00
TOTAL EXPENDITURE	£0.00		£0.00
Account balance	£13,606.71	£13,606.71	£13,606.71



Independent examiner's report to the trustees of Lees Wood Campsite (RCN: 810314)

I report on the accounts of Lees Wood Campsite for the year ended 31 December 2024, which are set out on pages 6 to 9.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. 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.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

- (1) which gives me reasonable cause to believe that in any material respect the requirements:
- to keep accounting records in accordance with section 130 of the 2011 Act; and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act

have not been met; or

- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Amit Joshi

Amit Joshi FCCA
28th April 2025

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117 High Street, Chesham,
Buckinghamshire, HP5 1DE

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Director: Amit Joshi, FCCA
Registered in United Kingdom.
Company No. 08671550
VAT Reg No. 123 0106 83

LEES WOOD CAMPSITE

England & Wales - Charity number 810314

Accounts



LEES WOOD CAMPSITE, CHANDLERS CROSS, REPORTS AGM 2024



Lees Wood Camp Site

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The charity operates according to the Policy, Organisation and Rules of both ‘The Scout Association’ and ‘The Guide Association’.

SECRETARY: VACANT

BOOKING SECRETARY: Mr I. Leach, 21 Denmark Street, Watford WD17 4YA

MANAGEMENT COMMITTEE (2023)

Charity Trustees (see below)

G. RAVEN (Camp Warden)

G. FARTHING (Chairman)

VACANT (Minute Secretary)

Miss A. SMALL (Treasurer)

S Mawhinney nominated by Watford North

I Brunt nominated by Watford North

D Fayer - nominated by Watford South

J. WRIGHT nominated by Watford South

J. BANKS nominated by Girlguiding South West Herts

L. TOWNLEY nominated by Girlguiding South West Herts

CO-OPT MEMBERS

Ian Leach (Dep Warden), and Roger Sands

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TaxAssist Accountants, 117 High Street, Chesham, Buckinghamshire HP5 1DE

<http://www.leeswood.org.uk>

CHAIRMAN'S REPORT 2023

The aim of Lees Wood Campsite is to help the aims of both Scouting and Guiding to promote the development of young people in achieving their full physical, intellectual, social, and spiritual potential as individuals, as responsible citizens and as members of their local, national, and international communities.

This is achieved by providing a well-managed, secure, and attractive woodland environment enabling the campers (our customers) to obtain maximum benefit from their visits, and by creating a welcoming atmosphere to which they wish to return.

It has been a good operating year with good visitor numbers with an upturn in booked activities. Looking forward Lees Wood has held the prices for 2024 as the same as 2023, you can make your bookings via Lees Wood Website (<http://leeswood.org.uk>).

Please see the Appendix to this report, showing the visitors and booked activities Lees Wood has been able to provide you in 2023 (prepared by Sean McCallum).

I and the Management Committee are grateful to all the volunteer crews / instructors for giving up their time to deliver activities and facilitate camping. This in itself would not have been possible without the continuing commitment of our Warden, Graham Raven and his small core team.

We are also grateful to those in an administrative role who have continued to volunteer their time to support the Woods, often working unseen in the background.

2024 is Lees Wood 60th Anniversary which we are celebrating with our Anniversary Camp. I trust this is already in your diaries. If not, there will be more later in the AGM meeting.

However, if we want Lees Wood Campsite to be here for future generations our infrastructure needs to be updated /replaced. Last year I talked about a capital project, to start the process of replacing/refurbishing our buildings and investigating what we can do to be "off grid" as much as possible for utilities. During the year we have been in dialog with Three Rivers Council Planning team to obtain Planning permission for a new Volunteer Centre (Crew) and combined shop. Planning permission was received during October. Now there is the major task of raising capital to fund this development. We are indebted to Ali Hamilton stepping forward to head up a small sub group to lead on the fundraising (if you want to get involved, please contact her).

In addition we have submitted another planning application for outline planning permission for improvements to the remaining site, primarily Beeches, Flight Oaks, Les Willis, Solar array etc.

As I pen this report, I believe the answer is not far away. There is little more work to be done re the Solar array. I hope to be able to say more at the AGM.

In particular I would like to thank Richard Townley for his substantive support. His practical commitment and knowledge he has brought to our refurbishment programme, and the Building Sub Committee to provide for the future of Lees Wood.

Before introducing any improvements/ changes, the ethos of keeping Lees Wood Campsite as a greenfield low-key user-friendly site remains clearly in our collective minds.

Finally and not least as this is my last report as Chairman, I wish to thank all those that have supported me (and therefore Lees Wood) in whatever capacity over my time in the Chair. There have been difficult times COVID certainly did not help, as well as good.

However, there is now a seed change in thinking that we need to rebuild our infrastructure in an environmentally friendly way (also by default reducing our running costs) and provide our campers/ visitors with an enhanced quality experience.

To the incoming Chair this is an exciting and challenging time for Lees Wood. The coming few years will put Lees Wood on the road for another 60 years of developing our youth ("skills for life") through outdoor experiences and adventures. I will support you to ensure a smooth handover, but I am very much aware you will be the Chair of Lees Wood Campsite going forward not me.

Goodbye from the Chair but not Lees Wood.

Graham

Graham Farthing (Chairman)

Wardens Report 2023

2023 was a busy year for the team at Lees Wood with camping and building bookings returning to somewhat pre pandemic levels, although most groups who came to see us were significantly down in individual numbers to previous years. Whether that is a result of a post Covid hangover still affecting peoples thought process or the increasing costs of everyday living remains to be seen, we will, however, carry on delivering a great offer and keep the costs the same where ever possible so that we remain competitive and good value for money for those who decide on us as a destination of choice.

Hopefully now, the poor winter weather of rain and wind that has battered the trees and woodland over the last couple of months is behind us, Mother Nature has condemned the weak and thinned out some areas of the forest quite severely, but this natural selection has opened up the canopy and will allow fresh growth to start again on the woodland floor to begin the cycle all over again. As I write these notes today the sun is shining and outside looks to be what could be a glorious Spring day and I have to remind myself that it is still only mid February. However it is only a few short weeks before we open the gates again to visitors and welcome everyone back for a new season of fun and friendship, of learning and development.

The program of work this year is full, bookings are piling in and we have very ambitious plans for the 60th Anniversary Fund Raising Camp which I'm sure will be a great success. The Fund Raising Committee have started to get some ideas together for where the money will come from for our new Building and I'm excited by level of input and engagement shown by the Management Committee and various sub committees, hopefully we will start to see the fruits of their labours being harvested very soon.

Finally, as I do every year, I want to thank all those who choose to give up their own precious time to volunteer with us, my immediate team of Ian, Sean, Nick are invaluable to the site, as are the crews and instructors who ensure that our site and activities are run safely, professionally and within budgets, but most importantly we owe a debt of thanks to all of those paying visitors who keep on coming back year after year, generation after generation to enjoy with us the beauty and tranquillity of Lees Wood.

Here's looking forward to another 60 years!

Thank you

Graham Raven

March 2024

TREASURERS REPORT 2023

The Accounts have been drawn up on a 'receipts and payments' basis consistent with previous years. The Trustees of the Charity as at the 31st December 2023 are the Chairmen and District Commissioners of the Watford North and Watford South Scout Districts and the Girlguiding South West Herts Division Commissioner. "Lees Wood Camp Site" will be referred to as "the Charity" in these notes. The trading name of the Charity is "Lees Wood Scout and Guide Activity Centre".

The property is owned jointly by the Watford North and Watford South districts and not the charity. The value of the freehold site will therefore be an asset in each district's own accounts. However, the field does belong to the Charity and is included in our assets at purchase price.

The Charity's main income is normally raised by fees paid by Scout/Guide campers for outdoor and indoor accommodation, and I am very pleased to report income has returned to more 'normal' levels since covid.

The Charity's outgoings are kept to a minimum consistent with the maintenance of a good and safe campsite. Running costs including utilities, insurance and admin were covered by the income that we received. We are still very concerned about the increased costs of utilities, and we are keeping a close eye on these costs. As the re-development project has started there has been expenditure on this and the fund raising committee are working hard to raise funds for this.

On a personal note I would like to express my sincere thanks to Ian Leach for processing the day to day banking and record keeping and to the Management Committee, and other volunteers for their continued help and support. Also huge thanks to Graham Farthing for all of his help during his time as Chairman. This site and its success is due to the hard work of volunteers, thanks to all of them.

Amanda Small - Treasurer

Lees Wood - Management Accounts at 31/12/23			
<u>Summary</u>			
	2022		2023
Income	£65,708.76		£79,398.04
	-		-
Expenditure	£63,610.49		£45,514.60
Trading	£2,098.27		£33,883.44
Corner Field	£0.00		£0.00
Capital Expenditure & Major Repair	-£3,768.00		£12,485.60
Excess/(deficit)	-£1,669.73		£21,397.84
B fwd	£56,786.09		£55,116.36
total	£55,116.36		£76,514.20
Represented by	2022		2023
CafBank (Site Account)	£263.90		£789.98
CafBank (Gold Account)	£44,369.59		£39,696.85
Metro Bank	£1,920.70		£34,937.95
Cash in Hand re site	£334.00		£1,417.92
Cash in Hand re Provider	£67.60		£16.89
Providore Stock	£2,160.57		£1,654.61
Accrual / prepayment	£6,000.00		-£2,000.00
	£55,116.36		£76,514.20

