



# **Lam Rim Buddhist Centre Wales**

## **Annual Report**

1st August 2021 – 31st July 2022

Annual report and financial statements for the year ended 31 July 2022.

Registered Charity No. 326675

The Trustees present their annual report and the independently examined financial statements for the year ended 31 July 2022. These have been prepared in the light of the Statement of Recommended Practice - Accounting and Reporting by Charities, and the Charities Acts.

All information given was correct as of 31<sup>st</sup> July 2022 and has been approved by the Trustees.

## **Reference and Administrative details**

Lam Rim Buddhist Centre  
Pentwyn Manor  
Penrhos, Raglan  
Monmouthshire  
NP15 2LE

Registered Charity No. 326675

## **Patron**

HE Gaden Trisur Rizong Sras Rinpoche

## **Trustees**

David William Johnson  
Judith Anne Hassell  
Gillian Margaret Vaisey

## **Executive Committee**

Malcolm Durham (Advisor and Accountant)  
Jo Nicholls (Secretary and Administrator)  
Adrian Hassell (Advisor – joined March 2022)

## **Resident Volunteers**

Graham Say – Caretaker and Ground Maintenance  
John McDougall - House Maintenance (Joined January 2022)

## **Off-site Administration**

Bel Spencer  
Rob Ripley  
Jo Nicholls  
Deb Edwards (Joined May 2022)

## **Structure, Governance and Management**

The Charity is a Trust governed by a Trust Deed dated 5<sup>th</sup> August 1983, updated April 2022 that states the Trustees of the Charity shall be no less than three and no more than six in number, with the majority of the Trustees to reside in the UK.

## Trust Deed

A revision to the Trust Deed was required to reflect the death of the Centre's Spiritual Director, clarification on the recruitment of Trustees, auditing requirements of the accounts and minor updates on the appointment of a Chair of the Trustees at meetings. The revised Trust Deed was accepted by the Charity Commission (CC) and uploaded to the CC Website on 29<sup>th</sup> April 2022.

## Spiritual Director

On Saturday 26<sup>th</sup> August 2017 at Lam Rim Buddhist Centre, Penrhos, Raglan, our Spiritual Director, the Venerable Geshe Damcho Yonten passed away. The current Trustees and/or future Trustees may appoint a new spiritual director in consultation with the Dalai Lama or the Head of the Gelugpa tradition for the time being.

## Trustees

The Charity is governed by a Board of three Trustees, which is supported by an Executive Committee.

The Trustees are responsible for setting the direction of the development of the Charity. The Trustees manage the charity's resources responsibly and act with reasonable care and skill in the best interest of the charity.

All Trustees give their time voluntarily and receive no remuneration or other benefits.

The appointment of Trustees is governed by the Trust Deed (Revised 29<sup>th</sup> April 2022)

*"9. The Trustees of the Charity shall be no less than three nor more than six in number. A majority of the Trustees shall be resident in the United Kingdom.*

*11. Subject always to the provision of clause 9 - the power of appointing new Trustees - any new Trustee will be appointed by a resolution of a meeting of the existing Trustees and any person may be appointed and may act as a Trustee hereof (in the case of an individual) notwithstanding that he or she may reside or be domiciled outside the jurisdiction of The Supreme Court of Judicature or (in the case of a corporation) notwithstanding that it may reside or carry on business or be incorporated outside such jurisdiction and the statutory power of appointing new Trustees hereof shall not be exercisable for appointing any new Trustee hereof in the place of an existing Trustee hereof by reason only of the fact that he remains out of the United Kingdom for more than twelve months.*

*All potential new Trustees will be invited to formally apply for the position. In selecting new Trustees, the current Trustees will seek to identify those with skills that add to the current Trustees' range of skills in order to ensure an effective and efficient Board of Trustees.*

*12. Any one of the Trustees may, when there are more than two Trustees, retire from the trusts of this Deed by giving two months' notice in writing of his intention so to do to each of the other Trustees for the time being and upon the expiration of such two months the Trustee giving notice shall thereupon cease to be a Trustee*

