

T & M GREG TRUST

England & Wales · Charity number 232669

Details

Other names	MARY HOPE GREG KNOWN AS T AND M GREG TRUST, THE GREG TRUST
Status	Registered
Legal form	Other
Registered	1964-04-23
Register	View on the Charity Commission register

Contact

Address	The Berries Westmill Buntingford SG9 9LL
Phone	01763272147
Email	trustees@tmgt.uk

Activities

Objects: THE OBJECTS OF THE CHARITY ARE: (1)THE RELIEF OF POVERTY BY THE PROVISION OF ALMSHOUSES FOR PERSONS IN NEED AS DESCRIBED IN CLAUSE 4 (1).(2)TO PROMOTE FOR THE BENEFIT OF THE INHABITANTS OF THE AREA OF BENEFIT BY PROVISION OF FACILITIES INCLUDING A VILLAGE HALL FOR RECREATION OR OTHER LEISURE TIME OCCUPATION OF INDIVIDUALS WHO HAVE NEED OF SUCH FACILITIES BY REASON OF THEIR YOUTH, AGE, INFIRMITY OR DISABLEMENT, FINANCIAL HARDSHIP OR SOCIAL AND ECONOMIC CIRCUMSTANCES OR FOR THE PUBLIC AT LARGE IN THE INTERESTS OF SOCIAL WELFARE AND WITH THE OBJECT OF IMPROVING THE CONDITION OF LIFE OF THE SAID INHABITANTS.(3)TO PROMOTE SUCH CHARITABLE PURPOSES AS THE TRUSTEES THINK FIT FOR THE GENERAL BENEFIT OF THE INHABITANTS OF THE AREA OF BENEFIT

Activities: Ownership and management of the Village Hall, the Village Hall Cottage, the Almshouses, the village allotments, The Copse, the Children's Play Area, the Recreation Ground and adjoining grazing field all in Westmill, Hertfordshire.

Classification

- **How:** Provides Buildings/facilities/open Space, Other Charitable Activities
- **What:** Other Charitable Purposes
- **Who:** The General Public/mankind

Geography

- **Area of benefit:** PARISH OF WESTMILL AND NEIGHBOURING AREAS
- Hertfordshire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£88,225	£27,827	-	-
2024-12-31	£47,621	£34,614	-	-
2023-12-31	£41,157	£56,300	-	-
2022-12-31	£36,786	£32,269	-	-
2021-12-31	£34,756	£33,271	-	-

Trustees

Name	Role	Appointed
Andrew Savile		2026-05-25
Gillian Denise Guy Lungley		2023-10-04
James Ernest Beaven		2025-04-14
Lady Julia Katherine Helen Carter of Coles		2022-10-01
Michael John McRae		2023-12-31
Richard Gregory de Bohun		2026-05-18
SARAH ANN ELIZABETH KUBICA		2025-10-13
Stephen Phillips Willson		2023-10-18

Linked charities

- MARY HOPE GREG FOR VILLAGE HALL (232669-1)
- MARY HOPE GREG FOR ALMSHOUSES (232669-2)
- MARY HOPE GREG FOR ALLOTMENT GARDENS (232669-3)
- MARY HOPE GREG FOR RECREATION GROUND AND PLAYING FIELDS (232669-4)
- MARY HOPE GREG FOR CHURCH STRIP (232669-5)
- MARY HOPE GREG FOR REST GARDEN FOR ALMSPEOPLE (232669-6)
- MARY HOPE GREG FOR THATCHED BARN (232669-7)
- MARY HOPE GREG FOR MORTUARY (232669-8)

T & M GREG TRUST

England & Wales - Charity number 232669

Accounts

T & M GREG TRUST
ACCOUNTS for the
YEAR ENDED 31st DECEMBER 2025

ANNUAL REPORT AND
ACCOUNTS

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T & M GREG TRUST
GENERAL INFORMATION

TRUSTEES
Lady Julia K H Carter of Coles
James E Beaven
Sarah A E Kubica
Gillian D G Lungley
Michael J S McRae
Stephen P Willson

CHARITIES REG No 232669

ACCOUNTANTS
John D Kilby & Co
Chartered Accountants
Mutfords
Hare Street
Buntingford
Hertfordshire
SG9 0ED

BANKERS
Barclays Bank PLC
Leicester
Leicestershire
LE87 2BB

INVESTMENT MANAGERS
CCLA Fund Managers Limited
PO Box 12892
Dunmow
Essex
CM6 9DL

M & G Charity Investments
PO Box 9038
Chelmsford
CM99 2XF

T & M GREG TRUST

TRUSTEES' REPORT

The trustees present their report, together with the accounts of the trust for the year ended 31st December 2025.

Objectives and activities

The Trust owns the Village Hall, the Village Hall Cottage, the Almshouses at 1 & 4 Pilgrims Close, the main and village hall allotments, The Twichell Copse (a woodland area adjoining the main allotments), the Children's Playground, the Recreation Field containing the Pavilion and football pitch, a 2.37 acre grazing field adjoining the recreation field and a 2 acre field in the centre of the village known as Jackson's Meadow, all in Westmill (nr Buntingford), Hertfordshire.

Trustees

The trustees who held office during the year to 31st December 2025 were as follows:

Lady Julia K H Carter of Coles

James E Beaven (appointed on 14th April 2025)

Dennis W Downes (resigned on 28th February 2025)

Bernadette M King (resigned on 1st October 2025)

Sarah A E Kubica (appointed on 13th October 2025)

Gillian D G Lungley

Michael J S McRae

Stephen P Willson

Public benefit statement

The Trustees confirm that they have complied with the duty in section 17 of the Charities Act 2011 to have due regard to the Charity Commission's general guidance on public benefit, 'Charities and Public Benefit'.

Financial Review

The trustees continue to spend what is necessary to maintain the Trust's properties and amenities to a standard that will preserve them in good condition.

Payable rents, maintenance contributions and licence fees are reviewed annually. In keeping with the object of the Trust to benefit and support Westmill residents, both for the Almshouses and other properties, land and facilities, increases are limited and, whenever appropriate and possible, kept below open market rates.

We continue to build and maintain a reserve fund to meet future capital and/or unforeseen expenditure.

Achievements and performance

The trustees continue to hold formal meetings quarterly and, between these meetings, communicate regularly to deal with day-to-day management decisions and administration matters.

