

Trustees Annual Report to AGM

April 2022 - March 2023, including Post March 2023 update

Management Team / Trustees as of March 2023

Scouting Management Team (Trustees) - 5 Automatically enrolled as trustees due to their roles.

Ian Carter	GSL
Lee Lodder	GSL - Beavers / Cubs
Tony French	GSL - Scouts
Alan Sanders	GSL - Activities
Dan Sawyer	Explorers (opted in)

Elected Officers (Trustees) - 3

Len Bridges	Chairman
Nicky Sanders	Treasurer
Jackie Mackenzie	Secretary

Elected Positions (Trustees) - 2

John Balcombe – Estates Management
Gary Welsh - Chelwood Finance

Group Sub-Committee Members - 14

Alan Glasgow	IT & Data Protection
Wilf Harrison	Chelwood Management Lead
Barrie Dunn	Chelwood Management
Pete Tamblin	Scouting
Stuart Ballard	County Adviser
Charles Sanders	Scouting President
Ann Brett	Events
Chris Deft	Quartermaster
Dave Lloyd	Quartermaster
Dave Hopkins	HQ Estates Management
Mike Smith	Finance-Gift Aid, Charity Commission, Audited Accounts*
Pam Dove	Membership Secretary
Terry Dove	HQ Venue Hire
Sue White	Auction

* Mike Smith stood down during the year managing the Finance-Gift Aid and Charity Commission management and took over the role as Auditor of the year end accounts.

1st Keynsham Scout Group Data

Bankers: National Westminster, Knowle, Bristol

Group Registration Number with the Scout Association: 4221

Charity Registration Number: 305626

Contact: Website <http://www.1stkeynshamscouts.org.uk>

Inauguration: (1909) – Scout Association

Membership as per Census 31st January 2023 = 223

	<u>Total</u>	<u>Male</u>	<u>Female</u>
<u>BEAVERS</u>	<u>50</u>	<u>41</u>	<u>9</u>
K2	25	21	4
ROCKY	25	20	5
<u>CUBS</u>	<u>85</u>	<u>65</u>	<u>20</u>
CHILTERN	28	17	11
COTSWOLD	31	26	5
QUANTOCK	26	22	4
<u>SCOUTS</u>	<u>88</u>	<u>64</u>	<u>24</u>
AXE	26	20	6
FROME	27	18	9
CHEW	12	8	4
AVON	23	18	5
TOTALS	223	170	53
<u>WAITING LISTS</u>	<u>131</u>	<u>106</u>	<u>25</u>
BEAVERS	72	62	10
CUBS	47	35	12
SCOUTS	12	9	3

133

ADULT VOLUNTEERS

94	GSL & Section Leaders (4 are Trustees)
13	Skills Instructors and assistants
5	Active support members (Chelwood)
2	DBS adult volunteers
3	Elected Officers (Trustees)
2	Elected Positions (Trustees)
14	Group sub committee members (Non Trustees)

Waiting Lists:

There is strong demand from parents to enrol their children (boys and girls) into Scouting, and there are waiting lists for Beavers, Cubs and Scouts. The numbers shown at the census fluctuate through the year. Reducing the waiting list is desired however this depends heavily on new adult volunteers and young leaders coming forward. The fact that parents are passionate about their children being involved in Scouting is a testament to the quality and diversity of the opportunities on offer.

Parents are advised that Scouting at local level is run entirely by unpaid volunteers and there are strict criteria on the ratio of leaders to children in their care. The only way in which we can reduce the waiting list is to increase the number of leaders and assistant leaders.

Excepting the impact of Covid19 our premises are used every evening and at weekends and there is a vibrant activity programme taking Scouting off site including the use of the group owned activity and campsite at Chelwood. The group is exploring various options to build/extend the current HQ premises in Keynsham for it is now running at capacity and cannot accommodate any additional colonies, packs, troops. This goes hand in hand with the recruitment of additional volunteers.

Constitution:

1st Keynsham Scout Group is a trust established under Scout Association and charity rules, which are common to all Scout Groups. Trustees are appointed in accordance with the Policy, Organisation & Rules (POR) of the Scout Association. POR rules state that all Executive Committee members/trustees and adults working closely with young people must be checked through the Disclosure and Barring Service, (DBS) before working with young people.