*13. A Trustee shall forthwith retire from his office immediately upon being requested in writing by all the remaining Trustees and shall execute all such deeds and do all such acts and things as may be necessary to vest property belonging to the Charity in the continuing or new Trustees as the case may be and a recital in an appointment of a new Trustee to the effect that a Trustee has been requested in writing by all the remaining Trustees to retire from office shall be conclusive evidence that such person has ceased to hold such office*

*14. Without prejudice to any other power of appointing new Trustees whether contained elsewhere in this Deed or conferred by statute or otherwise, a new Trustee may be appointed by a resolution of a meeting of the Trustees.*

*15. Every new Trustee shall, before acting in the Trusts of this Deed, sign the Minute Book for which provision is hereinafter made a declaration of acceptable and of willingness to act in the Trusts hereof.”*

## **Executive Committee**

All Executive Committee Members give their time voluntarily and receive no remuneration or other benefits for their advice given in this capacity.

## **Staff**

The roles of Secretary and Administrators are hourly paid positions.

## **Meetings**

The Board of Trustees hold regular meetings, usually every three weeks. A Chairperson is appointed at the start of each meeting. In accordance with the Trust Deed a minimum of two Trustees must be present for a meeting to be quorate. The Secretary records the minutes and the subsequent actions. Minutes are accepted as a true record of each meeting by all Trustees and signed by the Chairperson of that meeting. Each set of minutes is archived in the minute book. Printed copies are held in a file and electronic copies are also held.

Eleven Trustee Board Meetings were held during the period of this report. These were supported by additional regular informal meetings, telephone calls and email communications between the Trustees.

## **Objectives**

As stated in the Trust Deed, the objects of the Charity are to promote the Buddhist faith and Buddhist charitable organisations throughout the United Kingdom. The Charity was established to fulfil the desire of many persons to promote the Buddhist faith and to encourage human growth through meditation and spiritual development.

## **Executive Summary**

- COVID 19 restrictions lifted during this reporting period, however the Centre continued to remain closed to day visitors. This was due to the ongoing issues with residency and the continuing building repairs and maintenance as the Centre's team worked towards re-opening.
- David Johnson tendered his resignation as Trustee on 8<sup>th</sup> August 2021. However, as the Trust Deed requires a minimum of three Trustees, David Johnson kindly agreed to stay acting as a Trustee until further Trustees had been appointed.
- The Trustees continued to support the retired long-term resident in finding suitable new accommodation and regularly liaised with their advocate.
- A new resident volunteer joined the team in January 2022 to help with maintenance and prepare for the reopening of the Centre.
- The resident caretaker continued their role during this reporting period and helped with the preparation for the reopening of the Centre.
- A new remote working, volunteer administrator joined in May 2022.
- The Centre continued to provide an online course programme for dharma teachings.
- The Team welcomed Geshe Tenzin Losel (Geshe Graham Woodhouse) for his private residential retreat visit in September 2021.
- The necessary major repairs to the heating system were completed in January 2022.
- Maximising the Centre's assets to support the financial situation was considered. As a result, one of the apartments was prepared and made available for short term rental via Airbnb.
- Protocols and safety measures were re-assessed to consider hosting day courses when the Centre reopens.
- Additional Volunteers spent time on the upkeep of the Centre and preparation for reopening.
- Further development on the new website was undertaken.
- The appointment of two additional Trustees commenced in July 2022.

## **Main Operational Activities and Developments**

### **Trustees**

The Board of Trustees received David Johnson's resignation on the 8<sup>th</sup> August 2021. However, as the Trust Deed requires a minimum of three Trustees, the resignation could not be enacted. The Trustees appreciated David's kind agreement to stay acting as a Trustee until a further Trustee had been appointed. David agreed to continue his involvement with the Centre in the capacity of an Executive Committee member once a new Trustee has been appointed.

