Lees Wood Scout and Guide Activity Centre

(Registered Charity: 810314)

Reports for the Annual General Meeting For the 2025 year to be held on 19th May 2026

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

MANAGEMENT COMMITTEE (2025)

Charity Trustees (see below)
G Raven (Camp Warden)
Vacant (Chairman)
C Farman (Minute Secretary)
A Small (Treasurer)
M Wallace-Potter - nominated by Watford North
Vacant - nominated by Watford North
D Stein - 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

CO-OPT MEMBERS

Ian Leach (Dep Warden), 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

Chairmans Report 2025

Jack Mawhinney – District Lead Volunteer, Watford North Scouts

As we close the chapter on another year at Lees Wood, I'm delighted to say that 2025 has been one of our strongest yet.

A heartfelt thank you

Before anything else, I want to say thank you. Thank you to every single person who has played a part in making Lees Wood what it is – whether you've camped with us, volunteered your time, maintained our facilities, cooked meals, cleaned up after groups, or simply supported us from afar. Lees Wood doesn't run itself, and we're incredibly fortunate to have such a dedicated community behind us.

A special mention must go to our instructors and service crew. These volunteers give up countless weekends and evenings to deliver the activities our young people love, and to care for a site that means so much to so many. Their commitment is truly the backbone of everything we do.

On behalf of the Board of Trustees, I'd like to extend our deepest gratitude to Graham, Ian, Nick, Sean, and Bruce. Their continued hard work, expertise, and passion for Lees Wood has been invaluable – not just this year, but year after year.

2025 in numbers

This year saw another significant rise in activity across the board. We welcomed more campers than ever before, supported a record number of Duke of Edinburgh expeditions, and saw a notable uptick in activity bookings from groups across the region.
Tomahawk Throwing – now a firm favourite among Scouts, Guides, Explorers, Rangers, and adult groups alike – continues to draw people in, alongside our ever-popular Archery and Air Rifle Shooting sessions. It's brilliant to see so many young people challenging themselves, learning new skills, and leaving with huge smiles on their faces.
These numbers aren't just statistics – they're a reflection of the energy, professionalism, and care our team puts into every session and every visitor experience. We should all be incredibly proud.

Looking ahead – the new volunteer centre

One of the most exciting developments this year has been the progress on our new volunteer centre. Fundraising efforts have been going from strength to strength, and I want to give enormous credit to Ali Hampton for spearheading and coordinating the campaign with such enthusiasm and determination.

Thanks to the generosity of our supporters and the hard work of our fundraising team, we're now in a very strong position to break ground on the build in early to mid-2026. This will be the most significant development Lees Wood has seen in years, and it will provide our volunteers with a much-deserved space that matches the quality of everything else we offer.

What's next

As we look toward 2026, there's a real sense of momentum and optimism in the air. We have ambitious plans, a passionate team, and a site that continues to grow in both capability and reputation.
We can't wait to see what the next year brings – more young people experiencing the outdoors, more volunteers making a difference, and a new chapter beginning with our volunteer centre taking shape.

Thank you all once again for your continued support. Here's to another fantastic year ahead.

Jack Mawhinney *On behalf of the Lees Wood Trustees*

Wardens Report 2025 – Graham Raven

2025 was again a busy year for the team at Lees Wood, and it seems strange to think whist currently in the depths of the cold and incessant rain of winter, that only a few short months ago we were basking in the unrelenting heat of the long hot summer of '25.

Given that last summer's weather was the best we'd had for years you would reasonably expect that groups would have made the most of it, but sadly that is simply not the case, it seems, anymore. Although building bookings remained healthy, the actual camping numbers were slightly down against expectations and although budget overall was achieved for the year to the end of December, the continuing trend of declining group numbers attending for camps is of concern. We are currently exploring other revenue streams to offset this and will be looking other potential user groups outside of Scouting and Guiding who may want to use Lees Wood for their outdoor learning and development activities.

