

# The People of The Palace



April 5<sup>th</sup> - December 15<sup>th</sup> 2024

Open Friday, Saturday and Sunday 11am - 5pm (Dusk in Winter)

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

Socials: @HadhamMuseum

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

Tel: 07483 113345



## Hertfordshire Building Preservation Trust

### *Annual Report and Financial Statements 2023/2024*



- 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

**President:**

**The Countess of Verulam CVO**

## HERTFORDSHIRE BUILDING PRESERVATION TRUST

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

#### 15. Analysis of net assets between funds (continued)

##### Analysis of net assets between funds - prior period

	Unrestricted funds 2023 £	Restricted funds 2023 £	Total funds 2023 £
Tangible fixed assets	1,675,440	-	1,675,440
Fixed asset investments	555,676	-	555,676
Current assets	62,676	4,792	67,468
Creditors due within one year	(11,046)	-	(11,046)
<b>Total</b>	<b>2,282,746</b>	<b>4,792</b>	<b>2,287,538</b>

#### **Front cover:**

*Heritage Open Day at Place House Hall in collaboration with Ware Museum. Bringing history to life for children with activities and stories,*

*Thank you to volunteers Maureen Whalley, from Ware Museum and Marge Ellis*

HERTFORDSHIRE BUILDING PRESERVATION TRUST

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2024

14. Statement of funds (continued)  
Statement of funds - prior year

	Balance at 1 April 2022 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 31 March 2023 £
<b>Unrestricted funds</b>					
General Funds - all funds	1,911,634	168,587	(247,441)	(25,034)	1,807,746
Mary Aughton	475,000	-	-	-	475,000
	<u>2,386,634</u>	<u>168,587</u>	<u>(247,441)</u>	<u>(25,034)</u>	<u>2,282,746</u>
<b>Restricted funds</b>					
Forge museum and Place House Hall	<u>4,688</u>	<u>2,744</u>	<u>(2,640)</u>	<u>-</u>	<u>4,792</u>
<b>Total of funds</b>	<u>2,391,322</u>	<u>171,331</u>	<u>(250,081)</u>	<u>(25,034)</u>	<u>2,287,538</u>

15. Analysis of net assets between funds

Analysis of net assets between funds - current period

	Unrestricted funds 2024 £	Restricted funds 2024 £	Total funds 2024 £
Tangible fixed assets	1,355,431	-	1,355,431
Fixed asset investments	498,064	-	498,064
Current assets	128,565	5,738	134,303
Creditors due within one year	(8,083)	-	(8,083)
<b>Total</b>	<u>1,973,977</u>	<u>5,738</u>	<u>1,979,715</u>

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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 7th November 2024**

*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 2024**
- 3 ELECTING THE DIRECTORS**
- 4 APPOINTING INDEPENDENT EXAMINERS**

**R A JAMESON**  
*Company Secretary*

**After the meeting Miss Dorothy Abel Smith will give a talk about her years  
with the Trust 1999 - 2024**

*Then light refreshments will be served*

## HERTFORDSHIRE BUILDING PRESERVATION TRUST

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

#### 14. Statement of funds

##### Statement of funds - current year

	Balance at 1 April 2023 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 31 March 2024 £
<b>Unrestricted funds</b>					
Mary Aughton	475,000	-	-	-	475,000
Reserves	1,807,746	165,930	(231,983)	(242,716)	1,498,977
	<u>2,282,746</u>	<u>165,930</u>	<u>(231,983)</u>	<u>(242,716)</u>	<u>1,973,977</u>
<b>Restricted funds</b>					
Forge museum and Place House Hall	4,792	1,502	(556)	-	5,738
	<u>4,792</u>	<u>1,502</u>	<u>(556)</u>	<u>-</u>	<u>5,738</u>
<b>Total of funds</b>	<u>2,287,538</u>	<u>167,432</u>	<u>(232,539)</u>	<u>(242,716)</u>	<u>1,979,715</u>



## HERTFORDSHIRE BUILDING PRESERVATION TRUST

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

#### 11. Stocks

	2024 £	2023 £
Finished goods	226	151

#### 12. Debtors

	2024 £	2023 £
<b>Due within one year</b>		
Trade debtors	20,834	4,140
Amounts owed by group undertakings	20,071	18,000
Other debtors	3,000	3,000
Prepayments and accrued income	12,141	10,185
	<b>56,046</b>	<b>35,325</b>

#### 13. Creditors: Amounts falling due within one year

	2024 £	2023 £
Other taxation and social security	3,385	2,883
Other creditors	1,167	1,832
Accruals and deferred income	3,531	6,331
	<b>8,083</b>	<b>11,046</b>

## OFFICIALS OF THE HBPT

### CHAIRMAN

Miss Dorothy Abel Smith MBE

### INDEPENDENT EXAMINERS

Menzies LLP

### COMPANY SECRETARY AND HON LEGAL ADVISER

Mr Robert Jameson

### 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

### 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

Cllr William Allen

Cllr Steven Watson

Cllr Chris Myers

Cllr Emma Fernandes

Cllr Ed Moore

Cllr Elinor Gazzard

Cllr Mark Watkin

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      Woodhall Charitable Trust  
Society

### INDIVIDUAL SUBSCRIBERS

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

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



## HERTFORDSHIRE BUILDING PRESERVATION TRUST

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

#### 9. Tangible fixed assets (continued)

	Freehold property £
At 1 April 2023	69,810
Charge for the year	34,905
On revalued assets	(104,715)
At 31 March 2024	-
<b>Net book value</b>	
At 31 March 2024	1,355,431
At 31 March 2023	1,675,440

Land and buildings were valued at 31 March 2024 by a valuation committee of the board, on an open market value basis.

