

# Hertfordshire Building Preservation Trust

## *Annual Report and Financial Statements 2022/2023*



## CELEBRATING 60 YEARS OF:

- 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

## A 60th Jubilee History of Hertfordshire Building Preservation Trust Ltd



and

## A 30th Jubilee History of BEAMS Ltd



*Front cover of the book published to celebrate  
the diamond jubilee of HBPT and the pearl jubilee of BEAMS*



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

**President:**

**The Countess of Verulam CVO**

**Front cover:**

left, Cromer Windmill, (photo courtesy of Merlin Flying Cameras)  
right, inside Place House Hall

**HERTFORDSHIRE BUILDING PRESERVATION  
TRUST LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31ST MARCH 2023**

**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	159,501	(202,476)	47,802	4,827
<b>Restricted funds</b>				
Forge Museum & Place House Hall Projects				
	-	(2,893)	-	(2,893)
Hadhams History Society	121	-	-	121
	121	(2,893)	-	(2,772)
<b>TOTAL FUNDS</b>	<b>159,622</b>	<b>(205,369)</b>	<b>47,802</b>	<b>2,055</b>

**19. RELATED PARTY DISCLOSURES**

There were no related party transactions in the year ended 31st March 2023 (2022: 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.

**HERTFORDSHIRE BUILDING PRESERVATION  
TRUST LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31ST MARCH 2023**

**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	168,589	(247,441)	(25,034)	(103,886)
<b>Restricted funds</b>				
Forge Museum & Place House Hall Projects	2,744	(2,640)	-	104
<b>TOTAL FUNDS</b>	<u>171,333</u>	<u>(250,081)</u>	<u>(25,034)</u>	<u>(103,782)</u>

**Comparatives for movement in funds**

	At 1/4/21 £	Net movement in funds £	Transfers between funds £	At 31/3/22 £
<b>Unrestricted funds</b>				
General fund	1,905,800	4,827	1,007	1,911,634
Mary Aughton	475,000	-	-	475,000
	<u>2,380,800</u>	<u>4,827</u>	<u>1,007</u>	<u>2,386,634</u>
<b>Restricted funds</b>				
Forge Museum & Place House Hall Projects	8,467	(2,893)	(1,007)	4,567
Hadhams History Society	-	121	-	121
	<u>8,467</u>	<u>(2,772)</u>	<u>(1,007)</u>	<u>4,688</u>
<b>TOTAL FUNDS</b>	<u>2,389,267</u>	<u>2,055</u>	<u>-</u>	<u>2,391,322</u>

# PART ONE

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# PART TWO

# 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 9th November 2023**

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 2023
- 3 ELECTING THE DIRECTORS
- 4 APPOINTING INDEPENDENT EXAMINERS

**R A JAMESON**  
*Company Secretary*

After the meeting Luke Wormald, Head of East Region and Infrastructure  
at Historic England will give a talk.

*Then light refreshments will be served*

## HERTFORDSHIRE BUILDING PRESERVATION TRUST LIMITED

### NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31ST MARCH 2023

15. STOCKS		2023	2022
		£	£
	Stocks	<u>153</u>	<u>88</u>
16. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR		2023	2022
		£	£
	Trade debtors	4,140	13,463
	Amounts owed by group undertakings	18,000	1,787
	Other debtors	3,000	3,000
	Prepayments and accrued income	10,185	9,364
		<u>35,325</u>	<u>27,614</u>
17. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR		2023	2022
		£	£
	Social security and other taxes	2,883	2,424
	Other creditors	1,832	2,186
	Accruals and deferred income	6,331	4,877
		<u>11,046</u>	<u>9,487</u>
18. MOVEMENT IN FUNDS			
		At 1/4/22	At 31/3/23
		£	£
	Unrestricted funds		
	General fund	1,911,634	1,807,748
	Mary Aughton	475,000	475,000
		<u>2,386,634</u>	<u>2,282,748</u>
	Restricted funds		
	Forge Museum & Place House Hall Projects		
		4,567	4,792
	Hadhams History Society	121	-
		<u>4,688</u>	<u>4,792</u>
	TOTAL FUNDS	<u>2,391,322</u>	<u>2,287,540</u>



**HERTFORDSHIRE BUILDING PRESERVATION  
TRUST LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31ST MARCH 2023**

**14. FIXED ASSET INVESTMENTS**

	Shares in group undertakings £	Listed investments £	Totals £
<b>MARKET VALUE</b>			
At 1st April 2022	9,900	600,808	610,708
Movement in Market Value	-	(25,034)	(25,034)
Reclassification/transfer	-	(29,998)	(29,998)
At 31st March 2023	9,900	545,776	555,676
<b>NET BOOK VALUE</b>			
At 31st March 2023	9,900	545,776	555,676
At 31st March 2022	9,900	600,808	610,708

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:

**Beams Limited**

Registered office:

Nature of business: Heritage property services

Class of share:	% holding
Ordinary	100

	31/3/23 £	31/3/22 £
Aggregate capital and reserves	13,695	11,528
Profit for the year	2,167	4,273

