

HAMPSTEAD NORREYS AMENITIES TRUST

England & Wales · Charity number 288207

Details

Status Registered

Legal form Other

Registered 1984-01-31

Register [View on the Charity Commission register](#)

Contact

Address Stoke House
3 Station Hill
Hampstead Norreys
Thatcham
RG18 0RS

Phone 01635202438

Email trustees@hampsteadnorreys.org

Activities

Objects: TO APPLY THE CAPITAL AND INCOME AT THE TRUSTEES' DISCRETION TO ESTABLISH AND MAINTAIN OR TO ASSIST IN ESTABLISHING AND MAINTAINING A NEW VILLAGE HALL AND RECREATION GROUND AT HAMPSTEAD NORREYS IN THE COUNTY OF BERKSHIRE FOR THE BENEFIT OF THE INHABITANTS OF HAMPSTEAD NORREYS AND ITS NEIGHBOURHOOD AND SUCH OTHER MEMBERS OF THE PUBLIC AS DESIRE TO AND CAN CONVENIENTLY MAKE USE OF SUCH FACILITIES IRRESPECTIVE OF POLITICAL PARTY NATIONALITY RELIGIOUS OPINION RACE OR COLOUR OR FOR OTHER CHARITABLE PURPOSES.

Activities: Charitable activities in accordance with the objects defined in the Trust Deed

Classification

- **How:** Makes Grants To Organisations, Provides Buildings/facilities/open Space, Acts As An Umbrella Or Resource Body
- **What:** General Charitable Purposes, Arts/culture/heritage/science, Amateur Sport, Environment/conservation/heritage
- **Who:** Other Defined Groups

Geography

- **Area of benefit:** HAMPSTEAD NORREYS AND ITS NEIGHBOURHOOD
- West Berkshire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-07-31	£20,292	£28,684	-	-
2024-07-31	£22,737	£19,333	-	-
2023-07-31	£16,471	£16,179	-	-
2022-07-31	£31,529	£28,003	-	-
2021-07-31	£678	£2,434	-	-
2020-07-31	£34,138	£60,349	-	-

Trustees

Name	Role	Appointed
GEORGE EDWARD BETTS	Chair	2012-11-22
GEORGE MICHAEL ALRIC GREENHAM		2017-10-10
Rachael Emily RICE		2017-10-10
Ronald James Howard		2017-10-10
Rosita Maskell		2025-08-12

HAMPSTEAD NORREYS AMENITIES TRUST

England & Wales - Charity number 288207

Accounts

Hampstead Norreys Amenities Trust
Accounts for the Year Ended 31st July 2022

HAMPSTEAD NORREYS
AMENITIES TRUST

Accounts for the Year Ended 31st July 2022

The Hampstead Norreys Amenities Trust is a Registered Charity whose objects are as follows:-

“To establish and maintain or to assist in establishing and maintaining a new Village Hall and recreation ground at Hampstead Norreys in the County of Berkshire for the benefit of the inhabitants of Hampstead Norreys and its neighbourhood and such other members of the public as desire to and can conveniently make use of such facilities irrespective of political party, nationality, religious opinion, race or colour or for other charitable purposes”.

Hampstead Norreys Amenities Trust
Accounts for the Year Ended 31st July 2022

Trustees' Report for the Year to 31st July 2022

The Trustees have pleasure in presenting the report and accounts of the Hampstead Norreys Amenities Trust for the year to July 2022.

The year was a difficult one with continuing near zero interest rates compounded by the fact that agreed car park rent of £1,050 was not received during the current or previous year.

However, the Trustees are satisfied that reserves remain adequate.

For the first time these Accounts include the Operational Accounts for the Hampstead Norreys Village Hall – both for the year ended 31st March 2022 and for the year ended 31st March 2021. Please see the explanatory notes attached.

The Trustees are satisfied that their activities fully comply with guidance from the Charity Commission in respect of public benefit.