#### 10. Fixed asset investments

	Listed investments £	Shares in group undertaking £	Total £
<b>Cost or valuation</b>			
At 1 April 2023	545,776	9,900	555,676
Market Revaluation	42,388	-	42,388
Transfer to Deposit	(100,000)	-	(100,000)
At 31 March 2024	488,164	9,900	498,064
<b>Net book value</b>			
At 31 March 2024	488,164	9,900	498,064
At 31 March 2023	545,776	9,900	555,676

## HERTFORDSHIRE BUILDING PRESERVATION TRUST

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

#### 7. Analysis of expenditure by activities

	Activities undertaken directly 2024 £	Support costs 2024 £	Total funds 2024 £
Direct costs	104,143	20,279	124,422
Depreciation	34,905	-	34,905
Staff costs	73,212	-	73,212
	<u>212,260</u>	<u>20,279</u>	<u>232,539</u>

	Activities undertaken directly 2023 £	Support costs 2023 £	Total funds 2023 £
Direct costs	119,519	25,083	144,602
Depreciation	34,905	-	34,905
Staff costs	70,574	-	70,574
	<u>224,998</u>	<u>25,083</u>	<u>250,081</u>

#### 8. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2023 - £NIL).

During the year ended 31 March 2024, no Trustee expenses have been incurred (2023 - £NIL).

#### 9. Tangible fixed assets

	Freehold property £
<b>Cost or valuation</b>	
At 1 April 2023	1,745,250
Revaluations	(389,819)
	<u>1,355,431</u>
At 31 March 2024	

## CHAIRMAN'S REPORT

2023 marked the Trust's 60 years and BEAMS Ltd 30 years. This was an important milestone for any small organisation to have survived all those years and for the gratification of knowing that so many building in the county have been rescued from decay and demolition. Without the Trust's intervention they could have been lost for ever. This is due to Directors, Staff and Volunteers and all who have supported the Trust in the past and continue to do so.

This year we have ensured that the administration and financial affairs continue well. However careful budgeting has been, the alarming cost of maintenance, insurance and administration are serious.

The upkeep of the Trust's own properties is a prime objective.

I cannot emphasise too strongly our concern for the future of the Trust through lack of resources.

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 a long-standing Director. Richard Thake, Hertfordshire County Councillor. Tim Bell has long experience of investment funding for charities. Jeremy English a retired Surveyor has assisted with regular safety checks at Much Hadham Forge Museum. Imran Tunio has represented the Trust on the Place House Management Company.

Cromer Windmill, the last remaining post mill in the county welcomed visitors from around the world but constantly requires maintenance work. The Honorary Custodians Andrew Rixon, Ben Freeman with Alan Hickman as Hon. Treasurer were 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 worked with determination to publicise the museum, applied successfully for museum accreditation and seek funding for the new Museum Store. Each year she curates a small exhibition which helps to create local interest around the Hadhams.

The Forge first established in 1811 is leased to Richard Maynard, Artist Blacksmith.

Place House Hall had a successful year with regular and ad hoc hirings and private events and is now an approved venue for Civil Marriage and Partnership Ceremonies. All this is due to Anne Haworth; she 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 Trust and BEAMS Ltd and is central to the computerised financial system. She is also Administrator for Place House Hall - and the organiser of numerous events.

BEAMS Ltd suffered badly during Covid-19 but 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 developers and individuals.

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

I must thank Robert Jameson, Company Secretary and Honorary Legal Advisor since the early 1980s for his unstinting help and professional advice. He is retiring from the Trust this year.

Daniel Lines, the Independent Bookkeeper who took on the role following Duncan Brand's death in 2019 and Mrs Angela Watt's retirement in 2022. All of us who work with her are grateful for her patience and understanding of the Trust's finances.

The Accountants Menzies LLP (previously Wagstaffs) of Stevenage for preparation of the annual accounts and for being the Trust's appointed Independent Examiners.

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 support, legacies and practical help throughout the year.

I will be retiring at the Annual General Meeting so this is my valedictory report. For twenty-four years it has been my great privilege to lead the HBPT.

Each year I repeat my thanks for the support, friendship and good humour given by everyone past and present and I leave with so many outstanding memories.

We face an unknown future but the Trust 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**

## HERTFORDSHIRE BUILDING PRESERVATION TRUST

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

#### 5. Investment income

	Unrestricted funds 2024 £	Total funds 2024 £	Total funds 2023 £
Income from investments	14,605	14,605	16,994
Rents received	110,838	110,838	112,922
Deposit account interest	2,373	2,373	141
	<u>127,816</u>	<u>127,816</u>	<u>130,057</u>

#### 6. Analysis of expenditure on charitable activities

##### Summary by fund type

	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
Direct costs	123,866	556	124,422
Depreciation	34,905	-	34,905
Staff costs	73,212	-	73,212
	<u>231,983</u>	<u>556</u>	<u>232,539</u>

	Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £
Direct costs	141,962	2,640	144,602
Depreciation	34,905	-	34,905
Staff costs	70,574	-	70,574
	<u>247,441</u>	<u>2,640</u>	<u>250,081</u>

## HERTFORDSHIRE BUILDING PRESERVATION TRUST

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

#### 2. Accounting policies (continued)

##### 2.8 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Company and which have not been designated for other purposes.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the Company for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

Investment income, gains and losses are allocated to the appropriate fund.