(continued)

T & M GREG TRUST
TRUSTEES' REPORT (continued)

(continued)

Village Hall

The project to repair the roof of the Village Hall and Village Hall Cottage and improve its insulation has progressed during the year and East Herts Council has granted Listed Building Consent for the proposed works.

The Trust appointed Whitworth Chartered Architects and Building Surveyors as project managers and drawings and a detailed works specification was sent to selected building contractors to obtain quotations for works.

Grant funding applications were made, with the assistance of CDA Herts and Grants4U, and grants were obtained from National Lottery Heritage Fund, Platinum Jubilee Village Hall Fund, Bernard Sunley Foundation and Pilgrim Trust.

A new heat curtain is working well and East Herts Council has awarded a grant to fund improvements to the heating system.

Westmill Nursery continues to operate from the Village Hall on weekdays. It provides an excellent service for children from Westmill and nearby and has a good reputation with local families.

The Village Hall was also used for meetings by Westmill Parish Council and Aspenden Parish Council, for other local community gatherings and as the village polling station for the Hertfordshire County Council election in May 2025

Cottages

In addition to general maintenance work carried out as required, a project to redecorate the Village Hall Cottage began in November after it was vacated by its tenants.

Playground

The playground again received a 'Low Risk' category from our annual independent equipment inspection.

Cyclical maintenance included the removal of a leaning tree and monitoring of the condition of the balance beam.

This village facility continues to be well used by children and local families. It is used weekly by the Westmill croquet club and well supported and enjoyed by residents even over the winter period, weather permitting.

Allotments

All the village allotments were occupied throughout the year and the Trust continue to maintain internal hedges and pathways, in addition to carrying out tree work as necessary.

(continued)

T & M GREG TRUST

TRUSTEES' REPORT (continued)

(continued)

Recreation Field

Westmill FC continue to use the football pitch weekly in the football season and meet the cost of cutting the football pitch grass and contributing towards any required maintenance and tree work.

The recreation field is well used by villagers and visitors from nearby for exercise, dog walking and outside games.

Grazing Field

The grazing field adjacent to the Recreation Field continues to be used by a local lady for her horses and donkey.

Jackson's Meadow

This field continues to be used for the grazing of two horses, and the fenced-off area at the top of the field under the large old oak tree, which is protected by a TPO (tree preservation order), is used by villagers as a peaceful area to sit and enjoy a delightful view over the village. During the year a broken fence between the meadow and private gardens has been replaced.

Chair of Trustees' Report

2025 was a particularly busy year with preparing for major roof repairs and renovation for Westmill Village Hall and the adjoining cottage. This involved appointing Whitworth Architects and Surveyors to produce a detailed specification of works required and inviting several building companies to submit their tenders for carrying out this work, which is planned for the summer of 2026. It is the intention that one of their partners will project manage this important work.

Several grant applications were submitted to assist the Trust with meeting the costs for this major project.

Two of our trustees resigned during the year due to moving away from Westmill and two new residents were appointed to replace them. The Trust was managed by six trustees throughout the year who all made a considerable contribution towards the running of our Westmill charity.

This report has been prepared in accordance with the General Directions given by the Charity Commissioners in the Charities Act 2011.

Approved by the Trustees on 19th March 2026 and signed on their behalf by:

Lady Julia Carter of Coles
Chairman of Trustees

T & M GREG TRUST

INDEPENDENT EXAMINER'S
REPORT TO THE TRUSTEES

We report to the charity trustees on our examination of the accounts of the trust for the year ended 31st December 2025, which are set out on pages 6 to 8.

Responsibilities and basis of report

As the charity's trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination and I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Mutfords
Hare Street
Buntingford
Hertfordshire
SG9 0ED

John D Kilby & Co
Chartered Accountants

19th March 2026

T & M GREG TRUST

INCOME AND EXPENDITURE ACCOUNT
YEAR ENDED 31ST DECEMBER 2025

	notes -----	2025 -----	2024 -----
RENTAL INCOME:			
Village Hall hire		£ 6,241	£ 6,159
Village Hall Cottage		8,600	10,180
Almshouses		18,000	16,800
Allotments and Recreation Grounds		4,526	4,447
OTHER INCOME:			
Investment income		3,931	3,828
Bank interest		380	251
Bank service compensation		-	50
National Lottery Heritage Fund grant		46,447	-
Donations:-			
Wag Entertainment		100	
Westmill Art Exhibition			5,906
		-----	-----
		88,225	47,621
Increase/(decrease) in value of investments	1	799	6,515
		-----	-----
		89,024	54,136
LESS EXPENDITURE:			
Repairs and maintenance	2	£ 11,077	£ 16,554
Village Hall roof project		8,366	11,738
Electricity	3	2,222	1,337
Water rates	4	606	578
Council tax		-	-
Subscriptions		284	346
Insurance		2,552	2,330
Legal and professional fees		1,434	941
Stationery and Sundry		232	4
IT, Website & Internet		334	96
Donations granted		-	-
Accountancy		720	690
		-----	-----
		27,827	34,614
NET SURPLUS for the year			
		£ 61,197	£ 19,522
		-----	-----

T & M GREG TRUST

BALANCE SHEET
31ST DECEMBER 2025

	notes	2025	2024
	-----	-----	-----
FIXED ASSETS:			
Jackson's Meadow		£ 14,745	£ 14,745
CURRENT ASSETS:			
Investments:-			
M&G Repair Fund	£ 53,446	£ 45,915	
CCLA COIF Invest Funds	133,897	140,629	
Cash at bank:-			
Current accounts	6,346	11,990	
Deposit accounts	86,865	20,829	
Debtors and prepayments	1,294	1,258	
	-----	281,848	-----
		-----	220,621
TOTAL ASSETS		296,593	235,366
LESS: Creditors and Accruals		(720)	(690)
NET ASSETS		£ 295,873	£ 234,676
		-----	-----
Represented by:			
CAPITAL FUNDS -			
Balance brought forward		234,676	215,154
Net Surplus/(Deficit) for the year		61,197	19,522
Balance carried forward	5	£ 295,873	£ 234,676
		-----	-----

Approved by the trustees on 19th March 2026 and signed on its behalf by:

Lady Carter of Coles
Chairman of Trustees

T & M GREG TRUST

NOTES TO THE ACCOUNTS
YEAR ENDED 31st DECEMBER 2025

1. These accounts have been prepared on the basis of historic cost (except that the COIF and NAACIF investments are shown at current market value) in accordance with Accounting Standards and with the Charities Act 2011.

