

HAMPSTEAD GARDEN SUBURB FELLOWSHIP

England & Wales · Charity number 207948

Details

Other names	FELLOWSHIP
Status	Registered
Legal form	Other
Registered	1962-09-22
Register	View on the Charity Commission register

Contact

Address	136A Willifield Way London NW11 6YD
Phone	02084586352
Email	finance@fellowshiphouse.co.uk
Website	www.fellowshiphouse.co.uk

Activities

Objects: TO PROMOTE AND ASSIST THE GENERAL GOOD OF ALL PERSONS OVER THE AGE OF 60 AND PERSONS SUFFERING FROM INFIRMITY, DISABLEMENT OR POVERTY WITHIN THE AREA OF THE HAMPSTEAD GARDEN SUBURB.

Activities: As before, our prime objective is to provide services, help & activities for the 60+ age group.

Classification

- **How:** Makes Grants To Individuals, Makes Grants To Organisations, Provides Buildings/facilities/open Space, Provides Services, Other Charitable Activities
- **What:** General Charitable Purposes, The Advancement Of Health Or Saving Of Lives, The Prevention Or Relief Of Poverty, Arts/culture/heritage/science, Amateur Sport, Recreation, Other Charitable Purposes
- **Who:** Elderly/old People, People With Disabilities, Other Charities Or Voluntary Bodies, The General Public/mankind

Geography

- **Area of benefit:** HAMPSTEAD GARDEN SUBURB
- Barnet

Finances

Period end	Income	Expenditure	Assets	Employees
2025-07-31	£249,610	£119,590	-	-
2024-07-31	£84,756	£112,303	-	-
2023-07-31	£70,083	£66,637	-	-
2022-07-31	£49,046	£46,909	-	-
2021-07-31	£9,314	£27,853	-	-

Trustees

Name	Role	Appointed
Andrew Ronald Botterill Mr	Chair	2020-06-04
Elisabeth Kocen		2024-10-16
Gillian Esmee Purdie		2016-01-07
Martin Jeffrey Webster		2024-08-01

Accounts

HAMPSTEAD GARDEN SUBURB FELLOWSHIP
(Registered Charity No. 207948)

Trustees' Annual Report and Accounts
for the year ended 31st July 2025

The Trustees are pleased to present their Annual Report & Accounts which have been unanimously approved by them and the Management Committee at the Annual Meeting on 15th October 2025.

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Object

Hampstead Garden Suburb Fellowship is a charity (founded in 1910) to promote the physical, social, cultural and educational wellbeing of Hampstead Garden Suburb residents over the age of 60.

Activities

In order to fulfil directly and indirectly its charitable object, Fellowship conducts a wide range of activities and welfare support much of which is based in the community centre building of Fellowship House at 136A Willifield Way, Hampstead Garden Suburb, London NW11 6YD

Governance and Management Structure

Fellowship is run according to the provisions laid down in its Constitution by a Management Committee of at least eight local unpaid volunteers who choose from their number between three and five Trustees. One member of the Management Committee is appointed by the Hampstead Garden Suburb Residents Association, a body one of whose purposes is to promote the general welfare of all Hampstead Garden Suburb Residents regardless of age (i.e. about 5,000 households). As well as overseeing the activities of Fellowship, the Management Committee is responsible for the management of the buildings and land leased from The Hampstead Garden Suburb Trust. Cleaning and caretaking services are provided by a professional team. To finance its charitable activities, Fellowship derives income from lettings, subscriptions from Club members, donations from residents and other parties and bequests. After examination by an Independent Examiner, the accounts of Fellowship are lodged annually with the Charity Commission and published on the website.

Management & Trustees during the period

Management Committee

Andrew Botterill (Chair)

Martin Webster (Hon Treasurer)

Jill Purdie (Hon Secretary, Activities and Newsletter)

Lorna Jones (Transport, Welfare)

Sally Botterill (Weekly Talks and Art Gallery)

Elisabeth Kocen (Lettings)

Margaret Lancaster (Fellowship Club Membership Secretary)

Marie-Christine O'Callaghan (HGS Residents Association Representative)

Irene Colomb

Louise Scheuer (Honorary)

Trustees

Andrew Botterill

Elisabeth Kocen

Jill Purdie

Martin Webster

Review of the Year

Fellowship has enjoyed another good year, and the local community continues to be very well served by the facilities and by the scope and low cost of the activities taking place in our building and grounds.