#### 3. Income from donations and legacies

	Unrestricted funds 2024 £	Restricted funds 2024 £	Total funds 2024 £
Donations	23,378	-	23,378
Grants	-	1,502	1,502
	<u>23,378</u>	<u>1,502</u>	<u>24,880</u>

	Unrestricted funds 2023 £	Restricted funds 2023 £	Total funds 2023 £
Donations	21,990	-	21,990
Grants	500	2,744	3,244
	<u>22,490</u>	<u>2,744</u>	<u>25,234</u>

#### 4. Income from charitable activities

	Unrestricted funds 2024 £	Total funds 2024 £	Total funds 2023 £
Income from Forge Museum, Cromer Mill and Place House Hall	14,736	14,736	16,042



## PLACE HOUSE REPORT

**The Hall** - following last year's announcement that the hall has become an approved venue for Civil Marriage and Partnership Ceremonies we are delighted to report that the hall has hosted three ceremonies in 2024

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** - is maintained by Mudlarks Gardening Team (Charity no: 1132403)

### Heritage Open Days 2024

**Sunday 8th September** - we had volunteers dressed in Tudor clothing and free activities for children to help bring the history of Place House to life; the hall

was set out as it might have looked when it was Christ's Hospital School and there were Tudor costumes to dress up in (thanks to The Costume Workshop, Little Hadham) learning about life as a Bluecoat School child, designing a coat of arms, making a horn book etc. We thank Ware Museum and for bringing costumes and household items for children to look at and engage with.

**Sunday 15th September** - the hall was open for visitors to explore the history of Place House through information panels, a slide show and a talk by Chairman, 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 whole building.

*Thank you to the Sarah & John for allowing us to share a photograph from their beautiful ceremony.  
(Photography by Helen Weir Photography)*



## RETIREMENTS FROM HBPT

At this year's AGM in November we will say goodbye to Dorothy Abel Smith, Chairman; Richard Threlfall, Vice Chairman; John Nicholls, Director and Rob Jameson, Company Secretary as they all retire.

Together they have clocked up approximately 100 years of service to the Trust; with this in mind we have asked each of them to write a little bit about themselves and their time with the Trust.

### Dorothy Abel Smith



*Dorothy Abel Smith with Lord Salisbury and Jo Ridehalgh, from City & Country Group at the opening of the Conservation + Design Show 2006 at Hatfield House*

In 1999 I was invited to lead a new Buildings at Risk Committee. This was to gather and record those at risk in the county. I became a Director of HBPT. In January 2002, the Trust Chairman James Reid un-expectantly resigned and I was elected Chairman the same day! So, for 24 years I have worked to the best of my ability to head the Trust and there has been no let up. Directors and staff have changed but all the responsibilities have

continued. My first event was the Conservation + Design Show at Hatfield house. Then came the centenary of Letchworth Garden City. In 2003 the Trust inherited 66 Queen Street, Hitchin a good c19<sup>th</sup> house which required a great deal of repair and modernisation but later sold. In 2004 the Trust changed Managing Agents. We engaged Williamsons who later became Williamson Dace and in time added Brown. We have been fortunate to have their professional services to care for the Trust's own buildings. At that time the Trust changed the firm of Accountants to Wagstaff of Stevenage, recently become Menzies LLP.

In 2006 Ware Town Council relinquished their lease of Grade I Place House, Ware. This fine mediaeval hall required a new lease of life for the community and is licenced for Civil Marriages. But the roof and exterior walls required extensive renovation, so this was carried out but at considerable expense.

Over the years, the Trust's other buildings have all required costly maintenance, sensitive conservation and modernisation. In 2007/08 Grade II\* Much Hadham Forge Museum desperately needed upgrading and with the addition of a room for visitors with kitchen and full facilities for events and exhibitions. The Museum re-opened in 2009.

Grade II\* Cromer Windmill near Walkern has required constant and costly

## HERTFORDSHIRE BUILDING PRESERVATION TRUST

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

#### 2. Accounting policies (continued)

##### 2.4 Tangible fixed assets and depreciation

Tangible fixed assets are initially recognised at cost. After recognition, under the revaluation model, tangible fixed assets whose fair value can be measured reliably shall be carried at a revalued amount, being their fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

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 a 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 too 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 (FRS102) 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.

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

Freehold property	-	2% on market value
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##### 2.5 Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the Balance sheet date, unless the value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and presented as 'Gains/(Losses) on investments' in the Statement of financial activities.

Investments held as fixed assets are shown at cost less provision for impairment.

##### 2.6 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Company anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised in the Statement of financial activities as a finance cost.

##### 2.7 Financial instruments

The Company only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

## HERTFORDSHIRE BUILDING PRESERVATION TRUST

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

#### 1. General 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

##### 2.1 Basis of preparation of financial statements

The financial statements 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), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Hertfordshire Building Preservation Trust meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

##### 2.2 Income

All income is recognised once the Company has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Grants are included in the Statement of financial activities on a receivable basis. The balance of income received for specific purposes but not expended during the period is shown in the relevant funds on the Balance sheet. Where income is received in advance of entitlement of receipt, its recognition is deferred and included in creditors as deferred income. Where entitlement occurs before income is received, the income is accrued.

Other income from the forge and windmill is recognised in the period in which it is receivable and to the extent the goods have been provided or on completion of the service.

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

##### 2.3 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, 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 classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Company's objectives, as well as any associated support costs.

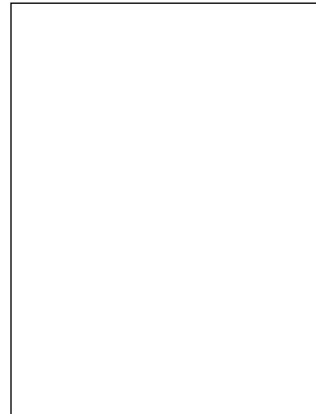
maintenance. The five Castle Cottages Grade II\* adjacent to Hertford Castle are leased out. Never ending repairs to standards that tenants expect are carried out where possible. Grade II\* Dewhurst St Mary Cheshunt dates from 1640 has four apartments on long leases and a dining hall for the nearby modern primary school.

