

# Why paint a wall?

An exhibition exploring the motives behind  
Much Hadham's Elizabethan murals.

Expect executions, international intrigues, court  
gossip, royal matchmaking and plenty of jail time !



**Showing now until 12<sup>th</sup> December 2021**

Friday, Saturday, Sunday & Bank Hols 11am – 5pm

**FREE ENTRY**

**[www.hadhammuseum.org.uk](http://www.hadhammuseum.org.uk)**

Follow us @HadhamMuseum      Email: [hadham.museum@btinternet.com](mailto:hadham.museum@btinternet.com)

**Much Hadham Forge Museum, High Street,  
Much Hadham, Herts. SG10 6BS**



## Hertfordshire Building Preservation Trust

*Annual Report and Financial Statements 2020/2021*



- preserving buildings of architectural and historic importance
- helping to rescue buildings at risk
- organising talks, exhibitions and visits
- providing learning and outreach programmes for young people
- managing two heritage museums and a medieval hall



Hertfordshire Building Preservation Trust  
The Castle, Hertford SG14 1HR

Telephone 01992 504331 (option 1)  
E-mail: [enquiries@hertfordshirebpt.org](mailto:enquiries@hertfordshirebpt.org)  
Website: [www.hertfordshirebpt.org](http://www.hertfordshirebpt.org)  
Twitter - @HBPTTrust  
Facebook - [www.facebook.com/HertfordshireBPT](http://www.facebook.com/HertfordshireBPT)

Registered Charity No: 232686  
VAT Registration Number: 895 1315 07

**President:**

**The Countess of Verulam CVO**

*Front cover: Heritage Open Day at Place House Hall on Sunday 12th September 2021, visitors listening to a talk on the history of Place House by Chairman, Dorothy Abel Smith*

## **HOW YOU CAN SUPPORT THE HBPT**

### **A Gift in Your Will**

As a registered charity, the HBPT relies now, more than ever on the support of individuals. One of the ways that you can help to ensure that the HBPT continues its work for future generations is by supporting it with a gift in your will. Anyone can include a gift in their will, however large or small, all legacies are gratefully received and will be put to good use.

*A gift in your will to the HBPT can prove extremely tax-efficient. The HBPT has full charitable status; gifts made in this special way are not subject to inheritance tax.*

### **Volunteer**

#### **Much Hadham Forge Museum**

The MHFM is always looking for volunteers to assist the Curator with a variety of jobs at this small but dynamic museum.  
Contact: [hadham.museum@btinternet.com](mailto:hadham.museum@btinternet.com)

#### **Mill Guide, Cromer Windmill**

If you can spare just two or three afternoons during the summer, help bring the mill to life for its visitors by becoming a Mill Guide.  
Contact: [enquiries@cromerwindmill.co.uk](mailto:enquiries@cromerwindmill.co.uk)

#### **Place House Hall, Ware**

Help at our events or contact us to discuss helping to deliver the new education pack  
Contact: [enquiries@placehousehall.org](mailto:enquiries@placehousehall.org)

#### **Fundraise for the HBPT**

If you have ideas of your own on how to raise funds for the HBPT we would love to hear them

## **THE HBPT WOULD LIKE TO THANK ITS MEMBERS FOR THEIR CONTINUING SUPPORT**



**HERTFORDSHIRE BUILDING PRESERVATION  
TRUST LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31ST MARCH 2021**

**18. MOVEMENT IN FUNDS - continued**

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	165,506	(209,459)	(14,986)	(58,939)
<b>Restricted funds</b>				
Forge Museum Projects	686	(3,332)	-	(2,646)
Place House Hall	29,336	(39,175)	-	(9,839)
Cromer Mill	228	-	-	228
	<u>30,250</u>	<u>(42,507)</u>	<u>-</u>	<u>(12,257)</u>
<b>TOTAL FUNDS</b>	<u>195,756</u>	<u>(251,966)</u>	<u>(14,986)</u>	<u>(71,196)</u>

**19. RELATED PARTY DISCLOSURES**

Unrestricted donations were received from related parties totalling £Nil in the year (2020: £34,651).

There were no other related party transactions in the year ended 31st March 2021 (2020: none).

**20. COMPANY LIMITED BY GUARANTEE**

The company is limited by guarantee and has no share capital. The members' liability is limited to £1 each.

## PART ONE

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# PART ONE



## Hertfordshire Building Preservation Trust Limited

Registered Office: The Castle Hertford Herts SG14 1HR

Tel: 01992 504331 (option 1) Email: enquiries@hertfordshirebpt.org

## NOTICE OF ANNUAL GENERAL MEETING

*Notice is hereby given that the Annual General Meeting of the  
above company will be held on*

**6.30pm on Thursday 11th November 2021**

*at*  
**PLACE HOUSE HALL, WARE**

*for the purposes of:*

- 1 RECEIVING THE CHAIRMAN'S REPORT**
- 2 APPROVING THE REPORT OF THE TRUSTEES AND THE  
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR  
ENDED 31 MARCH 2021**
- 3 ELECTING THE DIRECTORS**
- 4 APPOINTING AUDITORS**

**R A JAMESON**  
*Company Secretary*

**After the meeting Mary Henn, Helen Gibson and Mervyn Miller will give a  
talk about the life and work of Russ Craig**

**Then refreshments will be served**

## HERTFORDSHIRE BUILDING PRESERVATION TRUST LIMITED

### NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31ST MARCH 2021

#### 18. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	155,250	(230,767)	368,009	292,492
<b>Restricted funds</b>				
Forge Museum Projects	9,032	(7,840)	-	1,192
Place House Hall	-	(673)	-	(673)
Cromer Mill	-	(270)	-	(270)
	<u>9,032</u>	<u>(8,783)</u>	<u>-</u>	<u>249</u>
<b>TOTAL FUNDS</b>	<u>164,282</u>	<u>(239,550)</u>	<u>368,009</u>	<u>292,741</u>

#### Comparatives for movement in funds

	At 1.4.19 £	Net movement in funds £	At 31.3.20 £
<b>Unrestricted funds</b>			
General fund	1,676,276	(58,939)	1,617,337
Mary Aughton	475,000	-	475,000
	<u>2,151,276</u>	<u>(58,939)</u>	<u>2,092,337</u>
<b>Restricted funds</b>			
Forge Museum Projects	4,921	(2,646)	2,275
Place House Hall	11,525	(9,839)	1,686
Cromer Mill	-	228	228
	<u>16,446</u>	<u>(12,257)</u>	<u>4,189</u>
<b>TOTAL FUNDS</b>	<u>2,167,722</u>	<u>(71,196)</u>	<u>2,096,526</u>



**HERTFORDSHIRE BUILDING PRESERVATION  
TRUST LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31ST MARCH 2021**

**17. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2021 £	2020 £
Trade creditors	5	-
Social security and other taxes	2,306	3,433
Other creditors	703	1,503
Accruals and deferred income	3,098	5,059
	<u>6,112</u>	<u>9,995</u>

**18. MOVEMENT IN FUNDS**

	At 1.4.20 £	Net movement in funds £	Transfers between funds £	At 31.3.21 £
<b>Unrestricted funds</b>				
General fund	1,617,337	292,492	(4,029)	1,905,800
Mary Aughton	475,000	-	-	475,000
	<u>2,092,337</u>	<u>292,492</u>	<u>(4,029)</u>	<u>2,380,800</u>
<b>Restricted funds</b>				
Forge Museum Projects	2,275	1,192	5,000	8,467
Place House Hall	1,686	(673)	(1,013)	-
Cromer Mill	228	(270)	42	-
	<u>4,189</u>	<u>249</u>	<u>4,029</u>	<u>8,467</u>
<b>TOTAL FUNDS</b>	<u>2,096,526</u>	<u>292,741</u>	<u>-</u>	<u>2,389,267</u>