Income Details				
	2022	2022	2023	2023
Facility Usage				
Camping Fees	£25,243.30		£32,286.11	
Deposits	£680.00		£1,050.00	
Flight Oaks	£6,090.00		£7,941.00	
Deposits	£1,750.00		£300.00	
Beeches	£5,970.00		£8,980.00	
Deposits	£1,120.00		£1,050.00	
Cabin	£1,170.00		£1,814.50	
Archery Range	£3,022.50		£2,741.50	
Bouldering Wall	£2,605.00		£2,092.50	
Car track rental	£500.00		£500.00	
Crossbows	£337.50		£150.00	
Equipment Hire	£260.00			
Shooting Range	£2,972.50		£2,749.00	
Slackline	£30.00		£100.00	
Games	£250.00		£105.00	
Pedal Karts	£1,592.50		£1,595.00	
Axe Throwing			£356.25	
Misc	£395.00			
Total		£53,988.30		£63,810.86
Vending				
Providore Takings	£5,851.82		£6,654.68	
Providore Stock Increase				
Total		£5,851.82		£6,654.68
Utility Usage				
Electricity coin meter	£586.00		£390.00	
Total		£586.00		£390.00
Events				
Activity Day	£1,275.50		£1,624.70	
BBC Eastenders			£6,000.00	
Total		£1,275.50		£7,624.70
Grants & Donations				
Leslie Sell Charitable Trust				
Three River DC Covid Grant				
Herts Freemasons	£750.00			
Abbots Fellowship	£150.00			
Three Rivers DC	£1,817.55			
JRG Equipment	£400.00			
Romanum Lodge	£250.00			
Sundry Donations	£429.03		£399.05	
Total		£3,796.58		£399.05
Investment Income				
Bank Interest	£190.15		£518.75	
Total		£190.15		£518.75
Miscellaneous				
Metal Recycling				
Herts Scout Lottery	£20.41			
Sundries				
Total		£20.41		£0.00
TOTAL INCOME		£65,708.76		£79,398.04

Expenditure Details				
	2022	2022	2023	2023
Site				
Archery			£383.85	
Consumables	£874.37		£675.70	
General Maintenance	£4,786.85		£4,126.68	
Shooting range			£134.00	
Staff expenses	£2,103.05		£1,946.16	
Veolia ES (UK) Ltd (skip)	£1,822.22		£1,753.99	
Washing & Cleaning	£104.90		£251.30	
Hygiene Services	£1,247.40		£1,361.40	
Go Karts				
Assault Course	£1,318.65		£237.16	
Bouldering Wall				
Slackline				
Nature Trail				
Axe Throwing			£208.76	
Fire Detection & Alarm System	£1,505.53		£1,878.06	
Oak Processionary Moths	£2,100.00		£420.00	
Total		£15,862.97		£13,377.06
Utilities				
Gas	£2,063.84		£2,469.24	
Electricity	£7,584.57		£7,480.26	
Telephone	£639.18		£867.99	
Water	£16,195.96		£852.35	
Rates	£1,804.80		£262.40	
Total		£28,288.35		£11,932.24
Insurances				
Buildings & contents	£9,835.04		£11,108.75	
Motor vehicles	£840.80		£905.60	
Personal Acc & Medical	-£42.00		£52.00	
Public Liability	-£530.00			
Total		£10,103.84		£12,066.35
Administration				
Accountancy Fees	£618.00		£630.00	
Bank Interest and Charges	£55.02		£366.83	
Sum Up charges	£203.22		£180.14	
Postage				
Stationery	£50.00			
TV Licence	£159.00		£159.00	
Booking System	£224.40		£238.80	
Website hosting & maint	£288.33		£315.45	
IT	£382.67		£37.72	
Misc	£120.08		£73.60	
Total		£2,100.72		£2,001.54
Events				
Activity Day	£1,260.77		£1,373.94	
Anniversary Camp 2024			£522.50	
Green Beret				
Total		£1,260.77		£1,896.44
Vending				
Providore purchases	£3,404.38		£3,735.01	
Providore stock used	£289.46		£505.96	
Total		£3,693.84		£4,240.97
Miscellaneous				
Training	£2,300.00			
Total		£2,300.00		£0.00
Total Payments		£63,610.49		£45,514.60
Capital Expenditure & Major Repair				
Development	£3,768.00		£12,485.60	
Total		£3,768.00		£12,485.60
TOTAL EXPENDITURE		£67,378.49		£58,000.20

Fixed Assets as at the 31st December, 2023

Guidance figures for the following have been assessed as follows:

1. From the insured values, which were re-valued professionally in 2002 and the figures are index linked
2. The land is owned jointly by the Watford North and Watford South District Scout councils and is not an asset of Lees Wood Camp Site.
3. The new field is valued at the purchase price in 2010 and is the property of Lees Wood Camp Site

	Value	Contents & Equipment
Freehold Property known as the field	£75,000	
Buildings and equipment:		
Camp office and crew quarters	£75,462	£8,479
Flight Oaks' & back lodge	£254,700	£12,114
Toilet block	£113,196	£1,407
Store hut and workshop	£47,162	£8,479
Providore & staff quarters (excluding stock)	£15,088	£6,340
Standing timber	£29,188	£0
Climbing wall	£7,543	£0
Garage excluding vehicles	£9,429	£6,298
Beech Wood Building 1	£75,462	£6,661
Beech Wood Building 2	£18,860	£0
Toilet block 2 (Adjacent to car park)	£17,747	£0
Les Willis Hut	£12,000	£3,000
Beech Wood Building 3 (Toilet)	£3,494	£0
Bouldering Box	£2,000	£500
Beaver Fort	£2,000	
New Storage Containers	£4,308	£500
Motor vehicles (Site use only): -		
Fordson Tractor reg FJH9C		£1,000
John Deere mower		£3,770
Siromer A3C 304 Tractor		£13,214
Fire Safety Equipment		£2,000
	£762,639	£73,762


Liabilities (due within one year)

There are no liabilities due within one year.

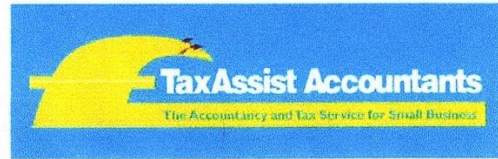
Liabilities due over more than one year and contingent liabilities.

There are no long term or contingent liabilities.

This Report and Accounts were approved by the Management Committee, subject to Independent Examination, at their meeting held on the 12th March 2024 and signed on their behalf by



Graham Farthing, Chairman



Independent examiner's report to the trustees of Lees Wood Campsite (RCN: 810314)

I report on the accounts of Lees Wood Campsite for the year ended 31 December 2023, which are set out on pages 7 to 9.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. 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.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

(1) which gives me reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 130 of the 2011 Act; and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act

have not been met; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Amit Joshi FCCA
10th April 2024

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01494 771022
chesham@taxassist.co.uk
www.taxassist.co.uk/chesham

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APPENDIX

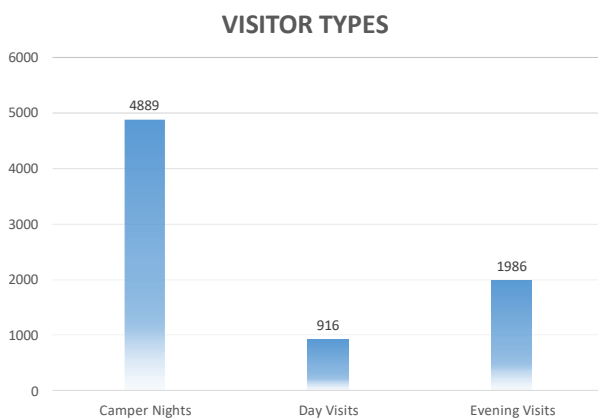
Lees Wood 2023

At a glance

31st October 2022 – 31st October 2023



Visitors



Visitors are recorded in 3 categories

- Campers (These are recorded as camper nights)
- Day Visits
- Evening Visitors (Watford North District Scouts, Watford South District Scouts and South West Hertfordshire Girl Guiding Division all get free use of the site for section meetings)



Building Visitors

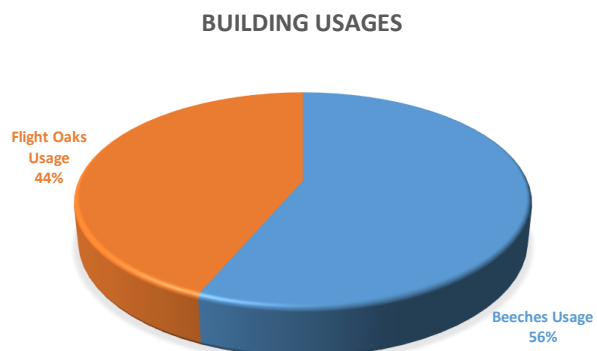
Lees Wood has 2 Accommodation Buildings

Flight oaks which has 28 Beds

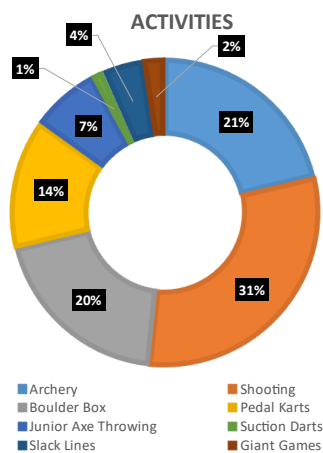
Beeches which has 20 Beds

The graph shows the percentage split of usage, the real numbers are 17 Hires for Flight Oaks and 22 Hires for Beeches

That equates to another 916 Camper nights that aren't included on Slide 1



Activities – 306 Hours of Activities Provided



Lees Wood currently offers 8 Activities

Both Archery and Shooting are lead by onsite instructors, whilst all other activities are leader led.