Every person involved in Scouting in Keynsham is an unpaid volunteer who gives their time, life skills and expertise in providing guidance, leadership and inspiration to the young people of Keynsham.

1st Keynsham is one of the largest groups in the UK and our success is due to the contribution made by our dedicated team of volunteers, the enthusiasm of its members, parents, guardians and supporters. To continue providing the best possible Scouting experience we need to continually attract new parents/volunteers to actively support the group.

The Scout Association (TSA) has launched a transformation program and this is changing the way many scout groups recruit volunteers and structure their teams. Keynsham group changed its Trustee and Sub Committee structure several years ago and these already align with the majority of the new TSA transformation requirements. The Group has updated our constitution for the Transformation changes and this will be proposed and voted on at the 2023 AGM.

Community:

1st Keynsham Scout Group is a community based organisation dedicated to provide young people with a wide range of activities and life skills and a safe environment in which to develop their contribution to the community and wider world in the years to come. The group is heavily involved in supporting Keynsham in Bloom and enters the RHS "In your neighbourhood" annually. The Group also allows lettings of the

Keynsham Mayfields HQ & Chelwood woodland campsite premises while not in use for Scouting to allow the wider community to benefit from these excellent facilities. The Keynsham HQ premises are registered for emergency use as part of the Keynsham Council /BANES Business Continuity Plan. The Group let the HQ to the Department of Health & Social Care during the Covid19 Pandemic to use as a testing centre and the local health centres also use the HQ for mass vaccinations for the community.

Income streams:

1st Keynsham has an annual budget of approximately sixty thousand pounds all of which must be raised by the group membership subscriptions and from fund raising activities, grants and donations. Fundraising is only made possible due to the numbers of volunteers who run the various events and the support from local businesses. Normal event fundraising had been heavily reduced due to the covid19 pandemic however the Group maintained its cash balances due to Government and local grants in aid due to the Pandemic. The Group is pleased to report that its fundraising returned to pre-covid19 levels in 2022/23.

The group has strong financial governance with contingencies in place to cover unplanned changes in income or expense. Cash flow is managed through the year to ensure financial stability. We are a non-profit making charity with all funds being re-invested in the group. Funds raised are used predominantly to pay for insurance, running costs, purchase equipment, improve facilities, and to provide leader training which in turn enhances the Scouting experience for our young people commensurate with modern Scouting.

The Groups main income streams beyond subscriptions includes the hiring of our Keynsham HQ and Chelwood campsite for various events and activities. We have music and premises licences for the HQ and can accommodate a range of events; the Group normally runs an annual scout auction and clay pigeon shoots to raise funds.

Finance and Accounts:

The accounts for the year are attached and we would like to thank our treasurer Nicky Sanders for preparing the year end accounts. We would also like to record our thanks to Mike Smith for the Independent Examiners Report produced at year end.

Estates Management Mayfields:

Our buildings and facilities are kept in pristine condition by a team of volunteers who have grown in numbers over the past few years and their contribution is greatly valued. The current team would welcome additional assistance from new volunteers. This group of dedicated volunteers led by John Balcombe and Dave Hopkins has saved the group thousands of pounds in maintenance charges. To comply with relevant legislation and the conditions of our premises licence the group employs professional and qualified trade's people in key areas.

Chelwood Campsite:

Chelwood is located a few miles south of Keynsham where the group owns a 30 acre camp site and nature reserve. It is a fantastic facility used for a number of events and activities throughout the year. It provides a very important income stream from the facilities and increasingly from events, and we are lucky to have a

very professional and dedicated team of volunteers led by Wilf Harrison managing this facility with Gary Welsh and other supporters.

The campsite provided an essential safe outdoor haven for the Group to operate during the Covid19 pandemic. This has refocused the Group on the importance of the campsite to its members and the Group is exploring the possibility to build a new activity barn on the side of the main field. The Group commissioned a design for the barn during the year and tendered the works. The costs received were far in excess of expectations and the project is under further review to identify sufficient reductions in cost for the project to be viable.

Explorer Unit:

Keynsham Explorer Unit is part of the Wansdyke District and is based at the Scout HQ in Mayfields. Although they have no liability for any financial or asset management (their accounts are submitted separately) they are an integral and very important part of the group.