Significant investment was made into upgrading the heating systems in Flight Oaks building with modern ancillary electrical heaters installed in the Hall, Corridor and Bedrooms to mitigate any shortfalls in the gas central heating. A new gas boiler has been installed to replace the 30-year existing unit, which having given many years of faithful service, needed to be replaced as parts are now obsolete. Hopefully the new unit will not only give longevity of service but also significant savings in gas and electric costs. A new water heater in Beeches Building has also been fitted which will see similar energy cost reductions. As I write this report new lighting units are being planned/ installed in Beeches shower block which, as LED units which also lead to similar cost reductions for years to come. As with everything else we do, each project must have an element of sustainability and longevity to fit in with the overall ethos of Lees Wood, the income must be spent to enhance the site and aid in the physical, mental and spiritual development of our young people and there must be a calculated return on investment of every pound spent. With that in mind I'm very pleased with the progress being made on the development of our new Crew Quarters and with Jack Mahwinney in place leading this , we are now, at last seeing some real traction; in that area.

Finally with the new season just around the corner and the highs and lows of 2025 firmly behind us, I'd like to thank the Wardens team for their focus, reliability and professionalism, I'm proud of all of them and the small army of volunteers that support the site and its visitors throughout the year.

We look forward to 2026 and all the enjoyment and challenges it will bring and I'm sure that when we look back in a years' time we will have had a lot fun along the way.

Treasurers Report 2025 – 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 2025 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 and other groups for outdoor and indoor accommodation.

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. This site and its success is due to the hard work of volunteers, thanks to all of them.

Lees Wood - Management Accounts at 31/12/25				
Summary	2024		2025	
Income	£62,604.82		£60,289.15	
Expenditure	-£57,156.49		-£59,350.20	
Trading	£5,448.33		£938.95	
Capital Expenditure & Major Repair			-£8,428.00	
Development Fundraising	£13,606.71		£544.88	
Excess/(deficit)	£19,055.04		-£6,944.17	
B fwd	£76,514.20		£95,569.24	
Total	£95,569.24		£88,625.07	
Represented by	2024		2025	
CafBank (Site Account)	£740.21		£3,084.19	
CafBank (Gold Account)	£80,437.05		£42,885.76	
Metro Bank	£12,678.81		£32,485.05	
Metro Bank fundraising account			£14,151.59	
Barclaycard			£0.00	
Cash in Hand re site	£19.38		£1,189.18	
Cash in Hand re Provi	£43.53		£46.18	
Providore Stock	£1,650.24		£1,369.75	
Accrual / prepayment	£0.00		-£6,586.63	
	£95,569.22		£88,625.07	

Income Details	2024	2024	2025	2025
Facility Usage				
Camping Fees	£30,509.30		£24,251.01	
Deposits	£450.00		£400.00	
Flight Oaks	£6,049.00		£9,048.00	
Deposits	£350.00		£750.00	
Beeches	£7,550.00		£7,530.00	
Deposits	£900.00		£450.00	
Cabin	£1,105.00		£984.75	
Archery Range	£2,180.00		£2,308.75	
Bouldering Wall	£1,320.00		£1,316.25	
Car track rental	£500.00		£500.00	
Crossbows	£135.00		£105.00	
Equipment Hire	£100.00		£300.00	
Shooting Range	£2,150.00		£2,081.25	
Slackline	£40.00		£60.00	
Games	£75.00		£40.00	
Pedal Karts	£1,210.00		£911.25	
Tomahawk	£612.50		£1,310.75	
Challenge badges	£0.00		£45.00	
Misc	£0.00		£674.76	
Total		£55,235.80		£53,066.77