**OFFICIALS OF THE HBPT**

**CHAIRMAN**

Miss Dorothy Abel Smith MBE

**INDEPENDENT EXAMINERS**

Menzies LLP

**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

**INDEPENDENT BOOKKEEPER**

Ms Dariel Lines

**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 Andrew Rixon, Mr Ben Freeman &  
Mr Alan Hickman

**LOCAL AUTHORITIES**

**Broxbourne Borough Council**

Cllr Gordon Nicholson

**Dacorum Borough Council**

Vacancy

**East Herts Council**

Cllr Steven Watson

**Hertsmere Borough Council**

Cllr Rebecca Challice

**North Herts District Council**

Cllr David Levett

**St Albans City & District Council**

Cllr Ed Moore

**Three Rivers District Council**

Cllr Jon Tankard

**Watford Borough Council**

Cllr Peter Jeffree

The HBPT is grateful for support from the following:

### CORPORATE SUBSCRIBERS

Between Time Conservation Builders      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 D S Allard	Mr M Henn	Mr A Sangster
Cllr Mrs P Ballam	Mr E James	Mr & Mrs J K Strowger
Mr J Cartledge	Mrs P King	Mr R H Threlfall
Mr & Mrs G Clark	Mr D Laing	Mr G Tite
Mr P Clark	Mr & Mrs M A Lavis	Mr R Tite
Mrs F Dimsdale	Mr R Linard	Mr N Tufton
Mr T Emmott	Dr J Longmore	Mr J M Watson
Ms L M Foster	Mr A Oliver	Ms F Weal &
Mr I Frearson	Mr J Pepper	Mr S Walkington
Mrs H Gibson	Mr R S C Phillips	Mr & Mrs R Williams
Mr D Godfrey-Evans	Mrs J Pitman	Mrs S A Windmill
Mr Peter Hayes	Mr M Prosser	Mr J Wing
Dr M Hemming	Mr A Rixon	

**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 2023

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

	Unrestricted funds £	Restricted funds £	Total funds £
<b>TOTAL FUNDS CARRIED FORWARD</b>	<b>2,386,634</b>	<b>4,688</b>	<b>2,391,322</b>

#### 13. TANGIBLE FIXED ASSETS

	Freehold property £	Fixtures and fittings £	Totals £
<b>COST</b>			
At 1st April 2022 and 31st March 2023	<b>1,745,250</b>	<b>2,900</b>	<b>1,748,150</b>
<b>DEPRECIATION</b>			
At 1st April 2022	<b>34,905</b>	<b>2,900</b>	<b>37,805</b>
Charge for year	<b>34,905</b>	<b>-</b>	<b>34,905</b>
At 31st March 2023	<b>69,810</b>	<b>2,900</b>	<b>72,710</b>
<b>NET BOOK VALUE</b>			
At 31st March 2023	<b>1,675,440</b>	<b>-</b>	<b>1,675,440</b>
At 31st March 2022	<b>1,710,345</b>	<b>-</b>	<b>1,710,345</b>

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

**HERTFORDSHIRE BUILDING PRESERVATION  
TRUST LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31ST MARCH 2023**

**11. STAFF COSTS**

	2023	2022
	£	£
Wages and salaries	<u>70,484</u>	<u>68,410</u>
	<u>70,484</u>	<u>68,410</u>

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

	2023	2022
	<u>2</u>	<u>2</u>

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

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

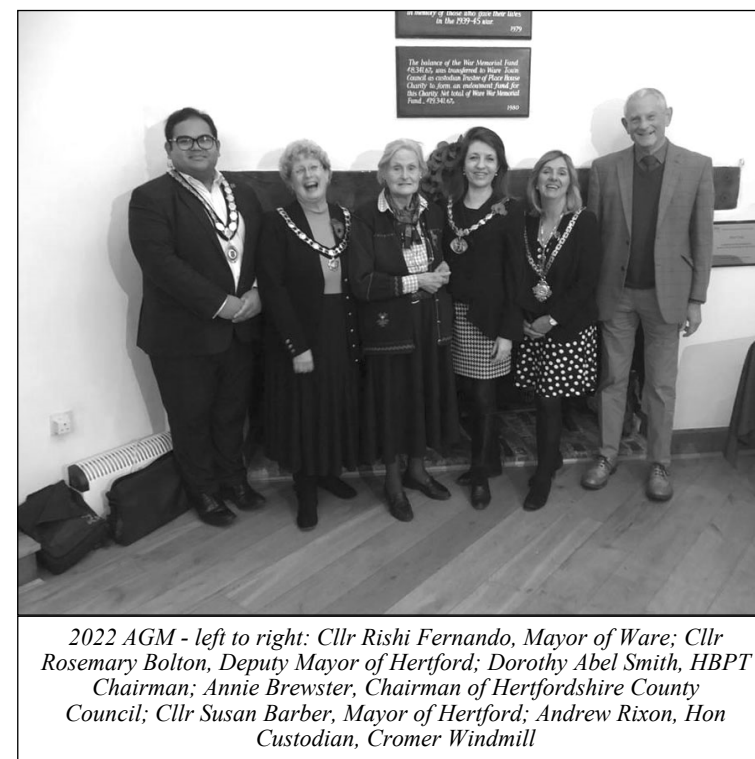
	Unrestricted funds £	Restricted funds £	Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>			
Donations and legacies	29,995	121	30,116
Other trading activities	8,242	-	8,242
Investment income	<u>121,264</u>	<u>-</u>	<u>121,264</u>
<b>Total</b>	<u>159,501</u>	<u>121</u>	<u>159,622</u>
<b>EXPENDITURE ON</b>			
<b>Charitable activities</b>			
Forge Museum	-	2,893	2,893
Property costs	142,257	-	142,257
Other	<u>60,219</u>	<u>-</u>	<u>60,219</u>
<b>Total</b>	<u>202,476</u>	<u>2,893</u>	<u>205,369</u>
<b>NET INCOME/(EXPENDITURE)</b>	(42,975)	(2,772)	(45,747)
Transfers between funds	1,007	(1,007)	-
Other recognised gains/(losses)			
Gains on revaluation of fixed assets	<u>47,802</u>	<u>-</u>	<u>47,802</u>
<b>Net movement in funds</b>	<u>5,834</u>	<u>(3,779)</u>	<u>2,055</u>
<b>RECONCILIATION OF FUNDS</b>			
Total funds brought forward	2,380,800	8,467	2,389,267

## CHAIRMAN'S REPORT

2023 we celebrate the HBPT's 60 years and BEAMS's 30 years!