Scouts move on to Explorers who develop young leaders to assist with Beavers, Cubs and Scouts and they also play an essential part in events such as the Auction. Explorers make a financial contribution to the group to assist with running expenses and the use of facilities and equipment.

Scouting:

This is the very essence of our being and everything we do is geared to providing the young people, and young at heart of Keynsham with the very best experiences possible. With over 100 years of history the alumni is full of success stories of young people who have gone on to lead successful and fulfilling lives, some currently working and living in countries right across the globe.

Scouting nationally is growing and Keynsham is no exception and continues to be one of the largest groups in the UK. The Executive Committee would like to express its full appreciation to all Scouters and helpers for their dedication, commitment and leadership to the young people in their charge.

The GSL team are automatically enrolled as trustees but Scouters are not. Scouters do not have to become trustees but they are most welcome to become a trustee or join in at any executive meeting. Becoming a trustee does provide voting rights on any proposals at committee level.

The GSL team restructured in 2018 and identified key activity teams to support the Groups Beavers, Cubs and Scouts in having challenging and fun experiences. These teams cover Shooting, Water sports, Caving, Climbing, Survival, Pioneering, Clay shooting, Expedition, Outdoors skills and Crafts.

In Remembrance:

We would like to remember at this time all those that are no longer with us, in and out of uniform, who have been members or have supported 1st Keynsham Scout Group since its inception in 1909. In this last year we have sadly lost Paul Robins and Terry Jones and they will be sadly missed by family, friends and our Group.

Risk analysis:

The Group has continued to monitor the changing situation of the Coronavirus and it has been pleasing to see Scouting return to normal levels associated with prior to the pandemic. The Group will continue to monitor the situation and will provide Scouting in various formats pending the safety controls required.

Health and safety guidance is under constant review and changes including notification are distributed through OSM. There is an annual audit of risk assessments.

The group continues to monitor its activities, associated processes and procedures and focuses management to manage risks to the lowest reasonably practicable levels.

Scouting:

This is governed by POR, Policy Organisation and Rules and all Scout Groups must comply with these rules. This includes the monitoring of DBS applications where all involved in Scouting working closely with young people must be vetted before commencing their roles. Members who fail to have their DBS renewed will be suspended from their roles until such time as the DBS is renewed.

Websites and IT:

Alan Glasgow has continued to progress the improvement and control of our IT systems, website and communication systems. The Group has provided its management team with a centralised online Google email and electronic data management platform and we are grateful for Alans' contribution in these areas. This now provides us with a platform for marketing, fundraising, keeping present and past members appraised of group developments and raising our profile in the community.

The senior management team are gatekeepers for vetting content of websites to ensure compliance with copyright, infringement of personal rights, deformation and data protection. Emails containing harmful content, malware and ransomware are potentially damaging to the group and all officers and managers sending confidential information are required to use appropriate antivirus/anti-malware protection software. In order to allow leaders and managers' time to concentrate on Scouting activities record keeping has now been computerised using Compass and OSM. Both systems are professionally managed with the highest levels of security. Bearing in mind that all involved at a local level are unpaid volunteers mostly with day jobs other than Scouting, the management of metadata could be a full time job in itself.

Finance:

Banking is moving away from cheques and cash towards online banking systems which are now widely used. We could not operate a group of this size and complexity without embracing online banking. Trustees have agreed guidelines on the operating procedures within the group but there is always a risk whatever steps we take that external fraudulent activity could take place.

Internal fraud prevention measures include dual monitoring of bank accounts and the availability of bank accounts for inspection at Executive committee meetings.

We have within the group trustees with significant banking experience and together with the group's bankers we have tried to mitigate financial risks.

The Group monitors its income and expenses on a regular basis and takes measures to adjust these to ensure the Group cash balances are managed for the long term sustainability of the Group.

Insurance:

The Scout Association provides insurance cover as part of the annual capitation for scouting activities including public liability. 1st Keynsham is responsible for any additional insurance cover for buildings and contents and equipment. Requirements are reviewed annually and cover is provided by Unity Insurance Brokers (Part of the Scout Association).