The Trustees thanked David for his valuable contribution to the Centre and welcomed his continued support. The Trustees acknowledged the importance of retaining David's knowledge both as an experienced Lam Rim Practitioner and with regards to his long association with the Centre and his close relationship with Geshe Damcho Yonten.

The process of appointing new Trustees commenced in July 2022 and was ongoing during this reporting period. The Trustees were in discussion with Geshe Graham Woodhouse (GGW) and Jason Briggs (JB) with whom they met several times to discuss their potential Trusteeships.

The Trustees acknowledged the value of GGW involvement as a Trustee in terms of his position as a Geshe within the Lam Rim tradition and the knowledge, understanding and insight that this brings.

With JB's experience and dedication as a Lam Rim practitioner, alongside his experience of Trusteeship of Land of Joy, and his business, IT, social media, marketing and fundraising skills, JB would be of great value to the Board of Lam Rim Trustees.

### **Executive Committee**

The Trustees continued to be supported by members of the Executive Committee whose practical help and advice is greatly appreciated. Executive Committee members carry out aspects of work on behalf of the Trustees and are invited to advise on particular items at Trustee meetings as appropriate.

A new member, Adrian Hassell was appointed to the Executive Committee in March 2022. Adrian has already shown his support with his advice on health and safety and building maintenance over many years. As an Executive Committee member his advisory support will be invaluable to the Trustees, as the Centre works towards reopening and with its continual high degree of maintenance requirements.

### **Staffing and Centre Operating Structure**

Administration staff and the Secretary to the Trustees continue to be a major source of support in managing the Centre. The Secretary prepares agendas in conjunction with one of the Trustees and attends all meetings to take the minutes. Administration staff support the Trustees in carrying out particular actions arising from the meetings as well as other administrative tasks necessary for the ongoing running and development of the Centre.

## **Residents and Volunteers**

- The resident volunteer caretaker and grounds person continued their role. This support is greatly appreciated and means there is someone on site to maintain the grounds and oversee the buildings and security, which is essential.
- After several successful visits by a new volunteer, their application to join as a resident volunteer was accepted by the Trustees in January 2022. As a practising Buddhist and a previous manager of a Buddhist Centre, they have brought valuable experience and appropriate skills to the Centre. They have provided a useful contribution in identifying the repairs and maintenance requirements for the Centre. They have conducted general maintenance and helped with preparing the apartment for rental. They have also offered to host a regular sitting practice once the Centre has re-opened.
- The two resident volunteers were supported by the Trustees with regular communication either by email, phone, zoom meetings and / or in person visits.
- The team welcomed a new remote volunteer administrator in May 2022 who helped with recording the teaching donations and managing the managers' email account.
- The Trustees continued to support the long-term resident retired manager, in finding suitable new accommodation in order to allow new managers to take the Centre forward.
- Trustees, Executive Members and remote administration staff provided periods of onsite volunteering to help maintain the upkeep of the grounds and building.

## **Maintenance and Repairs to the Centre**

- The urgent priority to install a new heating system was completed.
- Grounds were maintained with certain areas allocated to rewilding.
- A deep clean of the kitchen was undertaken.
- General maintenance in the house was completed including decluttering, cleaning and painting.

In summary, as reported last year, approximately £200,000 is required to renovate and upgrade Pentwyn Manor. Approximately £25,000 expenses for a replacement boiler were incurred in 2021 – 2022 and approximately £63,500 has previously been spent on repairs between 2017 to 2020/21.

## **Internet Connection**

- Identifying a solution in obtaining a strong internet connection has proved challenging. Ongoing research continues.

## **Website**

- The website was further populated with the ongoing teaching programme. This website will eventually supersede the existing site.