In the 115th year of Fellowship's existence, we continue to be made aware of the relative affluence over recent decades of Hampstead Garden Suburb compared with other parts of London. In great contrast to earlier times, the demand for financial support is hard to find in our area whilst beyond it there is a constant and increasing need for the reserves we judge to have available to apply to appropriate causes. So it is that we look further afield. As an example, the Financial Review section below details a total of £36,150 going to Food Banks, Toynbee Hall (Tower Hamlets) and Laurence's Larder (Brent), two of London's most deprived Boroughs. In total, outward charitable donations have increased from last year by 17% to £75,607.

One of our larger bequests arrived right at the end of our Financial Year. The end of year reserves figure on the Balance Sheet is high because the Trustees felt that more time was needed for reflection on how much should be retained against future as yet unspecified needs and how much could go to good causes. We will form our judgements here over the 2025-2026 year.

Fellowship House continues to be filled every day from morning until evening by residents involved in a score of activities, from weekly talks to wine tasting, from concerts to yoga, from Zumba to dressmaking, from poetry to art etc. etc.

Apart from the paid caretaker contractors, HGS Fellowship depends wholly on volunteers to allow it to function. The Trustees thank all those who contribute to the success of HGS Fellowship. The Trustees remain concerned about the growing reluctance of people to put in voluntary work for the good of their community, day in day out, on a year-round basis. One current example we are attempting to work through is the difficulty in maintaining an adequate supply of volunteer drivers able to bring people with restricted mobility to Fellowship events and activities.

We give tribute to Suburb residents and also local organisations (e.g. U3A, HGS Art, History Society, Hort Soc and various musical and singing groups etc.) which hold their meetings and social events at Fellowship House. We try to keep rentals low to benefit the local community but the income they provide covers the running costs of our building and equipment which we always aim to keep in the best condition possible. It's a virtuous circle.

The Art Gallery with its monthly exhibitions continues to provide interest to users and visitors as well as a stimulus for North London artists. We make no charge for admission or exhibiting and no commission is taken on any sales.

Financial Review of the Year

Income for the year increased by 295% to £249,610 due principally to the receipt of significant bequests from the estates of Moya Page and Margaret Hilary Cox. Regular income was down by 6.6% with slight reductions in membership subscriptions and income from the use of Fellowship House partly offset by an increase in investment income (COIF deposits).

Welfare spending was stable at £7,515. The bequests received supported an increase in charitable donations of 17% to £75,607. Main recipients of the latter were: Toynbee Hall (£14,000), North London Hospice (£14,000), Food Bank Aid (£14,000), Age UK Barnet (£10,000), Lawrence's Larder, Kilburn (£8,150), Royal Free Hospital Charity (£5,000). In addition, a further total of £10,456 was donated to 9 smaller registered charities with which we have built connections over the years through the Weekly Talks speakers etc.

The result for the year was a surplus of £130,020. Liquid reserves carried forward (Cash at Bank plus Charities Official Investment Fund Deposit Account) were £244,365. This is significantly higher than our reserves policy equating to 3 years of non-discretionary running expenses as the significant bequests received during the year will be utilised to support welfare and charitable activities over the coming years as the Trustees feel is appropriate.

Contact and Information

For detailed information about Hampstead Garden Suburb Fellowship and its activities, visit our website : www.fellowshiphouse.co.uk and any questions should be directed by email to hello@fellowshiphouse.co.uk

Independent Examiner's Report

I have examined the Income and Expenditure account and the Statement of Assets and Liabilities of HGS Fellowship and have obtained all the information and explanations that I considered necessary. In my opinion HGS Fellowship has kept proper books and the Income and Expenditure account and the Statement of Assets and Liabilities are in agreement therewith.