Note: Because of accounting practices the book value of equipment and buildings will be significantly lower than the valuation for insurance purposes due to write down policies. The treasurer is the gatekeeper for all insurance claims through Unity Insurance.

Accidents and RIDDOR (Reporting of Injuries, Diseases and Dangerous Occurrences Regulations 2013):

There were no reportable accidents or near accidents during the year involving non Scouting activities. Accidents involving scouting activities are reported and investigated through POR procedures. A general risk assessment is updated annually and is available for inspection through the GSL.

Fund Raising:

The ability to raise funds is critical in providing the best possible Scouting experience for our young people and keeping subscription charges to a minimum for members. The Groups strategic approach has been to concentrate on value added events where we provide an experience such as Clay pigeon shooting, all of which fits in with our areas of expertise and introduces adults to the Scouting experience. This along with our auction of donated items, lettings of the HQ premises and Chelwood campsite these all go to make up the Groups income to the desired amount to operate effectively.

New Adult Volunteers:

We are very successful in recruiting volunteers but with work life balances and work priorities we can never have enough volunteers to share the Scouting experience and new members are always welcome to help deliver scouting and support the Group management activities.

Summary:

The Group was founded in 1909 and it is with great pride we acknowledge the generosity of those early pioneers in presenting the Group with land and assets and in so doing laying the foundations of one of the largest and most successful Groups in the UK. The above is a representative view of 1st Keynsham Scout Group, its activities, its place in the community, but more than that through the combined efforts of all in and out of uniform the Group has provided young people with skills which have evolved over the years to meet 21st Century needs so they can embrace opportunities in future life. I would like to thank and congratulate all the unpaid volunteers for their contribution over the last twelve months.

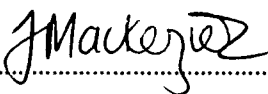
The Future:

To carry on the traditions of the group we are engaging with parents and supporters to find the future inspirational leaders and supporters to take the group forward. To reduce waiting lists the group is actively looking at ways in which we can use additional facilities to create new Colonies, Packs and Troops which will need additional adult volunteers.

Report:

Approved by the trustees on the 16th July 2023 and signed on their behalf by Group Secretary Jackie Mackenzie.

Signature:


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Jackie MacKenzie

Secretary, 1st Keynsham Scout Group

**Independent Examiners Report to the Trustees of 1st Keynsham Scout
Group : Registered Charity no 305626**

I report on the accounts of the 1st Keynsham Scout Group for the year ended 31 March 2023 which are set out on pages two to four of this document.

Responsibilities and basis of report

As the charity trustees of the 1st Keynsham Scout Group you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the 1st Keynsham Scout Group accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

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

1. accounting records were not kept in respect of the 1st Keynsham Scout Group as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



Mike Smith ACMA, CGMA
Associate Chartered Management Accountant
2 Avon Road, Keynsham, BS31 1LJ

17th July 2023



Receipts and payments accounts

For the period from	01/04/2022	To	31/03/2023
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Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Chelwood	9,826	-	-	9,826	6,247
Donations	1,524	-	-	1,524	79
Events	15,819	-	-	15,819	16,796
Fund Raising	17,051	-	-	17,051	15,302
Garage Let	2,450	-	-	2,450	2,025
Gift Aid	8,392	-	-	8,392	2,713
Grants	1,500	-	-	1,500	22,534
Lettings	8,739	-	-	8,739	8,605
Maintenance (Grounds)	-	-	-	-	165
Subscriptions	24,166	-	-	24,166	30,694
Badges / Books	15	-	-	15	16
Explorers	1,276	-	-	1,276	924
Stores	-	-	-	-	124
Section allowance	2,039	-	-	2,039	1,212
	-	-	-	-	-
Sub total (Gross income for AR)	92,796	-	-	92,796	107,435
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	92,796	-	-	92,796	107,435
A3 Payments					
Badges / Books	2,633	-	-	2,633	1,605
Capitation	11,819	-	-	11,819	12,116
Computers	360	-	-	360	653
Chelwood	2,402	-	-	2,402	1,346
Events	17,306	-	-	17,306	10,885
Group Expenses	8,548	-	-	8,548	5,774
Insurance	6,958	-	-	6,958	6,199
Maintenance (Buildings)	7,324	-	-	7,324	23,831
Maintenance (Grounds)	3,145	-	-	3,145	3,520
Equipment Maintenance (Stores)	2,200	-	-	2,200	1,056
Equipment Maintenance (Activity)	461	-	-	461	1,997
Equipment Maintenance (Furniture)	-	-	-	-	-
Rates	703	-	-	703	151
Section Allowance	3,175	-	-	3,175	2,112
Training	398	-	-	398	-
Utilities	3,417	-	-	3,417	4,719
Chelwood Barn project	4,058	-	-	4,058	-
Project	-	-	-	-	-
Fund Raising	4,999	-	-	4,999	6,815
	-	-	-	-	-
Sub total	79,906	-	-	79,906	82,777
A4 Asset and investment purchases, (see table)					
Equipment	3,406	-	-	3,406	2,297
Land and Buildings	-	-	-	-	-
Sub total	3,406	-	-	3,406	2,297
Total payments	83,313	-	-	83,313	85,074
Net of receipts/(payments)	9,484	-	-	9,484	22,361
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	120,281	-	-	120,281	97,920
Cash funds this year end	129,765	-	-	129,765	120,281