This is an important milestone for any small organisation to have survived all these years and for the gratification of knowing that so many buildings in the county have been rescued from decay and demolition. Without the HBPT's intervention they could have been lost for ever. This is due to the way that Directors, Staff and Volunteers and all who have supported the HBPT in the past and continue to do so. They have ensured that the administration and financial affairs continue well. However careful budgeting has been the alarming cost of maintenance, insurance and salaries are a serious cause for concern. The upkeep of the HBPT's own properties is a prime objective.

The 2022 Annual General Meeting took place on November 10<sup>th</sup> at Place House, Ware. This was followed with a talk by the Welwyn Architect Francesca Weal.



Full reports from each department are included in this Annual Report but I would like to thank everyone who has cared for and supported the HBPT and BEAMS Ltd this last year.

First the Directors - Richard Threlfall, Vice Chairman of HBPT, Chairman of BEAMS Ltd and long-standing architectural advisor. John Nicholls, long standing Director, Richard Thake who represents Hertfordshire County Council. Tim Bell has long experience of investment funding for charities. Jeremy English has assisted at Much Hadham Forge Museum with regular safety inspections. Imran Tunio has represented the HBPT on the Place House Management Committee.

Cromer Windmill, the last remaining post mill in the county continued well but constantly requires maintenance work. Honorary Custodians are Andrew Rixon, Ben Freeman with Alan Hickman who remains as Honorary Treasurer. They are ably supported by volunteers without whom the Mill could not open.

Cristina Harrison, resident Curator at Much Hadham Forge Museum with a small number of volunteers have worked with determination to publicise the museum with an Annual Exhibition and events and to fundraise for the proposed new Museum Store. The Forge first established in 1811 is leased to Richard Maynard, Artist Blacksmith.

Place House Hall has had a successful year with regular and ad hoc hirings and private events. This is due to Anne Haworth who has worked tirelessly to encourage new hirers and to seek income. A licence was granted to hold Civil Marriage Ceremonies which we hope will become popular.

Anne has been the HBPT's Administrator at Hertford Castle for twenty years. She is the sole member of staff there and carries out an immense amount of work for the general administration of the HBPT and BEAMS Ltd and is central to the computerised financial system.

BEAMS Ltd suffered badly during Covid-19 but has now picked up with new enquiries and more work coming in. This is encouraging for Emma Lauze as Head of Conservation who is ably assisted by Helen Cal-Fernandez. Surplus income from BEAMS Ltd provided vital funding for HBPT. Statutory Conservation Advice was given to some local authorities and ad hoc work to others in Hertfordshire and beyond.

Williamson Dace Brown has been the HBPT's Managing Agent since 2004. In difficult circumstances they have carried out general administration and maintenance of the HBPT's portfolio of buildings but always mindful of the cost. I would like to thank Mrs Katherine Dace as Senior Partner and her staff for their professional approach and who value the nature of old listed buildings. The HBPT owns five buildings which between them incorporate nineteen areas to care for.

I must thank Robert Jameson, Honorary Company Secretary since the early

## HERTFORDSHIRE BUILDING PRESERVATION TRUST LIMITED

### NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31ST MARCH 2023

#### 7. DIRECT COSTS OF CHARITABLE ACTIVITIES

	2023	2022
	£	£
Staff costs	35,610	33,685
Direct costs	119,519	76,560
Depreciation	34,905	34,905
	<u>190,034</u>	<u>145,150</u>

#### 8. OTHER

	2023	2022
	£	£
Support costs	60,047	60,219
	<u>60,047</u>	<u>60,219</u>

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

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

	2023	2022
	£	£
Depreciation - owned assets	34,905	34,905
	<u>34,905</u>	<u>34,905</u>

#### 10. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31st March 2023 nor for the year ended 31st March 2022.

##### Trustees' expenses

There were no trustees' expenses paid for the year ended 31st March 2023 nor for the year ended 31st March 2022.



**HERTFORDSHIRE BUILDING PRESERVATION  
TRUST LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31ST MARCH 2023**

<b>3. DONATIONS AND LEGACIES</b>	<b>2023</b>	<b>2022</b>
	£	£
Donations	<b>19,450</b>	7,192
Grants	<b>3,244</b>	22,924
	<b>22,694</b>	30,116
<b>4. OTHER TRADING ACTIVITIES</b>	<b>2023</b>	<b>2022</b>
	£	£
Income from Forge Museum, Cromer Mill and Place House Hall	<b>18,582</b>	8,242
<b>5. INVESTMENT INCOME</b>	<b>2023</b>	<b>2022</b>
	£	£
Rents received	<b>112,922</b>	104,700
Deposit account interest	<b>141</b>	14
Income from investments	<b>16,994</b>	16,550
	<b>130,057</b>	121,264
<b>6. CHARITABLE ACTIVITIES COSTS</b>		Direct Costs (see note 7)
		£
Place House Hall		<b>2,640</b>
Property costs		<b>187,394</b>
		<b>190,034</b>

1980s for his constant support and advice. For some years he was a Volunteer Guide at Cromer Windmill.