**OFFICIALS OF THE HBPT**

**CHAIRMAN**

Miss Dorothy Abel Smith MBE

**INDEPENDENT EXAMINERS**

Wagstaffs

**COMPANY SECRETARY AND  
HON LEGAL ADVISER**

Mr Robert Jameson  
Attwaters Jameson Hill

**CHAIRMAN BEAMS Ltd**

Mr Richard Threlfall

**HEAD OF CONSERVATION  
BEAMS Ltd**

Ms Emma Lauze

**HON TREASURER**

Mr Roger Phillips

**MANAGING AGENT**

Katherine E C Dace RD BSc FRICS  
Williamson Dace Brown  
Property Consultants

**BANKERS**

National Westminster Bank PLC  
and  
Handelsbanken GB

**MUCH HADHAM FORGE  
MUSEUM CURATOR**

Miss Cristina Harrison

**HON CROMER WINDMILL  
CUSTODIANS**

Mr Robin Webb & Mr Alan Hickman

**LOCAL AUTHORITIES**

**Broxbourne Borough Council**

**Dacorum Borough Council**

**East Herts Council**

**Hertsmere Borough Council**

**North Herts District Council**

**St Albans City & District Council**

**Three Rivers District Council**

**Watford Borough Council**

**Represented by:**

Cllr Gordon Nicholson

Vacancy

Cllr Peter Ruffles

Cllr Mike Reeve

Cllr Jean Green

Cllr Sue Featherstone

Cllr Alison Wall

Cllr Peter Jeffree

The HBPT is grateful for support from the following:

### CORPORATE SUBSCRIBERS

Between Time Conservation Builders	Haberdashers' Aske's Boys' School
Bluecoat Yard Residents Association	McMullen and Sons

### COUNCIL & SOCIETY SUBSCRIBERS

Bayford Parish Council	St Albans & Herts Architectural & Archaeological Society
Chorleywood Parish Council	Ware Town Council
Royston and District Local History Society	Woodhall Charitable Trust

### INDIVIDUAL SUBSCRIBERS

Mr & Mrs P Allam	Mr D Godfrey-Evans	Mr A Sangster
Mr P A Allan	Mr M Hemming	Mr & Mrs J K Strowger
Mr D S Allard	Mrs M Henn	Mr R H Threlfall
Mrs J Baddeley	Mrs P King	Mr G Tite & Mr R Tite
Cllr Mrs P Ballam	Mr D Laing	Mr N Tufton
The Hon Mrs S Blount	Mr & Mrs M A Lavis	Mr J M Watson
Mr J Cartledge	Dr J Longmore	Ms F Weal & Mr S Walkington
Mr M Chambers	Mr A Oliver	Mr & Mrs R Williams
Mr & Mrs G Clark	Mr J Onslow	Mrs S A Windmill
Mr P Clark	Mr J Pepper	Mr J Wing
Mr P S Crawley	Mr R S C Phillips	
Dr J Eames	Mrs J Pitman	
Mr T Emmott	Mr M Prosser	
Ms L M Foster	Mr & Mrs P J Purves	
Mr I Frearson	Mr A Rixon	
Mrs H Gibson	Mr D Rose	

### HERTFORDSHIRE BUILDING PRESERVATION TRUST LIMITED

#### NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31ST MARCH 2021

#### 14. FIXED ASSET INVESTMENTS - continued

##### Beams Limited

Registered office:

Nature of business: Heritage property services

Class of share:	% holding
Ordinary	100

	2021	2020
	£	£
Aggregate capital and reserves	7,255	33,615
Loss for the year	(26,360)	-

#### 15. STOCKS

	2021	2020
	£	£
Stocks	1,117	600

#### 16. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Trade debtors	264	2,378
Amounts owed by group undertakings	6,149	28,549
Other debtors	3,000	3,070
VAT	-	866
Prepayments and accrued income	4,977	3,715
	14,390	38,578

**HERTFORDSHIRE BUILDING PRESERVATION  
TRUST LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31ST MARCH 2021**

**13. TANGIBLE FIXED ASSETS - continued**

Cost or valuation at 31st March 2021 is represented by:

	Freehold property £	Fixtures and fittings £	Totals £
Valuation in 2021	1,745,250	-	1,745,250
Cost	-	2,900	2,900
	<u>1,745,250</u>	<u>2,900</u>	<u>1,748,150</u>

Land and buildings were valued at 31 March 2021 by a valuation committee of the board, on an open market value basis.

**14. FIXED ASSET INVESTMENTS**

	Shares in group undertakings £	Listed investments £	Totals £
<b>Market value</b>			
At 1st April 2020	9,900	458,301	468,201
Movement in Market Value	-	94,706	94,706
At 31st March 2021	<u>9,900</u>	<u>553,007</u>	<u>562,907</u>
<b>Net book value</b>			
At 31st March 2021	<u>9,900</u>	<u>553,007</u>	<u>562,907</u>
At 31st March 2020	<u>9,900</u>	<u>458,301</u>	<u>468,201</u>

There were no investment assets outside the UK.

The company's investments at the balance sheet date in the share capital of companies include the following:

## **CHAIRMAN'S REPORT**

For the second year, we have been unable to fulfil many of the activities that normally take place. Meanwhile everyone has worked hard to keep the HBPT and BEAMS' administration and financial affairs flowing, much of it achieved behind the scenes. The HBPT's income against expenditure has always been of concern and this year the loss of income has been serious. Careful budgeting has been uppermost in our minds but fundraising for major repair work on our buildings is essential.

The Annual General Meeting at Place House could not take place in November 2020 but all the necessary legal requirements were fulfilled and accepted by the Charity Commission and Companies House. Full reports from each department are featured elsewhere in this Annual Report but I would like to thank everyone for doing everything possible during these difficult times.

First the Directors - Richard Threlfall, Vice Chairman of HBPT, Chairman of BEAMS Ltd. and architectural advisor to the HBPT. John Nicholls, a long-standing Director. Tim Bell who represented the HBPT on Place House Management Company for several years. Richard Thake who also represents Hertfordshire County Council. Jerry Browne who supports the Curator at Much Hadham Forge Museum and Roger Phillips, Honorary Finance Director. Unfortunately, Tony Emmott has left us to return to Yorkshire but our thanks to him for his help and sound advice and wish him well in the future.

Robin Webb and Alan Hickman, both long standing Honorary Custodians of Cromer Windmill worked throughout the year to maintain the building and surrounding grass although there were no visitors. Alan first volunteered in 1995 and Robin in 1998 having both retired from British Aerospace. They were instrumental in the restoration and opening of the Mill and their knowledge and welcome to visitors over the years has been outstanding.

Cristina Harrison, resident Curator at Much Hadham Forge Museum. Work has gone on to promote the museum with online exhibitions, social media contact and further research on the Tudor wall paintings. A new Museum Store is planned to house the large collection of items. A Forge was first established here in 1811 which is now leased by Richard Maynard.