To the left you can see how that 306 hours is spread across the 6 activities



LEES WOOD CAMPSITE

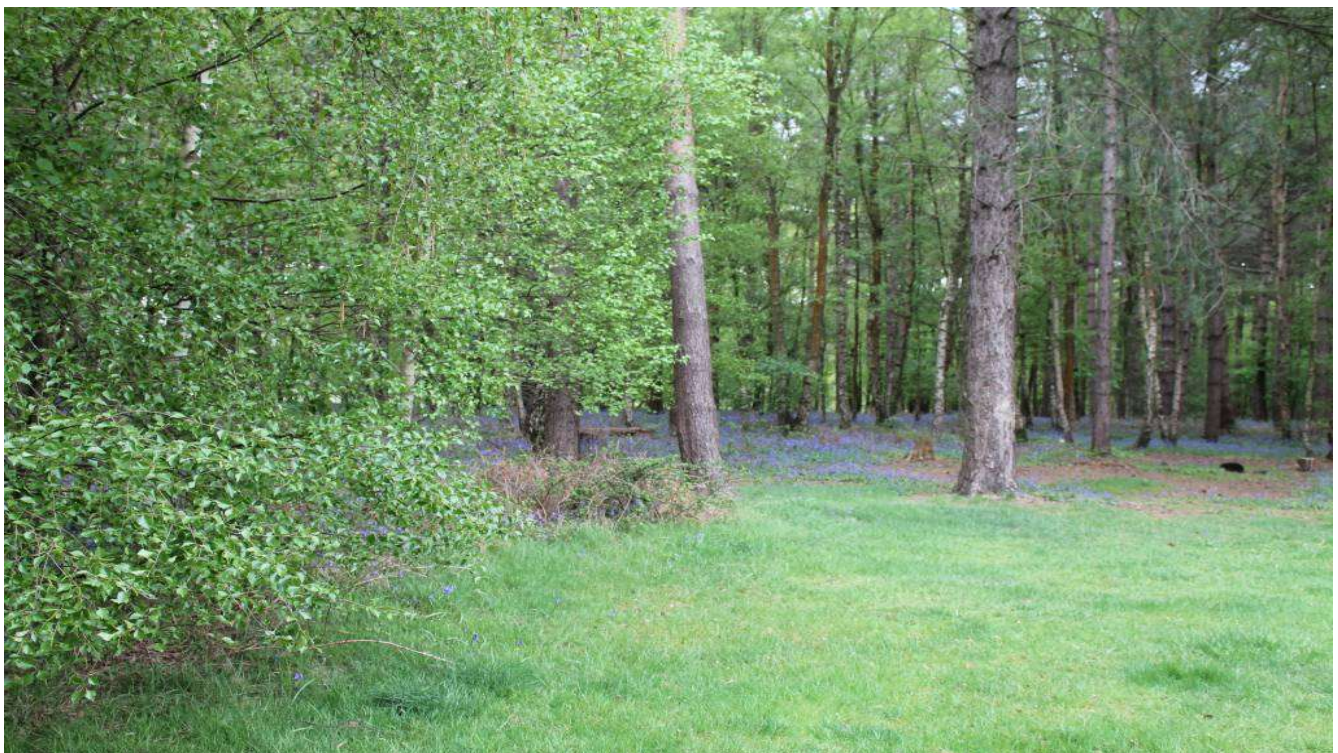
England & Wales - Charity number 810314

Accounts

Lees Wood Camp Site Chandlers Cross



LEES WOOD CAMPSITE: REPORTS AGM 2023



Lees Wood Camp Site

Is a charity which operates as "Lees Wood Scout and Guide Activity Centre" situated on land known as "Lees Wood" at Fir Tree Hill, Chandler's Cross, near Rickmansworth in the county of Hertfordshire. The land comprises 17.34 hectares (47 Acres) of woodland and is freehold property jointly owned by the District Scout Councils of Watford North and Watford South, the adjoining field purchased in 2010 is owned by the charity 'Lees Wood Campsite' and brings the total freehold area of the whole site to approximately 70 acres.

The charity operates according to the Policy, Organisation and Rules of both 'The Scout Association' and 'The Guide Association'.

SECRETARY: Mrs. B. Newlan, 5 Cowper Court, The Harebreaks, Watford, WD24 6NW

BOOKING SECRETARY: Mr I. Leach, 21 Denmark Street, Watford WD17 4YA

MANAGEMENT COMMITTEE (2022)

Charity Trustees (see below)

G. RAVEN (Camp Warden)

G. FARTHING (Chairman)

Mrs. B. NEWLAN/ J WRIGHT (Minute Secretary)

Miss A. SMALL (Treasurer)

S Mawhinney nominated by Watford North

O Last nominated by Watford North

D Fayer - nominated by Watford South

J. WRIGHT nominated by Watford South

J. BANKS nominated by Girlguiding South West Herts

L. TOWNLEY nominated by Girlguiding South West Herts

CO-OPT MEMBERS

Ian Leach, and Roger Sands

CHARITY TRUSTEES

The two District Commissioners and District Chairmen of Watford North, and Watford South Scout Districts and the Girlguiding South West Herts Division Commissioner are the Charity Trustees and as such are ex-officio members of the Lees Wood Campsite Management Committee.

CUSTODIAN TRUSTEES

The Scout Association Trust Corporation,

Gilwell Park Chingford London E4 7QW

BANKERS

CAF Bank Limited - 25 Kings Hill, West Malling, Kent ME19 4JQ

Metro Bank - 113 High Street, Watford WD17 2DQ (Opened 22nd Oct 2023)

INDEPENDENT EXAMINER

TaxAssist Accountants

117 High Street, Chesham,

Buckinghamshire HP5 1DE

<http://www.leeswood.org.uk>

CHAIRMAN'S REPORT 2022

Aims and Organisation

The aim of Lees Wood Campsite is to help the aims of both Scouting and Guiding to promote the development of young people in achieving their full physical, intellectual, social, and spiritual potential as individuals, as responsible citizens and as members of their local, national, and international communities. This is achieved by providing a well-managed, secure, and attractive woodland environment enabling the campers (our customers) to obtain maximum benefit from their visits, and by creating a welcoming atmosphere to which they wish to return.

Review of Progress and Achievements for 2022

I am pleased to pen this report with Covid not dominating the year, while it still remains something we are very much aware of. It has been the year we have been able to fully invite you all back for Camping, Indoor Accommodation, and Evening meetings etc. I must admit I was unsure if you would come back in any numbers, would there still be the appetite for camping? Well; that was something I did not need to worry about. You were just waiting for the starting gate to open, through our booking system (Lees Wood Web site (<http://leeswood.org.uk>) and returned in numbers. Thank you.

Please see the Appendix (Pages 10>11) to this report showing the visitors and what areas Lees Wood has been able to welcome in 2022 (prepare by Sean McCallum).

We are grateful to all the volunteer crews / instructors that have also returned to support you and Lees Wood to enable it to run at the weekends / evenings. Also we have been happy to welcome some new faces.

None of this will be possible without the continuing commitment of our Warden, Graham Raven and his small core team. They are on site a minimum of twice a week working to maintain and improve the site for us all. We now offer a new bookable facility of a designated ground fire area for skills training.

I also would like to thank those in an administrative role who have continued to volunteer their time to support the Woods often working unseen in the background.

Last year I talked about a capital project to start the process of replacing/refurbing our buildings. Starting with the one in the worst condition the Crew/Reception block. Things are advancing but not as quickly as I had hoped. We have agreed the spec, appointed an Architect, plan for the building. We are currently engaging Three Rivers Council Planning team. Lees Wood is seeking Full planning permission for the Crew / Reception building and out line on the remaining site, primarily Beeches and Flight Oaks.

Before introducing any improvements/ changes the ethos of keeping Lees Wood Campsite a greenfield low-key user-friendly site is clearly in our collective mind.

Once again thanks for using your campsite, Lees Wood, we hope to see again soon.

Graham Farthing
Chairman

Wardens Report 2022

2022, saw a welcome return to some sort of normality with customers returning in good numbers to enjoy the freedom and tranquillity which is Lees Wood . The previous years of restrictions and uncertainty seemed to fade away into obscurity and it was with a big sigh of relief that we opened our doors again in March, with a relatively large number of bookings and people eager to return. With the ravages of Covid seemingly behind us we returned to a somewhat different world with attitudes and behaviours tempered by their recent challenges, it seems that a different outlook on life as a whole has resulted. The team at Lees Wood, I believe, has come back stronger as a result. We missed the regular people that would usually have joined us at some point in the years previously and have tried hard to make a bigger effort to ensure those who have made us their choice of destination, have an even better experience . We've grown and learnt as a team that it is a choice for people to come here and never to be complacent. We've tried hard on a daily basis to ensure that facilities are the best they can be, that the grounds are in good condition, that the site is welcoming and conducive to ensuring that our primary function is achieved, that our core principles are upheld and that every visitor has a good time and a positive experience.

As we look forward to the awakening of Spring and all the new beginnings that come with it , I'm encouraged by the traction that has been made in the plans for our redevelopment, the various new committees we formed have taken a firm grip of the challenge and have striven to make our plans a reality. If I'm completely honest, I feel that we are much further forward than I thought we would be and can only hope that our planning application is accepted and that we can then get on with the task of fundraising our ambitious project. I must at this point publicly thank all of those involved, especially Richard Townley who has brought professionalism and vast technical knowledge into this equation. 2023 will bring its own set of challenges for all of us, rising prices in just about everything we all buy, utility costs seemingly going up all the time it is inevitable and sensible that we have to react accordingly, so sadly some of our pricing has had to go up, however we have kept this, where we can, to an absolute minimum and some have remained the same , which helps to keep us competitive in our market place but also viable in our operation. We have to remember that we are merely the current custodians of Lees Wood and to ensure that we are still around for future generations, we must make every effort to make sure we are financially viable to enable the legacy to continue.

The experience which is "Lees Wood" is unique , it is homely and friendly and dare I say it, the team is like a big voluntary family and it is only with the enthusiasm and unremitting commitment of that "family" that we can achieve everything that we do, so finally I would like to say a big heart felt thank you to everyone who gives up their own precious time to assist in our endeavours we couldn't do it without every one of you.

Thank you.

Graham Raven
Warden
March 2023

TREASURERS REPORT 2022

The Accounts have been drawn up on a 'receipts and payments' basis consistent with previous years. The Trustees of the Charity as at the 31st December 2022 are the Chairmen and District Commissioners of the Watford North and Watford South Scout Districts and the Girlguiding South West Herts Division Commissioner. "Lees Wood Camp Site" will be referred to as "the Charity" in these notes. The trading name of the Charity is "Lees Wood Scout and Guide Activity Centre".

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The Charity's outgoings are kept to a minimum consistent with the maintenance of a good and safe campsite. Running costs including utilities, insurance and admin were covered by the income that we received. We are still very concerned about the increased costs of utilities and that they will be continuing to increase in 2023. We have started the re-development project and there has been expenditure on this to get plans underway.

On a personal note I would like to express my sincere thanks to Ian Leach for taking on the day-to-day banking and record keeping and to the Management Committee and other volunteers for their continued help and support. This site and its success is due to the hard work of volunteers, thanks to all of them.