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Current Account	53,794	-	-
	Chelwood Account	5,520	-	-
	Reserve Account	70,451	-	-
	Total cash funds	129,766	-	-

(agree balances with receipts and payments account(s))

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use	Equipment	Unrestricted	7,804	7,248
	Chelwood	Endowment	68,000	68,000
	Ashton Way Land	Endowment	20,000	20,000
	Ashton Way Buildings	Unrestricted	318,707	135,687
			-	-
		-	-	-
		-	-	-
		-	-	-

Categories	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval

1st Keynsham Scout Group

Registered Charity no 305626

Notes to the Accounts for the year ended 31 March 2023

Trustee remuneration and benefits. None of the trustees have been paid any remuneration or received any other benefits from employment with the charity.

Fees for examination or audit of the accounts. No fees were paid in respect of professional services or to the independent examiner.

Land and Building Assets

The Chelwood Campsite, consisting of approximately 28.01 acres situated at Chelwood, near Keynsham, was valued in September 2001 by Dreweatt Neate, Chartered Surveyors. The open Market Value placed on the freehold, with vacant possession, is £68,000.

The Land and Buildings used as the Scout Headquarters in Keynsham, was valued in October 2001 by Countrywide Commercial, Chartered Surveyors. The Land was valued at £10,000, and the building at £70,000; but the valuers note that, with approval of planning consent for commercial development, the property could be valued at £350,000 (on an Open Market Value basis). As the building was constructed a number of years ago, the Trustees are of the opinion that the building should be included in the accounts at its construction cost of £107,260 and the land at a value of £20,000.

The title deeds to the properties at Chelwood and Mayfields are held in safe keeping by the Scout Association Trust Corporation, free from any lien or charge.

Additions to Buildings

During 2010 / 2011 an extension to the Mayfields HQ was constructed. The value of the extension is shown in the accounts at its construction cost of £154,246.19. The value for insurance purposes is £155,000. The building was funded from accumulated cash reserves supplemented by a loan of £25,000 from the Scouts Association.

During 2013 / 2014 the ceiling in the main hall at Mayfields HQ was soundproofed to reduce sound reverberation. During 2014 / 2015 the ceiling of the Explorer Room was similarly soundproofed. The tiles are guaranteed for 15 years and have a "lifetime expectation as their structure does not change with age or because of fluctuations in climatic changes". The ceiling is expected to last the lifetime of the main structure of the building. The value of the ceiling has been capitalised and is shown in the accounts at its construction cost of £9,103.80 (Main Hall) and £7,068.62 (Explorer Room). The ceilings will be depreciated in line with the main building at a rate of 5% per year.

During 2017/18 the main hall floor was re-laid using funds raised via the "Under the feet of giants" campaign (see also note eight, below). Materials for the floor were purchased in financial year 16/17 at a cost of £10,376.28. The floor itself was installed during financial year 17/18 at a cost of £9,892.80 giving a total enhancement value to the Mayfields building of £20,269.38. The floor will be depreciated in line with the main building at a rate of 5% per year.