G.E.Betts

Chairman

May 2023

Hampstead Norreys Amenities Trust
Accounts for the Year Ended 31st July 2022

Receipts and Payments for the Year Ended 31st July 2022

Receipts:	Note	2022 £	2021 £
Donations		4,994	51
Interest received		12	3
Hire of car park		-	-
Rent received	5	624	624
Compensation		382	
Village Hall Operating Revenue		25,517	23,071
		<u>31,529</u>	<u>23,749</u>
Revenue expenditure:			
Hall and Dean Meadow maintenance	3	1,817	864
Grass cutting		-	-
Insurance	2	1,079	1,451
Dean Meadow rent	4	213	-
Proposed Extension and Refurbishment Project		310	119
Village Hall Operating Expenditure	6	24,584	13,305
		<u>28,003</u>	<u>15,739</u>
Net (deficit) / surplus for year		<u>£3,526</u>	<u>£8,010</u>

Movements on Reserves and Balance Sheet

Balance 1st August 2021	69,767	61,757
(Deficit) / surplus for year	3,526	8,010
Balance 31st July 2022	<u>£73,293</u>	<u>£69,767</u>

Represented By:

Tangible fixed assets at cost:

Land behind former New Inn	5	14,897	14,897
Debtors		1,475	-
Bank Balances		63,689	58,264
Creditors		(6,768)	(3,394)
		<u>£73,293</u>	<u>£69,767</u>

Trustees: G.E.Betts (Chairman) R Howard (Secretary); G Greenham; D Barlow; R Rice
Stoke House, 3 Station Hill, Hampstead Norreys, Newbury, Berks. RG18 ORS.
Telephone (01635) 202438
Registered Charity No 288207

Hampstead Norreys Amenities Trust

Accounts for the Year Ended 31st July 2022

Notes to the Accounts for the Year Ended 31st July 2022

1 Accounting Policies

The accounts of the Trust have been drawn up this year, as previously, on a cash basis showing amounts received and spent by the Trustees. The accounts would not be materially different on an accruals basis.

The Operational Accounts for the Village Hall have been prepared on an accruals basis.

No depreciation is provided on freehold land.

Sums expended by the Trustees on the Dean Meadow and on the construction and improvement of the Hampstead Norreys Village Hall have been written off as incurred as this asset produces no income and is not saleable.

2 Insurance

This represents the year's insurance on the Village Hall and the Dean Meadow.

3 Hall and Dean Meadow Maintenance

The majority of the running costs of the Hall have been met by the Committee of the Hampstead Norreys Memorial Hall Charity which operates it and the Hampstead Norreys Parish Council has taken responsibility for the maintenance of the Dean Meadow. The Trustees met the following costs during the year:-

	2022	2021
	£	£
Sewage pump maintenance contract	951	864
Signage	866	-
Minor Electrical Repairs	-	-
	<u>£1,817</u>	<u>£864</u>

4 Investment

Until 2015 the Trustees held £1,500 (nominal) of 3 1/2 % War Loan Stock, the interest on which was paid direct to the landlords in order to meet the rent on the Dean Meadow. This holding was redeemed during 2015 and the Trustees now therefore pay the annual rent directly.

5 Tangible Fixed Asset - Freehold Land

The Trustees own approximately 2.25 acres of land behind the former New Inn public house together with an access road to it. This property, which is currently let for grazing, is stated in these accounts at cost including legal costs.

Hampstead Norreys Amenities Trust
Accounts for the Year Ended 31st July 2022

6 Village Hall Operating Expenditure

	2022	2021
	£	£
Cleaning	5,689	4,044
Heat, Light and Power	3,926	5,043
Rates	405	59
Repairs and Maintenance	13,629	3,964
IT, Telephone and Internet	282	159
Licences	284	-
Bank Fees	12	36
Subscriptions	357	-
	-	-
	<u>£24,584</u>	<u>£13,305</u>
	=====	=====

Hampstead Norreys Amenities Trust

Accounts for the Year Ended 31st July 2022

Note for HNAT Report & Accounts – an explanation of the two CC charities for the HN Village Hall and how they have been incorporated into one.

History of a Community Centre in Hampstead Norreys:

1. HN Memorial Hall:

The Hampstead Norreys Memorial Hall, Water Street, Hampstead Norreys, Berkshire, was built in the 1920's, by public subscription in memory of all those involved in the Great War – in line with many other community centres built at the same time for similar reasons.

