

**Wincham Community Centre**  
**Chairpersons Report - Year ending 31.8.23**

Welcome to Wincham Community Centres AGM and thank you for coming.

I'm always amazing how soon the AGM comes around.

This is a special year for the centre as it's our 40<sup>th</sup> year of being open to the people of Wincham and surrounding area. This is hard to believe when I can remember it being built. The fact that it's still here and not only surviving but doing well with lots going on for everyone from Mother and Toddler to the Old Friends club is brilliant.

The building which was built by pure determination, lots of fundraising and hard work in the spirit of giving in both time, experience and love for the village stands as a remarkable legacy providing a place for everyone to get together to learn new things, keep fit and meet friends both old and new. Long may it continue to do so.

We are so lucky to have such a fabulous building facility on our doorstep with lots of different activities now going on.

This year has been yet another challenging year as our boiler failed in January which had to be completely replaced at a cost of over £18,000. Fortunately we did have sufficient funds to cover this in our business reserve fund but this has made a huge dent in future reserves.

On a more positive note the new boiler is up and running and is proving to be much more economical than the previous one.

It takes a lot of hard work to keep the centre running a lot of which goes unseen but without the extra invisible work the centre would not be in the excellent position it is today.

Fuel is one of the toughest things on the list as we all know at home with the heating bills. We can't very well cut the heating off to save money or tell our hirers to put an extra jumper on. They expect quite rightly that the centre will be a nice warm space to hold their gatherings. So we have to try to get the best deal and save on other things, yet again Suzanne has done a brilliant job with the suppliers, cutting them back as much as possible which has made a huge difference.

We have problems on the site here with drains which was found to be mainly tree roots from the school trees. We are waiting to hear back from County about plans to move forward about the issue.

We are looking forwards to this next year, no doubt there will be challenges on the way but as long as we keep focused and keep the centre our number one priority in everything we do, I'm sure we will keep improving.

I would like to thank the committee for the time they put into the running of the centre. Norman, our Caretaker for keeping the centre in such good order. Suzanne for looking after us so well, working hard to make sure the centre is running at its best, keeping prices as tight as possible and all the extra hours she puts in over and above her official hours.

Finally, I would like to thank Cheshire Community Action Group - they are a great resource for us and extremely helpful.

**STATEMENT OF INCOME AND EXPENDITURE**  
**YEAR ENDING - 31<sup>ST</sup> AUGUST 2023**

INCOME	LEDGER	AUG. 2023	AUG. 2022
Hire fees	C1	33605.30	36648.35
Fund-raising	C2		
Donations	C3	5.95	7.30
Bank Interest	C4	138.48	10.74
Tel box	C5		
Grant	C6	0	3667.00
Others	C7		
		<b>33749.73</b>	<b>40333.39</b>

Expenditure			
Misc.	C9	11.50	19.05
Solicitors Fees		31.69	0.00
Fundraising	C10	0.00	0.00
Water	C11	1918.38	2715.58
Heat	C12	1785.00	5082.72
Electricity	C13	2583.99	1723.17
Wages	C14	20322.93	20209.33
Inland Rev	C15	1.22	264.99
Stat/Print/Post/Tel	C16	706.42	663.12
Cap 2 Furn/Equip	C17	0.00	0.00
Mtnce/Repair Equip	C18	21951.22	4119.16
Mtce/repair Buildg's	C19	2036.89	2456.51
Cleaning Materials	C20	182.17	224.43
Insurance/Licenses	C21	2417.33	2032.58
Training Courses	C22	0.00	94.56
		<b>53949</b>	<b>39605.20</b>

<b>PROFIT/LOSS</b>	<b>-20199.02</b>	<b>728.19</b>
<b>BALANCES</b>		
Opening Balance	83866.96	83138.77
Profit/Loss	-20199.02	728.19
<b>CLOSING BALANCE</b>	<b>63667.94</b>	<b>83866.96</b>

These accounts were approved by the Trustees during the Management Committee meeting held on Tuesday 3<sup>rd</sup> October 2023.

The Management Committee operate a Business Reserve Policy to clarify both internally and externally the need for reserve funds.