	2025	2024
	-----	-----
2. Repairs and maintenance		
Village hall	£ 811	£ 2,079
Village hall cottage	4,698	3,265
Almshouses (Nos 1&4)	1,158	6,165
Childrens playground and other areas	4,410	5,045
	-----	-----
	£ 11,077	£ 16,554
	-----	-----
3. Electricity		
Village hall	2,222	1,337
Almshouses	-	-
	-----	-----
	£ 2,222	£ 1,337
	-----	-----
4. Water rates		
Village hall	389	324
Almshouses	-	-
Allotments	217	254
	-----	-----
	£ 606	£ 578
	-----	-----
5. Restricted and Un-Restricted Funds		
Restricted Funds	5,829	5,906
Un-Restricted Funds	290,044	228,770
	-----	-----
Total Capital Funds	£ 295,873	£ 234,676
	-----	-----

T & M GREG TRUST

England & Wales - Charity number 232669

Accounts

T & M GREG TRUST
ACCOUNTS for the
YEAR ENDED 31st DECEMBER 2024

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Michael J S McRae
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CHARITIES REG No 232669

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John D Kilby & Co
Chartered Accountants
Mutfords
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Buntingford
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SG9 0ED

BANKERS
Barclays Bank PLC
Leicester
Leicestershire
LE87 2BB

INVESTMENT MANAGERS
CCLA Fund Managers Limited
PO Box 12892
Dunmow
Essex
CM6 9DL

M & G Charity Investments
PO Box 9038
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T & M GREG TRUST

TRUSTEES' REPORT

The trustees present their report, together with the accounts of the trust for the year ended 31st December 2024.

Objectives and activities

The Trust owns the Village Hall, the Village Hall Cottage, the Almshouses at 1 & 4 Pilgrims Close, the main and village hall allotments, The Twichell Copse (a woodland area adjoining the main allotments), the Children's Playground, the Recreation Field containing the Pavilion and football pitch, a 2.37 acre grazing field adjoining the recreation field and a 2 acre field in the centre of the village known as Jackson's Meadow, all in Westmill (nr Buntingford), Hertfordshire.

Trustees

The trustees who held office during the year to 31st December 2024 were as follows:

Lady Julia K H Carter of Coles

Dennis W Downes

Alan C Gibson (resigned on 24th January 2024)

Bernadette M King

Gillian D G Lungley

Michael J S McRae

Stephen P Willson

Public benefit statement

The Trustees confirm that they have complied with the duty in section 17 of the Charities Act 2011 to have due regard to the Charity Commission's general guidance on public benefit, 'Charities and Public Benefit'.

Financial Review

The trustees continue to spend what is necessary to maintain the Trust's properties and amenities to a standard that will preserve them in good condition.

Payable rents, maintenance contributions and licence fees are reviewed annually. In keeping with the object of the Trust to benefit and support Westmill residents, both for the Almshouses and other properties, land and facilities, increases are limited and, whenever appropriate and possible, kept below open market rates.

We continue to build and maintain a reserve fund to meet future capital and/or unforeseen expenditure.

(continued)

T & M GREG TRUST

TRUSTEES' REPORT (continued)

(continued)

Achievements and performance

The trustees continue to hold formal meetings quarterly and, between these meetings, communicate regularly to deal with day-to-day management decisions and administration matters.

Village Hall

The project to repair the roof of the Village Hall and Village Hall Cottage and improve its insulation continued.

In the summer 2024 the Trust appointed Whitworth, Chartered Architects and Building Surveyors, as project managers. They have applied to East Herts Council for Listed Building Consent for the proposed works, and prepared drawings and a detailed works specification which have been sent to selected building contractors to obtain tenders for works.

Approaches for grant funding have been made, and these applications will be progressed when Listed Building Consent and detailed costings for the works have been obtained.

Westmill Nursery continues to operate from the Village Hall on weekdays. They provide an excellent service for children from Westmill and nearby and have a good reputation with local families.

The Village Hall was also used for meetings by Westmill Parish Council and Aspenden Parish Council, for other local community gatherings and as the village polling station for two East Herts Council elections in May and July 2024.

Cottages

In addition to general maintenance work carried out as required, both Village Hall Cottage and the two Almshouses were externally decorated during the year.

Playground

The playground again received a 'Low Risk' category from our annual independent equipment inspection. This village facility continues to be well used by children and local families. It is also used weekly by the Westmill croquet club which was originally set up as a community activity during the Covid period. It is well supported and enjoyed by residents even over the winter period, weather permitting.

(continued)

T & M GREG TRUST

TRUSTEES' REPORT (continued)

(continued)

Allotments

All the village allotments were occupied throughout the year and the Trust continue to maintain internal hedges and pathways, in addition to carrying out tree work as necessary.

Recreation Field

Westmill FC continue to use the football pitch weekly in the football season. The Westmill 1st Team achieved promotion into a higher league last season and are now among the most successful football teams in Hertfordshire.

WFC continue to meet the cost of cutting the football pitch grass and contribute towards any required maintenance and tree work. The recreation field is well used by villagers and visitors from nearby for exercise, dog walking and outside games.

Grazing Field

The grazing field adjacent to the Recreation Field continues to be used by a local lady for her horses and donkey.

Jackson's Meadow

This field continues to be used for the grazing of two horses, and the fenced-off area at the top of the field under the large old oak tree, which is protected by a TPO (tree preservation order), is used by villagers as a peaceful area to sit and enjoy a delightful view over the village.

Chair of Trustees' Report

The Trustees continue to communicate on a regular basis and have an ongoing dialog with our tenants etc., including Westmill Football Club and Westmill Nursery.

Any problems with the Trust's properties and land are deal with promptly in order to keep these important village facilities up to an acceptable standard for the enjoyment of residents.

As anticipated, Alan Gibson retired from the trust in January 2024 and has moved away from the village. The Trust continued to operate throughout the year with the six trustees who all contributed to the running of the Trust.

This report has been prepared in accordance with the General Directions given by the Charity Commissioners in the Charities Act 2011.

Approved by the Trustees on 14th April 2025 and signed on their behalf by:

Lady Julia Carter of Coles
Chairman of Trustees

T & M GREG TRUST

INDEPENDENT EXAMINER'S
REPORT TO THE TRUSTEES

We report to the charity trustees on our examination of the accounts of the trust for the year ended 31st December 2024, which are set out on pages 6 to 8.