Amanda Small – Treasurer

Lees Wood - Management Accounts at 31/12/2022		
Summary	2021	2022
Income	£41,890.39	£65,708.76
Expenditure	-£50,300.43	-£63,610.49
Trading	-£8,410.04	£2,098.27
Corner Field	£0.00	£0.00
Capital Expenditure & Major Repair	£0.00	-£3,768.00
Excess/(deficit)	-£8,410.04	-£1,669.73
B fwd	£65,196.13	£56,786.09
total	£56,786.09	£55,116.36
Represented by	2021	2022
CafBank (Site Account)	£5,110.70	£263.90
CafBank (Gold Account)	£45,745.38	£44,369.59
Metro Bank		£1,920.70
Cash in Hand re site	£106.33	£334.00
Cash in Hand re Provi	£19.65	£67.60
Providore Stock	£2,450.03	£2,160.57
Accrual re water	£3,354.00	£6,000.00
	£56,786.09	£55,116.36

Income Details	2021	2021	2022	2022
Facility Usage				
Camping Fees	£4,662.25		£25,243.30	
Deposits	£150.00		£680.00	
Flight Oaks	£260.00		£6,090.00	
Deposits			£1,750.00	
Beeches	£590.00		£5,970.00	
Deposits			£1,120.00	
Cabin			£1,170.00	
Archery Range	£65.00		£3,022.50	
Bouldering Wall			£2,605.00	
Car track rental			£500.00	
Climbing Wall				
Crossbows			£337.50	
Equipment Hire			£260.00	
Shooting Range	£25.00		£2,972.50	
Slackline			£30.00	
Games			£250.00	
Pedal Karts	£405.00		£1,592.50	
Misc	£600.00		£395.00	
Total		£6,757.25		£53,988.30
Vending				
Providore Takings	£454.05		£5,851.82	
Providore Stock Increase				
Total		£454.05		£5,851.82
Utility Usage				
Electricity coin meter	£293.00		£586.00	
Total		£293.00		£586.00
Events				
Activity Day			£1,275.50	
Total		£0.00		£1,275.50
Grants & Donations				
Leslie Sell Charitable Trust	£5,000.00			
Three River DC Covid Grant	£28,922.00			
Herts Freemasons			£750.00	
Abbots Fellowship			£150.00	
Three Rivers DC			£1,817.55	
JRG Equipment			£400.00	
Romanum Lodge			£250.00	
Sundry Donations	£330.15		£429.03	
Total		£34,252.15		£3,796.58
Investment Income				
Bank Interest	£6.37		£190.15	
Total		£6.37		£190.15
Miscellaneous				
Metal Recycling	£107.29			
Green Beret				
Herts Scout Lottery	£20.28		£20.41	
Sundries				
Total		£127.57		£20.41
TOTAL INCOME		£41,890.39		£65,708.76

Expenditure Details	2021	2021	2022	2022
Site				
Archery	£67.96			
Climbing wall				
Consumables	£1,161.85		£874.37	
General Maintainance	£3,127.87		£4,786.85	
Shooting range				
Staff expenses	£1,339.93		£2,103.05	
Veolia ES (UK) Ltd (skip)	£1,102.69		£1,822.22	
Washing & Cleaning	£97.18		£104.90	
Hygiene Services	£594.00		£1,247.40	
Go Karts	£142.47			
Assault Course			£1,318.65	
Bouldering Wall				
Slackline				
Nature Trail				
Fire Detection & Alarm System			£1,505.53	
Oak Processionary Moths			£2,100.00	
Total		£7,633.95		£15,862.97
Utilities				
Gas	£1,564.55		£2,063.84	
Electricity	£14,504.83		£7,584.57	
Telephone	£995.66		£639.18	
Water	£12,322.24		£16,195.96	
Rates	£758.93		£1,804.80	
Total		£30,146.21		£28,288.35
Insurances				
Buildings & contents	£9,518.16		£9,835.04	
Motor vehicles	£791.52		£840.80	
Personal Acc & Medical	£84.00		-£42.00	
Public Liability	£530.00		-£530.00	
Total		£10,923.68		£10,103.84
Administration				
Accountancy Fees	£618.00		£618.00	
Bank Interest and Charges	£96.50		£55.02	
Sum Up charges			£203.22	
Postage	£7.92			
Stationery			£50.00	
TV Licence	£159.00		£159.00	
Booking System			£224.40	
Website hosting & maint	£264.05		£288.33	
IT			£382.67	
Misc	£192.98		£120.08	
Total		£1,338.45		£2,100.72
Events				
Activity Day			£1,260.77	
Green Beret				
Total		£0.00		£1,260.77
Vending				
Providore purchases			£3,404.38	
Providore stock used	£258.14		£289.46	
Total		£258.14		£3,693.84
Miscellaneous				
Training			£2,300.00	
Total		£0.00		£2,300.00
Total Payments		£50,300.43		£63,610.49
Capital Expenditure & Major Repair				
Development			£3,768.00	
Total		£0.00		£3,768.00
TOTAL EXPENDITURE		£50,300.43		£67,378.49

Fixed Assets as at the 31st December, 2022

Guidance figures for the following have been assessed as follows:

1. From the insured values, which were re-valued professionally in 2002 and the figures are index linked
2. The land is owned jointly by the Watford North and Watford South District Scout councils and is not an asset of Lees Wood Camp Site.
3. The new field is valued at the purchase price in 2010 and is the property of Lees Wood Camp Site

	Value	Contents & Equipment
Freehold Property known as the field	£75,000	
Buildings and equipment:		
Camp office and crew quarters	£75,462	£8,479
Flight Oaks' & back lodge	£254,700	£12,114
Toilet block	£113,196	£1,407
Store hut and workshop	£47,162	£8,479
Providore & staff quarters (excluding stock)	£15,088	£6,340
Standing timber	£29,188	£0
Climbing wall	£7,543	£0
Garage excluding vehicles	£9,429	£6,298
Beech Wood Building 1	£75,462	£6,661
Beech Wood Building 2	£18,860	£0
Toilet block 2 (Adjacent to car park)	£17,747	£0
Les Willis Hut	£12,000	£3,000
Beech Wood Building 3 (Toilet)	£3,494	£0
Bouldering Box	£2,000	£500
Beaver Fort	£2,000	
New Storage Containers	£4,308	£500
Motor vehicles (Site use only): -		
Fordson Tractor reg FJH9C		£1,000
Westwood Mini Tractor		£250
John Deere mower		£3,770
Siromer A3C 304 Tractor		£13,214
Fire Safety Equipment		£2,000
	£762,639	£74,012

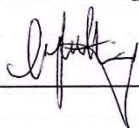
Liabilities (due within one year)

There are no liabilities due within one year.

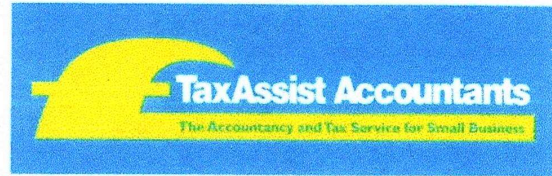
Liabilities due over more than one year and contingent liabilities.

There are no long term or contingent liabilities.

This Report and Accounts were approved by the Management Committee, subject to Independent Examination, at their meeting held on the 7th March 2023 and signed on their behalf by



Graham Farthing, Chairman



Independent examiner's report to the trustees of Lees Wood Campsite (RCN: 810314)

I report on the accounts of Lees Wood Campsite for the year ended 31 December 2022, which are set out on pages 7 to 9.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. 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.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

(1) which gives me reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 130 of the 2011 Act; and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act


have not been met; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.


Amit Joshi

Amit Joshi FCCA
18 April 2023

 01494 778900
 01494 771022
 chesham@taxassist.co.uk
 www.taxassist.co.uk/chesham

 TaxAssist Accountants
117 High Street
Chesham
Buckinghamshire
HP5 1DE

 TaxAssist Accountants
25 Lawn Lane
Hemel Hempstead
Hertfordshire
HP3 9HH

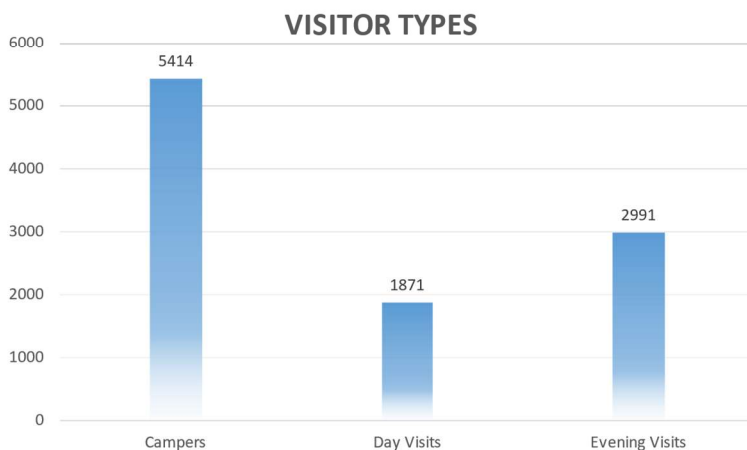
 TaxAssist Accountants
121 High Street
Berkhamsted
Hertfordshire
HP4 2DJ

Lees Wood 2022 Visitors & Activities

At a glance



Visitors



Visitors are recorded in 3 categories

- Campers (These are recorded as camper nights)
- Day Visits
- Evening Visitors (Watford North District Scouts, Watford South District Scouts and South West Hertfordshire Girl Guiding Division all get free use of the site for section meetings)