Vending				
Providore Takings	£5,699.23		£3,728.09	
Providore Stock Increase				
Total		£5,699.23		£3,728.09
Utility Usage				
Electricity coin meter	£374.00		£192.00	
Total		£374.00		£192.00
Events				
Activity Day			£2,009.29	
BBC Eastenders				
Total		£0.00		£2,009.29
Grants & Donations				
Sundry Donations	£135.00		£261.78	
Total		£135.00		£261.78
Investment Income				
Bank Interest	£1,059.03		£1,031.22	
Total		£1,059.03		£1,031.22
Miscellaneous				
Metal Recycling				
Herts Scout Lottery	£6.76			
Sundries	£95.00			
Total		£101.76		£0.00
		£62,604.82		**£60,289.15**

Development Fundraising				
Income		£13,606.71		£544.88
TOTAL INCOME		**£76,211.53**		**£60,834.03**

Expenditure Details				
Site	2024	2024	2025	2025
Archery	£768.13		£344.80	
Consumables	£1,439.44		£1,127.76	
General Maintainance	£4,905.39		£4,027.14	
Shooting range			£841.50	
Staff expenses	£2,117.33		£2,434.58	
Veolia ES (UK) Ltd (skip)	£2,702.62		£2,506.55	
Washing & Cleaning	£210.42		£32.08	
Hygiene Services	£1,464.00		£1,584.00	
Go Karts	£605.51			
Assault Course				
Bouldering Wall				
Slackline	£55.90			
Nature Trail				
Tomahawk	£1,022.74			
Challenge badges			£348.95	
Fire Detection & Alarm System	£1,673.10		£2,405.79	
Oak Processionary Moths	£900.00			
Total		£17,864.78		£15,653.15
Utilities				
Gas	£3,198.70		£1,471.77	
Electricity	£9,302.59		£8,101.80	
Telephone	£649.70		£845.40	
Water	£10,376.38		£16,881.84	
Rates	£255.74		£613.77	
Total		£23,783.11		£27,314.58
Insurances				
Buildings & contents	£8,423.44		£8,747.00	
Motor vehicles	£950.40		£1,118.40	
Personal Acc & Medical	£52.00		£52.00	
Public Liability				
Total		£9,425.84		£9,917.40

Administration				
Accountancy Fees	£630.00		£630.00	
Bank Interest and Charges	£69.00		£113.89	
Sum Up charges	£19.60		£39.60	
Postage				
Stationery	£40.93		£4.90	
TV Licence	£169.50		£174.50	
Booking System	£265.01		£265.00	
Website hosting & maint	£0.00			
IT	£259.44		£224.84	
Misc	£50.00		£42.00	
Total		£1,503.48		£1,494.73
Events				
Activity Day	£0.00		£1,497.86	
Total		£0.00		£1,497.86
Vending				
Providore purchases	£3,534.05		£2,591.97	
Providore stock used	£4.35		£280.51	
Total		£3,538.40		£2,872.48
Miscellaneous				
Training	£223.56			
Total		£223.56		£0.00
Total Payments		**£56,339.17**		**£59,350.20**
Capital Expenditure & Major Repair				
Development fundraising exp		£817.32		
Mower			£5,428.00	
Oven for Flight				
Water repairs			£3,000.00	
Total		£0.00		£8,428.00
TOTAL EXPENDITURE		**£57,156.49**		**£67,778.20**

Fixed Assets as at the 31st December, 2025

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 1		£3,770
John Deere mower 2		£5,428
Siromer A3C 304 Tractor		£13,214
Fire Safety Equipment		£2,000
	£755,096	£79,190

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 10th February 2026 and signed on their behalf by

Trustee KEITH ROBERS

Lees Wood – Development fund raising at 31/12/25			
	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	225.00	£3,864.00
Rickmansworth Ch Raffle	£5.00		£5.00
Holyrood Parish Camp	£200.00		£200.00
Stewardship	£5,000.00		£5,000.00
Just Giving		58.26	£58.26
7th Oxhey Raffle		50.00	£50.00
7th Oxhey Rainbows		53.57	£53.57
7th Oxhey Guides		108.05	£108.05
7th Feltham - tree		50.00	£50.00
TOTAL INCOME	£13,606.71	£544.88	£14,151.59
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		£14,151.59

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 2025, 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

8th May 2026

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