Peter Blackstaffe FCA

Hampstead Garden Suburb Fellowship
Statement of Accounts
Year ended 31 July 2025

2023/24		2024/25
		General Fund
<u>£</u>		<u>£</u>
	<u>Income</u>	
10,009	Donations collected by Residents Association	9,715
1,388	Gift Aid	0
7,004	Members subs and allotments	6,107
40,391	Payments for use of Fellowship House	37,413
3,498	Other admission charges and miscellaneous	4,011
6,036	Other donations (includes members)	4,330
0	Bequests	180,426
5,531	Income from investments	7,608
10,900	Gain on sale of fixed assets	0
84,757	Total income	249,610
	<u>Expenditure</u>	
34,212	Upkeep of Fellowship House, garden and croquet lawn	28,784
7,351	Welfare work	7,515
64,519	Charitable donations	75,607
3,823	Autumn and Spring music series (net)	2,453
2,398	Printing, stationery, postage, miscellaneous	5,231
112,303	Total expenditure	119,590
(27,546)		
)	Income greater (less) than Expenditure	130,020
(5,531)	Income from investments retained within Investment Fund	(7,608)
84,342	Funds brought forward	51,265
0	Fixed assets purchased	0
51,265	Funds carried forward	173,677

Hampstead Garden Suburb Fellowship
Statement of Accounts
Year ended 31 July 2025

Statement of Assets and Liabilities

Monetary assets

15,102	Cash at bank	10,658
101,42		233,70
4	Charities Official Investment Fund deposit account	7
48		
7	Debtors	812
		<u>245,17</u>
		7

Other non-monetary assets held for own use

211,47		206,32
1	Fellowship House premises, at cost less depreciation	3
	Fellowship House furnishings and equipment, at cost less depreciation	
14,724		8,072
		<u>459,57</u>
		2

Total assets held

459,57
2

(4,838) Less creditors

(2,981)

338,37

456,59

0 **Total net assets**

1

Representing

		173,67
51,264	General Fund	7
277,10		272,91
6	Investment Fund	4
10,000	Building Sinking Fund	10,000
		<u>456,59</u>

Total unrestricted funds

1

338,37

456,59

0

1

Declaration

The Trustees declare that they have approved the foregoing Trustees' Annual Report & Accounts.

Signed on behalf of the Charity's trustees

Andrew Botterill

Position: Chair

Date: 15th October 2025

HAMPSTEAD GARDEN SUBURB FELLOWSHIP

England & Wales - Charity number 207948

Accounts

HAMPSTEAD GARDEN SUBURB FELLOWSHIP
(Registered Charity No. 207948)

**Trustees' Annual Report and Accounts
for the year ended 31st July 2024**

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Activities

In order to fulfil directly and indirectly its charitable object, Fellowship conducts a wide range of activities and welfare support much of which is based in the community centre building of Fellowship House at 136A Willifield Way, Hampstead Garden Suburb, London NW11 6YD

Governance and Management Structure

Fellowship is run according to the provisions laid down in its Constitution by a Management Committee of at least eight local unpaid volunteers who choose from their number between three and five Trustees. One member of the Management Committee is appointed by the Hampstead Garden Suburb Residents Association, a body one of whose purposes is to promote the general welfare of all Hampstead Garden Suburb Residents regardless of age (i.e. about 5,000 households). As well as overseeing the activities of Fellowship, the Management Committee is responsible for the management of the buildings and land leased from The Hampstead Garden Suburb Trust. Cleaning and caretaking services are provided by a professional team. To finance its charitable activities, Fellowship derives income from letting income, subscriptions from Club members, donations from residents and bequests. After examination by an Independent Examiner, the accounts of Fellowship are lodged annually with the Charity Commission and published on the website.

Management & Trustees during the period

Management Committee

Andrew Botterill (Chair)
Neil Smith (Hon Treasurer)
Jill Purdie (Hon Secretary, Activities and Newsletter)
Lorna Jones (Transport, Welfare)
Sally Botterill (Weekly Talks and Art Gallery)
Elisabeth Kocen (Lettings)
Margaret Lancaster (Fellowship Club Membership Secretary)
Marie-Christine O'Callaghan (HGS Residents Association Representative)
Irene Colomb
Louise Scheuer

Trustees

Andrew Botterill
Jill Purdie
Neil Smith

Review of the Year

Fellowship has enjoyed another satisfactory year and the local community continues to be well served by the facilities and the scope of activities provided. Welfare spending and charitable donations have doubled.