Then in March 2020 Covid- 19 struck. The Trust was no longer permitted to open Place House Hall, The Forge Museum or Cromer Windmill. The fall in visitor income became serious but administration and costs continued. Later East Herts Council assisted with start-up grants. All three have returned to normal life thanks to staff and volunteers.

In 2023 the Trust celebrated 60 years. An important milestone for a small organisation. However, funding has always been of concern and will become more difficult.

My time with the HBPT has been a privilege. These challenging years could not have been accomplished without the support of Directors, staff and all others we work with.

### Richard Thelfall



Had followed the work of the Trust as a member since the early 1980's, enjoying advice from Russ Craig. Applying, on behalf of clients, for Historic Grant aid administered by the Trust.

The AGMs were then held in the ball room on the 1st floor of Shire Hall, a memorable meeting in 1985(?) heard Savilles Surveyors argue for demolishing some ancient clay barns on a large estate farm adjoining the A10 and before construction of the M25. Part of the estate is now to be developed by an American film company and the barns conserved, under the aegis of Broxbourne Borough Council.

A stalwart of the district Council to be heard in meetings held in the County Hall Chamber was Miss

Lillian Lloyd Taylor, Director of the Trust, who introduced Jean Page to the Trust, who, in 1999, willed the Forge estate to the Trust. Beside passing on the buildings Jean Page also gifted a large fund invested by her family. Directors agreed that some of the monies should be used to renovate the properties rather rundown and dishevelled buildings. Specialist contractors were appointed to strip roofs, repair timbers, insulate, and retile all the roofs, excluding the Forge, blacksmiths shop and stable.

Introduced by Councillor Peter Ruffles and Russ Craig in late 1998, my apprenticeship was served with Jim Read as chairman, and Directors were industrial company leaders. The Property Agent was Chris Powlet of Drake & Co. who had been appointed in 1972, when Castle Cottages were being renovated.

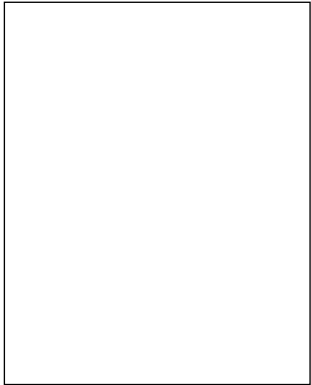
In 2002 Robert Dimsdale failed to persuade me to become chairman, due to

demands of my small practice and, for the vast benefit of the Trust introduced the highly connected and erudite Dorothy Abel Smith.

My worst meeting was the argumentative confrontation with tenants of Place House, and representatives of Bluecoat Yard Owners. This steamy and downright rude event created changes of ownership and management. Shared ownership and lease of the Hall was returned from the Ware Town Council/ Museum/War Memorial who claimed no management profit could be made. The control of tenancies was updated to the new management company procedure. After the whole building was redecorated externally, responsibility was handed to the tenants with 35% remaining with HPBT, and a Director as chairman. Anne Haworth volunteered to manage the Hall, which she is doing most successfully. Internal alterations to the ground floor make the spaces more compact and attractive for continuous hirings, and now weddings.

Russ Craig created and inspired the work of the Trust to conserve historic buildings and furthered the work with a series of seminars inspiring fellow Architects and exemplified by the Conservation and Design shows held in the grounds of Hatfield House in 2002, 4 and 6, (sadly hampered by foot and mouth disease in 2001), and reductions in support by Councils and recently by rising expenses.

## **John Nicholls**



After my RAF national service, I started studying and qualified as a Chartered Surveyor. Following this, I worked for the Rank Organisation and then Sun Life Assurance Society where I became an Executive and then Managing Director of Sun Life Properties. My work resulted in an extensive experience of company management and the purchasing of a variety of commercial properties, not confined to the UK, but also throughout Europe, the USA and Australia. I retired in 1992. Following my retirement, I became involved in local government and was elected to Welwyn and Hatfield Council where I specialised in planning committees. In addition, I was elected to the

local parish council and was chairman on several occasions, as well as being the chairman of a charity which ran a retirement home. I was appointed to HBPT as a nominee of that council. This was the first contact with HBPT. It was considered that my experience as a Chartered Surveyor was valuable to the Trust and I was subsequently invited to join the board in my own right which took effect on 12th March 2011. I now feel, due to advanced years, the time has come when I should stand down from the Trust. The experience has been rewarding and at times challenging due largely to the various unusual properties owned by the Trust, certainly very different to a normal commercial portfolio. There is a near constant challenge to keep these buildings in good order while keeping a close eye on costs.

## **HERTFORDSHIRE BUILDING PRESERVATION TRUST**

### **BALANCE SHEET (CONTINUED) AS AT 31 MARCH 2024**

The Company was entitled to exemption from audit under section 477 of the Companies Act 2006.

The members have not required the company to obtain an audit for the year in question in accordance with section 476 of Companies Act 2006.

The Trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

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

The financial statements were approved and authorised for issue by the Trustees on 17-Sep-2024  
and signed on their behalf by:

Signed by:  
  
BB2BE12F219F486

**D Abel Smith MBE**  
(Chair of Trustees)

The notes on pages 10 to 19 form part of these financial statements.