**POLICY**

The Charity has a stated policy of dividing its total income into three:  
 1:- **Funds generated from fund-raising** to be used to develop additional recreation / social facilities within the Village. The sum raised will form the voluntary funding element needed to attract both lottery funding and grant aid from the public authorities. In this way the current fund-raising amount of £20383.68 could be used to generate a scheme made up from :-  
 Community Centre contribution (10%) 21413  
 Wincham Parish Council (5%) 10706  
 Borough Council / others (20%) 42826  
 National Lottery (65%) 149891  
£224836

2:- **Funds for repairs / renewals** for items subject to fair wear and tear. Some £120,027 has been spent maintaining the main hall floor, curtains and heating. Repairs to the roof have been completed. In 2010/11 the fire alarm and Buffer was replaced. In 2011/12 a heating digital clock & Double Glazed windows were installed. In 2012/13 the hoovers & cold water cylinder were replaced. 2013/14 the fridge & hoover were replaced. In 2014/15 the tables & chairs were replaced and car park lines were re marked. In the last 5 years a set of fire doors, internal signage and lighting has been replaced. New chair trollies, car park signage and microwave have been purchased. In 2018/19 Roof repairs and replacement hoover, as well as WCC's contribution of £11,347 to a major refurbishment project. 2019/20 electrical repairs were carried out. In 2020/21 the intruder Alarm was replace. In 2021/22 A double glazed kitchen door was fitted and a new buffer purchased. In 2022/23 The boiler was replaced at a cost of £18,383, which was taken from the Skipton building society reserve account. The ladder was replaced and electrical works were also carried out.

3:- **Working balances.** This is the amount which is available to fund capital investment. It is the difference between the amounts raised from hire fees and the day to day cost of running the centre. To date £75797 of investments in the shape of 2 extensions, 2 car parks, a disabled toilet, baby changing facilities, a new heating system boiler, subdued lighting to main hall, a replacement stage, new security systems, external dusk to dawn lighting and Double Glazing, have been provided. Grant Aid support from the Parish/ Borough/County Councils, the National Lottery, Manchester Airport Community Trust Fund, the Football Association, WREN and private donations.

## FINANCIAL OFFICERS REPORT

The centres Occupancy remains high. We have gained two new groups this year: A children's drama group held weekly and a new Adult Lego class held monthly.

The income from hire fees continue to rise.

Unfortunately, the boiler failed in January and this resulted in a replacement cost of £18,383 which was taken from the centres reserve funds.

The financial loss on this year's accounts is a direct result of the boiler failure, the purchase of temporary heaters and the additional electricity cost to run the temporary heaters.

### Major expenditure in this financial year:

- Replacement of the Boiler
- Purchase of Temporary heaters during boiler breakdown/replacement
- 3 yearly Electrical inspection
- Electrical work to replace toilet lighting with Sensor triggered lighting.

Despite utility costs rising the centre remains in a manageable financial position.

**Electricity:** We have fixed our energy until 2026. Also, the installation of sensor lighting in the toilets will save energy as hirers regularly forgot to switch these lights off.

**Water:** The centre applied for a site area concessionary scheme to reduce the banding. This was accepted, thus reducing the banding from 4 – 1 and reducing the monthly direct debit considerably.

**Oil:** Our new more economical boiler is already reducing the amount of oil used.

### Work already in hand for next year:

- Replacement of the wooden Fascia and soffits with UPVC.

Reserve funds have been moved from the NS&I to the Skipton Building Society to maximise interest returns.

Existing contracts continue to be kept under review and changed when necessary, in the interest of the charity.

On the 25<sup>th</sup> April 2023 the management committee agreed to increase the general public hire fees by 20p per hour, to be applied from 1<sup>st</sup> June 2023.

Signed: 

Date: 15.1.24

**Brian Hulme F.C.C.A.**  
**ACCOUNTS, VAT & TAX**

I have examined the accounts and transactions of the Wincham Community Centre Fund for the year ending 31st August 2023, and I am satisfied that the Charity Commission Statement of Accounts represents a true and accurate record of items listed in the audited Income and Expenditure statement, submitted to the trustees of the fund on the 3rd October 2023.

Signed



Date

13/1/2024

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