Daniel Lines, the Independent Bookkeeper who ably took on the role following Duncan Brand's death in 2019 and Mrs Angel Watt's retirement in 2022. All of us who work with her are grateful for her patience and understanding of the HBPT's finances. The accountants Menzies LLP (formerly Wagstaffs) were the Independent Examiners for the Annual Accounts.

I would like to acknowledge the support that Local Authorities give. The majority of councils nominate an elected councillor to represent them on HBPT Ltd and have the sole voting rights at Annual General Meetings.

Council, Corporate, Individual and Society Subscribers play an important role through their subscriptions, donations, legacies and practical help throughout the year. Each year I repeat my thanks for their friendship, good humour and determination.

We face an unknown future but the HBPT has survived highs and lows for 60 years so we must remain confident and assist wherever we can to preserve Hertfordshire's fragile heritage.

**Dorothy Abel Smith,  
Chairman**

**Peter Ruffles MBE** (pictured on page 25) has been a supporter of the HBPT since 1972. A true champion of Heritage and was, from 1976, appointed by East Herts Council to represent them on HBPT Ltd until 2023. Hertfordshire born and bred, he has served as a County Councillor, East Herts Councillor and a Hertford Town Councillor. Affectionally known as 'Mr Hertford' his knowledge and love of Hertford is immense. He always came well prepared to the HBPT's Company meetings and sought out listed buildings within the local authority for action or addition to the Buildings At Risk Register. He has photographed, written and lectured on Hertford's long history.

He has been involved at Cromer Windmill as a Volunteer Guide since the early 1990s and still continues. Peter and I have known one another from early childhood and our paths have happily crossed many times over the years.

## **CROMER WINDMILL REPORT**

Cromer Windmill had a successful year this year, which saw the sails repainted. Sadly, the mill looked rather scruffy when first opened as the previous painting has not weathered well, but the year ended with the sails looking fine and fresh, but the buck really could do with a fresh coat of paint and does contrast with the sails.

Before the mill opened to the public, on Sunday 19th March, Mothering Sunday, there was a special visit by the Mayor of Hertford, Councillor Sue Barber, with her family, two Ardeley councillors and Dorothy Abel Smith, the HBPT's chairman. Several volunteers came, including family members and two potential new volunteers. Ben Freeman brought his two little boys with him, giving some representation from the youngest generation, in their case two very keen young millers. Being on top of the hill the mill is probably the coldest place in the parish of Ardeley, but there was no rain so the party were able to enjoy being at the mill and seeing its workings. As it was still wintry a hot drink was made available to stave off the cold. A good time was had by all, and the exercise generated some publicity for the mill, with an article in the Hertfordshire Mercury. (pictured page 25)

During this visit it was obvious that the sails were the most urgent task, and ideally it would have been done before opening, but this was not possible. The contract was agreed and awarded to Ricky Nevel, who has done work for HBPT before. Unfortunately, due to work commitments and a problem with his health leading to his not being able to drive for a time, it had to be postponed until August. As the work was done during the week it did not interfere with the visitors, but he had to store his equipment in the area used to show the visitors a video. This really made no difference as we just did not refer to the video and visitors were able to explore the mill as usual and have the usual tour. First the team had to clean the sails. They took the shutters down to be cleaned separately and used a pressure washer to clean the accumulated grime and algae from the sails themselves. Fortunately, Mike Birch, who lives by the mill, let them use his outside tap as there is no water at the mill. To get to the sails they used a cherry picker, which had to be brought onto the site.

They finished the job at the end of August, including lubricating the striking gear, and Robin Webb was able to report that they had done a very good job. As a result, September visitors were able to see the mill with fresh, gleaming sails, and the volunteers could turn the sails for them and operate the striking gear.

We managed to get some nicer folding chairs for the visitors to use when watching the video, and in September the lighting was replaced, and it is now much more satisfactory, and indeed safer, as the former halogen lights tended to trip the fuses and tended to get very hot. However, the buck still looks rather shabby, with paint beginning to flake off in places, and we really need to

## **HERTFORDSHIRE BUILDING PRESERVATION TRUST LIMITED**

### **NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31ST MARCH 2023**

#### **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 2023**

**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.



*Cromer Windmill grade II\**

consider repainting it next year. We may also have to consider security, possibly with an outside light, as some children climbed over the fence, breaking a rung, and threw a brown Cromer Windmill road sign into the grounds, but they did not get into the mill itself.

The windmill is closed now, but during the year there were 240 adult visitors and 87 children. There were two special visits, a group of girl guides from Letchworth staying at the Cottered Guide Centre came just after the mill opened, and there was also an evening visit by the Buntingford Railway & Local History Society

**Andrew Rixon,  
Honorary Custodian**

Thank you to our marvellous team of Guides:

**Mike Bishop, Jeremy Ewen, Lorna Ewen, Ben Freeman, Alan Hickman,  
Derek Martindale, Ian Prosser, Andrew Rixon, Peter Ruffles, Robin Webb  
Ken Weeks, Peter Williamson**





## MUCH HADHAM FORGE MUSEUM

Due to a short season in 2021, we decided to keep our exhibition “*Why Paint a Wall?*” on display in the Jean Page Room. The exhibition explored the wider family story of the Newces, whose family arms feature in the C 16<sup>th</sup> wall paintings within Forge House. We are delighted that academics are starting to request free hi-res images of the paintings for their research and publications, and they feature in a new book “*Tudor Liveliness*” by Dr. Christina Faraday.