The strategy behind the £350,000 modernisation and expansion project carried out on Fellowship House 10 years ago continues to yield significant benefits. The resulting enhanced income provided by users plays a vital role in allowing Fellowship to continue to perform its charitable community role. This however does not happen without thought, dedication, time and effort. The whole operation is run by a Management Committee of just ten unpaid volunteers and the two caretakers working tirelessly to keep the charity relevant and popular and the venue attractive. As well as routine housework and maintenance we continue to invest in the building and grounds – for example this year over £10,000 was spent on painting the building, signage, chair repairs, tree surgery and improvements to the croquet lawn.

This year finally saw the successful conclusion of a 4 year negotiation whereby the liability of a crumbling, asbestos roofed hut 100m away from Fellowship House used for unsatisfactory storage was converted into an asset by excising it from our HGS Trust lease and selling it in a complex tripartite S119 compliant transaction. The other ‘leg’ of the operation had been the 2021 creation of a much greater area of warm, dry and conveniently accessible storage in the roof of Fellowship House. Half of this is currently hired out at a peppercorn rent on a short term arrangement to the local dramatics group. The 2021 storage project cost less than half the sale proceeds of the hut.

Fellowship House continues to be filled every day from morning until evening by residents involved in a wide range of activities. Autumn concerts at greatly subsidised prices have been sold out and the weekly Tuesday talks (put on for a nominal charge) are consistently well attended (between 40 and 100 residents).

Last year we increased our welfare spending and charitable donations total by two thirds to a record £35,000. This year we are pleased to have doubled this to £72,000 - made possible in part by adjusting our reserves policy. This should not be taken as any guide to the future as it is wholly dependent on the level of hard to predict end year reserves.

The Trustees remain concerned about two factors affecting Fellowship’s efficacy and activities. First, the effects of a possible societal change : the growing reluctance of people to put in voluntary work for the good of their community, day in, day out on a year round basis. Unless this changes for the better, with an ageing Committee, Fellowship’s future could be compromised. Secondly, the changing demographics of Hampstead Garden Suburb lead to a decreasing need for welfare grants in our area. We dig out some worthy local cases but feel we have no other responsible choice than to shift our focus increasingly to charities alleviating genuine hardship just beyond the Suburb’s borders as a home for any surplus reserves.

Financial Review of the Year

Income for the year increased by 21% to £84,756 due principally to the sale of the hut plus a 6.6% increase in income from the use of Fellowship House and the doubling of investment income (COIF deposits).

Welfare spending increased by 16% to £7,351 and charitable donations by 120% to £64,519. Main recipients of the latter were: Toynbee Hall (£14,000), Food Bank Aid (£14,000), Age UK Barnet (£10,000), Lawrence's Larder, Kilburn (£8,150), North London Hospice (£5,000), Royal Free Hospital Charity (£5,000). In addition, a further total of £8,369 was donated to 9 smaller registered charities with which we have built connections over the years through the Weekly Talks speakers etc.

The result for the year was a deficit of £27,547. Reserves carried forward (Cash at Bank plus Charities Official Investment Fund Deposit Account) were £116,526, comfortably above the slightly revised reserves policy equating to 3 years of non-discretionary running expenses.

Contact and Information

For detailed information about Hampstead Garden Suburb Fellowship and its activities, visit our website : www.fellowshiphouse.co.uk and any questions should be directed by email to hello@fellowshiphouse.co.uk

Independent Examiner's Report

I have examined the Income and Expenditure account and the Statement of Assets and Liabilities of HGS Fellowship and have obtained all the information and explanations that I considered necessary. In my opinion HGS Fellowship has kept proper books and the Income and Expenditure account and the Statement of Assets and Liabilities are in agreement therewith.