## HERTFORDSHIRE BUILDING PRESERVATION TRUST

REGISTERED NUMBER: 00783226

### BALANCE SHEET AS AT 31 MARCH 2024

	Note	2024 £	2023 £
<b>Fixed assets</b>			
Tangible assets	9	1,355,431	1,675,440
Investments	10	498,064	555,676
		<u>1,853,495</u>	<u>2,231,116</u>
<b>Current assets</b>			
Stocks	11	226	151
Debtors	12	56,046	35,325
Cash at bank and in hand		78,031	31,992
		<u>134,303</u>	<u>67,468</u>
Creditors: amounts falling due within one year	13	(8,083)	(11,046)
<b>Net current assets</b>		<u>126,220</u>	<u>56,422</u>
<b>Total assets less current liabilities</b>		<u>1,979,715</u>	<u>2,287,538</u>
<b>Net assets excluding pension asset</b>		<u>1,979,715</u>	<u>2,287,538</u>
<b>Total net assets</b>		<u>1,979,715</u>	<u>2,287,538</u>
<b>Charity funds</b>			
Restricted funds	14	5,738	4,792
Unrestricted funds	14	1,973,977	2,282,746
<b>Total funds</b>		<u>1,979,715</u>	<u>2,287,538</u>

## Rob Jameson



I graduated in law from Sheffield University in the latter part of the swinging sixties, was admitted as a solicitor in 1971, and headed south in 1974 to head up the team dealing with Planning and Highways law in the legal department at Hertfordshire County Council. It was while at County Hall that I met the late Russ Craig, stalwart of HBPT, then plying his trade in the County Planning department, and we became good friends. There was always the odd pint (or two) of McMullens Country bitter to be consumed after work, just down the hill at the John O'Gaunt where planners and lawyers alike enjoyed each other's company. I believe it's now called

'networking', but we called it 'fun'. My career took a distinct turn in 1980 when the chief executive, Morris le Fleming, told me to head up the team of Local Authorities fighting the expansion of Stansted Airport, as Instructing Solicitor to a top class team of Planning barristers. The Public Inquiry lasted two years and with the wind in my sails I never returned to my desk at County Hall. A Sheffield University pal, Chris Hill and I nailed a brass plaque to the wall and set up in Hertford as 'Jameson and Hill, Solicitors' in 1982. A further office followed shortly in Ware, and 42 years later the firm survives and flourishes as Attwaters Jameson Hill. Sometime shortly after setting the firm up, Russ decided to introduce me to Robert Dimsdale, the then Chairman of HBPT. We hit it off immediately and as he was looking for a new Company Secretary and Honorary Solicitor I was asked to come on board. In those days I attended the regular board meetings. The Trust then operated very much on a 'revolving fund' basis - buy a property at risk, renovate it, sell it, and use the proceeds to purchase the next property at risk. Board meetings in my memory were a catalogue of inevitable cost overruns (there was inevitably something nasty discovered which hadn't been budgeted for) but we always emerged intact and sunny side up! After 40 years plus as Company Secretary it is most certainly time to hang up my boots. I have enjoyed my time with the Trust enormously and wish it success and prosperity long into the future.

**With their commitment and contribution to the Trust over all these years it is no exaggeration to say that the Trust would not be what it is today without them.**

**We thank them for all they have done and wish them all the very best for the future.**



## CROMER WINDMILL REPORT

This year we were hoping that we could repaint the buck of the windmill as we could see that the paintwork was flaking. But then we discovered that unfortunately some of the boards on the roof had failed and were lifting in high wind and letting the rain penetrate the top of the windmill. This was very serious as it would cause extensive rot. Fortunately it could wait until after the summer season, but the windmill would need to be covered with scaffolding while the work was done, and the workmen's materials would need to be stored inside the roundhouse and the rotten timber would obviously lie on the ground till the work was completed. The whole thing was complicated by the fact that we would need to examine the roof closely to find out precisely what needed to be done before we could tender for the work. As a result we had to hire a cherry picker, and Ricky Nevel the contractor and Robin Webb the consultant went up on it and examined the roof, ascertaining that fewer boards needed replacing than the worst scenario as seen from the ground.

There were the usual fire drills in March, and they led to our being able to recruit three more guides, which made scheduling the open days much easier. In May, on the National Mills Weekend, we opened to the public, and the Stevenage Amateur Radio Society came up on the morning of the first day and set their equipment up in the car park so that they could broadcast from the mill. All went very well with that, and as it was a nice day everyone had a nice time, although the atmospheric conditions were not ideal all day. This was a great change from last year, when it was so cold that they had to pack up when they had only been there for about an hour, so were gone long before any visitors arrived.

The opening season was successful, with 245 adults and 64 children. Our new guides were very enthusiastic, and one of them, Magda Orpel, offered to redesign our website for us as she and her husband, Adam Pajdzik, are graphic designers. This was a wonderful offer, and now we have a fine, up-to-date website which I hope will help to attract more visitors  
[www.cromerwindmill.co.uk](http://www.cromerwindmill.co.uk)

In August Owen York, the local farmer, had sunflowers growing in the field next to the car park and was open to the public to come and have a look at them in the school holidays, buy them and have tea, coffee and cake from a stall he had set up, and this brought in more visitors. The sunflowers with the windmill behind made a lovely sight in the sunshine.

## HERTFORDSHIRE BUILDING PRESERVATION TRUST

### STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING INCOME AND EXPENDITURE ACCOUNT) FOR THE YEAR ENDED 31 MARCH 2024

Note	Unrestricted funds 2024 £	Restricted funds 2024 £	Total funds 2024 £	Total funds 2023 £
<b>Income from:</b>				
Donations and legacies	3	23,378	1,502	24,880
Charitable activities	4	14,736	-	14,736
Investments	5	127,816	-	127,816
<b>Total income</b>		<b>165,930</b>	<b>1,502</b>	<b>167,432</b>
<b>Expenditure on:</b>				
Charitable activities	6	231,983	556	232,539
<b>Total expenditure</b>		<b>231,983</b>	<b>556</b>	<b>232,539</b>
<b>Net movement in funds before other recognised gains/(losses)</b>		<b>(66,053)</b>	<b>946</b>	<b>(65,107)</b>
<b>Other recognised gains/(losses):</b>				
Losses on revaluation of fixed assets		(242,716)	-	(242,716)
<b>Net movement in funds</b>		<b>(308,769)</b>	<b>946</b>	<b>(307,823)</b>
<b>Reconciliation of funds:</b>				
Total funds brought forward		2,282,746	4,792	2,287,538
Net movement in funds		(308,769)	946	(307,823)
<b>Total funds carried forward</b>		<b>1,973,977</b>	<b>5,738</b>	<b>1,979,715</b>

The Statement of financial activities includes all gains and losses recognised in the year.