During the summer term, we hosted three work experience students from local schools, who helped us to create an online survey to find out the views of local people about the museum and its collections. Having recently been donated some wonderful cross-stitch pictures featuring houses in the village, the students used them to create a Summer Trail, sponsored by Great Hadham Golf Club. The winners enjoyed a round of golf and lunch for four.

We celebrated the late Queen’s Jubilee with an art activity attended by twenty four local children to make Jubilee Jigsaws (pictures opposite). This year also saw the return of Busy Weeks at the start of the school holidays; the museum hosted three pottery painting workshops with forty eight children attending. There was something for the adults too as our popular wreath-making workshops made a sold-out return. We welcomed Santa for the annual Grotto and introduced a mini Christmas market with six local crafts selling and gaining commissions.

The new year brought amazing news as we were selected by UCAN Uttlesford to partner with a Corporate volunteer team from the Procurement and Capital Development teams at MAGS@Stansted. They spent four days at the museum, splitting the time between two teams of four people. They have re-fitted our shop wall, redecorated inside the annual exhibition gallery and tea-room and even painted the outside of the building too! (pictured page 24)

Work continued across the year to develop a new Forward Plan for the museum, to conserve the collections, refresh the displays and develop the current exhibition “*Hadham Towers and the Extraordinary Doll family*”, showing until 10<sup>th</sup> December 2023. The Curator has been helped by several new volunteers who attend on Fridays and weekends to help. We are extremely grateful to Keith

HERTFORDSHIRE BUILDING PRESERVATION  
TRUST LIMITED (REGISTERED NUMBER: 00783226)

STATEMENT OF FINANCIAL POSITION - continued  
31ST MARCH 2023

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 19th September 2023 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 2023**

	Notes	Unrestricted funds £	Restricted funds £	2023 Total funds £	2022 Total funds £
<b>FIXED ASSETS</b>					
Tangible assets	13	1,675,440	-	1,675,440	1,710,345
Investments	14	555,676	-	555,676	610,708
		<u>2,231,116</u>	<u>-</u>	<u>2,231,116</u>	<u>2,321,053</u>
<b>CURRENT ASSETS</b>					
Stocks	15	153	-	153	88
Debtors	16	35,325	-	35,325	27,614
Cash at bank		27,200	4,792	31,992	52,054
		<u>62,678</u>	<u>4,792</u>	<u>67,470</u>	<u>79,756</u>
<b>CREDITORS</b>					
Amounts falling due within one year	17	(11,046)	-	(11,046)	(9,487)
<b>NET CURRENT ASSETS</b>		<u>51,632</u>	<u>4,792</u>	<u>56,424</u>	<u>70,269</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>2,282,748</u>	<u>4,792</u>	<u>2,287,540</u>	<u>2,391,322</u>
<b>NET ASSETS</b>		<u>2,282,748</u>	<u>4,792</u>	<u>2,287,540</u>	<u>2,391,322</u>
<b>FUNDS</b>	18				
Unrestricted funds				2,282,748	2,386,634
Restricted funds				4,792	4,688
<b>TOTAL FUNDS</b>				<u>2,287,540</u>	<u>2,391,322</u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31st March 2023.

The members have not required the company to obtain an audit of its financial statements for the year ended 31st March 2023 in accordance with Section 476 of the Companies Act 2006.

The notes form part of these financial statements

Hutley, Christine Clayton, and youth volunteer Will Jeffries who chose to stay on after completing his Duke of Edinburgh volunteer placement. To help the museum implement future plans and fundraise for a new artefact store, please donate at <https://bit.ly/MuseumGift>

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

Answerphone: 01279 843301

Mobile: 07483 113345 Website: [www.hadhammuseum.org.uk](http://www.hadhammuseum.org.uk)

Twitter / Facebook / Instagram / TikTok / YouTube / Threads:  
@HadhamMuseum

**Cristina Harrison,  
Curator**



*Jeshua with his complex jigsaw design*



## PLACE HOUSE REPORT

**The Hall** - the big news this year is that the hall has been licenced for civil wedding ceremonies (pictured page 23). We hope that couples will take advantage of this for their special day.

Regular hirers continue to use the hall for bridge, yoga, craft, U3A groups, meditation etc and one off hires for children's parties, family get togethers, christening receptions are very popular

**The Garden** - the Trust is very happy to have taken on the Mudlarks Gardening Team to help with the garden



*Dorothy Abel Smith giving a talk on the history of Place House at Heritage Open Day*

### Heritage Open Days

**Sunday 10th September** - saw our first Heritage Open Day for children; the hall was set out as it might have looked when it was Christ's Hospital School and there were lots of activities for children to enjoy e.g. dressing up in Tudor costumes, learning about life as a Bluecoat School child, designing a coat of arms, making a horn book etc. We thank Ware Museum for bringing costumes and household items for children to look at (pictured page 23)

**Sunday 17th September 2023** - the hall was open for visitors to explore the history of Place House through information panels, a slide show and a talk by Dorothy Abel Smith

**Place House Management Company Ltd** - Directors of PHMC are the lessees of Place House; HBPT's current representative is Director Imran Tunio. The company manages the communal areas of the building and has been arranging the repair and repointing of the chimney stacks.