Responsibilities and basis of report

As the charity's trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination and I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
6. the accounts do not accord with those records; or
7. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Mutfords
Hare Street
Buntingford
Hertfordshire
SG9 0ED

John D Kilby & Co
Chartered Accountants

14th April 2025

T & M GREG TRUST

INCOME AND EXPENDITURE ACCOUNT
YEAR ENDED 31ST DECEMBER 2024

	notes	2024	2023
	-----	-----	-----
RENTAL INCOME:			
Village Hall hire		£ 6,159	£ 5,892
Village Hall Cottage		10,180	10,080
Almshouses		16,800	14,253
Allotments and Recreation Grounds		4,447	3,933
OTHER INCOME:			
Investment income		3,828	3,892
Legacy (Simmons)		-	3,000
Other donations (Westmill Art Exhibition)		5,906	-
Bank interest		251	107
Bank service compensation		50	-
		-----	-----
		47,621	41,157
Increase/(decrease) in value of investments	1	6,515	14,471
		-----	-----
		54,136	55,628
LESS EXPENDITURE:			
Repairs and maintenance	2	£ 16,554	£ 47,015
Less: Council precept		-	(500)
Village Hall roof project		11,738	-
Electricity	3	1,337	922
Water rates	4	578	459
Council tax		-	260
Subscriptions		346	338
Insurance		2,330	2,201
Legal and professional fees		941	3,204
Stationery and Sundry		100	32
Centenary Exhibition costs		-	1,659
Donations granted		-	20
Accountancy		690	690
		-----	-----
		34,614	56,300
NET SURPLUS/(DEFICIT) for the year			
		£ 19,522	£ (672)
		-----	-----

T & M GREG TRUST

BALANCE SHEET
31ST DECEMBER 2024

	notes	2024	2023
	-----	-----	-----
FIXED ASSETS:			
Jackson's Meadow		£ 14,745	£ 14,745
CURRENT ASSETS:			
Investments:-			
M&G Repair Fund	£ 45,915	£ 42,506	
CCLA COIF Invest Funds	140,629	137,522	
Cash at bank:-			
Current accounts	11,990	6,692	
Deposit accounts	20,829	12,844	
Debtors and prepayments	1,258	1,535	
	-----	220,621	-----
		-----	201,099
TOTAL ASSETS		235,366	215,844
LESS: Creditors and Accruals		(690)	(690)
NET ASSETS		£ 234,676	£ 215,154
		-----	-----
Represented by:			
CAPITAL FUNDS -			
Balance brought forward		215,154	215,826
Net Surplus/(Deficit) for the year		19,522	(672)
		-----	-----
Balance carried forward	5	£ 234,676	£ 215,154
		-----	-----

Approved by the trustees on 14th April 2025 and signed on its behalf by:

Lady Carter of Coles
Chairman of Trustees

T & M GREG TRUST

NOTES TO THE ACCOUNTS
YEAR ENDED 31st DECEMBER 2024

1. These accounts have been prepared on the basis of historic cost (except that the COIF and NAACIF investments are shown at current market value) in accordance with Accounting Standards and with the Charities Act 2011.

	2024	2023
	-----	-----
2. Repairs and maintenance		
Village hall	£ 2,079	£ 2,695
Village hall cottage	3,265	928
Almshouses (Nos 1&4)	6,165	35,321
Childrens playground and other areas	5,045	8,071
	-----	-----
	£ 16,554	£ 47,015
	-----	-----
3. Electricity		
Village hall	1,337	922
Almshouses	-	-
	-----	-----
	£ 1,337	£ 922
	-----	-----
4. Water rates		
Village hall	324	290
Almshouses	-	-
Allotments	254	169
	-----	-----
	£ 578	£ 459
	-----	-----
5. Restricted and Un-Restricted Funds		
Restricted Funds:-		
Westmill Art Exhibition	4,985	-
Westmill Events	921	-
	-----	-----
	5,906	-
Un-Restricted Funds	228,770	215,154
	-----	-----
Total Capital Funds	£ 234,676	£ 215,154
	-----	-----

T & M GREG TRUST

England & Wales - Charity number 232669

Accounts

T & M GREG TRUST
ACCOUNTS for the
YEAR ENDED 31st DECEMBER 2023

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BANKERS
Barclays Bank PLC
Leicester
Leicestershire
LE87 2BB

INVESTMENT MANAGERS
CCLA Fund Managers Limited
PO Box 12892
Dunmow
Essex
CM6 9DL

M & G Charity Investments
PO Box 9038
Chelmsford
CM99 2XF

T & M GREG TRUST

TRUSTEES' REPORT

The trustees present their report, together with the accounts of the trust for the year ended 31st December 2023.

Objectives and activities

The Trust owns the Village Hall, the Village Hall Cottage, the Almshouses at 1 & 4 Pilgrims Close, the main and village hall allotments, The Twichell Copse (a woodland area adjoining the main allotments), the Children's Playground, the Recreation Field containing the Pavilion and football pitch, a 2.37 acre grazing field adjoining the recreation field and a 2 acre field in the centre of the village known as Jackson's Meadow, all in Westmill (nr Buntingford), Hertfordshire.

Trustees

The trustees who held office during the year to 31st December 2023 were as follows:

Lady Julia K H Carter of Coles

Dennis W Downes appointed on 30th November 2023

Alan C Gibson

Bernadette M King

Gillian D G Lungley appointed on 4th October 2023

Michael J S McRae

Stephen P Willson

Public benefit statement

The Trustees confirm that they have complied with the duty in section 17 of the Charities Act 2011 to have due regard to the Charity Commission's general guidance on public benefit, 'Charities and Public Benefit'.

Financial Review

The trustees continue to spend what is necessary to maintain the Trust's properties and amenities to a standard that will preserve them in good condition.

Payable rents, maintenance contributions and licence fees are reviewed annually. In keeping with the object of the Trust to benefit and support Westmill residents, both for the Almshouses and other properties, land and facilities, increases are limited and, whenever appropriate and possible, kept below open market rates.

We continue to build and maintain a reserve fund to meet future capital and/or unforeseen expenditure.

(continued)

(continued)

Achievements and performance

The trustees continue to hold formal meetings quarterly and, between these meetings, communicate regularly to deal with day-to-day management decisions and administration matters.

