



Lam Rim Buddhist Centre Wales

Annual Report

1st August 2020 – 31st July 2021

Annual report and financial statements for the year ended 31 July 2021.

Registered Charity No. 326675

CONTENTS

Reference and Administrative details	2
Structure, Governance and Management	3
Executive Summary	6
Main Operational Activities and Developments	7
Main activities undertaken for public benefit and to further the purpose of Lam Rim Buddhist Centre	10
Financial Review	12
Appendix 1: Building Repairs Costs and Estimates	13

The Trustees present their annual report and financial statements for the year ended 31st July 2021. These have been prepared in the light of the Statement of Recommended Practice - Accounting and Reporting by Charities, and the Charities Acts and in accordance with the requirements for 'small non-company charities'.

All information given was correct as of 31st July 2021 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 Ganden Trisur Rizong Sras Rinpoche

Trustees

David William Johnson
Judith Anne Hasell
Gillian Margaret Vaisey

Secretary

Jo Nicholls

Executive Committee

Malcolm Durham (Advisor and Accountant)
Jo Nicholls (Advisor)

Off-site administrative support

Bel Spencer
Rob Ripley
Jo Nicholls

Structure, Governance and Management

The Charity is a Trust governed by a Trust Deed dated 5th August 1983 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.

Spiritual Director

On Saturday 26th August 2017 at Lam Rim Buddhist Centre, Penrhos, Raglan, our Spiritual Director, the Venerable Geshe Damcho Yonten passed away. We currently do not have a Spiritual Director however the Centre is dedicated to continuing the Centre in accordance with Ven Geshe Damcho Yonten's wishes, the wishes of our patron, HE Ganden Trisur Rizong Sras Rinpoche, and the wishes and guidance of our ever-kind teacher, His Holiness, 14th Dalai Lama.

Trustees

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

The Trustees have independent control over, and legal responsibility for the charity's management and administration, and act at all times in accordance with the Charity's Trust Deed.

They 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:

"11. SUBJECT always to the provisions of clause 9 the power of appointing new Trustees hereof shall be vested in the Spiritual Director and any person may be appointed and may act as a Trustee hereof (in the case of an individual) notwithstanding that he 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.

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 other than the Spiritual Director 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.

Sixteen 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

- Due to COVID-19 the Centre continued to remain closed to day visitors for most of this reporting period. The house and therefore the shrine room was officially closed in line with government regulations.
- The Trustees communicated with the Patron, HE Ganden Trisur Rizong Sras Rinpoche to affirm that the intention to reopen the Centre once conditions allow remains.
- The Centre continued to provide an online course programme for dharma teachings.
- It was agreed to host a residential retreat visit from Geshe Tenzin Losel in September 2021.
- The Vision and Mission for the Centre was reviewed.
- The extent of necessary repairs and refurbishment was assessed and a priority list for repairs and associated costs was created.
- Water damage to the Centre was assessed and repairs arranged and carried out.
- New heat sources and potential grants were investigated to replace the old boiler.
- Maximising the Centre's assets to support the financial situation was considered.
- Protocols and safety measures were analysed in relation to COVID-19 to consider hosting day courses with the easing of restrictions in autumn 2020.
- The Trustees continued to support the retired long-term resident in finding suitable new accommodation.
- A resident caretaker took up position from September 2020 together with an additional volunteer part-time resident.
- The resident and volunteer agreements were reviewed and updated.
- Volunteer working groups spent time on the upkeep of the Centre when COVID-19 restrictions allowed.
- Effective WIFI options continued to be investigated, liaising with members of the local village community.
- The development of a new website was commenced.
- The appointment of additional Trustees was given consideration.

Main Operational Activities and Developments

Trustees

The Board of Trustees continues to work well as a team, pooling their varied skills, experience, and expertise. The appointment of new trustees to fill the three vacant places was given consideration. It was agreed that new appointments would be made in the near future, and this would be preferable when the residency situation at the Centre was fully resolved.

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.

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.

Resident and volunteer agreements were reviewed and updated in preparation for re-opening and agreements were also adapted to suit the current period whilst the Centre remains closed.

Residents and Volunteers

- A resident volunteer caretaker and grounds person took up position from September 2020. This support is greatly appreciated and means there is someone on site to maintain the grounds and oversee the buildings and security.
- A member of the Executive Committee became a part time volunteer resident in September 2020 for several months. This additional onsite support was greatly valued.
- 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.
- Trustee, Executive Members and remote administration staff provided periods of onsite volunteering to help maintain the upkeep of the grounds and building.

