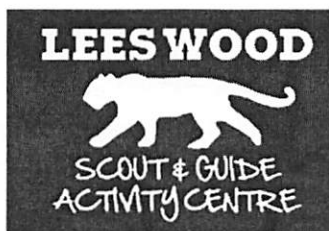


Lees Wood Scout and Guide Activity Centre  
(Registered Charity: 810314)



**Reports for the**  
**Annual General Meeting**  
**For the 2024 year**  
**to be held on**  
**29<sup>th</sup> 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 60<sup>th</sup> 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 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 31<sup>st</sup> 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		£19,058.04	
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		£60,437.05	
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 Pass	£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	
Beeches	£8,980.00		£7,550.00	
Deposits	£1,050.00		£900.00	
Cabin	£1,814.50		£1,105.00	
Archery Range	£2,741.50		£2,180.00	
Bouldering Wall	£2,092.50		£1,320.00	
Car track rental	£900.00		£900.00	
Crossbows	£150.00		£135.00	
Equipment Hire			£100.00	
Shooting Range	£2,749.00		£2,150.00	
Slackline	£800.00		£40.00	
Gones	£105.00		£75.00	
Pedal Kerts	£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 Estenders	£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		£1,099.03	
Total		£518.75		£1,099.03
Miscellaneous				
Metal Recycling				
Herts 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			£605.51	
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		£255.74	
Total		£11,932.24		£23,783.11
Insurances				
Buildings & contents	£11,108.75		£8,423.44	
Motor vehicles	£905.60		£950.40	
Personal Acc & Medical	£52.00		£52.00	
Public Liability				
Total		£12,066.35		£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

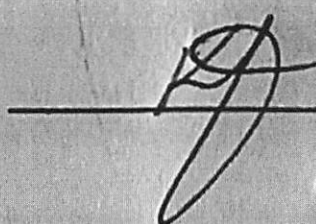
### Liabilities (due within one year)

There are no liabilities due within one year.

### Liabilities due over more than one year and contingent liabilities.

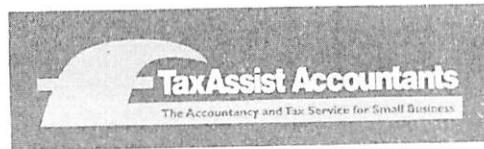
There are no long term or contingent liabilities.

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
<b>Development Fundraising</b>			
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
<b>TOTAL INCOME</b>	<b>£13,606.71</b>		<b>£13,606.71</b>
<b>Development Expenditure</b>			
Development fundraising exp	£0.00		£0.00
			£0.00
			£0.00
			£0.00
<b>TOTAL EXPENDITURE</b>	<b>£0.00</b>		<b>£0.00</b>
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  
28<sup>th</sup> April 2025

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