Place House Hall, Ware is looking better than ever following major works in 2018/19. Sadly, no hirers or visitors have been allowed for the majority of the pandemic but the Administrator, Anne Haworth made frequent visits to test the fire alarms and to keep a watch on the fragile building and maintain the garden. She has worked hard to promote the use of the hall throughout to encourage hirers to return when permitted. My thanks go also to Dr Michael Howarth for filming me at Place House for a promotional video (*see photo page 9*).



Anne is the HBPT's Administrator at Hertford Castle. She is the sole member of staff but is pivotal to the success of the HBPT and BEAMS Ltd. She carries out an immense amount of work and all of us owe her our grateful thanks. The office was closed for much of the year but she worked successfully from home. The Directors' monthly Board Meetings could not take place at Hertford Castle but we all adapted well to the use of zoom.

Volunteer Tony Bradshaw continued to work from home chiefly documenting Russ Craig's large photographic collection and sorting his books and papers.

BEAMS carried out their conservation advice work but in a limited way. Dr Valerie Scott resigned as Head of Conservation at March 2020 but remained on the team and continued as a director of BEAMS Ltd. We welcomed Emma Lauze as Head of Conservation who with Helen Cal Fernandez and Valerie did a great deal to publicise BEAMS and received a few commissions. This has led to new work and enquiries as life begins to open up again. The staff have all been on furlough but unfortunately, we had to make Kylie Coles redundant in October 2020. Directors are grateful to the Government for this scheme which has helped so much towards the continuation of BEAMS.

Williamson Dace Brown Property Consultants have been the HBPT's Managing Agent since 2004. In difficult circumstances they carried out the general administration and maintenance of our buildings. I would like to thank the Senior Partner Mrs Dace and her staff for their professional approach for the care of our listed buildings. Robert Jameson, Company Secretary and Honorary Legal Advisor was able to help and give advice when necessary. He is also a Volunteer Guide at Cromer Windmill! The Chartered Accountants, Wagstaffs of Stevenage fulfilled an important but often unseen role. I thank them all.

I would like to pay a special tribute to Mrs Angela Watts. She has been the HBPT's Accountant for 26 years. Formerly in Royston, she now lives in Devon and will retire in March 2022. We owe her an immense debt of gratitude for her interest in the HBPT and for her important role over so many years. Always willing to help and advise it has been a pleasure to work with her. The last year has been particularly taxing one assisting Anne over BEAMS and the Government's Job Retention schemes. In September 2019, we appointed Dariel Lines as Bookkeeper. She has been working with and learning from Angela to take over her role as Accountant. She has picked up the work with skill and enthusiasm so I warmly thank her.

I would like to acknowledge the support from Local Authorities who nominate an elected councillor to represent them on HBPT Ltd. They are the sole voting members at the Annual General Meeting.

## HERTFORDSHIRE BUILDING PRESERVATION TRUST LIMITED

### NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31ST MARCH 2021

#### 12. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued

	Unrestricted funds £	Restricted funds £	Total funds £
Gains/(losses) on revaluation of fixed assets	(14,986)	-	(14,986)
<b>Net movement in funds</b>	<b>(58,939)</b>	<b>(12,257)</b>	<b>(71,196)</b>
<b>RECONCILIATION OF FUNDS</b>			
<b>Total funds brought forward</b>	<b>2,151,276</b>	<b>16,446</b>	<b>2,167,722</b>
<b>TOTAL FUNDS CARRIED FORWARD</b>	<b>2,092,337</b>	<b>4,189</b>	<b>2,096,526</b>

#### 13. TANGIBLE FIXED ASSETS

	Freehold property £	Fixtures and fittings £	Totals £
<b>Cost or valuation</b>			
At 1st April 2020	1,563,000	2,900	1,565,900
Revaluations	182,250	-	182,250
At 31st March 2021	1,745,250	2,900	1,748,150
<b>Depreciation</b>			
At 1st April 2020	62,520	2,900	65,420
Charge for year	31,260	-	31,260
Eliminated on revaluation	(93,780)	-	(93,780)
At 31st March 2021	-	2,900	2,900
<b>Net book value</b>			
At 31st March 2021	1,745,250	-	1,745,250
At 31st March 2020	1,500,480	-	1,500,480

**HERTFORDSHIRE BUILDING PRESERVATION  
TRUST LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31ST MARCH 2021**

**11. STAFF COSTS**

	2021 £	2020 £
Wages and salaries	66,941	63,173
	<u>66,941</u>	<u>63,173</u>

The average monthly number of employees during the year was as follows:

	2021	2020
Administrative and professional	<u>2</u>	<u>2</u>

No employees received emoluments in excess of £60,000.

**12. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES**

	Unrestricted funds £	Restricted funds £	Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>			
Donations and legacies	46,389	30,250	76,639
Other trading activities	12,744	-	12,744
Investment income	106,373	-	106,373
<b>Total</b>	<u>165,506</u>	<u>30,250</u>	<u>195,756</u>
<b>EXPENDITURE ON</b>			
<b>Charitable activities</b>			
Forge Museum	43,718	1,647	45,365
Place House Hall	15,026	40,860	55,886
Windmill	6,238	-	6,238
Maintenance of Properties	79,236	-	79,236
Other	65,241	-	65,241
<b>Total</b>	<u>209,459</u>	<u>42,507</u>	<u>251,966</u>
<b>NET INCOME/(EXPENDITURE)</b>	<u>(43,953)</u>	<u>(12,257)</u>	<u>(56,210)</u>

**Other recognised gains/(losses)**

Our thanks go to East Herts Council for their Local Restrictions and Business Support Grants for Place House Hall and Much Hadham Forge Museum during the pandemic.

Council, Corporate, Individual and Society subscribers play an important role through their subscriptions, donations, legacies and practical help that underpin the core work of HBPT and BEAMS. Each year I repeat my thanks to Directors, the BEAMS team and everyone else we work with for their friendship, good humour and determination.

**Dorothy Abel Smith,  
Chairman**



## **CROMER WINDMILL REPORT**

The main item of news in 2021 has to be that for a second year we have been unable to receive visitors at the windmill due to the Coronavirus Pandemic. It had been intended to open in the usual pattern when the Lockdown restrictions should have been lifted in mid-June, and then this was delayed a month. However, with infection levels still uncomfortably high, and the Government urging continued caution, it was considered irresponsible to expose both visitors and Guides to risk in the close confines of the mill. It is with particular pleasure therefore that we are expecting to welcome the children from Ardeley school on Monday September 27th.

Last year's report looked forward to essential work commencing to rectify rot in the main ladder and to re-align the windshaft neck bearing. Problems continued of finding Millwrights who were not already fully occupied, but eventually a contract was placed with Bill Griffiths of Ipswich, and, once the weather allowed, work started in April. Bill has been working for several years on the restoration of Great Chishill postmill just over the border in Cambridgeshire and has done a superb job there. As with most specialist tradesmen and Millwrights in particular, Bill always has several jobs in hand and shares his time between them, so that progress has been tantalisingly slow. However, the major task of replacing some seven feet of the lower end of the left-hand ladder string is complete; most of the assembly has been fully painted, and work is continuing on replacement of other areas of defective timber. Unfortunately (and predictably!) this has revealed still more pockets of rot and hence still more expense, so a decision now has to be made as to how far we go. The windshaft bearing job will be carried over to next year, as that is not critical.