Review of the Centre's Vision and Mission

A series of discussions were held over several meetings to reflect upon and review the vision for the Centre.

The Trustees agreed unanimously that the Centre should retain as its focus its central tenets of Tibetan Buddhism in line with the precepts of the Lam Rim Path. It will also continue to offer other Buddhist teachings as well as teachings and courses that support Buddhist principles and general well-being.

The aim is to sustain a functional, caring supportive team which has the best interest of the Centre at heart. This team will attract similar like-minded individuals to create a harmonious and compassionate community.

With the support of the current grounds person, we aim to develop a sustainable environment, establishing a balance with nature, working with natural resources to create an oasis of peace and tranquillity, where nature and humans can heal, grow and flourish.

Maintenance and Repairs to the Centre

The Trustees considered a report of the building repairs and refurbishments needed. The extensive work and costs involved to ensure the main building can be re-opened to the public was acknowledged and priorities were established.

Two urgent priorities were identified as 1) the replacement of the heat source and 2) the repair to two chimneys.

Major works were undertaken to two chimneys in order to make the house watertight.

Research undertaken by a member of the Executive Committee showed that a preferred renewable energy option as a main heat source, is only financially feasible if a grant can be obtained. However, after extensive research, no grants for non-domestic heat sources were found to be available. Several recommendations and quotes for a new heating system were obtained.

The need to replace the oil tank was also identified as a priority, entailing the creation of a base in a new location. This work was carried out and the new oil tank purchased.

In summary, approximately £200,000 is required to renovate and upgrade Pentwyn Manor. Approximately £20,000 expenses were incurred in 2020 – 2021 and approximately £43,500 had been spent on repairs between 2017 to 2019/20.

A list of costs incurred in this reporting period and estimated quotations for renovations and upgrades is included as *Appendix 1*.

Internet Connection

Due to the rural location of the Centre, internet connectivity is limited often making it difficult to carry out all administrative tasks that need a strong internet signal. Therefore, the most effective internet options continued to be investigated with the support of members of the local village community.

Website

It was acknowledged that the current website has been in place for many years and has limited functionality and needs updating. The development of a new website was commenced, and it was agreed to launch pages of the new site in stages. The online teaching programme pages were launched alongside the new option to make donations via the website. The website will be further populated and 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, continues to place a significant financial strain on the Centre as a Charity. The Trustees therefore considered utilising one of the self-contained ground floor apartments as a short term let in order to generate much needed income. Unfortunately, COVID-19 restrictions have made this challenging and therefore this possibility will be revisited in due course.

Re-opening of the Centre

The original plan to formally reopen the Centre for Losar 2021 could not take place due to COVID-19 restrictions and ongoing issues with residency and the building. Plans continue to re-open the Centre as soon as all restricting conditions allow. The Trustees felt it important that our Patron, HE Ganden Trisur Rizong Sras Rinpoche is fully aware of all of the challenges that have hindered the re-opening of the Centre. The Trustees communicated these details and provided affirmation that the intention to reopen the Centre once conditions allow, remains.

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, thirty-one mailings were sent to all those on the community mailing list, providing updates about the Centre and its activities and the various 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

Due to COVID-19 restrictions, and necessary maintenance and repairs, the Centre was closed to day visitors for much of this annual reporting period.

Retreats

The Trustees were pleased to offer a private six week retreat to Geshe Tenzin Losel (Geshe Graham), planned for 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) and having visited Lam Rim Wales previously. It will be good to have his presence at the Centre.

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 Geshe Tenzin Losel (Geshe Graham Woodhouse):

- Sunday 16th August: Introduction to Lam Rim
- Sunday 20 September 2020: Dependent Arising and Emptiness
- Sunday 7 February 2021: Song of the Stages of the Path
- Sunday 7 March 2021: Song of the Stages of the Path
- Sunday 11 April 2021: Song of the Stages of the Path

With Lynne Knight:

- Sunday 21 March 2021: Exploring the Four Immeasurable Thoughts – Impartiality
- Sunday 18th April 2021: Exploring the Four Immeasurable Thoughts – Loving Kindness
- Sunday 9th May 2021: Exploring the Four Immeasurable Thoughts – Compassion

Postponed until 2022: Exploring the Four Immeasurable Thoughts – Joy

Teachings were well attended with feedback showing 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

The part time resident volunteer was able to hold private complimentary courses for her students over several days during autumn 2020 when COVID-19 restrictions were eased. This provided a good opportunity to consider necessary protocols and safety measures and put these into place at the Centre.

