
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
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CHARITIES REG No	232669
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ACCOUNTANTS	John D Kilby & Co Chartered Accountants Mutfords Hare Street Buntingford Hertfordshire SG9 0ED
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BANKERS	Barclays Bank PLC Leicester Leicestershire LE87 2BB
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INVESTMENT MANAGERS	CCLA Fund Managers Limited PO Box 12892 Dunmow Essex CM6 9DL M & G Charity Investments PO Box 9038 Chelmsford CM99 2XF
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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 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.

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
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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
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T & M GREG TRUST

BALANCE SHEET
31st DECEMBER 2025

	notes	2025	2024
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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
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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
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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
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	£ 606	£ 578
	-----	-----
5. Restricted and Un-Restricted Funds		
Restricted Funds	5,829	5,906
Un-Restricted Funds	290,044	228,770
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Total Capital Funds	£ 295,873	£ 234,676
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