Last year I reported that Mick Starr, our lovely "Mower Man" (and Guide of course), was experiencing health problems, and to every one's shock and sorrow Mick passed away on January 16th. Alan, my co-Custodian, and I were pleased and touched when his widow Lesley asked if his ashes could be interred on the mill site, as that was Mick's "Special Place". This was duly done at a small ceremony on May 26th, and the family has planted spring bulbs to mark the spot. I am pleased to say that two of the Guides volunteered to help Alan with the mowing.

So, another strange mill year draws to a close, with the Old Lady standing lonely on her hilltop, but looking forward hopefully to feeling the tread of visitors feet on her floors next year. 2022 is of special significance as it will be the 800th anniversary of the first record of a windmill in the parish of Ardeley.

**Robin Webb,  
Honorary Custodian**

### **HERTFORDSHIRE BUILDING PRESERVATION TRUST LIMITED**

#### **NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31ST MARCH 2021**

##### **7. DIRECT COSTS OF CHARITABLE ACTIVITIES**

	2021	2020
	£	£
Staff costs	33,761	31,038
Direct costs	111,793	124,427
Depreciation	31,260	31,260
	<u>176,814</u>	<u>186,725</u>

##### **8. OTHER**

	2021	2020
	£	£
Support costs	<u>62,736</u>	<u>65,241</u>

##### **9. NET INCOME/(EXPENDITURE)**

Net income/(expenditure) is stated after charging/(crediting):

	2021	2020
	£	£
Depreciation - owned assets	<u>31,260</u>	<u>31,260</u>

##### **10. TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 31st March 2021 nor for the year ended 31st March 2020.

##### **Trustees' expenses**

There were no trustees' expenses paid for the year ended 31st March 2021 nor for the year ended 31st March 2020.



**HERTFORDSHIRE BUILDING PRESERVATION  
TRUST LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31ST MARCH 2021**

<b>3. DONATIONS AND LEGACIES</b>		
	2021	2020
	£	£
Donations	1,564	42,076
Grants	50,523	34,563
	<u>52,087</u>	<u>76,639</u>
<b>4. OTHER TRADING ACTIVITIES</b>		
	2021	2020
	£	£
Income from Forge Museum, Cromer Mill and Place House Hall	1,495	12,744
	<u>1,495</u>	<u>12,744</u>
<b>5. INVESTMENT INCOME</b>		
	2021	2020
	£	£
Rents received	94,472	89,978
Deposit account interest	76	560
Income from investments	16,152	15,835
	<u>110,700</u>	<u>106,373</u>
<b>6. CHARITABLE ACTIVITIES COSTS</b>		
	Direct	
	Costs (see	
	note 7)	
	£	
Forge Museum	62,003	
Place House Hall	1,297	
Windmill	1,399	
Maintenance of Properties	112,115	
	<u>176,814</u>	



## PLACE HOUSE REPORT

**The Hall** - owing to the Covid -19 Pandemic Place House Hall was closed in March 2020 and right through until August 2021 (apart from a small window in Autumn 2020 when a very few hirers returned). Unfortunately, all hirers, cream teas the annual Heritage Open Day, the Christmas Craft & Gift Fair and Ware's Dickensian Evening were cancelled during this time. This has caused a serious loss of income for the upkeep of the hall.

**Heritage Open Day Sunday 12th September 2021-** the first event held since re-opening. There was a good attendance and visitors admired the hall following the major work undertaken in 2018/19 to upgrade the facilities with full disabled access, opening up of the Parlour, the repainting of the interior and the installation of the interesting History Panels.

**Place House Management Company Ltd** - the members are the three long term leaseholders and a representative of HBPT. Operating a Service Charge, they undertake all external maintenance work. This year the eastern elevation was repaired and newly decorated.

## LEARNING, OUTREACH AND FUNDRAISING REPORT

The HBPT's objectives of "*organising talks, exhibitions and visits*" and "*providing learning and outreach programmes for young people*" have been particularly difficult to maintain during the pandemic but we have done our best.

### **Newsletter -Spring / Summer**

the HBPT produced one newsletter this year which was distributed widely throughout Hertfordshire in libraries, museums etc. It not only informed of the HBPT's activities but of wider conservation issues in the built environment.

### **Free Online Lecture "Timber Framed Buildings and Place House Ware" by Helen Gibson Tuesday 23rd March 2021**

The HBPT's first foray into online lectures was very successful and was attended by 67 people. Helen Gibson gave a very lively and interesting talk, we thank her.



## **MUCH HADHAM FORGE MUSEUM**

The museum remained closed to the public for the duration of this financial year due to COVID-19. We relied on social media and website developments to keep in touch with and grow our audiences.

Our thanks are due to the Much Hadham Recreation Trust and the Herts County Councillors, who used locality budgets to help us fund a new laptop and the transfer of our website to a smart-phone friendly format. We developed an online exhibition “#smallmuseumBIGSTORIES”, funded by the Hertfordshire Association of Museums, which features objects from our collection with fascinating histories to tell. A personal favourite is the recording of Hadham evacuee William Rutter captured in an interview, you can listen to life in the village 80 years ago at [www.hadhammuseum.org.uk/small-museum-big-stories/](http://www.hadhammuseum.org.uk/small-museum-big-stories/)



*Treble clefs by Richard Maynard, Blacksmith*

Joining in with Social Media campaigns such as #CURATORBATTLE, #MyLocalMuseum and #MuseumSnap provided some relief from working in isolation and the opportunity to highlight individual objects from our collection to a wider audience: #MyLocalMuseum theme: #music and #dance. This lovely pair (see page 25) danced their way around the gramophone as the music played right here at the forge in the 1920s and 30s. The novelty gramophone

## **HERTFORDSHIRE BUILDING PRESERVATION TRUST LIMITED**

### **NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31ST MARCH 2021**

#### **2. ACCOUNTING POLICIES - continued**

##### **Tangible fixed assets**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property - 2% on market value

Freehold properties are held at Trustees' valuation. The Statement of Recommended Practice issued by the Charity Commission in England and Wales provides that the 'trustees may use any reasonable approach to valuation at least every five years.' The Trustees have therefore established a Property Valuation Committee comprising members of the Board with appropriate property or professional experience to consult with the Trust's Property manager and to advise on the current open market value of the Trust's freehold properties. Once adopted by the full board of trustees, these values are incorporated into the accounts.

The Trustees are aware that this policy is not fully compliant with Charities SORP (FRS 102), as it involves a valuation that is neither conducted nor reviewed by a qualified external valuer. However the Trustees consider this non-compliance to be reasonable and appropriate to the circumstances of the Charity and that it would be an incorrect use of the Charity's limited resources to commission an external valuation report.

##### **Stocks**

Stocks are valued at the lower of cost and net realisable value.

##### **Taxation**

The charity is exempt from corporation tax on its charitable activities.

##### **Fund accounting**

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

##### **Investments**

Managed investments are shown in the balance sheet at market value less any provision necessary for permanent diminution in value, the gains or losses are taken to the Statement of Financial Activities.

**HERTFORDSHIRE BUILDING PRESERVATION  
TRUST LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31ST MARCH 2021**

**1. STATUTORY INFORMATION**

Hertfordshire Building Preservation Trust is a private company limited by guarantee, registered in England and Wales, as well as being a charity registered in the same jurisdiction. The charity's registered numbers and office address can be found within the reference and administrative details on page 1.

**2. ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

The financial statements have been prepared on a going concern basis, with no material uncertainties presented by the trustees in contrary to this.