The *Hampstead Norreys War Memorial Trust (HNWMT - CC number 238452)* was sealed on 5th May 1975 by the Charities Commission, in the matter of the Charities Act 1960, and replaced any original trust documents dated earlier. (The schedule of this document includes reference to the leasehold agreement with Gerald Palmer Estate “*with the buildings known as HN War Memorial Hall held for residue of the term of 60 years from 25th December 1970*”.)

The Scheme approved by the Charity Commissioners defined the responsibilities and structure for managing the HNWMT: viz. a *Village Hall Committee (VHC)* of community volunteers representing all the various community activities and listed in the scheme of arrangement from the Charities Commission.

The Memorial Hall continued as a community centre for HN and in early 1980's an appeal was launched for funds for a further refurbishment of the original facilities.

2. Village Hall:

As a result of this refurbishment appeal, a generous benefactor from the village offered to fund the building of a new building to replace the existing Memorial Hall.

- a. A new trust '*Hampstead Norreys Amenities Trust*' (HNAT - CC number 288207) was created on 29 July 1983 (amended on 27 November 1983) and trustees were appointed to manage the funds and build a new hall,
- b. Arrangements were made to lease a suitable piece of land (Dean Meadow) from the Gerald Palmer Eling Estate for 40 years (Dated 14 September 1983.)
- c. A new Village Hall was built on Dean Meadow and opened in 1985.

With the opening of the new *Village Hall*, the old *Memorial Hall* was closed down, the associated lease terminated, and the land and building were returned to the Gerald Palmer Estate.

Although the ownership and legal responsibility for the new building and the lease of Dean Meadow remained with the Trustees of HNAT, the day-to-day management of the village hall operations remained with the VHC. (However, the HNAT arranged and funded suitable building insurance for the new hall and for the service agreement for the provision, operation and maintenance of the sewage pump for the hall.)

Hampstead Norreys Amenities Trust

Accounts for the Year Ended 31st July 2022

3. Governance:

The VHC transferred its operational responsibilities from the Memorial Hall to the new Village Hall and this governance arrangement continued satisfactorily for all concerned. The VHC reported to the HNAT when any changes were required to the building, or any other major operating changes were required.

This dual responsibility continued, without any problems and continued unchallenged for reasons lost in the mists of time. The two sets of trustees (HNWMT and HNAT) do not appear to have questioned the existence of two trusts or considered if two separate trusts were necessary.

The HNWMT continued to submit its annual report to the Charities Commission based on the operational accounts for the village hall and the HNAT continued to report its activities related to the land ownership and lease responsibilities but excluding the financial activities of the village hall.

With the appointment of new trustees to the Amenities Trust (10 October 2017) and some new appointments to the VHC in 2015 & 2016, it was recognised by both the VHC and HNAT that the 30-year-old building was not fit for purpose – with a severe shortage of storage space and limited catering facilities.

It was agreed by the HNAT and the VHC that a refurbishment project would be launched by the Amenities Trust since they were the owners of the Village Hall and they would be responsible for the necessary extension to the lease for Dean Meadow. The Village Hall Refurbishment Project was launched in January 2018 which involved commissioning architectural plans and quotations for the building work.

The original lease for Dean Meadow was surrendered on 27 June 2019 and a new 40-year lease was signed on 27 June 2019.

During discussions with the HM Revenue & Customs (during 2018), over the VAT-rating for the building & extension work, it became clear that the governance and associated documentation for the village hall was not fit for purpose and there was confusion over the responsibilities of the two registered trusts:

HNWMT - did not have any property or legal responsibility for the village hall nor had any involvement with the leasehold of the land. However, they ran the village hall.

HNAT - owned the building and were the leaseholders for Dean Meadow but did not appear to have any responsibility for the day-to-day operations.

As a result, the Trustees of HNAT and the Trustees of HNWMT (effectively the VHC) decided that the governance of the Village Hall needed to be clarified to reflect the reality of how the ownership and management responsibilities were distributed.