Village Hall

The Trust appointed a local structural engineer to advise and project manage roof repairs for both the Village Hall and the adjoining Village Hall Cottage. Experts have also been consulted on possible improvements to the insulation of this complete building. As these are Grade II listed and located in the Westmill Conservation Area, planning and listed building consent will be required. Applications for these consents should be submitted to East Herts Council in the first quarter of 2024.

Approaches for some grant funding have been made and further applications will continue when we have a full work specification and estimated costs for this major project. This work is provisionally planned to be carried out in the summer of 2024.

Westmill Nursery continues to operate from the Village Hall on weekdays. They provide an excellent service for Westmill children and have a good reputation both in the village and the surrounding area and there is usually a waiting list for young children to attend this nursery school.

The Village Hall is also used for Westmill Parish Council meetings, other local community gatherings and as the village polling station for East Herts Council elections, etc.

Cottages

Extensive interior work was carried out to the ground floor of one of our Almshouses. This has made a significant improvement to the living accommodation. This included creating a larger kitchen / dining area along with fitting of new kitchen units complete with a new cooker, together with all white goods which were all replaced.

The front gardens at the Almshouses were also given a 'make over', which assists the appearance of these two attractive cottages facing onto the village green.

Playground

The playground again received a 'Low Risk' category from our annual independent equipment inspection. This village facility continues to be well used by children and local families. It is also used weekly by the Westmill croquet club which was originally set up as a community activity during the Covid period. It is well supported and enjoyed by residents even over the winter period, weather permitting.

(continued)

T & M GREG TRUST

TRUSTEES' REPORT (continued)

(continued)

Allotments

All the village allotments were occupied throughout the year and we continue to still have a waiting list for plots.

Jackson's Meadow

Early in 2023 the Trust was offered the opportunity to acquire a 2 acre grazing field located in the centre of the village. This adjoined our allotments and the Twitchell copse. The owners of this field have lived in Westmill for many years and have a special connection with the village. The grandfather of the present resident purchased this field from Mary Greg in 1923.

Chair of Trustees' Report

Trustee Alan Gibson is due to move away from Westmill in early 2024. Alan has served on the Trust for 10 years and in addition to his treasurer responsibilities, he has been very 'hands on' with his involvement and has made a significant contribution to the Trust. We will certainly miss his skills and ability that he has demonstrated over the years.

The existing trustees agreed to recruit two new Westmill residents as trustees to join the Trust and take on some of the tasks that Alan dealt with. These were identified, approached and were duly appointed in October and November 2023.

We are delighted that the acquisition of the 2 acre field located just off the village green was concluded in April 2023. In recognition of this generous opportunity to secure this land for the benefit of the village, the Trust agreed to name this field as 'Jackson's Meadow' after the family name of the benefactor's family who have owned this field for the past 100 years and have lived in the village for much longer.

To mark the centenary anniversary of the founding of the Greg Trust in 1923, the Village Hall was used to host an exhibition over the weekend of the 28th – 30th July 2023. Display boards depicting the Greg's life and involvement with Westmill were produced. The Trust also borrowed and displayed some of the items from Mary Greg's collection of late C 19 domestic and rural life items that are presently held by the Stevenage museum.

All residents were invited to the exhibition to see for themselves the Greg's history, connections with the village and their generous donation of land and properties for the benefit of all Westmill residents.

This report has been prepared in accordance with the General Directions given by the Charity Commissioners in the Charities Act 2011.

Approved by the Trustees on 25th March 2024 and signed on their behalf by:

Lady Julia Carter of Coles
Chairman of Trustees

T & M GREG TRUST

INDEPENDENT EXAMINER'S
REPORT TO THE TRUSTEES

We report to the charity trustees on our examination of the accounts of the trust for the year ended 31st December 2023, which are set out on pages 6 to 8.

Responsibilities and basis of report

As the charity's trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination and I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
4. the accounts do not accord with those records; or
5. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Mutfords
Hare Street
Buntingford
Hertfordshire
SG9 0ED

John D Kilby & Co
Chartered Accountants

25th March 2024

T & M GREG TRUST

INCOME AND EXPENDITURE ACCOUNT
YEAR ENDED 31ST DECEMBER 2023

	notes	2023	2022
	-----	-----	-----
RENTAL INCOME:			
Village Hall hire		£ 5,892	£ 5,295
Village Hall Cottage		10,080	10,080
Almshouses		14,253	15,400
Allotments and Recreation Grounds		3,933	1,995
OTHER INCOME:			
Investment income		3,892	3,993
Legacy (Simmons)		3,000	-
General donations		-	-
Bank interest		107	23
		-----	-----
		41,157	36,786
Increase/(decrease) in value of investments	1	14,471	(17,253)
		-----	-----
		55,628	19,533
LESS EXPENDITURE:			
Repairs and maintenance	2	£ 47,015	£ 27,169
Less: Council precept		(500)	(1,000)
Electricity	3	922	1,286
Water rates	4	459	391
Council tax		260	-
Subscriptions		338	254
Insurance		2,201	2,309
Legal and professional fees		3,204	1,058
Mileage expenses		-	-
Stationery and Sundry		32	42
Centenary Exhibition costs		1,659	-
Donations granted		20	100
Accountancy		690	660
		-----	-----
		56,300	32,269
NET (DEFICIT)/SURPLUS for the year			
		-----	-----
		£ (672)	£ (12,736)
		-----	-----

T & M GREG TRUST

BALANCE SHEET
31ST DECEMBER 2023

	2023	2022
	-----	-----
FIXED ASSETS:		
Jackson's Meadow	£ 14,745	£ -
CURRENT ASSETS:		
Investments:-		
NAACIF	£ 42,506	£ 40,021
COIF Charity Funds:-		
General fund	137,522	63,776
Churchyard fund	-	12,118
Church fund	-	57,642
Cash at bank:-		
Current accounts	6,692	17,604
Deposit accounts	12,844	24,845
Debtors and prepayments	1,535	1,130
	-----	-----
	201,099	217,136
TOTAL ASSETS	-----	-----
	215,844	217,136
LESS: Creditors and Accruals	(690)	(1,310)
	-----	-----
NET ASSETS	£ 215,154	£ 215,826
	-----	-----
Represented by:		
CAPITAL FUNDS -		
Balance brought forward	215,826	228,562
Net (Deficit)/Surplus for the year	(672)	(12,736)
	-----	-----
Balance carried forward	£ 215,154	£ 215,826
	-----	-----

Approved by the trustees on 25th March 2024 and signed on its behalf by:

Lady Carter of Coles
Chairman of Trustees

T & M GREG TRUST

NOTES TO THE ACCOUNTS
YEAR ENDED 31st DECEMBER 2023

1. These accounts have been prepared on the basis of historic cost (except that the COIF and NAACIF investments are shown at current market value) in accordance with Accounting Standards and with the Charities Act 2011.