Peter Blackstaffe FCA

Hampstead Garden Suburb Fellowship
Statement of Accounts
Year ended 31 July 2024

2022/23

2023/24

Total

£

£

Income

10,384	Donations collected by Residents Association	10,009
1,409	Gift Aid	1,388
6,015	Members subs and proceeds from teas and croquet	7,004
37,889	Donations for use of Fellowship House	40,390
9,329	Other donations (includes members)	6,036
2,452	Income from investments	5,531
0	Gain on sale of fixed assets	10,900
2,605	Miscellaneous	3,498

70,083	Total income	84,756
	<u>Expenditure</u>	
26,986	Upkeep of Fellowship House, garden and croquet lawn	34,212
6,285	Welfare work	7,351
29,250	Charitable donations	64,519
3,260	Autumn and Spring music series (net)	3,823
856	Printing, stationery, postage, miscellaneous	2,398
66,637	Total expenditure	112,303
3,446	Income greater (less) than Expenditure	(27,547)
(2,452)	Income from investments retained within Investment Fund	(5,531)
85,543	Funds brought forward	84,342
(2,195)	Fixed assets purchased	0
84,342	Funds carried forward	51,264

Statement of Assets and Liabilities

	<u>Monetary assets</u>	
64,264	Cash at bank	
75,081	Charities Official Investment Fund deposit account	
3,599	Debtors	
		117,013
	<u>Other non-monetary assets held for own use</u>	
216,619	Fellowship House premises, at cost less depreciation	
21,375	Fellowship House furnishings and equipment, at cost less depreciation	
		226,195
	Total assets held	343,208
(3,222)	<u>Less creditors</u>	(4,838)
377,716	Total net assets	338,370
	<u>Representing</u>	
84,342	General Fund	
283,374	Investment Fund	
10,000	Building Sinking Fund	
	Total unrestricted funds	338,370
377,716		338,370

Declaration

The Trustees declare that they have approved the foregoing Trustees' Annual Report & Accounts.

Signed on behalf of the Charity's trustees

Andrew Botterill

Position: Chair

Date: 16th October 2024

HAMPSTEAD GARDEN SUBURB FELLOWSHIP

England & Wales - Charity number 207948

Accounts

HAMPSTEAD GARDEN SUBURB FELLOWSHIP
(Registered Charity No. 207948)

**Trustees' Annual Report and Accounts
for the year ended 31st July 2023**

The Trustees are pleased to present their Annual Report & Accounts which have been unanimously agreed by them and the Management Committee at the Annual Meeting on 8th November 2023.

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Object

Hampstead Garden Suburb Fellowship is a charity (founded in 1910) to promote the physical, social, cultural and educational wellbeing of Hampstead Garden Suburb residents over the age of 60.

Activities

In order to fulfil directly and indirectly its charitable object, Fellowship conducts a wide range of activities and welfare support most of which is based in the community centre building of Fellowship House at 136A Willifield Way, Hampstead Garden Suburb, London NW11 6YD

Governance and Management Structure

Fellowship is run according to the provisions laid down in its Constitution by a Management Committee of at least eight local unpaid volunteers who choose from their number between three and five Trustees. One member of the Management Committee is appointed by the Hampstead Garden Suburb Residents Association, a body one of whose purposes is to promote the general welfare of all Hampstead Garden Suburb Residents regardless of age (i.e. about 5,000 households). As well as overseeing the activities of Fellowship, the Management Committee is responsible for the management of the buildings and land leased from The Hampstead Garden Suburb Trust. Cleaning and caretaking services are provided by a professional team. To finance its charitable activities, Fellowship derives income mainly from letting income, subscriptions from Club members, donations from residents and bequests. After examination by an Independent Examiner, the accounts of Fellowship are lodged annually with the Charity Commission and published on the website.

Management & Trustees

Management Committee

Andrew Botterill (Chair)
Neil Smith (Hon Treasurer)
Jill Purdie (Hon Secretary, Activities and Newsletter)
Lorna Jones (Transport, Welfare)
Sally Botterill (Weekly Talks and Art Gallery)
Elisabeth Kocen (Lettings)
Margaret Lancaster (Fellowship Club Membership Secretary)
Helen Leiser (HGS Residents Association Representative – resigned 30/11/22)
Marie-Christine O’Callaghan (HGS Residents Association Representative – from 1/2/23)
Irene Colomb
Louise Scheuer

Trustees

Andrew Botterill
Jill Purdie
Neil Smith

Review of the Year

It has been a satisfactory year for Fellowship and the local community has been well served by it.