Building Visitors

Lees Wood has 2 Accommodation Buildings

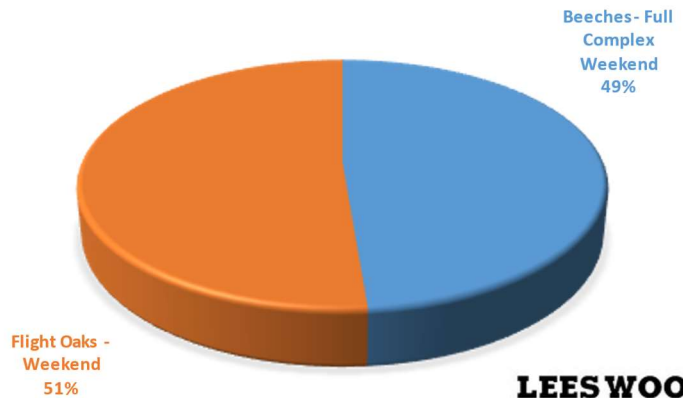
Flight oaks which has 28 Beds

Beeches which has 20 Beds

The graph shows the percentage split of usage, the real numbers are 20 Hires for Flight Oaks and 19 Hires for Beeches

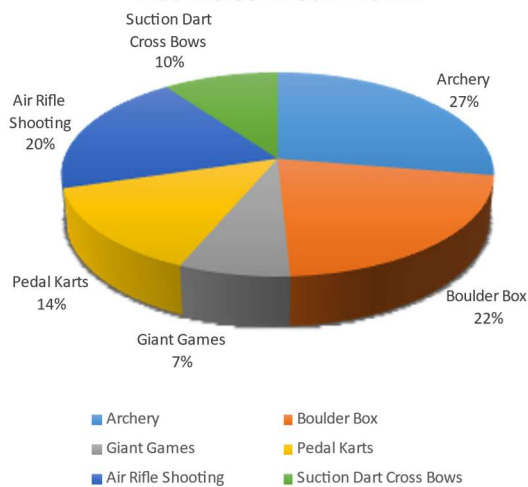
That equates to another 940 Camper nights that aren't included on Slide 1

USAGE OF BUILDINGS



Activities – 250 Hours of Activities Provided

Activities Break Down



Lees Wood currently offers 6 Activities

Both Archery and Shooting are lead by onsite instructors, whilst all other activities are leader led.

To the left you can see how that 250 hours is spread across the 6 activities



LEES WOOD CAMPSITE

England & Wales - Charity number 810314

Accounts

Lees Wood Camp Site Chandlers Cross



LEES WOOD CAMPSITE: REPORTS AGM 2022



Lees Wood Camp Site

Is a charity which operates as "Lees Wood Scout and Guide Activity Centre" situated on land known as "Lees Wood" at Fir Tree Hill, Chandler's Cross, near Rickmansworth in the county of Hertfordshire. The land comprises 17.34 hectares (47 Acres) of woodland and is freehold property jointly owned by the District Scout Councils of Watford North and Watford South, the adjoining field purchased in 2010 is owned by the charity 'Lees Wood Campsite' and brings the total freehold area of the whole site to approximately 70 acres.

The charity operates according to the Policy, Organisation and Rules of both 'The Scout Association' and 'The Guide Association'.

SECRETARY: Mrs. B. Newlan, 5 Cowper Court, The Harebreaks, Watford, WD24 6NW

BOOKING SECRETARY: Mr I. Leach, 21 Denmark Street, Watford WD17 4YA

MANAGEMENT COMMITTEE (2021)

G. RAVEN (Camp Warden)

G. FARTHING (Chairman)

Mrs. B. NEWLAN/ J WRIGHT (Minute Secretary)

Miss A. SMALL (Treasurer)

S Mawhinney nominated by Watford North

Vacant nominated by Watford North

D Fayer - nominated by Watford South

J. WRIGHT nominated by Watford South

J. BANKS nominated by Girlguiding South West Herts

L. TOWNLEY nominated by Girlguiding South West Herts

CO-OPT MEMBERS

Ian Leach, and Roger Sands

CHARITY TRUSTEES

The two District Commissioners and District Chairmen of Watford North, and Watford South Scout Districts and the Girlguiding South West Herts Division Commissioner are the Charity Trustees and as such are ex-officio members of the Lees Wood Campsite Management Committee.

CUSTODIAN TRUSTEES

The Scout Association Trust Corporation,
Gilwell Park Chingford London E4 7QW

BANKERS

CAF Bank Limited

25 Kings Hill, West Malling, Kent ME19 4JQ

INDEPENDENT EXAMINER

TaxAssist Accountants
117 High Street, Chesham,
Buckinghamshire HP5 1DE

<http://www.leeswood.org.uk>

CHAIRMAN'S REPORT 2021.

Aims and Organisation.

The aim of Lees Wood Campsite is to help the aims of both Scouting and Guiding to promote the development of young people in achieving their full physical, intellectual, social, and spiritual potential as individuals, as responsible citizens and as members of their local, national, and international communities. This is achieved by providing a well-managed, secure, and attractive woodland environment enabling the campers (our customers) to obtain maximum benefit from their visits, and by creating a welcoming atmosphere to which they wish to return.

Review of Progress and Achievements for 2021.

This is my second report as Chairman as with 2020 Covid continued to intrude into Lees Wood life as an active Campsite for Guides and Scouts. It has become our normal environment for the site operation with controls and systems being well established.

I believe what Lees Wood has been able to offer within Government, Scouting and Guiding has been positive and a step forward over 2020.

Indeed, not least this is the first time I have been able to invite you all to attend our AGM on site face to face with the last two AGMs being online.

Lees Wood have again been able to offer as a site three Covid safe areas of green space available to you to run your section meeting, in a safe environment during the evenings and the day at weekends. To help, to get your members outside again.

In addition, we have been able to welcome back campers to the site and visitors back to our buildings although on a restricted basis when regulations allowed. In a similar manner service crews restarted at the end of the year.

None of this will be possible without the continuing commitment of our Warden Graham Raven and his small core team (in compliance with Covid regulations) who have been on site to undertake maintenance and provide security 24/7, effectively for two years now.

As a result of limited usage and ground care undertaken by Graham and his team the camp pitches and grounds are the best condition I have seen.

The Management Committee very much appreciates the efforts of the team, as I am sure all users are. I also would like to thank those in an administrative role who have continued to volunteer their time to support the Woods often working unseen in the background.

In last year's report I spoke of how we were starting to actively look at the booking process as requested by you to overhaul the process. To provide to you the client, with a simplified process, showing what sites are potentially available and to submit booking requests. However, we are aware we must not lose the personal touch not being totally driven by automated response. A new system went live at the turn of the

year through Hallmaster. You can be access it through Lees Wood Web site (<http://leeswood.org.uk>) on the "Book with us" tab. Indeed, many of you are already successfully using it.

We are well aware that our buildings have seen better days and need replacing or a major refurb. With this in mind we have reviewed the state of our buildings, the one in greatest need is the Crew / Office building. It is early days, but we have consulted with Crews, created a Sub committee for the Build and are in the process of establishing a Funding committee (to raise the capital to pay for it). The new building will be environmentally friendly with a low carbon footprint and look like it belongs within the Woods. I am grateful to the Committee who have sourced and approached people with the required skills, and for them stepping forward to join us on our journey.

The outlook is looking better at the point I am writing this than it did a year ago. We are moving forward.

Hope to see you all back at Lees Wood soon.

Graham Farthing

Chairman.

Wardens Report 2021

2021, might have seemed to many, as yet another year of disruption and disappointment. For us however, although our site was severely affected by still more restrictions and uncertainty, we managed to overcome the doom and gloom by engaging ourselves in the positivity of a return to some sort of normality. The risk assessments and protocols we had worked so hard in developing throughout the first lockdown, stood us in good stead for when we were able to reopen the site last summer, as all had been written to be able to encompass any future changes to legislation with little change or impact.

When we were able to welcome back limited numbers of overnight residential visitors, a few bookings were already in place and although the general feeling was that there wasn't going to be a great appetite for residential service due to the "half occupancy rule", we did see a few regulars return for camping, which although not generating a great deal of income, was a huge boost to our morale after yet another very slow Winter.

Moving on, we also started on our plans for redevelopment, with some "Activity" projects underway, which annoyingly had to be curtailed during the later part of the year due to the weather, these however should be close to completion as the summer draws closer. More on "Development" is yet to come as the sub committees for the replacement of our Crew Quarters and Beeches Accommodation have been set up and I'm excited by the levels of pace and engagement being displayed. This is a major project of huge investment and potential, which will future proof our site for years to come and I'd like to say a personal thanks to all those who are, or will in the future, be part of it.

I think we are now able look forward to a Spring and Summer free of the restrictions we have endured for so long and to a welcome return to some kind of normalisation of our primary function. The new booking system we have talked about for so long is in place and is already proving popular with both our administrators and visitors, due to its relative simplicity and quite a lot of weeks are already full. It is very clear to me that 2022 is going to be a busy year.

We now need to put 2021 firmly behind us, some things did not go to plan and a major part of that was out of our control, however we did still open safely because we were ready with plans and agile enough to change when required. The young people of our districts were able to come and enjoy the open spaces we provide, and I feel proud of my teams combined efforts in making that happen on a daily basis. None of this has been easy and has sometimes been a 7 day job, however the commitment shown by the team is commendable and I'd to thank them all for their individual and collective efforts.

Thank you all.

Graham Raven
Warden

TREASURERS REPORT 2021

The Accounts have been drawn up on a 'receipts and payments' basis consistent with previous years. The Trustees of the Charity as at the 31st December 2021 are the Chairmen and District Commissioners of the Watford North and Watford South Scout Districts and the Girlguiding South West Herts Division Commissioner. "Lees Wood Camp Site" will be referred to as "the Charity" in these notes. The trading name of the Charity is "Lees Wood Scout and Guide Activity Centre".

The property is owned jointly by the Watford North and Watford South districts and not the charity. The value of the freehold site will therefore be an asset in each district's own accounts. However, the field does belong to the Charity and is included in our assets at purchase price.

The Charity's main income is normally raised by fees paid by Scout/Guide campers for outdoor and indoor accommodation however this was very small as the site was closed for a lot of the year. Fortunately, we did receive Government Covid grant of £28,922. We also applied and received a grant of £5,000 from the Leslie Sell Charitable Trust for which we are very grateful, this will be used to refurbish the assault course.

The Charity's outgoings are kept to a minimum consistent with the maintenance of a good and safe campsite. Running costs including utilities, insurance and admin were mostly covered by the Government Covid grant that we received. We are very concerned about the increased costs of utilities and that they will be continuing to increase in 2022, we are going to use the services of a specialist company to review and advise on this.