## HERTFORDSHIRE BUILDING PRESERVATION TRUST LIMITED

### STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT) FOR THE YEAR ENDED 31ST MARCH 2023

	Notes	Unrestricted funds £	Restricted funds £	2023 Total funds £	2022 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>					
Donations and legacies	3	19,950	2,744	22,694	30,116
Other trading activities	4	18,582	-	18,582	8,242
Investment income	5	130,057	-	130,057	121,264
<b>Total</b>		<b>168,589</b>	<b>2,744</b>	<b>171,333</b>	<b>159,622</b>
<b>EXPENDITURE ON</b>					
Charitable activities	6	-	-	-	2,893
Forge Museum		-	2,640	2,640	-
Place House Hall		187,394	-	187,394	142,257
Property costs		-	-	-	-
Other	8	60,047	-	60,047	60,219
<b>Total</b>		<b>247,441</b>	<b>2,640</b>	<b>250,081</b>	<b>205,369</b>
<b>NET INCOME/(EXPENDITURE)</b>		<b>(78,852)</b>	<b>104</b>	<b>(78,748)</b>	<b>(45,747)</b>
Other recognised gains/(losses)		-	-	-	-
Gains/(losses) on revaluation of fixed assets		(25,034)	-	(25,034)	47,802
<b>Net movement in funds</b>		<b>(103,886)</b>	<b>104</b>	<b>(103,782)</b>	<b>2,055</b>
<b>RECONCILIATION OF FUNDS</b>					
Total funds brought forward		2,386,634	4,688	2,391,322	2,389,267
<b>TOTAL FUNDS CARRIED FORWARD</b>		<b>2,282,748</b>	<b>4,792</b>	<b>2,287,540</b>	<b>2,391,322</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 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 2023.

**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.

**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.



J E Fox

Menzies LLP  
Richmond House  
Walkern Road  
Stevenage  
Hertfordshire  
SG1 3QP

20th September 2023



WILLIAMSON  
DACE | BROWN

**MANAGING AGENT'S REPORT**

The biggest issue we have faced this year is the significant increase in the cost of gas and electricity. The residential element of the HBPT's portfolio is not constructed to modern day standards, with cavity walls and double-glazed units. Unfortunately, also being listed means that although we have replaced rotten timber windows in the Blacksmiths Cottage and in 10 Castle Cottages, we were constrained to replace them with single glazed units. This winter has been particularly hard and long so the tenants have had to balance keeping the properties warm as well as ventilated. As a consequence, condensation has been a significant issue. Additional loft insulation has been installed where possible but the cottages in Much Hadham have ceilings which are part of the roof space. Major roof works have been carried out at Castle Cottages to repoint the chimney stacks and make minor repairs to the roof. Vents have also been installed to improve air circulation in order to try reduce condensation.

Cromer Windmill has had major redecoration works to the sails this year as part of a three-year redecoration and repair programme. All of this work has been over seen by Robin Webb to whom we are very grateful for his close attention and counsel.

At Dewhurst St Mary, we are pleased to report no further dry rot outbreaks to the Dining Hall.

In Much Hadham, this has been a year of consolidation for the cottages. Renewal of the windows to the front of Blacksmiths Cottage is complete and as noted above sadly, the units are still single glazed but have much improved noise transmission from the road. A new combination boiler has been installed in Horseshoe Cottage thus removing the water tank in the loft and reducing the possibility in future of frozen/burst pipes as did occur during this winter. I am grateful to Cristina Harrison, the museum's curator and Jeremy English for their assistance in running the Museum building and ensuring that all the alarm systems are regularly checked.

As ever this has been an expensive year maintaining the buildings for the HBPT and no end is in sight. External decoration is required to Much Hadham Cottages, Castle Cottages, Dewhurst St Mary and the next phase of the painting to Cromer Windmill.

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.

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**



## **LEARNING AND OUTREACH**

### **Digital Newsletter - Spring**

Following the success of introducing a digital newsletter last year HBPT made the decision to continue in this format and stop printing a newsletter; this saves the HBPT money, is environmentally friendly and enables a greater content with useful links.

**Free Online Lecture 'Royals, Rebels & Aristocrats: the pleasure and the pain of writing about Britain's 'blue-blooded' families' on Wednesday 1st March at 7.30pm** (picture on page 24)

The HBPT's third online lecture was very successful and was well attended. Jane Dismore FRHistS gave a fascinating talk

## **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. Your will is one of the most important documents you will ever make so the Trust recommends that you seek the advice of a solicitor.*

### **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.

#### **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.

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

Help at our events

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

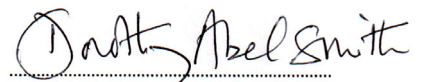
If you have ideas of your own on how to raise funds for the HBPT we would love to hear them

HERTFORDSHIRE BUILDING PRESERVATION  
TRUST LIMITED

REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31ST MARCH 2023

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 19th September 2023 and signed on its behalf by:



.....

D Abel Smith MBE - Trustee



**HERTFORDSHIRE BUILDING PRESERVATION  
TRUST LIMITED**

**REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31ST MARCH 2023**

**FINANCIAL REVIEW**

**Financial position**

Incoming resources in the year were £ 171,333 (2022: £159,622).

A deficit of -£78,748 was made in the year (2022: £2,056 surplus). At 31 March 2023 total reserves were £2,287,538 (2022: £2,391,322), of which £2,282,746 (2022: £2,386,634) 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.

**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).

**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.

**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 and appropriate social media.

**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.

The directors now retiring by rotation in accordance with Article 45 are J M Nichols and R H Threlfall, 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.