	2023	2022
	-----	-----
2. Repairs and maintenance		
Village hall	£ 2,695	£ 2,387
Village hall cottage	928	830
Almshouses (Nos 1&4)	35,321	2,551
Childrens playground and other areas	8,071	21,401
	-----	-----
	£ 47,015	£ 27,169
	-----	-----
3. Electricity		
Village hall	922	1,286
Almshouses	-	-
	-----	-----
	£ 922	£ 1,286
	-----	-----
4. Water rates		
Village hall	290	259
Almshouses	-	-
Allotments	169	132
	-----	-----
	£ 459	£ 391
	-----	-----

T & M GREG TRUST

England & Wales - Charity number 232669

Accounts

T & M GREG TRUST
ACCOUNTS for the
YEAR ENDED 31st DECEMBER 2022

ANNUAL REPORT AND
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6	Income and expenditure account
7	Balance sheet
8	Notes to the accounts

T & M GREG TRUST
GENERAL INFORMATION

TRUSTEES
Lady Julia K H Carter of Coles
Alan C Gibson
Bernadette M King
Michael J S McRae
Stephen P Willson

CHARITIES REG No 232669

ACCOUNTANTS
John D Kilby & Co
Chartered Accountants
Mutfords
Hare Street
Buntingford
Hertfordshire
SG9 0ED

BANKERS
Barclays Bank PLC
Leicester
Leicestershire
LE87 2BB

INVESTMENT MANAGERS
CCLA Fund Managers Limited
Senator House
85 Queen Victoria Street
London
EC4V 4ET

M & G Charity Investments
PO Box 9038
Chelmsford
CM99 2XF

T & M GREG TRUST

TRUSTEES' REPORT

The trustees present their report, together with the accounts of the trust for the year ended 31st December 2022.

Objectives and activities

The Trust owns the Village Hall, the Village Hall Cottage, the Almshouses at 1 & 4 Pilgrims Close, the main and village hall allotments, The Twichell Copse (a woodland area adjoining the main allotments), the Children's Playground, the Recreation Field containing the Pavilion and football pitch and a 2.37 acre grazing field adjoining the recreation ground all in Westmill, Hertfordshire.

Trustees

The trustees who held office during the year to 31st December 2022 were as follows:

Lady Julia K H Carter of Coles
Alan C Gibson
Bernadette M King
Michael J S McRae
Stephen P Willson

Public benefit statement

The Trustees confirm that they have complied with the duty in section 17 of the Charities Act 2011 to have due regard to the Charity Commission's general guidance on public benefit, 'Charities and Public Benefit'.

Financial Review

The trustees continue to spend what is necessary to maintain the Trust's properties and amenities to a standard that will preserve them in good condition.

Payable rents, maintenance contributions and licence fees are reviewed annually. In keeping with the object of the Trust to benefit and support Westmill residents, both for the Almshouses and other properties, land and facilities, increases are limited and, whenever appropriate and possible, kept below open market rates.

We continue to build and maintain a reserve fund to meet future capital and/or unforeseen expenditure.

Achievements and performance

The trustees continue to hold formal meetings quarterly and, between these meetings, communicate regularly to deal with day-to-day management and administration.

(continued)

T & M GREG TRUST
TRUSTEES' REPORT (continued)

(continued)

Achievements and performance (continued)

Village Hall

Following the closures to meet Covid regulations, the Village Hall was fully reopened early in the year for use for meetings and events. Westmill Nursery continued to operate from the building providing an important service for the children of the residents of the village and neighbouring areas. This keeps the Village Hall in regular use and generates income for the Trust.

After a three-year gap due to Covid restrictions, the popular annual Westmill Art Exhibition was held in the Village Hall over the August bank holiday weekend. This was well attended by both residents and visitors alike.

A local structural engineer has been appointed to advise and project manage roof repairs and insulation improvements to the Village Hall and Village Hall Cottage which are planned for summer 2024. When the details of these repairs and improvements have been agreed, applications will be made for any required planning and listed building consents (the Village Hall and Village Hall Cottage are both Grade II listed buildings) and for any available grants/loan assistance towards the cost of the work.

Cottages

The trustees agreed to carry out improvements to the layout of one of our Almshouses. This includes the creation of a more usable kitchen/dining area. An application was submitted to East Herts Council for listed building consent, which has now been approved. This work is scheduled to be done in spring 2023.

The Trust continues to receive requests for Almshouse and residential accommodation, however our cottages remain occupied with long term residents. A waiting list of these enquiries is maintained.

Allotments

All our allotments were in use throughout the year and the Trust has a waiting list of persons interested in an allotment should a vacancy occur.

Playground

In autumn 2021 the Trust carried out some remedial work on the play equipment. The independent annual inspection carried out by the appointed EHC contactors gave the field an overall 'Low Risk' status.

This Playground has been used weekly by the Westmill croquet group which has proved popular with residents and helped to bring the community together, even through the winter period.

(continued)

T & M GREG TRUST

TRUSTEES' REPORT (continued)

(continued)

Recreation Field / Grazing Field

Westmill Football continues to play their matches on the pitch and utilise the pavilion on each match day. They have progressed well with several wins, therefore moved up the table for their league. The field is also well used by villagers and others for exercise and walking their dogs.

The Grazing Field is still used by a local lady to graze her horses and the Trust has replaced and upgraded the wooden post and rail fencing alongside the riverbank.

Chair of Trustees' Report

This was the first full year of the new revised T & M Greg Trust Scheme, after several months in discussion with the Charity Commission and Almshouse Association. This has streamlined and modernised the Trust with the merger of the several former sub-charities into a single charity/Trust. This will facilitate and improve the management and administration of the Trust going forward.