On a personal note I would like to express my sincere thanks to Ian Leach for taking on the day to day banking and record keeping and to the Management Committee and other volunteers for their continued help and support. This site and its success is due to the hard work of volunteers, thanks to all of them.

Amanda Small - Treasurer

Lees Wood - Management Accounts at 31/12/2021				
Summary	2020		2021	
Income	£30,962.40		£41,890.39	
Expenditure	-£35,791.62		-£50,300.43	
Trading	-£4,829.22		-£8,410.04	
Corner Field	£0.00		£0.00	
Capital Expenditure & Major Repair	-£3,770.00			
Excess/(deficit)	-£8,599.22		-£8,410.04	
B fwd	£73,795.35		£65,196.13	
total	£65,196.13		£56,786.09	
Represented by	2020		2021	
CafBank (Site Account)	-£1,810.38		£5,110.70	
CafBank (Providers Account)	£0.00		£0.00	
CafBank (Gold Account)	£64,168.49		£45,748.38	
Cash in Hand re site	£46.35		£106.33	
Cash in Hand re Provi	£83.50		£19.65	
Cash in Hand re Active Support	£0.00		£0.00	
Providers Stock	£2,708.17		£2,450.03	
Accrual re water	£0.00		£3,354.00	
	£65,196.13		£56,786.09	
Income Details				
	2020	2020	2021	2021
Facility Usage				
Camping Fees	£1,852.25		£4,662.25	
Deposits			£150.00	
Flight Oaks	£1,280.00		£260.00	
Deposits				
Beeches	£270.00		£590.00	
Deposits				
Cabin	£65.00			
Archery Range	£210.00		£65.00	
Bouldering Wall	£110.00			
Car track rental	£500.00			
Climbing Wall	£55.00			
Crossbows				
Equipment Hire				
Shooting Range	£110.00		£25.00	
Slackline	£10.00			
Games				
Go Karts	£55.00		£405.00	
Misc			£600.00	
Total		£4,517.25		£6,757.25
Vending				
Providers Takings	£576.82		£454.05	
Providers Stock Increase	£583.91			
Total		£1,160.73		£454.05
Utility Usage				
Electricity coin meter	£5.00		£293.00	
Total		£5.00		£293.00
Events				
Carols Round the Campfire				
Fireworks				
Activity Day				
Total		£0.00		£0.00
Grants & Donations				
Leslie Sell Charitable Trust			£5,000.00	
Three River DC Covid Grant	£25,000.00		£28,922.00	
Sundry Donations	£201.99		£330.15	
Total		£25,201.99		£34,252.15
Investment Income				
Gold High Interest A/C	£57.15		£6.37	
Total		£57.15		£6.37
Miscellaneous				
Crew Dinner				
Metal Recycling			£107.29	
Herts Scout Lottery	£20.28		£20.28	
Sundries				
Total		£20.28		£127.57
TOTAL INCOME		£30,962.40		£41,890.39

Expenditure Details				
	2020	2020	2021	2021
Site				
Archery	£159.85		£67.96	
Climbing wall				
Consumables	£954.93		£1,161.85	
General Maintenance	£3,626.00		£3,127.87	
Shooting range	£560.00			
Staff expenses	£1,403.19		£1,339.93	
Veolia ES (UK) Ltd (skip)	£830.69		£1,102.69	
Washing & Cleaning	£370.37		£97.18	
Hygiene Services	£297.00		£594.00	
Go Karts			£142.47	
Bouldering Wall				
Slackline				
Nature Trail				
Total		£8,202.03		£7,633.95
Utilities				
Gas	£2,303.28		£1,564.55	
Electricity	£9,133.98		£14,504.83	
Telephone	£688.53		£995.66	
Water	£3,094.32		£12,322.24	
Rates			£758.93	
Total		£15,220.11		£30,146.21
Insurances				
Buildings & contents	£9,090.07		£9,518.16	
Motor vehicles	£758.42		£791.52	
Personal Acc & Medical	£50.40		£84.00	
Public Liability	£524.00		£530.00	
Total		£10,422.89		£10,923.68
Administration				
Accountancy Fees	£600.00		£618.00	
Advertising				
Bank Interest and Charges	£80.00		£96.50	
Sum Up charges	£22.80			
Ass of Scout & Guide Activity Centres				
Postage	£30.36		£7.92	
Shooting Licence (NRSA)				
Stationery	£275.96			
TV Licence	£157.50		£159.00	
Website hosting & maint	£166.69		£264.05	
Misc			£192.98	
Total		£1,333.31		£1,338.45
Events				
Activity Day				
Fireworks Display				
Carols Round the Campfire				
Green Beret				
Total		£0.00		£0.00
Vending				
Providore purchases	£529.39			
Providore stock used	£83.89		£258.14	
Total		£613.28		£258.14
Miscellaneous				
ID card printer				
Crew Dinner				
Active Support Expenditure				
Training				
Total		£0.00		£0.00
Total Payments		£35,791.62		£50,300.43
Capital Expenditure & Major Repair				
Fire Detection & Alarm System				
CCTV				
Mower replacement	£3,770.00			
Water to Les Willis				
Providore refurb				
Website				
Defib				
Total		£3,770.00		£0.00
TOTAL EXPENDITURE		£39,561.62		£50,300.43

Fixed Assets as at the 31st December, 2021

Guidance figures for the following have been assessed as follows:

1. From the insured values, which were re-valued professionally in 2002 and the figures are index linked
2. The land is owned jointly by the Watford North and Watford South District Scout councils and is not an asset of Lees Wood Camp Site.
3. The new field is valued at the purchase price in 2010 and is the property of Lees Wood Camp Site

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Garage excluding vehicles	£9,429	£6,298
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Beech Wood Building 3 (Toilet)	£3,494	£0
Bouldering Box	£2,000	£500
Beaver Fort	£2,000	
New Storage Containers	£4,308	£500
Motor vehicles (Site use only): -		
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John Deere mower		£3,770
Siromer A3C 304 Tractor		£13,214
Fire Safety Equipment		£2,000
	£762,639	£74,012


Liabilities (due within one year)

There are no liabilities due within one year.

Liabilities due over more than one year and contingent liabilities.

There are no long term or contingent liabilities.

This Report and Accounts were approved by the Management Committee, subject to Independent Examination, at their meeting held on the 8th March 2022 and signed on their behalf by


 _____ Graham Farthing, Chairman
 9 March 2022



Independent examiner's report to the trustees of Lees Wood Campsite (RCN: 810314)

I report on the accounts of Lees Wood Campsite for the year ended 31 December 2021, which are set out on pages 7 to 9.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. 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.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

(1) which gives me reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 130 of the 2011 Act; and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act

have not been met; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Amit Joshi

Amit Joshi: FCCA
14 April 2022

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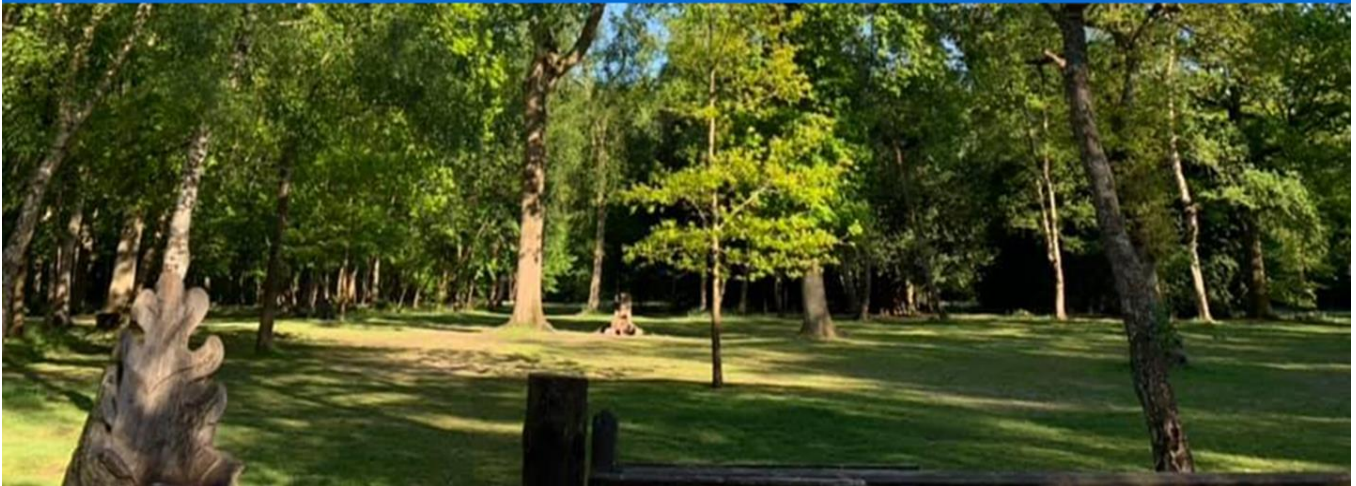
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LEES WOOD CAMPSITE