Fellowship House continues to be filled every day from morning til evening. Autumn and summer concerts at greatly subsidised prices have been sold out and the weekly Tuesday talks are always very well attended. The Art Gallery has back to back monthly shows which are free for visitors and for the exhibiting local artists. Membership of the Fellowship Club is provided free of charge to members of The Orchard, a nearby sheltered housing facility for older residents.

Thus in line with its charitable brief, Fellowship has continued to prioritise services for the community. The investment in and maintenance of its property continues. There is a virtuous circle here: an attractive and efficient facility together with the provision of a wide range of stimulating activities ensures a continuing demand which in turn provides income to cover upkeep of the building and funds for welfare grants and charitable donations if reserves allow. This year we have managed to increase our welfare spending and charitable donations by two thirds to a record £35,000. This level should not be taken as a guide for the future as it is wholly dependent on the level of our reserves.

Hampstead Garden Suburb demographics have of course changed in recent decades. It is no longer possible or necessary to field an army of Fellowship volunteers to lend a helping hand to the poor and needy as was the case up until the 1960s. The whole Fellowship operation is now run by a very small volunteer Management Committee. Increased efforts are nevertheless being made to discover individuals in need and to help in a way which we can, namely the provision of welfare grants. In this respect we have also had to widen our net slightly to include charities working partly beyond the Suburb boundaries (eg Age UK Barnet and Food Bank Aid). We are also proud to have been able to increase substantially our giving to Toynbee Hall. Our Constitution makes specific reference to our historic link with the East London charity and to our ability to support it.

Financial Review of the Year

Income for the year totalled £70,083, an increase of £21,037 (43%) over the previous year. This increase arose largely through higher donations received for the use of Fellowship House and a gift from the estate of the late Mary Fraser. This in turn enabled a substantial increase to be made in the level of charitable donations from £13,200 last year to £29,250 this year: donations made included those to Toynbee Hall (£9,000), Food Bank Aid (£9,000), Age UK Barnet (£4,000), North London Hospice (£3,000) and the British Red Cross Ukraine Appeal (£2,000 net). The costs for the year of running the building and grounds was £26,986 compared with £22,770 in the previous year, an increase of 19%. The net result for the year was a small surplus.

Fixed assets purchased were various kitchen equipment upgrades and an A frame for the grand piano representing continued investment in the building.

Fellowship's reserves policy, which is set out below, remains unchanged. Reserves built up in recent years through careful financial stewardship remain robust with the result that meaningful charitable and welfare grant spending can be maintained in addition to meeting the costs of upkeep of Fellowship House including taking care of all maintenance tasks.

Reserves policy

The Trustees aim to maintain free reserves at a level which equates to approximately three years of non-discretionary running expenses plus an amount to allow for planned or unplanned capital expenditure on the buildings and grounds. The Trustees consider this to be a prudent approach in the current economic environment.

Contact and Information

For detailed information about Hampstead Garden Suburb Fellowship and its activities, visit our website : www.fellowshiphouse.co.uk and any questions should be directed by email to hello@fellowshiphouse.co.uk

Independent Examiner's Report

I have examined the Income and Expenditure account and the Statement of Assets and Liabilities of HGS Fellowship and have obtained all the information and explanations that I considered necessary. In my opinion HGS Fellowship has kept proper books and the Income and Expenditure account and the Statement of Assets and Liabilities are in agreement therewith.

Peter Blackstaffe FCA

<u>Hampstead Garden Suburb Fellowship</u> <u>Statement of Accounts</u> <u>Year ended 31 July 2023</u>		
2021/22		2022/23
£		£
	<u>Income</u>	
10,332	Donations collected by Residents Association	10,384
690	Gift Aid	1,409
3,178	Members subs and proceeds from teas and croquet	6,015
30,824	Donations for use of Fellowship House	37,889
1,850	Other donations (includes members)	9,329
186	Income from investments	2,452
1,986	Miscellaneous	2,605
49,046	Total income	70,083
	<u>Expenditure</u>	
22,770	Upkeep of Fellowship House, garden and croquet lawn	26,986
8,103	Welfare work	6,285
13,200	Charitable donations	29,250
1,290	Autumn and Spring music series (net)	3,260
1,546	Printing, stationery, postage, miscellaneous	856
46,909	Total expenditure	66,637