**Critical accounting estimates and judgements**

No significant estimates or judgements have had to be made by the trustees in preparing these financial statements.

**Incoming resources**

Voluntary income is received by way of donations and gifts and is included in full in the Statement of Financial Activities when receivable. Gifts donated for resale are included as income when they are sold. Donated assets are included at the value to the charity where this can be quantified and a third party is bearing the cost. The value of services provided by volunteers has not been included.

Grants, including grants for the purchase of fixed assets, are recognised in full in the Statement of Financial Activities in the year in which they are receivable.

Income from the forge and windmill is included in the year in which it is receivable.

Income from investments is included in the year in which it is receivable.

**Expenditure**

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

needle-topper still has its original box and label, addressed to Mrs Charles Annie Page. This brilliant little object found its way back to the forge after a local record dealer had purchased a gramophone at auction and found the box at the back of a drawer. We were super pleased to buy it back for our collection for the princely sum of £30 and it is proudly displayed alongside other belongings, which together give a snapshot of Page family life across the generations.

If you would like to help the museum to acquire important objects for our collection you can donate to the Treasure Fund at [www.peoplesfundraising.com/donation/hadham-museum](http://www.peoplesfundraising.com/donation/hadham-museum)

With a small grant from HAM, we have developed our online output into a small book, "The A to Z of Hadham History". The content is currently with designers who will upload it for print-on-demand sale, we hope in time for this year's Christmas stockings!

In a year completely devoid of visitors, it was a delight to spend an evening local history walk with the Much Hadham Scouts. Tudors, ghosts, pubs and celebrities of the past all featured, and the children had lots of questions and local legends that they wanted to know about.

Unable to host the village's annual Christmas Market and Santa's Grotto, our alternative was an online Advent calendar. It was an effective way to showcase objects from our collection alongside great offers from local businesses, including our resident blacksmith, Richard Maynard. Our thanks to the Hertfordshire Association of Museums for funding this project and to all the businesses who took part.

We were fortunate to receive £6,700 Emergency COVID funding from the National Lottery Heritage Fund to help us prepare for re-opening. We have created new stock for our shop, including gift cards and bottled apple juice; our exterior displays have been redesigned and the driveway resurfaced to provide a fresh look for next year. We were able to purchase PPE supplies and equipment, screens and signage for both the museum and Place House Hall.

We can only hope that things improve for the cultural sector and that visitors, groups, volunteers and income will all return next year.

**Cristina Harrison,  
Curator**





## BEAMS REPORT

The last year has been an exceptionally difficult year for BEAMS, as it has been for many other businesses and organisations around the country during the Covid 19 pandemic. The two lockdowns and the closing or restricting of access to libraries and archives and restrictions on site visits had a constraining effect on what could be produced for our clients. This combined with the drop off in commissions due to economic uncertainty has meant a substantial drop in income in the last financial year (2020-2021). Fortunately, BEAMS was able to participate in the Governments' Job Retention Scheme (also known as furlough) and a loan from the HBPT to help us through this difficult year, both of which we are grateful for.

Since the Spring, work has picked up and restrictions eased so that the future now looks more positive. BEAMS continued to undertake casework for the borough councils of Stevenage in Hertfordshire, Luton in Bedfordshire and Slough in Berkshire. This remained a steady source of income which has continued through the pandemic and was unaffected by the shift in working from home. Heritage Statements remain a core part of BEAMS' work.

There were interesting documents produced on numerous buildings and sites within Hertfordshire for which new development proposals have been drawn up. These included 85 Port Hill, Hertford (*see photo page 15*), Hollins Hall, Flaunden, The Old Rectory, Widford, Ye Olde Fighting Cocks, St Albans, Hemel Hempstead School, Hemel Hempstead and 75 High Street, Ware.

The London Borough of Hillingdon has continued to use BEAMS on an ad hoc basis, they commissioned a full conservation area appraisal for the proposed Field End Way Conservation Area and have subsequently commissioned an initial assessment to upgrade the Gateshill Farm Estate in Northwood, from an area of special local character (ASLC) to a conservation area which, if accepted will lead to a full appraisal. BEAMS was also commissioned to write a Design Code for Ashdon in Uttlesford in Essex to accompany their Neighbourhood Plan.

Our team has been reduced in size from four to two people. It was with great sadness that BEAMS had to let Kylie Coles go. Kylie began working for BEAMS in 2018 and worked extremely hard, mainly on casework for the London Borough of Hillingdon, for which we are very grateful. Valerie Scott also recently retired, after stepping down as Head of Conservation in 2020 she continued to work one day a week for BEAMS. Valerie joined BEAMS in 2013

## HERTFORDSHIRE BUILDING PRESERVATION TRUST LIMITED (REGISTERED NUMBER: 00783226)

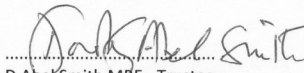
### STATEMENT OF FINANCIAL POSITION - continued 31ST MARCH 2021

The trustees acknowledge their responsibilities for

- (a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

These financial statements have been prepared in accordance with the provisions applicable to charitable companies subject to the small companies regime.

The financial statements were approved by the Board of Trustees and authorised for issue on September 21st 2021 and were signed on its behalf by:

  
D Abel Smith MBE - Trustee

The notes form part of these financial statements

**HERTFORDSHIRE BUILDING PRESERVATION  
TRUST LIMITED (REGISTERED NUMBER: 00783226)**

**STATEMENT OF FINANCIAL POSITION  
31ST MARCH 2021**

	Notes	Unrestricted funds £	Restricted funds £	2021 Total funds £	2020 Total funds £
<b>FIXED ASSETS</b>					
Tangible assets	13	1,745,250	-	1,745,250	1,500,480
Investments	14	562,907	-	562,907	468,201
		<u>2,308,157</u>	<u>-</u>	<u>2,308,157</u>	<u>1,968,681</u>
<b>CURRENT ASSETS</b>					
Stocks	15	1,117	-	1,117	600
Debtors	16	14,390	-	14,390	38,578
Cash at bank and in hand		63,248	8,467	71,715	98,662
		<u>78,755</u>	<u>8,467</u>	<u>87,222</u>	<u>137,840</u>
<b>CREDITORS</b>					
Amounts falling due within one year	17	(6,112)	-	(6,112)	(9,995)
<b>NET CURRENT ASSETS</b>		<u>72,643</u>	<u>8,467</u>	<u>81,110</u>	<u>127,845</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>2,380,800</u>	<u>8,467</u>	<u>2,389,267</u>	<u>2,096,526</u>
<b>NET ASSETS</b>		<u>2,380,800</u>	<u>8,467</u>	<u>2,389,267</u>	<u>2,096,526</u>
<b>FUNDS</b>	18				
Unrestricted funds				2,380,800	2,092,337
Restricted funds				8,467	4,189
<b>TOTAL FUNDS</b>				<u>2,389,267</u>	<u>2,096,526</u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31st March 2021.

The members have not required the company to obtain an audit of its financial statements for the year ended 31st March 2021 in accordance with Section 476 of the Companies Act 2006.

The notes form part of these financial statements

and we thank her for all her hard work over that time and we wish her well in her retirement.

Helen Cal Fernandez remains a key part of the BEAMS team mainly focusing on local authority casework while Emma Lauze works on heritage statements and stand-alone projects, which until recently she shared with Valerie Scott. Richard Threlfall continues as Chairman of the Board, and we are grateful for all his advice and encouragement throughout the year. Emma Lauze will become a Director of the Board following Valerie Scott's retirement. BEAMS is also grateful to the invaluable administrative support provided by Anne Haworth and to Dariel Lines for all her calm financial advice.