## **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. Historic England publishes an Annual Risk Register of Grade I and Grade II\* buildings, historic parks and gardens. 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, House, Long Barn and land, Cheshunt are owned by an American Company Sunset Studios Ltd. Planning permission was granted for use as major film studios. HBPT provided photographic images for their condition reports.

**East Herts Council:** Grade II 1850's ruined Orangery and with the former Stables in Panshanger Park, Hertford (Tarmac) await 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). Grade II Mayor Ashley Webb's 1937 Summerhouse in the grounds of Hertford Castle and the Norman Motte Grade I have been included in a scheme to enhance the grounds. Grade II 24-26 St Andrew Street, Hertford remain vacant and in poor condition but has received Planning Permission for restoration. The future of the early 18th century Briggens House (pictured below) near Ware Grade II is uncertain but traces of Charles Bridgeman's landscape park remain and is listed on Historic England's At Risk Register. Grade II Olives Farm barns 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 progressed with Historic England and the Diocese of St. Albans



*Briggens House Hotel grade II in 1988*

### HERTFORDSHIRE BUILDING PRESERVATION TRUST LIMITED

#### REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31ST MARCH 2023

#### ACHIEVEMENT AND PERFORMANCE

##### Review of activities and achievements

In the year under review the Covid-19 Pandemic was abating and in person monthly board meetings resumed. However, the Trust's programme to maintain and improve the historic buildings in its ownership continued to be hampered by the availability of contractors and materials; slow progress was made to ensure maintenance and repair was kept up to date on these precious buildings.

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 £112,922 (up from 2022's £104,700)

The three most interesting properties in our care we operate as public access heritage destinations; the Much Hadham Forge Museum Grade II\*, Much Hadham, the preserved windmill at Cromer Grade II\*, near Buntingford, and Place House Hall, Grade I, in Bluecoat Yard off Ware High Street. Income from visitors at the Windmill, the Much Hadham Forge Museum and Place House Hall, this year was £2,711 (2022: £185), is an important element in financing these activities, but falls well short of the total costs incurred in maintaining, manning and generally cherishing these venerable edifices. Upkeep of the Much Hadham Forge Museum may prove costly next year as additional storage is urgently required for the Museum's local history collections.

Our heritage planning consultancy, BEAMS Ltd, continued to recover after the pandemic 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 able to pledge £18,000 from its trading profits to the Trust's General Fund (2022: nil). BEAMS recorded billings over the year of £85,504 (2022: £66,789).

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

The investments of the Miss Mary Aughton Fund again produced a very useful £16,994 of dividend and interest income. Over the year to 31 March 2023 the value of our holdings decreased by -£25,034 (2022: increased £47,802) which reflects the global investment markets performance.

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. Individual County councillors are also often ready to help with specific appeals within their remit.

The Trust's central administration costs this year totalled £95,657 an increase on 2022's £60,219.

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 the redesign and renewal of the kitchen at Place House Hall This year £2,744 (2022: £121) was raised in grants and donations for restricted purposes, and £2,640 was spent (2022: £2,893). Restricted Funds carried forward therefore amount to £4,792 (2022: £4,688).



**HERTFORDSHIRE BUILDING PRESERVATION  
TRUST LIMITED**

**REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31ST MARCH 2023**

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 2023. 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
- Managing two heritage museums and a medieval hall.

**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; ruins of Grade II\* St Etheldeda's Church, Chesfield and the ruined Grade II Minsden Chapel, St Ippolis. Three Gables, Pirton; Whitehall Farm, Luffenhall Grade II; Node Court, Codicote following extensive fire damage; Threshing Barn at Highover Farm, Hitchin Grade II\*; East & West Barns, Friends Green Farm, Weston Grade II\*

**St. Albans and District Council:** Old Parkbury House, Colney Street (Tarmac), Grade II 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 have included 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; 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) Grade II\* - essential repairs were carried out by the Borough Council and returned to HCC. The HCC plans to sell but the Friends Group remain concerned for its long-term future use. Kytes House, Watford Place and 97 High Street each Grade II may become buildings at risk.

We are always glad to learn of buildings no longer at Risk. The Peach House at the Node, Codicote has been fully restored. The Dovecote at Wymondley Bury, Little Wymondley is out of danger.

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**



Since the annual report of 2021-2022, BEAMS has had its first truly post pandemic year. The staff have now settled into hybrid working with a regular office day on Tuesdays. The workflow has been consistent and the resources needed such as HALS (Hertfordshire Archives and Libraries Service) are maintaining reliable hours and service. This has made for an easier year all round. In the circumstances, BEAMS was able to turn a much larger profit than the previous financial year which we are all delighted by.

This was mainly achieved by taking on more local authority work at the expense of private work. Dacorum Borough Council has rolled over its initial year-long contract, and we are currently



*Window detail of Yeomanry House  
28, St Andrews Street, Hertford grade II\**

providing three days per week of consultancy work. We were also asked to provide conservation advice for the London Borough of Hillingdon, when their conservation officer moved on, which commenced in December 2022 on a two days per week basis. We continue to provide conservation advice to the Borough Councils of Stevenage, Luton and Slough on an ad hoc basis. The advice provided has been on statutory casework, as well as work on enforcement cases, appeals and conservation area appraisals (in particular Long Marston in the northwest of Hertfordshire)

Due to the amount of local authority work that BEAMS has taken on, the capacity for private work has been significantly reduced. We continue to provide Heritage Statements for proposals to listed buildings or within their setting, to assist the planning process albeit a reduced number. Some interesting cases have

## HERTFORDSHIRE BUILDING PRESERVATION TRUST LIMITED

### REFERENCE AND ADMINISTRATIVE DETAILS FOR THE YEAR ENDED 31ST MARCH 2023

<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 (resigned 17/5/22) J J English I K D Tunio
<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>	Menzies LLP Richmond House Walkern Road Stevenage Hertfordshire SG1 3QP



**HERTFORDSHIRE BUILDING PRESERVATION  
TRUST LIMITED**

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FOR THE YEAR ENDED 31ST MARCH 2023**

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been Hole Farmhouse, Albury; 28 St Andrews Street, Hertford, (pictured page 25) St Edmund's College, Ware and Kingswood Primary School in London.