2,137	Income greater than Expenditure	3,446
(186)	Income from investments retained within Investment Fund	(2,452)
85,285	General fund brought forward	85,543
(1,693)	Fixed assets purchased	(2,195)
<u>85,543</u>	General fund carried forward	<u>84,342</u>

Statement of Assets and Liabilities

Monetary assets

67,094	Cash at bank	64,264	
72,928	Charities Official Investment Fund deposit fund	75,081	
-	Debtors	<u>3,599</u>	
			142,944

Other non-monetary assets held for own use

221,766	Fellowship House premises, at cost less depreciation	216,619	
25,832	Fellowship House furnishings and equipment, at cost less depreciation	<u>21,375</u>	
			<u>237,994</u>
	Total assets held		380,938
(1,551)	<u>Less creditors</u>		(3,222)

<u>386,069</u>	Total net assets	<u>377,716</u>
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Representing

85,543	General Fund	84,342	
290,526	Investment Fund	283,374	
10,000	Building Sinking Fund	<u>10,000</u>	
	Total unrestricted funds		<u>377,716</u>
<u>386,069</u>			<u>377,716</u>

Declaration

The Trustees declare that they have approved the foregoing Trustees' Annual Report & Accounts.

Signed on behalf of the Charity's trustees

Andrew Botterill

Position: Chair

Date: 8th November 2023

HAMPSTEAD GARDEN SUBURB FELLOWSHIP

England & Wales - Charity number 207948

Accounts

HAMPSTEAD GARDEN SUBURB FELLOWSHIP
(Registered Charity No. 207948)

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for the year ended 31st July 2022**

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Activities

In order to fulfil directly and indirectly its charitable object, Fellowship conducts a wide range of activities and welfare support most of which is based in the community centre building of Fellowship House at 136A Willifield Way, Hampstead Garden Suburb, London NW11 6YD.

Governance and Management Structure

Fellowship is run according to the provisions laid down in its Constitution by a Management Committee of at least eight local unpaid volunteers who choose from their number between three and five Trustees. One member of the Management Committee is appointed by the Hampstead Garden Suburb Residents Association, a body one of whose purposes is to promote the general welfare of all Hampstead Garden Suburb Residents regardless of age (i.e. about 5,000 households). As well as overseeing the activities of Fellowship, the Management Committee is responsible for the management of the buildings and land leased from The Hampstead Garden Suburb Trust. Cleaning and caretaking services are provided by a professional team. To finance its charitable activities, Fellowship derives income mainly from letting income, subscriptions from Club members, donations from residents and bequests. The accounts of Fellowship are published annually after examination by an Independent Examiner.

Management & Trustees during the period

Management Committee

Andrew Botterill (Chair)
Neil Smith (Hon Treasurer from 29/09/2021)
Jill Purdie (Hon Secretary, Activities and Newsletter)
Lorna Jones (Transport, Welfare)
Sally Botterill (Weekly Talks and Art Gallery)
Elisabeth Kocen (Lettings)
Margaret Lancaster (Fellowship Club Membership Secretary)
Helen Leiser (Residents Association Representative)
Irene Colomb
Louise Scheuer

Trustees

Andrew Botterill
Jill Purdie
Neil Smith (from 09/02/2022)

Review of the period

A return to relative normality post the pandemic allowed Fellowship to turn its attention again to its main priorities - providing services for the community in line with its charitable brief and investing in and maintaining its property. For the former, a constant watch is kept to see where and how prices can be minimised for communal benefit and for the latter, the drive continues to keep the assets in good order and to provide an attractive and efficient facility to encourage its continuing use and maintaining income.

In addition to all the traditional activities, twice monthly upgraded Music Appreciation sessions have been introduced. These are in depth discussions, interviews, talks with professional musicians, composers and musical historians and are arranged by the Artistic Director of the Autumn Chamber Concerts, Wagner authority and music critic Barry Millington. Two spring chamber concerts were performed in addition to the ever popular series of six autumn concerts. All these concerts were either free or heavily subsidised by Fellowship, the HGS Trust and the John S Cohen Foundation which allowed only minimal admission charges to be made. In July, the annual coach trip was reinstated, the only difference being that henceforth the trip and entrance to an attraction (this year Hatfield House) will be completely free for members of Fellowship Club.