**Ms Emma Lauze  
Head of Conservation**

*85 Port Hill, Hertford*

## Historic Buildings at Risk

The HBPT and BEAMS, supported by District Councils, hold registers of buildings that are in urgent need of attention. If you require further information on any issues please contact the appropriate Planning or Conservation Departments through their switchboards

Broxbourne Borough Council (BBC)	01992 785555
Dacorum Borough Council (DBC)	01442 228583
East Hertfordshire Council (EHC)	01279 655261
Hertsmere Borough Council (HBC)	02082 072277
North Hertfordshire District Council (NHDC)	01462 474000
St Albans City & District Council (SAC&DC)	01727 866100
Stevenage Borough Council (SBC)	01438 242242
Three Rivers District Council (TRDC)	01923 776611
Watford Borough Council (WBC)	01923 226400
Welwyn Hatfield Borough Council (WHBC)	01707 357000

## HISTORIC ENGLAND

For further information on Buildings at Risk go to:

<https://historicengland.org.uk/listing/what-is-designation/>

## BUILDING AT RISK REPORT

The HBPT and BEAMS continue to monitor buildings that are at risk or require a new use and income. We aim to gather information from around the county and BEAMS can offer conservation advice as appropriate.

The majority of local authorities are members of HBPT Ltd and can report issues to Directors at the twice yearly Company Meetings. This is a useful forum for recording progress (or often lack of) rescue and restoration work.

Planning laws forbid the demolition of listed buildings; as a result many old buildings have remained but others have unfortunately slipped through the net.

### HERTFORDSHIRE BUILDING PRESERVATION TRUST LIMITED

#### STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT) FOR THE YEAR ENDED 31ST MARCH 2021

	Notes	Unrestricted funds £	Restricted funds £	2021 Total funds £	2020 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>					
Donations and legacies	3	43,055	9,032	52,087	76,639
Other trading activities	4	1,495	-	1,495	12,744
Investment income	5	110,700	-	110,700	106,373
<b>Total</b>		<b>155,250</b>	<b>9,032</b>	<b>164,282</b>	<b>195,756</b>
<b>EXPENDITURE ON</b>					
Charitable activities	6				
Forge Museum		54,163	7,840	62,003	45,365
Place House Hall		624	673	1,297	55,886
Windmill		1,129	270	1,399	6,238
Maintenance of Properties		112,115	-	112,115	79,236
Other	8	62,736	-	62,736	65,241
<b>Total</b>		<b>230,767</b>	<b>8,783</b>	<b>239,550</b>	<b>251,966</b>
<b>NET INCOME/(EXPENDITURE)</b>		<b>(75,517)</b>	<b>249</b>	<b>(75,268)</b>	<b>(56,210)</b>
Transfers between funds	18	(4,029)	4,029	-	-
Other recognised gains/(losses)					
Gains/(losses) on revaluation of fixed assets		368,009	-	368,009	(14,986)
<b>Net movement in funds</b>		<b>288,463</b>	<b>4,278</b>	<b>292,741</b>	<b>(71,196)</b>
<b>RECONCILIATION OF FUNDS</b>					
Total funds brought forward		2,092,337	4,189	2,096,526	2,167,722
<b>TOTAL FUNDS CARRIED FORWARD</b>		<b>2,380,800</b>	<b>8,467</b>	<b>2,389,267</b>	<b>2,096,526</b>

The notes form part of these financial statements



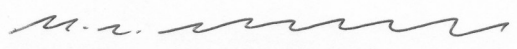
**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
HERTFORDSHIRE BUILDING PRESERVATION  
TRUST LIMITED**

**Independent examiner's statement**

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

1. accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act 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; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)).

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.

  
M R Hubbocks  
Wags LLP t/a Wagstaffs  
Richmond House  
Walkern Road  
Stevenage  
Hertfordshire  
SG1 3QP

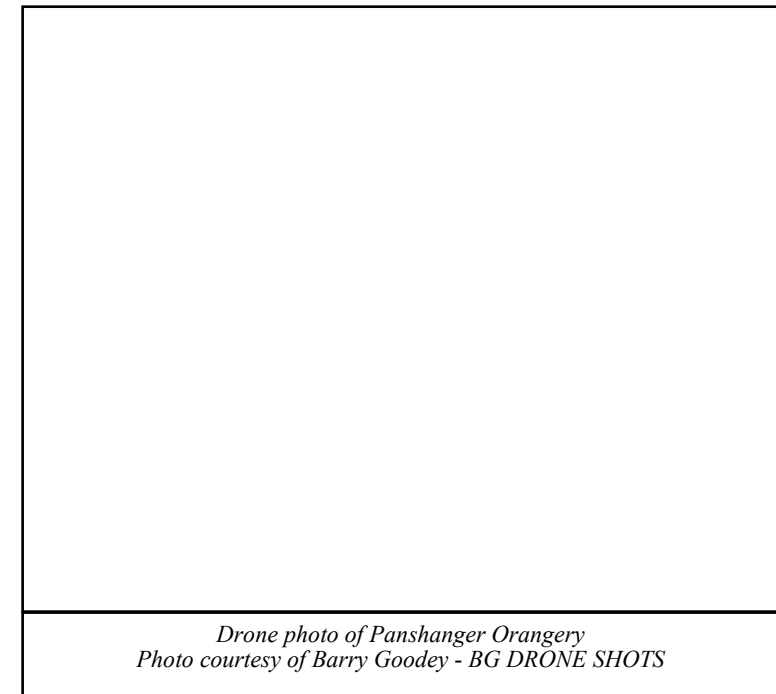
Date: 25th September 2021

Historic England publishes an Annual Risk Register of Grade I and Grade II\* buildings and historic parks. Several in the county are long term and remain unresolved.

## Hertfordshire's Buildings At Risk include:

**Broxbourne Borough Council:** Grade II\* Clay Barn, Theobalds Park Farm, Cheshunt (private owner) has virtually collapsed but with the listed Farmhouse and Long Barn are included in the Local Plan.

**East Herts Council:** Grade II 1850s ruined Orangery in Panshanger Park, Hertford (Tarmac) awaits plans for a use within the Country Park. The Grade II\* Humphry Repton park is on Historic England's At Risk Register.



Plans for an Art Hub at Hertford's former British Schools are progressing (HCC owned). The future of Grade II Mayor Ashley Webb's 1937 Summerhouse in the grounds of Hertford Castle remain unresolved (EHC owned) but the Norman Motte Grade I has been included in a scheme to enhance the grounds. 24-26 St Andrew Street, Hertford Grade II remains vacant and in poor condition. The future of the early 18th century Briggens House near Ware is uncertain but parts of Charles Bridgeman's landscape park remain and is listed on Historic England's At Risk Register. Olives Farm barns Grade II formerly part of Briggens Estate are in a poor state (City & Country owned). Old Church of St

Mary and All Hallows Thundridge Grade II\* (Diocese of St.Albans) - a local Action Group (TOCAG) was formed in 2019 to secure a future for the ruined remains and talks have resumed with Historic England.

**Hertsmere Borough Council:** Grade II Delrow Cottage, Bushey (private owner) at risk from c 1997.

**North Herts Council:** Buildings at Risk include Grade II Barn at Clothallbury near Baldock; Grade II the West Tithe Barn Pirton; Grade II Dovecote at Wymondley Bury; ruins of Grade II\* St Etheldeda's Church, Chesfield and the ruined Grade II Minsden Chapel, St Ippolis.