BEAMS continues with a small staff of two people. Emma Lauze, who has taken on the work for Dacorum and Hillingdon full-time and Helen Cal Fernandez works two days a week for Stevenage, Luton and Slough. Initially at the beginning of the year the Heritage Statement work was shared but this is now undertaken by Helen exclusively, due to Emma working full time on local authority work. Charlotte Threlfall continued to assist two hours per week with sorting out the BEAMS papers and more recently the HBPTs papers. Having completed her A'levels she is now beginning an apprenticeship and we wish her well with all her future endeavours and thank her for all her hard work.

Richard Threlfall continues as Chairman of the Board, and we are grateful for all his advice and encouragement throughout the year. BEAMS is also hugely grateful for the invaluable administrative support provided by Anne Haworth and the financial advice and guidance of Dariel Lines.

**Ms Emma Lauze  
Head of Conservation**



*St Edmund's College, Standon*

**LIVES REMEMBERED**

Just ten years ago the HBPT was celebrating 50 years and BEAMS Ltd 20 years. Much has gone on since. Covid- 19 prevented the opening of Much Hadham Forge Museum, Place House Hall and Cromer Windmill so vital income was lost. BEAMS Ltd suffered too with lack of business. We can report that normality has returned but funds remain in short supply.

We have mourned the loss of three of the HBPT's greatest supporters who have passed away. Over the years their roles within the Trust have helped shape what we do now.

**Robert Dimsdale** (d May 2019) a Director then appointed Chairman from 1985-1995. He remained a Director until finally retiring in 2005.

He was from an old Hertfordshire family and was greatly respected within the county which gave him opportunities to take an interest in the built heritage. It was he who suggested I should to join the Trust, first as a Director then Chairman. I accompanied him on many occasions to inspect Buildings at Risk with an attempt to find long term solutions. Some of which remain unresolved or even lost. He wrote in the 1993 Jubilee History there was good reason to celebrate the first 30 years and the formation of BEAMS Ltd. He looked forward to new challenges.

**Russ Craig** (d December 2019) formed BEAMS Ltd in 1993. He was Head of Hertfordshire County Council's Design and Conservation Unit.

In 1989 the Unit closed and seconded its services to the HBPT with Russ continuing as head. A business plan was drawn up to meet the changing economic and conservation needs and a plan to establish a trading arm. Thus it was in 1993 BEAMS Ltd was incorporated as a Company. When at the HCC, Russ was the sole Conservation Officer for the county. He knew or worked on large numbers of projects including the restoration of Place House, Ware with the HBPT in 1975-1978. Russ skilfully guided the fledgling BEAMS to work alongside local authorities, developers and individuals with help and advice for the best practice in conservation and design. His dogged determination and enthusiasm was infectious and I valued his knowledge and friendship to the end. His Northern Irish charm saw him through the many complex issues that arose.

**Duncan Brand** (d July 2019) a Director and Finance Advisor and Honorary Treasurer to the Trust from 2005 until his untimely death. He came from a sound financial background in the Construction Industry. He tackled the Trust's and BEAMS' finances with vigour and professionalism and was always ready to help and advise. He found it difficult to master technology but always worked hard to improve the Trust's balance sheets. He had great charm and got on well with the majority of people. We admired his good sense and tact in dealings with organisations like banks, Companies House and Charity Commission. We were so fortunate that he chose to join the HBPT on his retirement.

**We owe an immense gratitude to Robert, Russ and Duncan for their dedicated work for HBPT and BEAMS Ltd. They are remembered with admiration and respect.**

**Dorothy Abel Smith, Chairman**

**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 2023**

**FOR**

**HERTFORDSHIRE BUILDING PRESERVATION  
TRUST LIMITED**

Menzies LLP  
Richmond House  
Walkern Road  
Stevenage  
Hertfordshire  
SG1 3QP





*Grade II\* 12a Market Place Saffron Walden, subject of a BEAMS Heritage Statement*



*Yeomanry House 28, St Andrews Street, Hertford grade II\*, subject of a BEAMS Heritage Statement*

## THE HBPT & BEAMS' PHOTO ALBUM 2022/2023



*Heritage Open Day at Place House Hall Tudor costumes and household items from Ware Museum*



*Place House Hall set up for a wedding courtesy of Sioned Rogers Events*





*Much Hadham Forge Museum - MAGS@Stansted team help repaint the museum tea room and shop*



*Grade I listed Belton House - featured in 'Royals, Rebels & Aristocrats: the pleasure and the pain of writing about Britain's 'blue-blooded' families'*



*Ben Freeman, The Mayor of Hertford, Dorothy Abel Smith, Alan Hickman and visitors at the mill, March 2023*



*Peter Ruffles is a long time volunteer guide at Cromer Windmill and supporter of the Trust*