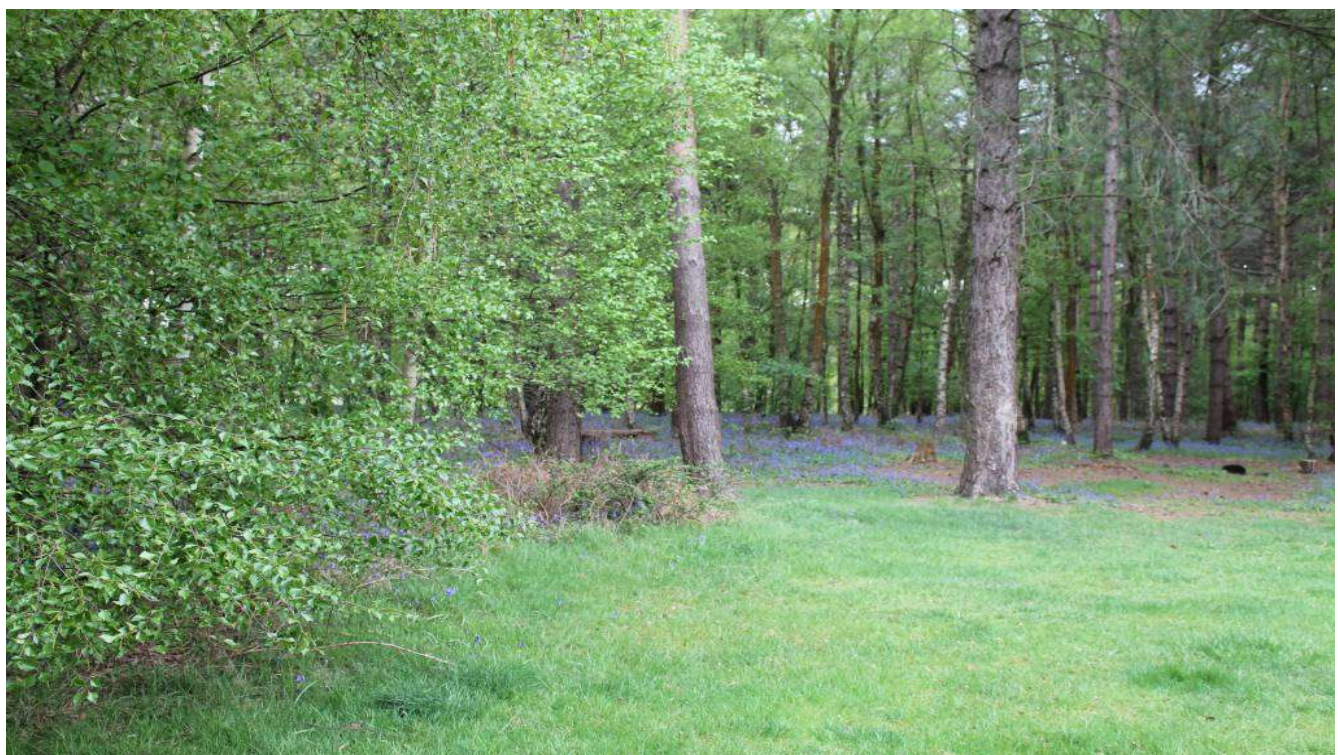


Lees Wood Camp Site Chandlers Cross



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".

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 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

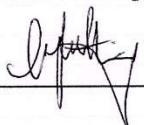
Liabilities (due within one year)

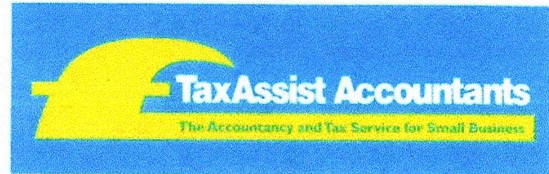
There are no liabilities due within one year.

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

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

TaxAssist Accountants
117 High Street
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TaxAssist Accountants
25 Lawn Lane
Hemel Hempstead
Hertfordshire
HP3 9HH

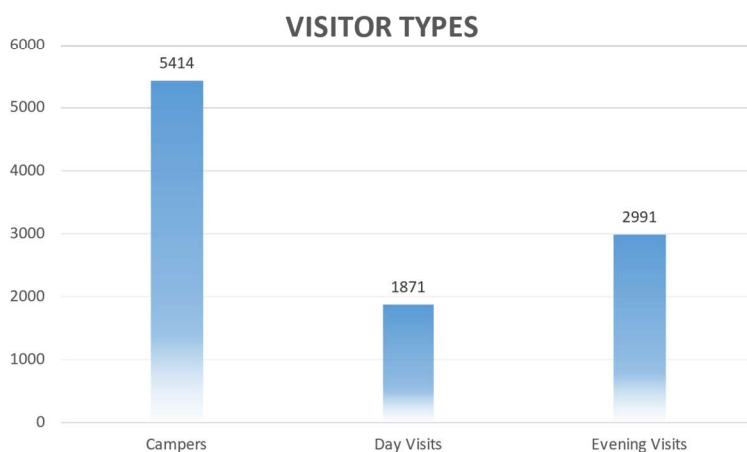
TaxAssist Accountants
121 High Street
Berkhamsted
Hertfordshire
HP4 2DJ

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

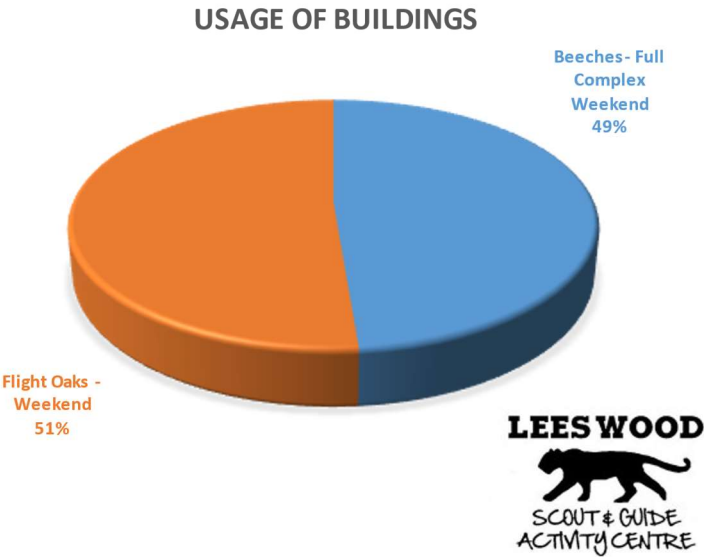
Lees Wood has 2 Accommodation Buildings

Flight oaks which has 28 Beds

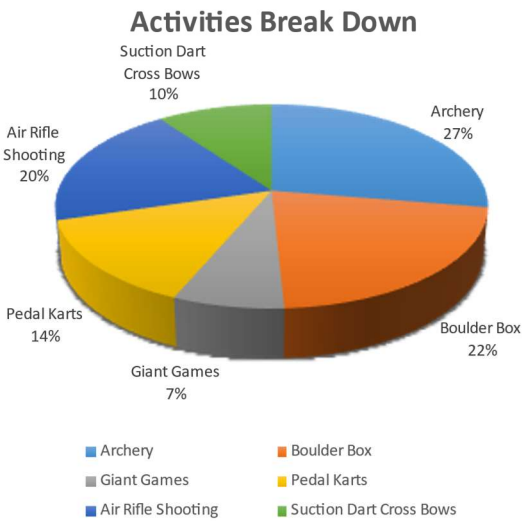
Beeches which has 20 Beds

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



Activities – 250 Hours of Activities Provided



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