Hampstead Norreys Amenities Trust

Accounts for the Year Ended 31st July 2022

4. New Governance Document:

Following discussions between the Village Hall Committee, acting as Trustees of the HNWMT, and the Trustees of the HNAT, the following actions were agreed:

- a. A new committee, the "*Village Hall Management Committee*" (VHMC), would be created as a sub-committee of the HNAT, with Terms of Reference (dated 1 October 2019) to reflect the provisions of the Scheme attached to the HNWMT,
- b. The responsibility for managing the Village Hall operations would be transferred from the old VHC to the new VHMC with effect from 1st November 2019,
- c. With effect from 1st November 2019, the operational accounts for the village hall would be incorporated into the Annual Report & Accounts to the Charities Commission for the HNAT (and replace the need for separate reporting by the HNWMT).
- d. The end of the financial year for the Village Hall would be moved from 31 March to 31 July, to match the financial year of the HNAT,
- e. The new *Governance Document (dated 1st November 2021)* including the *Terms of Reference (dated 1 October 2019)* for the VHMC would be submitted to the Charities Commission as an addendum to the HNAT Trust Deed.

See minutes of the HNAT meetings of 26 March 2019, 14 May 2019, 16 July 2019, 1 October 2019 and 10 December 2019 plus minutes of HNWMT of 13 January 2020, 6 July 2020, 5 October 2020, 11 January 2021, 26 April 2021 and 11 April 2022.

(Unfortunately, these discussions were impacted by the restrictions of the Covid-19 pandemic and decision-making took longer than expected.)

5. Transition Arrangements:

To ensure the requirements of the Charities Commission were respected, it was agreed that the operating accounts for the village hall, after 1st November 2019, should be incorporated into the accounts and report of the HNAT.

HN War Memorial Trust reports:

- The HNWMT report for y/e 31 March 2020 reflects the sales income up to 31 October 2019 (£5,027) and the full-year expenses up to 31 March 2020 (£14,552). Any sales income for that year not included in the HNWMT report (viz. £5,979.71) would be included in the HNAT report.
- The HNWMT report for y/e 31 March 2021 continues to show any remaining expenses to exhaust the funds (£7,291) plus any incorrectly directed sales income (£288). These reported figures would be discounted from the operational figures incorporated in the HNAT Report & Accounts for that year.
- The HNWMT report for y/e 31 March 2022 reflects 'nil' income and 'nil' expenses. Any HNWMT reports for subsequent years would also be 'nil' income and expenses until such time as the Trust was formally closed.

Hampstead Norreys Amenities Trust

Accounts for the Year Ended 31st July 2022

HNAT Report & Accounts:

- For y/e 31 July 2022, the report and accounts – due by 31 May 2023 – will include the operational accounts for the village hall for the same financial period.
- For y/e 31 July 2023, and subsequent years, the Report & Accounts for the Amenities Trust will reflect the operational accounts of the village hall.

Abbreviations:

- HNWMT** **Hampstead Norreys War Memorial Trust** was registered by Charities Commission under a Scheme of Arrangement (sealed 5th May 1975)
- HNAT** **Hampstead Norreys Amenities Trust** created in 1983 to arrange leasehold and building of a village hall.
- VHC** **Village Hall Committee**, defined under the CC Scheme of Arrangement, with responsibility for managing the operations of the Memorial Hall.
- VHMC** **Village Hall Management Committee**, a sub-committee of the HNAT created in October 2021, to be responsible for managing the operations of the Village Hall. It took over the responsibilities from VHC in November 2021.

Ron Howard

Chairman of HNWMT
Secretary to HNAT



Section A Independent Examiner's Report

Report to the trustees/ members of

Charity Name HAMPTSTEAD NORRYS AMENITIES TRUST

On accounts for the year ended

31st JULY 2022 Charity no (if any) 288207

Set out on pages

1-5 (remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended DD / MM / YYYY.

Responsibilities and basis of report

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

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention (other than that disclosed below *) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
the accounts do not accord with the accounting records

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

* Please delete the words in the brackets if they do not apply.