The notes on pages 10 to 19 form part of these financial statements.



## HERTFORDSHIRE BUILDING PRESERVATION TRUST

**MENZIES**  
BRIGHTER THINKING

### INDEPENDENT EXAMINERS' REPORT

#### Independent examiner's report to the Trustees of Hertfordshire Building Preservation Trust ('the Company')

I report to the charity Trustees on my examination of the accounts of the Company for the year ended 31 March 2024.

#### Responsibilities and basis of report

As the Trustees of the Company (and 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 the Company's accounts 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.

This report is made solely to the Company's Trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. My work has been undertaken so that I might state to the Company's Trustees those matters I am required to state to them in an Independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Company and the Company's Trustees as a body, for my work or for this report.

Signed:

DocuSigned by:  
  
E690D9612B0742C...

Dated: 21-Sep-2024

J E Fox

Menzies LLP  
Richmond House  
Walkern Road  
Stevenage  
SG1 3QP



*Sunflowers in the field next to Cromer Windmill*

Finally the period when the windmill is open to the public came to an end on Heritage Weekend in September, and straight away the scaffolding went up and the carpenters got to work replacing the rotten boards at the top of the roof. This will be followed by a thorough cleaning and painting of the buck. The rotten wood on the right-hand stringer of the ladder will be replaced and fresh bolts fitted to the winding mechanism attached to the fantail, so next year the windmill will be ready for another set of visitors. On the last weekend we were visited by Dorothy Abel Smith, our retiring chairman. She particularly wanted to come up for the last weekend and also when Magda was there to thank her for the work she and Adam had put into our website.

**Andrew Rixon,  
Honorary Custodian**

Thank you to our marvellous team of Guides:

**Claire Beechey, Mike Bishop, Pauline Broadhurst, Lorna Owen, Jeremy Ewen, Ben Freeman, Alan Hickman, Ron Hollings, Magda Orpel, Ian Prosser, Andrew Rixon, Peter Ruffles, Robin Webb, Ken Weeks and Peter Williamson**



WILLIAMSON  
DACEBROWN

## **MANAGING AGENT'S REPORT**

Sadly, yet again the long damp winter has taken its toll on the Trust's properties. The requirement for the tenants to ventilate and heat together with the consequential increase in electricity costs has proved difficult for tenants to balance leading to significant condensation issues.

We have however completed external decoration to 8-16 Castle Cottages and 12 Castle Cottages upgraded internally.

Cromer Windmill is undergoing further major redecoration works, this time to repair and repaint the buck, washing down of the ladder and fantail, and eradication of rot in the ladder. In addition, partial re-boarding and painting of the roof to the buck as part of the second 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, we are undertaking external redecoration of the exterior and renewed the rotten garage doors to Horseshoe Cottage.

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 Trust and no end is in sight. External decoration is now required to Dewhurst St Mary in 2025 and the next phase of the work 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.

**Katherine E C Dace, RD BSc FRICS**

## **HERTFORDSHIRE BUILDING PRESERVATION TRUST**

### **TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2024**

#### **Statement of Trustees' responsibilities**

The Trustees (who are also the directors of the Company for the purposes of company law) are responsible for preparing the Trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the Trustees to prepare financial statements for each financial year. Under company law, the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the Company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by order of the members of the board of Trustees on

17-Sep-2024

and signed on their behalf by:

Signed by:  
  
BB37BE12F219F48E  
**D Abel Smith MBE**  
(Chair of Trustees)

## HERTFORDSHIRE BUILDING PRESERVATION TRUST

### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2024

#### Financial review

##### a. Going concern

After making appropriate enquiries, the Trustees have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the accounting policies.

##### b. Reserves policy

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).

##### c. Financial position

Incoming resources in the year were £167,432 (2023: £171,333).

A deficit of was made in the year £65,107 (2023: -£78,748 deficit). At 31 March 2024 total reserves were £1,979,715 (2023: £2,287,538), of which £1,973,976 (2023: £2,282,748) represented general unrestricted funds.

#### Structure, governance and management

##### a. Constitution

Hertfordshire Building Preservation Trust is registered as a charitable company limited by guarantee and was set up by a Trust deed.

##### b. Methods of appointment or election of Trustees

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

##### c. Organisational structure and decision-making policies

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.

D C Levett was appointed a Director since last year under Article 51 and now stands for re-election. The directors now retiring by rotation in accordance with Article 45 are T M Bell and R A C Thake, who, being eligible, offer themselves for re-election.

##### d. 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:

Seven Local Authorities appoint an elected Representative to HBPT Ltd. Following recent council elections there are new representatives to welcome. Directors meet them twice a year to report on the Trust. We then ask each member for updates on Buildings At Risk and state of works in progress.

A selection is listed here:

### **Broxbourne Borough Council:**

Sunset Film Studios acquired a large site for filming near Cheshunt and restoration of former farm buildings. This includes the rare late 18th century Grade II\* Thatched Clay Barn, a long standing BAR.