In terms of property maintenance, the Hall floor was sanded and an A frame purchased for the grand piano. A decision was taken to upgrade some of the kitchen equipment and discussions have recommenced with the London Borough of Barnet to reduce in height the lime trees around the croquet lawn. Every year the caretaking team repaint the main interior surfaces of the building.

Financial Review of the period

The easing and eventual ending of the government's covid restrictions meant that Fellowship's income for the year (which totalled £49,046) returned almost to pre-pandemic levels. Donations for the use of Fellowship House were particularly strong.

On the expenditure side the return to normal levels of income meant that we were able to substantially increase our charitable and welfare expenditure over 2020/21 levels. These amounted to £21,303 and after the costs of upkeep of Fellowship House and other miscellaneous expenditure together totalling £25,606 we were left with a small surplus for the year. Fixed assets purchased were extractor fans and loft boarding representing continued investment in the building and grounds.

During the year the Management Committee introduced a formal reserves policy which is outlined below. Fellowship's reserves built up in recent years through careful financial stewardship remain robust meaning we are able to maintain meaningful charitable and welfare donation spending in addition to meeting the costs of upkeep of Fellowship House including taking care of all maintenance tasks.

Reserves policy

The Trustees aim to maintain free reserves at a level which equates to approximately three years of non-discretionary running expenses plus an amount to allow for planned or unplanned capital expenditure on Fellowship's buildings and grounds. The Trustees consider this to be a prudent approach in the current economic environment.

Contact and Information

For detailed information about Hampstead Garden Suburb Fellowship and its activities, visit our website : www.fellowshiphouse.co.uk and any questions should be directed by email to hello@fellowshiphouse.co.uk

Independent Examiner's Report

I have examined the Income and Expenditure account and the Statement of Assets and Liabilities of HGS Fellowship and have obtained all the information and explanations that I considered necessary. In my opinion HGS Fellowship has kept proper books and the Income and Expenditure account and the Statement of Assets and Liabilities are in agreement therewith.

Peter Blackstaffe FCA

<u>Hampstead Garden Suburb Fellowship</u> <u>Statement of Accounts</u> <u>Year ended 31 July 2022</u>		2021/22
2020/21		Total
£		£
	<u>Income</u>	
1,864	Donations collected by Residents Association	10,332
624	Gift Aid	690
2,471	Members subs and proceeds from teas and croquet	3,178
2,955	Donations for use of Fellowship House	30,824
1,202	Other donations (includes members)	1,850
29	Income from investments	186
169	Miscellaneous	1,986
9,314	Total income	49,046
	<u>Expenditure</u>	
18,856	Upkeep of Fellowship House, garden and croquet lawn	22,770
5,369	Welfare work	8,103
2,850	Charitable donations	13,200
-	Autumn and Spring music series (net)	1,290
778	Printing, stationery, postage, miscellaneous	1,546
27,853	Total expenditure	46,909

(18,539)	Income greater (less) than Expenditure	2,137
(29)	Income from investments retained within Investment Fund	(186)
111,205	General Fund brought forward	85,285
(7,352)	Fixed assets purchased	(1,693)
<u>85,285</u>	General Fund carried forward	<u>85,543</u>

Statement of Assets and Liabilities

Monetary assets

65,785	Cash at bank	67,094	
72,742	Charities Official Investment Fund deposit account	<u>72,928</u>	
			140,022

Other non-monetary assets held for own use

226,415	Fellowship House premises, at cost less depreciation	221,766	
31,069	Fellowship House furnishings and equipment, at cost less depreciation	<u>25,832</u>	
			<u>247,598</u>
	Total assets held		387,620

(500)	<u>Less creditors</u>	(1,551)
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<u>395,511</u>	Total net assets	<u>386,069</u>
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Representing

85,285	General Fund	85,543	
300,226	Investment Fund	290,526	
10,000	Building Sinking Fund	<u>10,000</u>	
	Total unrestricted funds		<u>386,069</u>
<u>395,511</u>			<u>386,069</u>

Declaration

The Trustees declare that they have approved the foregoing Trustees' Annual Report & Accounts

Signed on behalf of the Charity's trustees

Andrew Botterill

Position: Chair

Date: 30th November 2022