Signed: Rosita Maskell

Date: 9th June 2023

Name: ROSITA MASKELL

Relevant professional qualification(s) or body (if any):

NA

Address:

Sarsen Stone Cottage
Hampstead Norrises
RG18 0TN

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

NONE

HAMPSTEAD NORREYS AMENITIES TRUST

England & Wales - Charity number 288207

Accounts

Hampstead Norreys Amenities Trust
Accounts for the Year Ended 31st July 2020

HAMPSTEAD NORREYS
AMENITIES TRUST

Accounts for the Year Ended 31st July 2020

The Hampstead Norreys Amenities Trust is a Registered Charity whose objects are as follows:-

“To establish and maintain or to assist in establishing and maintaining a new Village Hall and recreation ground at Hampstead Norreys in the County of Berkshire for the benefit of the inhabitants of Hampstead Norreys and its neighbourhood and such other members of the public as desire to and can conveniently make use of such facilities irrespective of political party, nationality, religious opinion, race or colour or for other charitable purposes”.

Hampstead Norreys Amenities Trust

Accounts for the Year Ended 31st July 2020

Trustees' Report for the Year to 31st July 2020

The Trustees have pleasure in presenting the report and accounts of the Hampstead Norreys Amenities Trust for the year to July 2020.

The year was a difficult one with continuing near zero interest rates compounded by the fact that agreed car park rent of £1,050 was not received during the current or previous year.

However, the Trustees are satisfied that reserves remain adequate.

The Trustees are proposing to extend and refurbish the Village Hall. The accounts for the current year show the planning fees and professional fees in relation to this.

The Trustees are satisfied that their activities fully comply with guidance from the Charity Commission in respect of public benefit.

G.E.Betts

Chairman

March 2021

Hampstead Norreys Amenities Trust
Accounts for the Year Ended 31st July 2020

Receipts and Payments for the Year Ended 31st July 2020

Receipts:	Note	2020 £	2019 £
Donations		33,366	39,442
Interest received		48	83
Hire of car park		-	-
Rent received	5	624	624
Compensation		100	250
		<u>34,138</u>	<u>40,399</u>
Revenue expenditure:			
Hall and Dean Meadow maintenance	3	-	523
Grass cutting		-	-
Insurance	2	1,458	1,427
Dean Meadow rent	4	26	52
Proposed Extension and Refurbishment Project		58,865	23,572
Legal Fees		-	3,537
		<u>60,349</u>	<u>29,111</u>
Net (deficit) / surplus for year		<u>(£26,211)</u>	<u>£11,288</u>

Movements on Reserves and Balance Sheet

Balance 1st August 2019	70,442	59,154
(Deficit) / surplus for year	(26,211)	11,288
Balance 31st July 2020	<u>£44,231</u>	<u>£70,442</u>

Represented By:

Tangible fixed assets at cost:

Land behind former New Inn	5	14,897	14,897
Bank Balances		29,334	55,545
		<u>£44,231</u>	<u>£70,442</u>
		=====	=====

Hampstead Norreys Amenities Trust

Accounts for the Year Ended 31st July 2020

Notes to the Accounts for the Year Ended 31st July 2020

1 Accounting Policies

The accounts of the Trust have been drawn up this year, as previously, on a cash basis showing amounts received and spent by the Trustees. The accounts would not be materially different on an accruals basis.

No depreciation is provided on freehold land.

Sums expended by the Trustees on the Dean Meadow and on the construction and improvement of the Hampstead Norreys Village Hall have been written off as incurred as this asset produces no income and is not saleable.

2 Insurance

This represents the year's insurance on the Village Hall and the Dean Meadow.

3 Hall and Dean Meadow Maintenance

The majority of the running costs of the Hall have been met by the Committee of the Hampstead Norreys Memorial Hall Charity which operates it and the Hampstead Norreys Parish Council has taken responsibility for the maintenance of the Dean Meadow. The Trustees met the following costs during the year:-

	2020	2019
	£	£
Sewage pump maintenance contract	-	523
Sewage pump repairs	-	-
Minor Electrical Repairs	-	-
	<hr/>	<hr/>
	-	£523
	=====	=====

4 Investment

Until 2015 the Trustees held £1,500 (nominal) of 3 1/2 % War Loan Stock, the interest on which was paid direct to the landlords in order to meet the rent on the Dean Meadow. This holding was redeemed during 2015 and the Trustees now therefore pay the annual rent of £52.50 directly.