### **Dacorum Borough Council:**

Heath Farmhouse, Heath Barn Cottage and Heath Barn, Boxmoor all Grade II are all buildings of concern

### **East Herts Council:**

Restoration of Mayor Ashley Webb's listed 1937 shelter and Grade 1 Norman Motte at Hertford Castle are part of a major project to improve the grounds; Panshanger Park Orangery Grade II, discussions continue to restore it as a Visitor Centre;

Old St Mary's and All Hallows Church tower, Thundridge Grade II\*-discussions continue to secure the future of the site between a local group TOCAG and the Diocese of St Albans;

Hertford East Station Grade II - the portico roof requires repair by the Railway Company;

22/24- 26 St Andrew Street Hertford Grade II - planning permission granted but awaits major works to commence;

Briggens country house and park Grade II near Stansted Abbots are derelict and await a future.

### **North Herts District Council:**

Threshing Barn, Highover Farm, Hitchin. Grade II. Work in progress to restore as part of a large housing development;

White Hall Farm, Luffenhall Grade II has an uncertain future:

Lower Green Farm, Ickleford has listed farm buildings and due to be disposed of by HCC; Barn at Clothall Bury - long term BAR in poor condition and awaits repair and a use.

**Hertsmere Borough Council:** no recent reports received

### **St Albans City & District Council:**

a rare Crinkle Crankle Wall, Wheathampstead Grade II awaits restoration;

## HERTFORDSHIRE BUILDING PRESERVATION TRUST

### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2024

#### **Achievements and performance**

##### **a. Main achievements of the Company**

In the year under review 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 and the soaring costs were a major concern.

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 £110,838 (down from 2023's £112,922)

The three most fascinating 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 £2,437 (2023: £2,711), 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 Cromer Windmill will prove costly next year as urgent repairs are needed.

Our heritage planning consultancy, BEAMS Ltd, had a profitable year. Our small team of conservation consultants worked 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 £20k from its trading profits to the Trust's General Fund (2023: £18K). BEAMS recorded billings over the year of £106,248 (2023: £85,504).

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

The investments of the Miss Mary Aughton Fund again produced a very useful £14,605 of dividend and interest income. Over the year to 31 March 2024 the value of our holdings increased by £42,388 (2023: decreased by -£25,034) 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.

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 £1,502 (2023: £2,744) was raised in grants and donations for restricted purposes, and £556 was spent (2023: £2,640). Restricted Funds carried forward therefore amount to £5,738 (2023: £4,792).

##### **b. Investment policy and performance**

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.

## HERTFORDSHIRE BUILDING PRESERVATION TRUST

### TRUSTEES' REPORT FOR THE YEAR ENDED 31 MARCH 2024

The Trustees present their annual report together with the financial statements of the Hertfordshire Building Preservation Trust for the year 1 April 2023 to 31 March 2024. The Annual report serves the purposes of both a Trustees' report and a directors' report under company law. The Trustees confirm that the Annual report and financial statements of the charitable company comply with the current statutory requirements, the requirements of the charitable company's governing document and the provisions of the Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) (effective 1 January 2019).

Since the Company qualifies as small under section 382 of the Companies Act 2006, the Strategic report required of medium and large companies under the Companies Act 2006 (Strategic Report and Directors' Report) Regulations 2013 has been omitted.

#### Objectives and activities

##### a. Policies and objectives

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.

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit: running a charity (PB2)'.

##### b. 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.

Old Parkbury House, Colney Street Grade II (Tarmac Ltd) - registered at risk since 1993

#### Three Rivers District Council:

Oxhey Hall, Camper Mill Lane, Bushey Grade II\*(Affinity Water); Langley Bury House, Kings Langley Grade II\* - both each require regular maintenance; Croxley Great Barn, Rickmansworth Grade II\* - a long term BAR (St Joan of Arc School) still seeks new ownership, full restoration and a future use.

#### Watford Borough Council:

Little Cassiobury House Grade II\* (HCC) is due to be sold. Local concerns continue over its future use; Watford Place Grade II, the building is deteriorating through lack of maintenance; 97 High Street Grade II, a Dangerous Structure notice was issued in 2023 and has a rare surviving interior; The Old Station House 147a St Albans Road Grade II has lain empty for many years and vandalised. Potential uses are sought.

The Trust is pleased to learn when a listed building is restored and no longer a building at risk.

This year the Black Barn at Woodoaks Farm, Maple Cross Grade II\* has been restored and is now in community use.

#### Dorothy Abel Smith Chairman



*Black Barn at Woodoaks Farm, Maple Cross Grade II\**





## **MUCH HADHAM FORGE MUSEUM**

Much of the Curator's year was taken up with the Museum Accreditation submission to The Arts Council. Some fifteen Plans and Policies were written for the application: my thanks to Trust Chair, Dorothy Abel Smith, for her time in checking and approving the documents and to Dariel Lines for undertaking the financial reports. It was a great relief to us all when the museum was awarded Full Accreditation.

The museum continued to support local students through provision of 6 work experience placements, volunteering opportunities with the Duke of Edinburgh scheme and providing University students with research opportunities relevant to our collections. Congratulations and thanks are due to Will Jeffries, who continued his volunteer placement to achieve a D of E Gold Award, Rose Jeffries, Oliver Porter and Jem Cox who all achieved their Bronze Awards. We are currently working with UEA student Shannon Hedges, who is conducting research into Roman Hadham Ware pottery and has volunteered to help conserve our collection.

Local volunteers have supported the Curator throughout the year, assisting with research for the current free exhibition "The People of The Palace", (showing until 15th December 2034). This explores the stories and experiences of the people who have lived at The Palace from Royal guests to confined lunatics and wartime evacuees. There is still time to visit!