**St. Albans and District Council:** Grade II Old Parkbury House, Colney Street (Tarmac), originally 15<sup>th</sup>/16<sup>th</sup> century remains boarded up. Registered at risk in 1993.

**Three Rivers District Council:** Grade II\* late 14<sup>th</sup> century Croxley Great Barn (St. Joan of Arc School) remains at risk despite remedial works in recent years including SPAB volunteers. Its location prevents regular access or commercial use. Other buildings include an inappropriate extension to a Grade II cottage near Rickmansworth, a 16<sup>th</sup> c Grade II house in Rickmansworth where excess flooding has damaged the fabric and Oxley Hall near Bushey Grade II\* (Affinity Water) water damage caused by lack of maintenance of a timber framed building.

**Watford Borough Council:** Little Cassiobury (HCC) - essential repairs have been carried out by the Borough Council and returned to HCC. The Friends Group are working to seek a long term use. Kytes House, Watford Place and 97 High Street all Grade II may be buildings at risk.

We are always glad to learn of buildings no longer at Risk.

132 Piccotts End Cottage, north of Hemel Hempstead Grade I (private owners) has rare 15th century wall paintings. The cottage is hopefully no longer at risk but is open for visits. For details contact [info@piccottsendpaintings.uk](mailto:info@piccottsendpaintings.uk)

**Dorothy Abel Smith**  
**Chairman**

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
HERTFORDSHIRE BUILDING PRESERVATION  
TRUST LIMITED

Independent examiner's report to the trustees of Hertfordshire Building Preservation Trust Limited ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31st March 2021.

**Responsibilities and basis of report**

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5) (b) of the 2011 Act.

**HERTFORDSHIRE BUILDING PRESERVATION  
TRUST LIMITED**

**REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31ST MARCH 2021**

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Recruitment and appointment of new trustees**

The method of recruiting new Trustees for the Trust is by way of advertising on the Reach Volunteering Website.

**Organisational structure**

The organisation is a charitable company limited by guarantee, incorporated on 3 December 1963. The company was established under a Memorandum of Association which established the objects and powers of the charitable company and is governed under its Articles of Association. The Trustees/Directors, who are elected and co-opted under the terms of the Articles of Association, determine the general policy of the company and all major management matters.

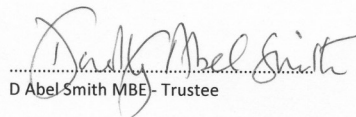
Mr D A Emmott is resigning as a director. The directors now retiring by rotation in accordance with Article 45 are J Nichols and D Abel Smith who, being eligible, offer themselves for re-election.

**Governance and internal control**

The Trust has set up a committee to advise on property related matters and valuations for accounting purposes. The committee work closely with the Trust's managing agents. The committee was established in house to keep charity costs to a minimum, all members of the committee have knowledge of the properties held by the Trust.

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

Approved by order of the board of trustees on September 21<sup>st</sup> and signed on its behalf by:  
2021.

  
D Abel Smith MBE - Trustee



WILLIAMSON  
DACE | BROWN

**MANAGING AGENT'S REPORT**

Despite the ongoing issues with the Covid-19 Pandemic we have not been sitting on our hands!

Cromer Windmill has had major works carried out on the step string, fan carriage and braces together with fan tail repairs. The steps have been decorated together with other minor repairs to other areas of the Mill. All of this work has been over seen by Robin Webb to whom we are very grateful for his close attention and counsel. All of these works will enhance the visitor experience for the opening again in 2022.

At Dewhurst St Mary, we are pleased to report no further dry rot outbreaks to the Dining Hall following partial renewal of the floor last year.

In Much Hadham, this has been a year of consolidation for the cottages, this was not so for the Museum. Floor repairs were required which involved complete stripping out for works to replace the serious woodworm attack on the floor joists to the cellar. In addition, complete electrical wiring was carried out to the Forge, Museum and tearoom. The next phase of completing the upgrading and renewal of the fire alarm system is due to be completed by the end of this year. The Castle Cottages that are owned by the HBPT have again received minor repairs as would be expected of buildings of their age. The garages have been redecorated and further decoration is due to take place next spring subject, as ever, to the weather.

Whilst it is vital that these buildings are preserved for the future it is also necessary to continue to maintain them in good condition in order to ensure that the best possible rents can be achieved.

The ongoing income from the rents assists the HBPTs resources and it is considered unlikely that in the foreseeable future any sales of the HBPT properties will be required to fund ongoing maintenance work.

We very much look forward to another year acting on behalf of the HBPT undertaking the ongoing management and conservation of these valued properties.

**Katherine E C Dace RD BSc FRICS  
WILLIAMSON DACE BROWN**

# PART TWO

REGISTERED COMPANY NUMBER:00783226 (England and Wales)  
REGISTERED CHARITY NUMBER :232686

## REPORT OF THE TRUSTEES AND

UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2021

FOR

HERTFORDSHIRE BUILDING PRESERVATION  
TRUST LIMITED

Wags LLP t/a Wagstaffs  
Richmond House  
Walkern Road  
Stevenage  
Hertfordshire  
SG1 3QP

HERTFORDSHIRE BUILDING PRESERVATION  
TRUST LIMITED

## REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31ST MARCH 2021

The Trust's central administration costs this year totalled £69,000 an increase on 2020's £54,100.

Alongside the General Fund, we maintain a series of Restricted or Special Purpose Funds, enabling us to undertake particular projects of conservation and restoration of our public properties underlining the vibrant life of the Trust inside the community. This year funds were sought for restoration to Cromer Windmill, the ladder and fantail assembly required essential repairs and redecoration and re-alignment of wind shaft neck bearing was needed. This year £9,032 (2020: £30,250) was raised in grants and donations for restricted purposes, and £8,783 was spent (2020: £42,507). Restricted Funds carried forward therefore amount to £8,467 (2020: £4,189).

In February the collaboration with the Hadhams History Society at the Much Hadham Forge Museum came to an end when the Society opened their own bank account, funds were transferred and the Trust managed bank account closed.

### FINANCIAL REVIEW

#### Financial position

Incoming resources in the year were £164,282 (2020: £195,756).

A deficit of £75,268 was made in the year (2020: £56,210 deficit). At 31 March 2021 total funds were £2,389,267 (2020: £2,096,526), of which £2,380,800 (2020: £2,092,337) represented general unrestricted funds.

#### Investment policy

The Trust's policy for its investment in property is to maximize its gross rents, delegating management to professional property managers, while maintaining its value and historic character through appropriate care and maintenance. The Trust's policy for its portfolio investments is to place them with an experienced investment management house specialising in charitable fund investment, so as to generate a growing income whilst preserving the real value of capital. The Trust's policy for its liquid assets, where they are available for investment, is to place them in highly secure instant access deposit accounts as offered to registered charities by CCLA Investment Management Ltd. At the board meeting on 16th March 2021 Directors agreed to transfer 30% of their investment from the COIF Charities Investment Fund to the COIF Charities Ethical Investment Fund.

#### Reserves

It is the policy of the Trust to maintain sufficient reserves to meet the planned refurbishment costs of its properties (which are properties of historical or architectural interest or of beauty). It is also the policy of the Trust to maintain reserves for the acquisition, with other interest parties, of such properties that are at risk, in order that they may be restored and then either retained or disposed of.