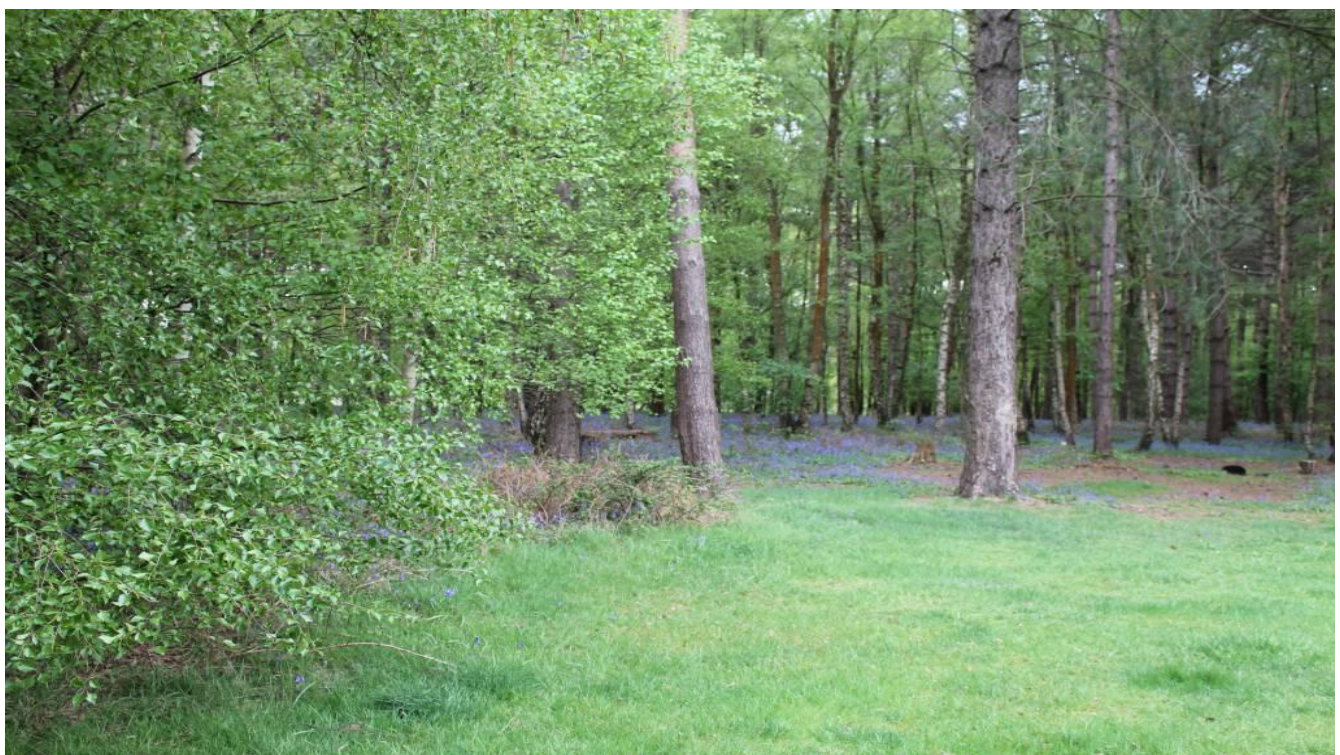
England & Wales - Charity number 810314

Accounts

Lees Wood Camp Site Chandlers Cross



LEES WOOD CAMPSITE: ANNUAL REPORT 2020



Lees Wood Camp Site

Is a charity which operates as "Lees Wood Scout and Guide Activity Centre" situated on land known as "Lees Wood" at Fir Tree Hill, Chandler's Cross, near Rickmansworth in the county of Hertfordshire. The land comprises 17.34 hectares (47 Acres) of woodland and is freehold property jointly owned by the District Scout Councils of Watford North and Watford South, the adjoining field purchased in 2010 is owned by the charity 'Lees Wood Campsite' and brings the total freehold area of the whole site to approximately 70 acres.

The charity operates according to the Policy, Organisation and Rules of both 'The Scout Association' and 'The Guide Association'.

SECRETARY: Mrs. B. Newlan, 5 Cowper Court, The Harebreaks, Watford, WD24 6NW

BOOKING SECRETARY: Mrs. S. Leach, 21 Denmark Street, Watford WD17 4YA

MANAGEMENT COMMITTEE (2020)

G. RAVEN (Camp Warden)

G. FARTHING (Chairman)

Mrs. B. NEWLAN/ J WRIGHT (Minute Secretary)

Miss A. SMALL (Treasurer)

R. NEWLAN Replaced by S Mawhinney
(following WN AGM) nominated by Watford North

I. RANCE nominated by Watford North

Vacant - nominated by Watford South

J. WRIGHT nominated by Watford South

J. BANKS nominated by Girlguiding South West Herts

L. TOWNLEY nominated by Girlguiding South West Herts

CO-OPT MEMBERS

Ian Leach, Roger Sands and Erin Walsh

CHARITY TRUSTEES

The two District Commissioners and District Chairmen of Watford North, and Watford South Scout Districts and the Girlguiding South West Herts Division Commissioner are the Charity Trustees and as such are ex-officio members of the Lees Wood Campsite Management Committee.

CUSTODIAN TRUSTEES

The Scout Association Trust Corporation,
Gilwell Park Chingford London E4 7QW

BANKERS

CAF Bank Limited
25 Kings Hill, West Malling, Kent ME19 4JQ

INDEPENDENT EXAMINER

TaxAssist Accountants
117 High Street, Chesham,
Buckinghamshire HP5 1DE

<http://www.leeswood.org.uk>

CHAIRMAN'S REPORT 2020.

Aims and Organisation.

The aim of Lees Wood Campsite is to help the aims of both Scouting and Guiding to promote the development of young people in achieving their full physical, intellectual, social and spiritual potential as individuals, as responsible citizens and as members of their local, national and international communities.

This is achieved by providing a well-managed, secure and attractive woodland environment enabling the campers (our customers) to obtain maximum benefit from their visits, and by creating a welcoming atmosphere to which they wish to return.

Review of Progress and Achievements for 2020.

This is my first report as Chairman having taken over the Chair in March 2020 (the month scheduled for the AGM although deferred to the Autumn). It was our intention to publicly thank my predecessor David Sands for the long years of service given to Lees Wood however, this did not prove possible due the unfolding of events gripping the world.

This is certainly NOT the report I anticipated writing, whilst the year 2020 did not start with the water issues of 2019 it certainly did bring its own challenges with the arrival of COVID 19. Effectively the first thing we had to do was to close the Woods. This was hoped to be for a short time hence originally deferring last year's AGM.

Following governmental national instructions and those of Scouting England, the Woods was closed to all comers including crews, activity instructors and the committee (I am yet to hold a meeting within the Woods, with all meetings being online). We have had to turn down regular offers of help to maintain the Woods from users/crews for which we are grateful, but we have been unable to accept these and stay within regulations.

We have been blessed in the commitment of our Warden Graham and his small core team (in compliance with Covid regulations) who have been on site to carry out maintenance and provide security 24/7, effectively for a year now. In some respects, a year of not using the site has allowed our popular camp pitches and heavily used areas a chance to recover. The efforts of the team are very much appreciated by the Management Committee and I am sure all users. I also would like to thank those in an administrative role who have continued to volunteer their time to support the Woods.

I can assure you all that your contributions into the review to create our strategy for the forthcoming years has not been forgotten. Although deferred to a greater extent while in lockdown. Early 2020 before lockdown we were actively looking at the booking process, information we provide to you to simplify the process, although we will not lose the personal touch. You will be able to speak to someone not just an automated response. Proof of concept trials of allowing card payment in the Provider were under way. We

will now need to see what the new “normal” is before committing to capital improvement but staying within our ethos of a greenfield low-key user-friendly site.

As a team we were pleased and proud as a site to be able to make three Covid safe areas of green space available to you in the Autumn. To help, to get your members outside again. Thank you for your feedback, we did make changes e.g., putting in extra lighting raising the tree canopy in some areas. Regrettably, we had to close again as the second wave hit. Next time we are able to reopen in this limited way the nights should be drawing out giving you more scope for your activities. As far as I am aware Lees Wood is the only site in the County that has been able to open to offer this facility in 2020.

Lees Wood was approached by an animal sanctuary at the end of the year to see if we would consider being a release site for animals e.g., wild birds, deer etc post medical treatment, to which we have agreed. Fitting in with Lees Wood and I believe Guiding and Scouting ethos. At the time of writing, we are awaiting the first tranche of animals for rehabilitation. This will not interfere with the operation of Lees Wood as a campsite. So next time you visit you may see some new birds, different types of deer etc. Providing they have not taken themselves off outside of our boundaries.

Rest assured we will do everything within our power throughout the virus and its control to ensure there is Campsite and Activities ready and waiting for to come back to.

Hope to see you all soon in better times at Lees Wood.

Graham Farthing
Chairman.

Wardens Report 2020

Where do we begin to report on a year that nearly everyone wishes to forget ?

2020 started just as every other year has , with lots of bookings coming in and my team and I looking forward another great year welcoming old and new customers and helping them to create great experiences and forge great memories for themselves and their young people . Sadly, this was not to be , the Pandemic took over our lives and forced us into a new way of living , without the ability to mix and socialise on the scale that we had done before , so Lees Wood along with many others was forced to close and temporarily forego its primary function in providing a safe outdoor space for youngsters and adults alike .

Luckily for Lees Wood we have very dedicated core team of volunteers ,to whom I am greatly indebted , who, during the Lockdown were able to continue working within the acceptable framework of the legislation and continued to provide the all important on site security and early warning system necessary to keep the Lees Wood site safe from intruders and to continue the heavy maintenance schedule which doesn't stop just because the site is closed .

With the likelihood that the site would remain without paying visitors for some time , we had to face the fact that our revenue stream would be severely disrupted for the whole year, so our planned expenditure was cancelled and our budgets realigned to meet the obvious threat and our spend restricted to projects already underway and to emergency or essential outlay only .

As the year progressed , it was clear that at some stage the restrictions would be lifted enabling us some limited reopening , so the team started working early on a plan for just such an event, without knowing when or what restrictions might be lifted . By starting the planning early we were able to “cut and paste” the developing plan together when it became clearer how we would be able to operate and this enabled us to get ahead of the curve and reopen the site safely for short periods from the 28th of September . Sadly this was to prove short lived as the next Lockdown came into force some few weeks later , since which time the site has remained closed .

Although 2020 has not gone to plan, it has been a positive year of fundamental change and reinvention. Whatever we considered normal activity is no longer such and as so many people have had to change the way they live and operate in their daily lives so have we, we have had to learn to adapt and overcome , to see opportunity in the face of adversity , to find those strengths in our people that we didn't previously know about and to have the strength of character to carry on regardless .

2021 has already started and hopefully we are starting to see light at the end of a long tunnel . Our plans are already in place and reopening is already starting to happen. Our visitors are starting to book their time with us again and hopefully by the middle of the Summer we should see some people camping and staying overnight . What you can be sure of, is that when the time comes for them to return , we will be ready to receive them , just as we did before this all began and hopefully everyone can look forward to a much more positive and fulfilling year.