Towards the end of the year, the Trust was approached by a long standing Westmill resident to enquire if the Trust would be willing to own and accept responsibility for a field that has been owned by her and her family for many years. This field is located in the centre of the village and has been used mainly for grazing purposes. The 3 acre field would be offered to the Trust at a considerable discount against its open market value on the understanding that it will be retained as 'open ground' for the benefit of the village residents. The field was originally owned by the Greg family and purchased from Mary Greg in 1923 by the grandfather of its present resident owner. The trustees agreed this would be beneficial to the village and an acceptable Greg Trust asset. After discussions with the Charity Commission and advice from trust law solicitors, the transaction has been agreed and is proceeding. It is expected to be completed in spring 2023.

The TMGT held its AGM on the 14th March 2022 and Alan Gibson and Lady Julia Carter, both of whose terms of office came to the end during the year, were nominated by the other trustees and agreed to enter into new 4 year appointments. Lady Carter was also unanimously re-appointed as Chair of the Trust.

Formal trustee meetings continue to be held every 3 months, but actions and decisions are dealt with by the trustees on an ongoing basis. We continue to liaise with our tenants, Almspersons, licencees, allotment holders and Village Hall users on a frequent basis, in addition to providing updates to Westmill Parish Council at their formal public meetings in the Village Hall.

This report has been prepared in accordance with the General Directions given by the Charity Commissioners in the Charities Act 2011.

Approved by the Trustees on 14th April 2023 and signed on their behalf by:

Lady Julia Carter of Coles
Chairman of Trustees

T & M GREG TRUST

INDEPENDENT EXAMINER'S
REPORT TO THE TRUSTEES

We report to the charity trustees on our examination of the accounts of the trust for the year ended 31st December 2022, which are set out on pages 6 to 8.

Responsibilities and basis of report

As the charity's trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination and I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Mutfords
Hare Street
Buntingford
Hertfordshire
SG9 0ED

John D Kilby & Co
Chartered Accountants

14th April 2023

T & M GREG TRUST

INCOME AND EXPENDITURE ACCOUNT
YEAR ENDED 31st DECEMBER 2022

	notes	2022	2021
	-----	-----	-----
RENTAL INCOME			
Village Hall hire		£ 5,295	£ 5,179
Village Hall Cottage		10,080	9,380
Almshouses		15,400	14,950
Allotments and Recreation Grounds		1,995	1,355
Investment income		3,993	3,890
General donations		-	-
Bank interest		23	2
		-----	-----
		36,786	34,756
Increase/(decrease) in value of investments	1	(17,253)	23,466
		-----	-----
		19,533	58,222
LESS EXPENDITURE:			
Repairs and maintenance	2	£ 27,169	£ 20,380
Less: Council precept		(1,000)	(1,500)
Playground equipment		-	-
Electricity	3	1,286	1,635
Water rates	4	391	498
Subscriptions		254	217
Insurance		2,309	2,231
Legal and professional fees		1,058	8,698
Mileage expenses		-	-
Stationery and Sundry		42	432
Donations granted		100	20
Accountancy		660	660
		-----	-----
		32,269	33,271
		-----	-----
NET (DEFICIT)/SURPLUS for the year		£ (12,736)	£ 24,951
		-----	-----

T & M GREG TRUST

BALANCE SHEET
31st DECEMBER 2022

	2022	2021
	-----	-----
CURRENT ASSETS		
Investments:-		
NAACIF	£ 40,021	£ 39,707
COIF Charity Funds		
General fund	63,776	72,166
Churchyard fund	12,118	13,712
Church fund	57,642	65,225
Cash at bank:-		
Current accounts	17,604	17,053
Deposit accounts	24,845	20,829
Debtors and prepayments	1,130	1,180
TOTAL ASSETS	----- 217,136	----- 229,872
LESS: Creditors and Accruals	(1,310)	(1,310)
NET ASSETS	----- £ 215,826	----- £ 228,562
Represented by:		
CAPITAL FUNDS - General account		
Balance brought forward	228,562	203,611
Net (Deficit)/Surplus for the year	(12,736)	24,951
Balance carried forward	----- £ 215,826	----- £ 228,562

Approved by the trustees on 14th April 2023 and signed on its behalf by:

Lady Carter of Coles
Chairman of Trustees

T & M GREG TRUST

NOTES TO THE ACCOUNTS
YEAR ENDED 31st DECEMBER 2022

1. These accounts have been prepared on the basis of historic cost (except that the COIF and NAACIF investments are shown at current market value) in accordance with Accounting Standards and with the Charities Act 2011.

	2022	2021
	-----	-----
2. Repairs and maintenance		
Village hall	£ 2,387	£ 4,004
Village hall cottage	830	203
Almshouses	2,551	7,454
Childrens playground and other areas	21,401	8,719
	-----	-----
	£ 27,169	£ 20,380
	-----	-----
3. Electricity		
Village hall	1,286	1,509
Almshouses	-	126
	-----	-----
	£ 1,286	£ 1,635
	-----	-----
4. Water rates		
Village hall	259	248
Almshouses	-	2
Allotments	132	248
	-----	-----
	£ 391	£ 498
	-----	-----

T & M GREG TRUST

England & Wales - Charity number 232669

Accounts

T & M GREG TRUST
ACCOUNTS for the
YEAR ENDED 31st DECEMBER 2021

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T & M GREG TRUST
GENERAL INFORMATION

TRUSTEES

Lady Julia K H Carter of Coles
Alan C Gibson
Bernadette M King
Michael J S McRae
Stephen P Willson

CHARITIES REG No

232669

ACCOUNTANTS

John D Kilby & Co
Chartered Accountants
Mutfords
Hare Street
Buntingford
Hertfordshire
SG9 0ED

BANKERS

Barclays Bank PLC
23 High Street
Royston
Hertfordshire
SG8 9AB

INVESTMENT MANAGERS

CCLA Fund Managers Limited
Senator House
85 Queen Victoria Street
London
EC4V 4ET

M & G Charity Investments
PO Box 9038
Chelmsford
CM99 2XF

T & M GREG TRUST

TRUSTEES' REPORT

The trustees present their report, together with the accounts of the trust for the year ended 31st December 2021.

Objectives and activities

The Trust owns the Village Hall, the Village Hall Cottage, the Almshouses at 1 & 4 Pilgrims Close, the main and village hall allotments, The Twichell Copse (a woodland area adjoining the main allotments), the Children's Playground, the Recreation Field containing the Pavilion and football pitch and a 2.37 acre grazing field adjoining the recreation ground all in Westmill, Hertfordshire.