### STRUCTURE, GOVERNANCE AND MANAGEMENT

#### Governing document

The charity is controlled by its governing document, a deed of trust, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.



**HERTFORDSHIRE BUILDING PRESERVATION  
TRUST LIMITED**

**REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31ST MARCH 2021**

**ACHIEVEMENT AND PERFORMANCE**

**Review of activities and achievements**

In the year under review the COVID-19 pandemic had a massive global impact to which the Trust was not immune. Although hindered, monthly board meetings could not be face to face so took place via Zoom, it was largely able to continue its programmes to maintain and improve the historic buildings in its ownership, to ensure they would once again be able to play a useful role in their communities when lockdown restrictions end.

The Trust's activities fall into several distinct categories, which have enjoyed differing fortunes this year.

Our main source of income remains our residential and commercial property holdings, comprising interesting historic and listed buildings in the County entrusted to us. Gross rents were £94,472 (up from 2020's £89,978).

The three most interesting properties in our care were the most affected by the pandemic; the Much Hadham Forge Museum Grade II\* listed and the preserved windmill at Cromer Grade II\* listed were both closed for the entire season and Place House Hall, Grade I listed, Ware was only able to open for three months with restrictions. Income for the Windmill was nil but the Much Hadham Forge Museum and Place House Hall both qualified for Local Restrictions Support Grants from East Herts Council so this year income was £41,976 (2020: £12,744); although extremely welcome and helpful, income from these grants fell well short of the total costs incurred in maintaining, staffing and generally cherishing these venerable edifices.

Our heritage planning consultancy, BEAMS Ltd, was also hit hard by the pandemic as there was very little work they were able to undertake during lockdown. Site visits were not allowed and libraries and archives were closed. New Head of Conservation, Emma Lauze continued to carry out the small amount of work that came in while the rest of the team were on furlough, followed by flexi furlough, so BEAMS could claim the Job Retention Scheme grants. In November BEAMS reluctantly made one staff member redundant. In March 2021, as restrictions started to ease and more work came in, our small team of conservation consultants resumed work in planning departments of Local Authorities as well as advising private clients and developers on progressing their more heritage-sensitive plans. BEAMS has this year been unable to pledge any donation to the Trust's General Fund (2020: £34,000). BEAMS recorded billings over the year of £41,364 (2020: £159,500).

Other important contributors to the General Fund should also be mentioned.

The investments of the Miss Mary Aughton Fund again produced a very useful £16,228 of dividend and interest income. Over the year to 31 March 2021 the value of our holdings increased by £94,706 (2020: decreased £14,986) which is very pleasing in the light of the rest of our income for the year which has fallen due to the pandemic.

The annual subscriptions we continue to receive from corporate, society and individual subscribers are enormously helpful in sustaining our operations by helping offset core costs, and serve as a reminder to Directors of the widespread support in the County for the work we do. Sadly, we no longer receive support for our core costs from Council sources (for well publicised reasons), but individual councillors are often ready to help with specific appeals within their remit.

**HERTFORDSHIRE BUILDING PRESERVATION  
TRUST LIMITED**

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FOR THE YEAR ENDED 31ST MARCH 2021**

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**HERTFORDSHIRE BUILDING PRESERVATION  
TRUST LIMITED**

**REFERENCE AND ADMINISTRATIVE DETAILS  
FOR THE YEAR ENDED 31ST MARCH 2021**

<b>TRUSTEES</b>	D Abel Smith MBE (Chairman) R H Threlfall (Vice Chairman) T M Bell J M Nicholls R A C Thake J G L Browne T Emmott R S Phillips (appointed 16/06/20)
<b>COMPANY SECRETARY</b>	R A Jameson
<b>REGISTERED OFFICE</b>	The Castle Hertford Hertfordshire SG14 1HR
<b>REGISTERED COMPANY NUMBER</b>	00783226 (England and Wales)
<b>REGISTERED CHARITY NUMBER</b>	232686
<b>INDEPENDENT EXAMINER</b>	Wags LLP t/a Wagstaffs Richmond House Walkern Road Stevenage Hertfordshire SG1 3QP

**HERTFORDSHIRE BUILDING PRESERVATION  
TRUST LIMITED**

**REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31ST MARCH 2021**

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31st March 2021. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

**OBJECTIVES AND ACTIVITIES**

**Charitable objects**

The objects of the trust are to preserve buildings of special beauty or special historic or architectural interest in the County of Hertfordshire, and in encouraging others to do so, and when required, giving advice and assistance with the preservation of Listed Buildings.

**Public benefit**

The Trustees have complied with the duty in section 4 of the Charities Act 2011 and have regard to the public benefit guidance as issued by the Charity Commission as shown in the objectives above.

The Trust seeks to provide cultural, social and educational benefit to the people in the County of Hertfordshire, through: -

- Preserving buildings of architectural and historic importance;
- Helping to rescue buildings at risk;
- Organising conservation seminars, exhibitions and visits;
- Providing learning and outreach programmes for young people; and
- Managing two heritage museums and a medieval hall.





*Manor Farmhouse Walkern ; subject of a BEAMS' heritage statement*



*BEAMS produced a Heritage Statement for Woodlands, Benington*

**THE HBPT & BEAMS' PHOTO ALBUM 2020/2021**

**Repairs to Cromer Windmill**



*Left: the major area of rot in the left hand ladder string  
Right: one of the decayed sections cut off and removed*

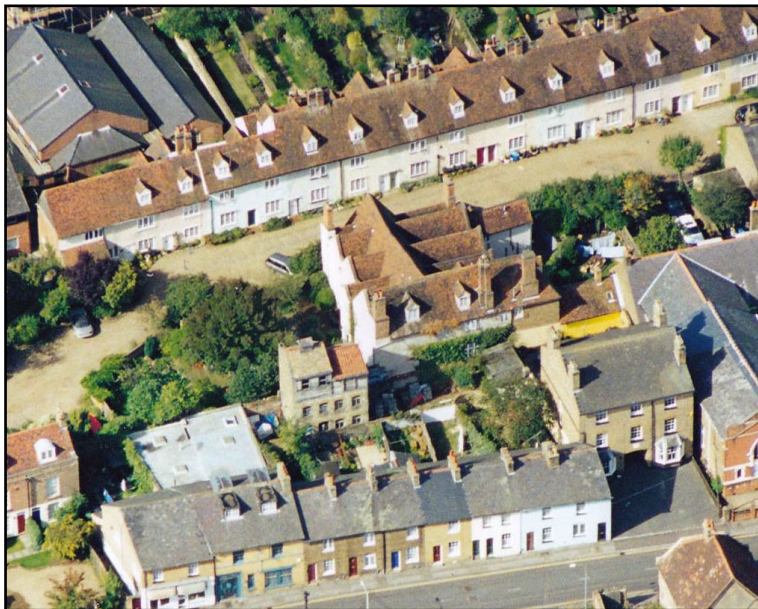


*Left: the joint between the replacement section and the original string, before painting  
Right: after painting*  
  
*Photographs by Bill Griffiths, Millwright*





*Wonderful to welcome hirers (a Craft Group) back to Place House Hall*



*An aerial shot of Place House and Bluecoat Yard*



*A novelty gramophone needle-topper - a recent acquisition for Much Hadham Forge Museum*



*The exhibition at Much Hadham Forge Museum "Why paint a wall?"*