Educational Visits

The Centre usually hosts several school visits per year. Unfortunately, due to COVID-19 these were unable to take place during this reporting period. However, we have been pleased to receive communication from schools who are keen to re-connect with the Centre and visit once conditions allow.

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 2020 – July 2021 showed an income of £30,862. Due to exceptional essential repair works, there was an overall deficit of £764.

The majority of income came from the final payment of a bequest at £27,500.

The remaining amount of the £37,500 bequest was gratefully received and has provided a significantly valuable source of income to enable repair work to the Centre's building.

LAM RIM BUDDHIST CENTRE					
2020/21 ACCOUNTS					
	July 2021	July 2020	BALANCE SHEET		
			July 2021	July 2020	
			£	£	£
TRADING ACCOUNT					
Trading Income					
Day courses	297				
Res courses/ Geshe Graham	0		357,944		357,944
Retreats	0		0		0
Shop/Amazon	16		357,944		357,944
		313			
Cost of sales					
Food	427	352			
Household					
		427			
		352			
GROSS PROFIT					
		-114			
		-362			
OTHER INCOME					
Donations inc charitable giving	2,205	2,241			
Bequests	27,509	10,000			
Interest/Bank rewards	231	180			
Other inc CoVid grant; HMRC	604	10,915			
		30,549			
		23,336			
CONTRIBUTION					
		30,436			
		22,984			
RUNNING COSTS					
Energy - coach house	2,379	4,427			
Energy - main house	0				
Council tax	964	1,439			
Water rates & septic	284	396			
General repairs		590			
Property					
		3,627			8,862
Garden					
		180			
Depreciation	0				
Phones/Zoom	348	463			
Insurance	1,610	1,564			
Print post stationery	0				
Website	219				
Admin 1	2,949				
Admin 2 and Secretarial	1,448				
Accountancy/legal	1,154				
Bank charges	84	76			
Other	0	389			
Admin and financial costs					
		7,812			2,492
TOTAL RUNNING COSTS					
		11,818			8,344
Surplus/deficit before exceptional items					
		18,818			13,840
Roofing	17,413				
Heating/boiler work Main House	2,167				
Electrical					
Lotus Suite					
Exceptional items					
		19,580			
Surplus/deficit for the year					
		-764			13,840

18/19 doesn't balance without adjustment of £394

Appendix 1:

Building Repairs Costs and Estimates

Lam Rim Buddhist Centre, Wales		March 21st 2021
Building Expenditure October 2020 - February 2021		
Item	Cost	Notes
Oil Tank and base	£ 1,555	£1200 new tank, £355 build of base
Repair boiler and connect new oil tank	£ 510	Feb 2021, Oil = additional £415
Scaffolding for chimney work 1	£ 1,920	Paid March 2021
Scaffolding for chimney work 2	£ 900	Paid 30/11/2020
Remove Chimneys, flue install, gutterings cleaned	£ 14,591	Paid Oct/Dec 2020
Water circulation system	£ 100	Installed and Paid Feb 2021
Total expenditure to date (2020 / 2021)	£ 19,576	*
Work to be done: quotations/estimates		
Initial architect plans to enable plumbing works for heating	£ 1,500	
add en-suite bathrooms and refurbish existing bathrooms	£ 40,000	Estimate from builder
Repair further 3 chimneys	£ 15,000	Estimate from builder
Upgrade heating system	£ 75,000	Estimate range £65-85K- Plumber - 08/01/2021
Insulation: windows/ double glazing	£ 20,000	Estimate required
All woodwork, general repairs	£ 25,000	Estimate required
Water pipes upgrade in size; water company cost to property boundary	£ 1,000	£800-£1200 range 05/02/2021 (Plumber's estimate)
Water pipes upgrade in size; plumber cost from boundary to house		Estimate required
Replacement of old galvanised pipework in the house		Estimate required
Asbestos survey		Estimate required
Firedoors	£ 10,000	Builders (2019)
Stop tap to Coach House	£ 2,000	or from £700 - £2,000 quote by Welsh Water
	£ 209,076	
		Estimate from Gwent Energy and builder Oct 21 £200,000
Previous Recent Repairs and Upgrades:		
2019 - 2020 accounts	£ 590	
2018 - 2019 accounts	£ 28,000	
2017 - 2018 accounts	£ 15,000	
2016 - 2017 accounts	£ -	
	£ 43,590	* spent since 2017 - £63,200