

# Beechwood Community Centre

Beechwood (Halton) Community Centre CIC - a community interest company

Beechwood Community Centre, Beechwood Avenue, Runcorn, WA7 3HB

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Dear Homeowner,

March 31<sup>st</sup> 2021

## Homeowner Fee - 2021/22

We hope you and your family have managed to stay safe and well throughout this unprecedented period. We know many people on Beechwood unfortunately contracted the virus and sincerely hope that if you were one of them that you managed to come through it. Halton has been very successful in its rollout of the vaccine so at last there is light at the end of the tunnel.

When we went into lockdown a year ago, we wrote to all homeowners stating that the annual management fee would still need to be paid we made it clear that if anyone was struggling financially they should contact us for a confidential discussion to agree on either a pause in payment or a payment plan - this continues to be the case. As 2020 progressed, there were periods when we could trade albeit under heavy restrictions. Unfortunately, due to this our business revenues plummeted to almost nothing – the last income-generating function we held was in mid-March 2020.

Thankfully we were able to access the Job Retention Scheme (furlough) to support our staff and successful in securing business support grants. This has helped us with the regular upkeep of the pool as well as the increased administration costs to cover furlough payments and grant applications in addition to our normal activities such as house sale transfer processing

As you know we as owners of the building are only legally obliged to pay for the management and administration of the building, all activities including the running costs of the pool are self-financing.

If you would like more details on this please visit the Homeowner section of the website <https://www.beechwoodcentre.co.uk/homeowner-info> and download the AGM 2019 details. Here a full itemised breakdown of the current homeowner fee that was presented and agreed is provided

We are pleased that due to the financial support provided by the Government and bank loan repayment concession we are in a position to give a partial refund of £43,000 that will be equally shared with all Homeowners.

The £43,000 refund is calculated as follows:

- Business Rates holiday - £15,500
- 80% of the Managing Director fee - Job Retention Scheme (furlough) - £16,000
- Three-month payment holiday on our bank loans - £11,500.

This equates to an £80 credit on the 2020/21 owners fee for each homeowner.

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Whilst we have the Government's roadmap for 'lockdown release' we have no idea how long it will take for the economy to recover, or indeed how quickly we can get the business generating revenue to pre-Pandemic levels. In the meantime, our fixed costs continue to be incurred every month and like any business, we need to maintain our cashflow to stay operational.

This means we are not able to provide the refund as a one-off credit, so we intend to credit each homeowner account as follows

**£20 - May 2021   £20 - June 2021   £20 - March 2022   £20 - April 2022**

Any further Government financial support provided in 2021/22 will be clarified later and we will look to calculate any refund and make the adjustments to Homeowners accounts in the following financial year.

It is important that we understand our financial responsibility for the management of our building, and that our basic costs are payable, whether the building is open or not (insurance, security, administration, maintenance, bank loan payments etc)

We can assure you that we are doing everything we can to rebuild business operations to ensure 'normal service' will resume quickly. We remain committed to the decision made in 2013 that we as owners will only pay the management and administration of the building. The business operations are separate and not subsidised by the homeowner fee which ensures we are all treated equally regardless of whether we use the building or not.

Currently, we are working towards the swimming pool opening 12<sup>th</sup> April and the rest of the building (lounge bar, café and function room) on 20<sup>h</sup> May. Hopefully, we will be able to trade free of restrictions from 21<sup>st</sup> June.

We will soon be advertising our plans post reopening that will help with financial recovery and would be grateful if you can support us by using the Centre. Please feel free to contact us with any ideas which would help this.

Finally, if you have any questions on the above please let us know.

Yours sincerely,

*Eileen Meredith*

E. Meredith,  
Managing Director  
on behalf of the Directors

**Note: Payment of the refund**

**If you pay by direct debit, you don't know to do anything we will pause the payments on the dates set out above.**

**If you pay by standing order, you will have to make the payment adjustments with your bank**

**If you pay periodically at the Centre, the adjustment will be made on the point of payment**