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I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



Mike Smith ACMA, CGMA
Associate Chartered Management Accountant
2 Avon Road, Keynsham, BS31 1LJ

17th July 2023



CHARITY COMMISSION
FOR ENGLAND AND WALES

1st Keynsham Scouts

Receipts and payments accounts

CC16a

For the period
from

01/04/2022

To

31/03/2023

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Chelwood	9,826	-	-	9,826	6,247
Donations	1,524	-	-	1,524	79
Events	15,819	-	-	15,819	16,796
Fund Raising	17,051	-	-	17,051	15,302
Garage Let	2,450	-	-	2,450	2,025
Gift Aid	8,392	-	-	8,392	2,713
Grants	1,500	-	-	1,500	22,534
Lettings	8,739	-	-	8,739	8,605
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Stores	-	-	-	-	124
Section allowance	2,039	-	-	2,039	1,212
	-	-	-	-	-
Sub total (Gross income for AR)	92,796	-	-	92,796	107,435
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	-	-	-	-	-
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Total payments	83,313	-	-	83,313	85,074
Net of receipts/(payments)	9,484	-	-	9,484	22,361
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	120,281	-	-	120,281	97,920
Cash funds this year end	129,765	-	-	129,765	120,281

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Current Account	53,794	-	-
	Chelwood Account	5,520	-	-
	Reserve Account	70,451	-	-
	Total cash funds	129,766	-	-

(agree balances with receipts and payments account(s))

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use	Equipment	Unrestricted	7,804	7,248
	Chelwood	Endowment	68,000	68,000
	Ashton Way Land	Endowment	20,000	20,000
	Ashton Way Buildings	Unrestricted	318,707	135,687
			-	-
		-	-	-
		-	-	-
		-	-	-

Categories	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval

1st Keynsham Scout Group

Registered Charity no 305626

Notes to the Accounts for the year ended 31 March 2023

Trustee remuneration and benefits. None of the trustees have been paid any remuneration or received any other benefits from employment with the charity.

Fees for examination or audit of the accounts. No fees were paid in respect of professional services or to the independent examiner.

Land and Building Assets

The Chelwood Campsite, consisting of approximately 28.01 acres situated at Chelwood, near Keynsham, was valued in September 2001 by Dreweatt Neate, Chartered Surveyors. The open Market Value placed on the freehold, with vacant possession, is £68,000.

The Land and Buildings used as the Scout Headquarters in Keynsham, was valued in October 2001 by Countrywide Commercial, Chartered Surveyors. The Land was valued at £10,000, and the building at £70,000; but the valuers note that, with approval of planning consent for commercial development, the property could be valued at £350,000 (on an Open Market Value basis). As the building was constructed a number of years ago, the Trustees are of the opinion that the building should be included in the accounts at its construction cost of £107,260 and the land at a value of £20,000.

The title deeds to the properties at Chelwood and Mayfields are held in safe keeping by the Scout Association Trust Corporation, free from any lien or charge.

Additions to Buildings

During 2010 / 2011 an extension to the Mayfields HQ was constructed. The value of the extension is shown in the accounts at its construction cost of £154,246.19. The value for insurance purposes is £155,000. The building was funded from accumulated cash reserves supplemented by a loan of £25,000 from the Scouts Association.

During 2013 / 2014 the ceiling in the main hall at Mayfields HQ was soundproofed to reduce sound reverberation. During 2014 / 2015 the ceiling of the Explorer Room was similarly soundproofed. The tiles are guaranteed for 15 years and have a "lifetime expectation as their structure does not change with age or because of fluctuations in climatic changes". The ceiling is expected to last the lifetime of the main structure of the building. The value of the ceiling has been capitalised and is shown in the accounts at its construction cost of £9,103.80 (Main Hall) and £7,068.62 (Explorer Room). The ceilings will be depreciated in line with the main building at a rate of 5% per year.

During 2017/18 the main hall floor was re-laid using funds raised via the "Under the feet of giants" campaign (see also note eight, below). Materials for the floor were purchased in financial year 16/17 at a cost of £10,376.28. The floor itself was installed during financial year 17/18 at a cost of £9,892.80 giving a total enhancement value to the Mayfields building of £20,269.38. The floor will be depreciated in line with the main building at a rate of 5% per year.