## **Utilising The Centre's Assets**

- The extent of repairs and renovations together with the lack of income due to the closure of the Centre, continued to place a significant financial strain on the Centre as a Charity. As COVID 19 restrictions were lifted, the previous consideration to make Apartment 2 available for short term holiday rental was put into action. Investment purchases of items of furniture were made and considerable time was spent by one of the Trustees and several volunteers to clean and prepare the apartment. The apartment was successfully let for short term stays on five occasions within this reporting period and has proved profitable as a valuable source of income.

## **Re-opening of the Centre**

- With the ongoing issues with residency and the continued preparation with building repairs and maintenance the Centre continues to work towards re-opening.

## **Main activities undertaken for public benefit and to further the purpose of Lam Rim Buddhist Centre**

The Trustees have complied with their duty to have due regard to the Charity Commission's public benefit guidance when exercising any powers or duties to which the guidance is relevant.

This section of the Annual Report summarises the activities carried out for the benefit of the public during this reporting period.

### **Mailings to the Community**

During the period of the report, twenty mailings were sent to all those on the community mailing list, providing updates about the Centre and its activities and the various online courses being offered. Responses communicating support, encouragement, and a keenness to see the Centre re-open have been greatly appreciated. Community members have been thanked for their support.

### **Day Visitors**

The Centre was closed to day visitors for this annual reporting period.

### **Retreats**

The Trustees were pleased to welcome a private six-week retreat by Geshe Tenzin Losel (Geshe Graham Woodhouse), in September 2021. Geshe Graham has a shared connection with Lam Rim Centre, Wales, having studied at Drepung monastery (as did our former Spiritual Director Geshe Damcho Yonten) and having visited Lam Rim Wales previously.

### **Online Teaching Programme**

The online teaching programme continued and offered live dharma teachings to the community. The teaching sessions are subsequently shared via the Centre's



YouTube channel in order that a wider number of community members and others can access and benefit from these teachings.

### **Dharma Online courses**

With Ben Griffin:

- Teaching: *The Great Treatise on the Stages of the Path of Enlightenment*
- Weekly Monday evening sessions
- 1st Semester: 7th February 2022 for 10 weeks
- 2nd Semester: 9th May 2022 for 14 weeks
- 3rd Semester: 5<sup>th</sup> September 2022 for 15 weeks

With Geshe Tenzin Losel (Geshe Graham Woodhouse)

- Teaching: *Togme Zangpo's, Thirty-seven Practices of a Conqueror's Child*
- 5 evening sessions
- 24th March 7th & 21st April 5th & 19th May 2022
  
- Teaching: *Nāgārjuna's 'Wisdom' Root Middle Way Stanzas, Chapter X, Fire and Fuel, with Buddhapāita's commentary*
- Two full day sessions
- Saturday 18th June and Saturday 2nd July 2022

Teachings were enjoyed by those attending and the feedback showed that they were greatly appreciated and beneficial. The benefit of an online platform was evident with attendees participating from a wide geographical area. Whilst we continue to work towards providing face to face teachings at the Centre once more, the benefit of providing both online and physical courses is being considered.

### **Complementary Courses**

There were no complementary courses during this reporting period

### **Educational Visits**

The Centre usually hosts several school visits per year. We have been pleased to receive communication from schools who are keen to re-connect with the Centre and visit.

## **Financial Review**

### **Financial Reserves**

Currently £8,000 is kept as financial reserve. This provides a minimum of 6 months' running costs. This reserve allows for an unexpected drop or loss of income. The reserve can be used to cover essential running costs.

### **Accounts**

These accounts have been prepared in accordance with accounting standards and in so doing, meet relevant legal requirements to give a true and fair view of the Charity's financial position and activities and are therefore in accordance with the Charity Statement of Recommended Practice (SORP) and FRS 10.

The accounts for August 2021 – July 2022 showed an income of £8,204. However, due to running costs and major essential repairs, there was an overall loss of £30,705.

£25,346 was spent on the new boiler system to provide heat to the main house. It should be noted that this is an initial phase of the heating and hot water supply necessary for the main house – and further installation of additional boilers is required for hot water.