The new year brought amazing news as our grant application to The Royal Society's Places of Science programme was successful. Museum Education Freelancer, Francesca Chinnery, will be working with Year groups 2 and 4 from St. Andrew's School to produce and trial a school and family friendly activity making the links between our collection and science. The grant award also funds a blacksmith taster weekend with Rich Maynard when participants can have a go and make a small item to take home. Stay peeled to our social media for updates in the New Year.

Particular thanks are due to volunteers Keith Hutley and Christine Clayton, who continue to help with conserving the collections and manning events. Trust Director Jeremy English continues to take responsibility for fire safety at the museum. Also, youth volunteer Lucas Gooch, who organises an annual Halloween fundraiser at the museum. Be sure to join us!

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## **HERTFORDSHIRE BUILDING PRESERVATION TRUST**

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### **REFERENCE AND ADMINISTRATIVE DETAILS OF THE COMPANY, ITS TRUSTEES AND ADVISERS FOR THE YEAR ENDED 31 MARCH 2024**

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<b>Trustees</b>	D Abel Smith MBE, Chairman R H Threlfall, Vice Chairman T M Bell J M Nicholls R A C Thake I K D Tunio J J English D C Levett (appointed 18 June 2024)
<b>Company registered number</b>	00783226
<b>Charity registered number</b>	232686
<b>Registered office</b>	The Castle Hertford SG14 1HR
<b>Company secretary</b>	R A Jameson
<b>Independent Examiner</b>	Menzies LLP Chartered Accountants Richmond House Walkern Road Stevenage Herts SG1 3QP

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## HERTFORDSHIRE BUILDING PRESERVATION TRUST

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**HADHAM HAUNTZ presents “Macabre Manor”** at the museum Thursday 31st October, noon - 8.30pm

The outdoor trail is open from noon. Will you brave the witches and pirates and the haunted monks' graveyard! Activity, craft table and refreshments will be available. (£2.50 per child)

The evening house trail is open from 5.30 – 8.30pm (£2.50)

Expect scares galore as you pass through themed rooms designed by youth volunteer and Scare Director Lucas Gooch.

**Annual Remembrance Dinner & Talk, “Hadham’s Heroes” by Cristina Harrison** Saturday 9th November, 8 pm start, 2 Courses & Prosecco toast, Tickets £30, at Much Hadham Village Hall.

Booking is essential. Text/Call 07483 113345 to register your interest.

**Much Hadham Christmas Market & Santa’s Grotto** Sunday 24th November, noon -5pm

Visit Santa in his grotto at the forge (includes gift and selfies £10), buy great gifts from local makers and enjoy festive crafts. Food and refreshments available.

VENUES: Much Hadham Village Hall and Much Hadham Forge Museum.

To help the museum implement future plans and fundraise for a new artefact store, you can 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**

*The museum and adjoining cottages,  
Much Hadham High Street*



Since the annual report of 2022-2023, BEAMS has carried on in much the same pattern of work. The staff continue with hybrid working with a regular office day on Tuesdays. The workflow has continued to be consistent, with local authority work providing that much needed bread and butter work with private work undertaken on top. BEAMS was able to build on the healthy profit turned in 2022/2023 and increase it further, which gives us enormous satisfaction, not least because of the donation that BEAMS has been able to give to the Trust.

Dacorum Borough Council continued to renew its initial year-long contract on a rolling three-month basis for three days per week of consultancy work. We also continued to provide conservation advice to the London Borough of Hillingdon following the departure of their conservation officer. Having commenced in December 2022, this finally ended in March 2024 with the appointment of a new permanent conservation officer. 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 the village of Wilstone in Dacorum).

Due to the amount of local authority work that BEAMS has taken on, the capacity for private work remains lower than in previous years. We continue to provide Heritage Statements for proposals to listed buildings or within their setting, to assist the planning process. Some interesting cases have been on Theresa's Cottage, Marden Hill, Tewin, Twyford House, Thorley and 3 Stapleford Place Farm, Stapleford.

Following the end of the Hillingdon contract there has been scope for ad hoc work for Dacorum in the form of some interesting heritage impact assessments in connection with potential development sites as listed in the Local Plan. These included Apsley Mills, Apsley, Dunsley Farm, Tring and Land South of Berkhamsted.

BEAMS continues with a small staff of two people. Emma Lauze, worked full-time for Dacorum and Hillingdon while Helen Cal-Fernandez worked two days a week on the ad hoc work for Stevenage, Luton and Slough as well as undertaking the research and writing of Heritage Statements.

Richard Threlfall continued 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**

## PART TWO

TRUSTEES' REPORT AND  
FINANCIAL STATEMENTS  
FOR THE YEAR ENDED  
31 MARCH 2024

HERTFORDSHIRE  
BUILDING PRESERVATION  
TRUST

**MENZIES**  
BRIGHTER THINKING





*The grade II\* cottages in Bluecoat Yard opposite Place House.  
A terrace of 10 houses, all one building, built as 'nurse cottages' for  
Bluecoat School in Place House. c1687-89*



*Place House Hall set up for a Christmas Craft & Gift Fair November 2023*

## THE HBPT & BEAMS' PHOTO ALBUM 2023/2024



The Limes, Matching Green , Essex  
subject of Heritage Statement by BEAMS



Grade II Causeway Cottage, 5 Church End, Braughing, Herts  
subject of Heritage Statement by BEAMS





*Oliver Porter and Jem Cox, clearing the ground around a tree stump which is in the way of the planned foundation slab for the new museum store.  
Duke of Edinburgh Bronze Award placement 2023*



*The museum gardens, both front and back, continue to develop under the expert touch of our gardener, Charlie Cox*



*Volunteers Magda Orpel and Jane Gifkin with Chairman, Dorothy Abel Smith at Cromer Windmill 7th September 2024*



*View from the top of the windmill - this will be covered by solar panels if a planning application is approved*