Graham Raven
Warden

TREASURERS REPORT 2020

The Accounts have been drawn up on a 'receipts and payments' basis consistent with previous years. The Trustees of the Charity as at the 31st December 2020 are the Chairmen and District Commissioners of the Watford North and Watford South Scout Districts and the Girlguiding South West Herts Division Commissioner. "Lees Wood Camp Site" will be referred to as "the Charity" in these notes. The trading name of the Charity is "Lees Wood Scout and Guide Activity Centre".

The property is owned jointly by the Watford North and Watford South districts and not the charity. The value of the freehold site will therefore be an asset in each district's own accounts. However, the field does belong to the Charity and is included in our assets at purchase price.

2020 was a year that no one was expecting, and all of our lives have been very different.

The Charity's main income is normally raised by fees paid by Scout/Guide campers for outdoor and indoor accommodation however this was very small as the site was closed for most of the year. Fortunately, we did qualify for a Government Covid grant of £25,000.

The Charity's outgoings are kept to a minimum consistent with the maintenance of a good and safe campsite. Running costs including utilities, insurance and admin were mostly covered by the Government Covid grant that we received.

On a personal note I would like to express my sincere thanks to Shirley Leach for the great job that she does and to the Management Committee and other volunteers for their continued help and support. This site and its success is due to the hard work of volunteers, thanks to all of them.

Amanda Small - Treasurer

Lees Wood - Management Accounts at 31/12/2020						
Summary	2019		2020		budget 2020	per centage
Income	£65,582.35		£30,962.40		£62,325.00	50%
Expenditure	-£69,013.59		-£35,791.62		-£67,430.00	53%
Trading	-£3,421.24		-£4,829.22		-£5,105.00	95%
Corner Field	£0.00		£0.00			
Capital Expenditure & Major Repair	-£13,243.64		-£3,770.00		-£3,000.00	126%
Excess/(deficit)	-£16,674.88		-£8,599.22		-£8,105.00	106%
B fwd	£90,470.23		£73,795.35			
total	£73,795.35		£65,196.13			
Represented by	2019		2019			
CafBank (Site Account)	£1,200.00		-£1,810.38			
CafBank (Providore Account)	£0.00		£0.00			
CafBank (Gold Account)	£69,901.26		£64,168.49			
Cash in Hand re site	£433.94		£46.35			
Cash in Hand re Provi	£52.00		£83.50			
Cash in Hand re Active Support	£0.00		£0.00			
Providore Stock	£2,208.15		£2,708.17			
Accrual re water	£0.00		£0.00			
	£73,795.35		£65,196.13			
Income Details						
	2019	2019	2020	2020	budget 2020	per centage
Facility Usage						
Camping Fees	£26,766.00		£1,852.25		£20,825.00	9%
Deposits	£1,694.00					
Flight Oaks	£7,205.00		£1,280.00		£9,500.00	13%
Deposits	£900.00					
Beeches	£5,520.00		£270.00		£9,000.00	3%
Deposits	£1,250.00					
Cabin	£700.00		£65.00		£1,300.00	5%
Archery Range	£2,045.00		£210.00		£2,750.00	8%
Bouldering Wall	£1,640.00		£110.00		£2,200.00	5%
Car track rental	£300.00		£500.00		£500.00	100%
Climbing Wall	£1,440.00		£55.00		£2,200.00	3%
Crossbows	£202.50				£300.00	0%
Equipment Hire	£200.00					
Shooting Range	£2,410.00		£110.00		£2,750.00	4%
Slackline	£45.00		£10.00		£100.00	10%
Games	£110.00					
Go Karts	£1,125.00		£55.00		£1,100.00	5%
Misc	£1,111.50					
Total		£54,664.00		£4,517.25		
Vending						
Providore Takings	£6,140.80		£576.82		£7,000.00	8%
Providore Stock Increase			£583.91			
Total		£6,140.80		£1,160.73		
Utility Usage						
Electricity coin meter	£506.00		£5.00		£500.00	1%
Total		£506.00		£5.00		
Events						
Carols Round the Campfire	£46.32					
Fireworks	£1,365.33					
Activity Day	£2,590.00				£2,000.00	0%
Total		£4,001.65		£0.00		
Grants & Donations						
Sundry Donations	£167.50		£201.99			
Total		£167.50		£201.99		
Investment Income						
Gold High Interest A/C	£102.40		£57.15			
Total		£102.40		£57.15	£100.00	57%
Miscellaneous						
Crew Dinner						
Herts Scout Lottery			£20.28			
Three River DC Covid Grant			£25,000.00			
Sundries					£200.00	0%
Total		£0.00		£25,020.28		
TOTAL INCOME		£65,582.35		£30,962.40	£62,325.00	50%

Expenditure Details						
	2019	2019	2020	2020	budget 2020	% of Budget
Site						
Archery	£725.75		£159.85		£500.00	32%
Climbing wall					£1,000.00	0%
Consumables	£2,838.45		£954.93		£2,500.00	38%
General Maintainance	£4,089.97		£3,626.00		£5,000.00	73%
Shooting range			£560.00		£500.00	112%
Staff expenses	£2,587.77		£1,403.19		£3,500.00	40%
Veolia ES (UK) Ltd (skip)	£2,382.97		£830.69		£2,500.00	33%
Washing & Cleaning	£2,259.35		£370.37		£2,500.00	15%
Hygiene Services	£1,188.00		£297.00		£1,500.00	20%
Go Karts					£250.00	0%
Bouldering Wall					£250.00	0%
Slackline					£100.00	0%
Nature Trail						
Total		£16,072.26		£8,202.03		
Utilities						
Gas	£1,540.27		£2,303.28		£2,200.00	105%
Electricity	£8,509.84		£9,133.98		£8,500.00	107%
Telephone	£989.61		£688.53		£850.00	81%
Water	£16,566.81		£3,094.32		£10,620.00	29%
Rates	£1,810.43				£2,000.00	0%
Total		£29,416.96		£15,220.11		
Insurances						
Buildings & contents	£8,818.78		£9,090.07			
Motor vehicles	£515.20		£758.42			
Personal Acc & Medical	£50.40		£50.40			
Public Liability	£504.00		£524.00			
Total		£9,888.38		£10,422.89	£11,000.00	95%
Administration						
Accountancy Fees	£600.00		£600.00		£650.00	92%
Advertising						
Bank Interest and Charges	£70.00		£80.00			
Sum Up charges			£22.80			
Ass of Scout & Guide Activity	£50.00					
Postage	£179.76		£30.36		£200.00	15%
Shooting Licence (NRSA)						
Stationery	£50.84		£275.96		£400.00	69%
TV Licence	£154.50		£157.50		£160.00	98%
Website hosting & maint			£166.69		£250.00	67%
Total		£1,105.10		£1,333.31		
Events						
Activity Day	£1,722.56				£2,500.00	0%
Fireworks Display	£3,575.05					
Carols Round the Campfire	£77.14					
Green Beret	£2,493.71					
Total		£7,868.46		£0.00		
Vending						
Providore purchases	£3,689.12		£529.39		£7,000.00	8%
Providore stock used	£870.62		£83.89			
Total		£4,559.74		£613.28		
Miscellaneous						
ID card printer						
Crew Dinner	£102.69					
Active Support Expenditure						
Training					£1,000.00	0%
Total		£102.69		£0.00		
Total Payments		£69,013.59		£35,791.62	£67,430.00	53%
Capital Expenditure & Major Repair						
Fire Detection & Alarm System	£1,300.33					
CCTV					£3,000.00	0%
Mower replacement			£3,770.00			
Water to Les Willis	£2,660.00					
Providore refurb	£7,508.36					
Website	£582.75					
Defib	£1,192.20					
Total		£13,243.64		£3,770.00	£3,000.00	126%
TOTAL EXPENDITURE		£82,257.23		£39,561.62	£70,430.00	56%

Fixed Assets as at the 31st December, 2020

Guidance figures for the following have been assessed as follows:

1. From the insured values, which were re-valued professionally in 2002 and the figures are index linked
2. The land is owned jointly by the Watford North and Watford South District Scout councils and is not an asset of Lees Wood Camp Site.
3. The new field is valued at the purchase price in 2010 and is the property of Lees Wood Camp Site

	Value	Contents & Equipment
Freehold Property known as the field	£75,000	
Buildings and equipment:		
Camp office and crew quarters	£75,462	£8,479
Flight Oaks' & back lodge	£254,700	£12,114
Toilet block	£113,196	£1,407
Store hut and workshop	£47,162	£8,479
Providore & staff quarters (excluding stock)	£15,088	£6,340
Standing timber	£29,188	£0
Climbing wall	£7,543	£0
Garage excluding vehicles	£9,429	£6,298
Beech Wood Building 1	£75,462	£6,661
Beech Wood Building 2	£18,860	£0
Toilet block 2 (Adjacent to car park)	£17,747	£0
Les Willis Hut	£12,000	£3,000
Beech Wood Building 3 (Toilet)	£3,494	£0
Bouldering Box	£2,000	£500
Beaver Fort	£2,000	
New Storage Containers	£4,308	£500
Motor vehicles (Site use only): -		
Fordson Tractor reg FJH9C		£1,000
Westwood Mini Tractor		£250
McAlister Mower Sit on		£1,200
John Deere mower		£3,770
Siromer A3C 304 Tractor		£13,214
Fire Safety Equipment		£2,000
	<hr/>	<hr/>
	£762,639	£75,212


Liabilities (due within one year)

There are no liabilities due within one year.

Liabilities due over more than one year and contingent liabilities.

There are no long term or contingent liabilities.

This Report and Accounts were approved by the Management Committee, subject to Independent Examination, at Lees Wood on the 10th March 2021 and signed on their behalf by


Graham Farthing, Chairman

Independent examiner's report to the trustees of Lees Wood Campsite (RCN: 810314)

I report on the accounts of Lees Wood Campsite for the year ended 31 December 2020, which are set out on pages 7 to 9.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. 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.

Independent examiner's statement

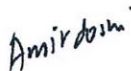
In connection with my examination, no matter has come to my attention:

(1) which gives me reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 130 of the 2011 Act; and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act

have not been met; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



Amit Joshi FCCA

12 April 2021

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