### **Running Costs**

The trust had operating expenses / running costs of £13,035 in this year (£1086 per month).

### **Income**

The trust received a total income of £8,204 in 2021 / 2022 (£683 per month) made up of

£542 teaching donations for online courses

£1485 residential accommodation (Airbnb)

£1740 regular donations

£310 one-off donations

£4128 sales (£4,000 for sit on mower)

### **Reserves**

At the end of July 2022, the Trust has cash assets of £27,997.

**LAM RIM BUDDHIST CENTRE****2021/22 ACCOUNTS**

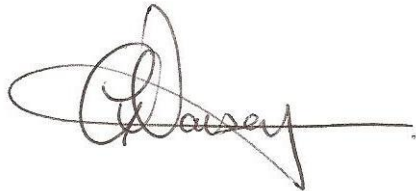
	July 2022		July 2022
<b>TRADING ACCOUNT</b>		<b>BALANCE SHEET</b>	
Trading Income		<b>FIXED ASSETS</b>	
Day courses teaching donations	542.00	Buildings	
Residential accomodation	1,485.00	Cost	357,944.00
Retreats	0.00	Dep'n	0.00
Shop / sales	4,128.00	W.D.V.	357,944.00    357,944.00
	<hr/>	Plant & equipment	
<b>Cost of sales</b>		Cost	
Food and Household	529.00	Dep'n	
		W.D.V.	
	<hr/>		
	6,155.00		
		<b>CURRENT ASSETS</b>	
<b>GROSS PROFIT</b>	<hr/>	Stock	2,000.00
	5,626.00	Debtors	0.00
		Building society 1	0.00
<b>OTHER INCOME</b>		Building society 2	20,129.61
Donations inc charitable giving	1,740.00	Current account	7,888.00
One-off donations inc. bequests	310.00		
Interest/Bank rewards	0.00		
Other inc Covid grant; HMRC Gift Aid	0.00		
	<hr/>		
	2,050.00	Accrual Admin & Secretary	29,997.61
<b>CONTRIBUTION</b>	<hr/>	Net assets	<b>387,941.61</b>
	7,676.00		
<b>RUNNING COSTS</b>		<b>CAPITAL ACCOUNT</b>	
Energy - coach house	3,647.00	Opening balance	418,449.00
Energy - main house	1,287.00	Net result for the year	-30,705.26
Council tax & business rates	1,171.00	Capital introduced	
Water rates & septic	419.00	Drawings	
General repairs and upgrades	2,243.00	Closing balance	<u><b>387,743.74</b></u>
<b>Property</b>	<hr/>		
	8,767.00		
<b>Garden</b>			
	0.00		
Depreciation	0.00		
Phones/Zoom/website	706.00		
Insurance	1,668.00		
General Office - Print post stationery	0.00		
Website pre 2021 - 22	0.00		
Admin	1,104.00		
Secretarial	686.00		
Accountancy/legal	0.00		
Bank charges	104.00		
Other	0.00		
<b>Admin and financial costs</b>	<hr/>		
	4,268.00		
<b>TOTAL RUNNING COSTS</b>	<hr/>		
	13,035.00		
<b>Surplus/deficit before exceptional items</b>	<hr/>		
	-5,359.00		
Heating/boiler work Main House	25,346.26		
Electrical			
<b>Exceptional items</b>	<hr/>		
	25,346.26		
<b>Surplus/-deficit for the year</b>	<hr/>		
	<u><b>-30,705.26</b></u>		

## **Declaration**

The trustees declare that they have approved the Trustees' Annual Report (August 2021 - July 2022) and accounts (August 2021 - July 2022)

Signed on behalf of the Lam Rim Buddhist Centre, Wales Trustees

Signature:

A handwritten signature in black ink, appearing to read 'Gillian Vaisey', with a long horizontal stroke extending to the right.

Full name: Gillian Vaisey

Position: Trustee

Date: 16/05/2023