Trustees

The trustees who held office during the year to 31st December 2021 were as follows:

Lady Julia K H Carter of Coles

Alan C Gibson

Bernadette M King

Michael J S McRae

Stephen Willson

Financial Review

The trustees continue to spend what is necessary in order to maintain the Trust's properties and amenities to a standard that will preserve them in good condition. Domestic rents are reviewed annually and in Spring 2021 it was agreed that the rents payable would be kept below market value in keeping with the objective of the Trust to support Westmill residents.

We continue to build and maintain a reserve fund to meet future capital and/or unforeseen expenditure. Within a few years, such expenses are likely to include significant costs for repairing and overhauling the roof of the Village Hall and Village Hall Cottage.

We also plan to make some internal changes to one of our almshouses. The objective is to improve the living space at this cottage. As the almshouses are Grade II Listed, a planning application was submitted to East Herts Council during the year, which has now been approved. It is planned to now proceed with work estimates and to carry out this upgrade in 2023.

Achievements and performance

Throughout 2021 discussions have continued between the Trust and the Charity Commission involving a review of the Trust's structure, objects and rules which has now been completed.

(continued)

T & M GREG TRUST
TRUSTEES' REPORT (continued)

(continued)

Achievements and performance (cont.)

Following a consultation with village residents, a new Scheme has been ordered and registered by the Charity Commission which merges all the surviving original sub-charities into a single charity, the T & M Greg Trust, facilitates its management and updates and provides detailed administrative provisions.

The project to register all the Trust's properties at Land Registry and vest them in the Official Custodian for Charities has almost been completed. It is expected this will be finally complete in the coming financial year.

Following the lifting of Covid restrictions by the government during the year, the village hall reopened in autumn, for village activities and meetings. Westmill Nursery continued to operate throughout the year in line with government guidelines.

The trustees arranged for a specialist play equipment company to carry out some remedial work to the to the play equipment which was finished in September 2021. The playground again received an overall 'Low Risk' status following the annual independent inspection.

All the village allotments were allocated throughout 2021 and at the end of the year we had two people on a waiting list for a plot.

Chair of Trustees' Report

The year saw the continuation of the Covid pandemic, although some restrictions were lifted towards the end of the year. The agreement of the Charity Commission and Almshouse Association to accept our amended constitution was received and the new Scheme became effective on the 20th December 2021.

Throughout the year we held regular formal minuted meetings with all trustee's present.

Under the new Scheme each trustee will serve a 4 year term of office and then be considered for reappointment by the other trustees. The Chairperson will be appointed annually at the AGM.

This report has been prepared in accordance with the General Directions given by the Charity Commissioners in the Charities Act 2011.

Approved by the Trustees on 27th April 2022 and signed on their behalf by:

Lady Julia Carter of Coles
Chairman of Trustees

T & M GREG TRUST

INDEPENDENT EXAMINER'S
REPORT TO THE TRUSTEES

We report to the charity trustees on our examination of the accounts of the trust for the year ended 31st December 2021, which are set out on pages 5 to 7.

Responsibilities and basis of report

As the charity's trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination and I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Mutfords
Hare Street
Buntingford
Hertfordshire
SG9 0ED

John D Kilby & Co
Chartered Accountants

27th April 2022

T & M GREG TRUST

INCOME AND EXPENDITURE ACCOUNT
YEAR ENDED 31ST DECEMBER 2021

	notes	2021	2020
	-----	-----	-----
RENTAL INCOME			
Village Hall hire		£ 5,179	£ 3,527
Village Hall Cottage		9,380	8,880
Almshouses		14,950	13,750
Allotments and Recreation Grounds		1,355	1,017
Coronavirus Support Grant		-	10,000
Investment income		3,890	3,214
General donations		-	-
Bank interest		2	16
		-----	-----
		34,756	40,404
Increase/(decrease) in value of investments	1	23,466	6,409
		-----	-----
		58,222	46,813
LESS EXPENDITURE:			
Repairs and maintenance	2	£ 20,380	£ 7,509
Less: Council precept		(1,500)	(2,000)
Playground equipment		-	952
Electricity	3	1,635	1,109
Water rates	4	498	320
Subscriptions		217	177
Insurance		2,231	2,082
Legal and professional fees		8,698	1,878
Mileage expenses		-	-
Stationery and Sundry		432	30
Donations granted		20	500
Accountancy		660	630
		-----	-----
		33,271	13,187
		-----	-----
NET SURPLUS for the year		£ 24,951	£ 33,626
		-----	-----

T & M GREG TRUST

BALANCE SHEET
31st DECEMBER 2021

	2021	2020
	-----	-----
CURRENT ASSETS		
Investments:-		
NAACIF	£ 39,707	£ 35,085
COIF Charity Funds		
General fund	72,166	63,166
Churchyard fund	13,712	12,002
Church fund	65,225	57,091
Cash at bank:-		
Current accounts	17,053	18,908
Deposit accounts	20,829	16,937
Debtors and prepayments	1,180	1,052
TOTAL ASSETS	----- 229,872	----- 204,241
LESS: Creditors and Accruals	(1,310)	(630)
NET ASSETS	----- £ 228,562 -----	----- £ 203,611 -----
Represented by:		
CAPITAL FUNDS - General account		
Balance brought forward	203,611	169,985
Net Surplus for the year	24,951	33,626
Balance carried forward	----- £ 228,562 -----	----- £ 203,611 -----

Approved by the trustees on 27th April 2022 and signed on its behalf by:

Lady Carter of Coles
Chairman of Trustees

T & M GREG TRUST

NOTES TO THE ACCOUNTS
YEAR ENDED 31st DECEMBER 2021

1. These accounts have been prepared on the basis of historic cost (except that the COIF and NAACIF investments are shown at current market value) in accordance with Accounting Standards and with the Charities Act 2011.

	2021	2020
	-----	-----
2. Repairs and maintenance		
Village hall	£ 4,004	£ 2,010
Village hall cottage	203	-
Almshouses	7,454	3,046
Childrens playground and other areas	8,719	2,453
	-----	-----
	£ 20,380	£ 7,509
	-----	-----
3. Electricity		
Village hall	1,509	1,109
Almshouses	126	-
	-----	-----
	£ 1,635	£ 1,109
	-----	-----
4. Water rates		
Village hall	248	196
Almshouses	2	-
Allotments	248	124
	-----	-----
	£ 498	£ 320
	-----	-----