5 Tangible Fixed Asset - Freehold Land

The Trustees own approximately 2.25 acres of land behind the former New Inn public house together with an access road to it. This property, which is currently let for grazing, is stated in these accounts at cost including legal costs.

Hampstead Norreys Amenities Trust
Accounts for the Year Ended 31st July 2020

HAMPSTEAD NORREYS
AMENITIES TRUST

Accounts for the Year Ended 31st July 2020

The Hampstead Norreys Amenities Trust is a Registered Charity whose objects are as follows:-

“To establish and maintain or to assist in establishing and maintaining a new Village Hall and recreation ground at Hampstead Norreys in the County of Berkshire for the benefit of the inhabitants of Hampstead Norreys and its neighbourhood and such other members of the public as desire to and can conveniently make use of such facilities irrespective of political party, nationality, religious opinion, race or colour or for other charitable purposes”.

Hampstead Norreys Amenities Trust

Accounts for the Year Ended 31st July 2020

Trustees' Report for the Year to 31st July 2020

The Trustees have pleasure in presenting the report and accounts of the Hampstead Norreys Amenities Trust for the year to July 2020.

The year was a difficult one with continuing near zero interest rates compounded by the fact that agreed car park rent of £1,050 was not received during the current or previous year.

However, the Trustees are satisfied that reserves remain adequate.

The Trustees are proposing to extend and refurbish the Village Hall. The accounts for the current year show the planning fees and professional fees in relation to this.

The Trustees are satisfied that their activities fully comply with guidance from the Charity Commission in respect of public benefit.

G.E.Betts

Chairman

March 2021

Hampstead Norreys Amenities Trust
Accounts for the Year Ended 31st July 2020

Receipts and Payments for the Year Ended 31st July 2020

Receipts:	Note	2020 £	2019 £
Donations		33,366	39,442
Interest received		48	83
Hire of car park		-	-
Rent received	5	624	624
Compensation		100	250
		<u>34,138</u>	<u>40,399</u>
Revenue expenditure:			
Hall and Dean Meadow maintenance	3	-	523
Grass cutting		-	-
Insurance	2	1,458	1,427
Dean Meadow rent	4	26	52
Proposed Extension and Refurbishment Project		58,865	23,572
Legal Fees		-	3,537
		<u>60,349</u>	<u>29,111</u>
Net (deficit) / surplus for year		<u>(£26,211)</u>	<u>£11,288</u>

Movements on Reserves and Balance Sheet

Balance 1st August 2019	70,442	59,154
(Deficit) / surplus for year	(26,211)	11,288
Balance 31st July 2020	<u>£44,231</u>	<u>£70,442</u>

Represented By:

Tangible fixed assets at cost:

Land behind former New Inn	5	14,897	14,897
Bank Balances		29,334	55,545
		<u>£44,231</u>	<u>£70,442</u>
		=====	=====

Hampstead Norreys Amenities Trust

Accounts for the Year Ended 31st July 2020

Notes to the Accounts for the Year Ended 31st July 2020

1 Accounting Policies

The accounts of the Trust have been drawn up this year, as previously, on a cash basis showing amounts received and spent by the Trustees. The accounts would not be materially different on an accruals basis.

No depreciation is provided on freehold land.

Sums expended by the Trustees on the Dean Meadow and on the construction and improvement of the Hampstead Norreys Village Hall have been written off as incurred as this asset produces no income and is not saleable.

2 Insurance

This represents the year's insurance on the Village Hall and the Dean Meadow.

3 Hall and Dean Meadow Maintenance

The majority of the running costs of the Hall have been met by the Committee of the Hampstead Norreys Memorial Hall Charity which operates it and the Hampstead Norreys Parish Council has taken responsibility for the maintenance of the Dean Meadow. The Trustees met the following costs during the year:-

	2020	2019
	£	£
Sewage pump maintenance contract	-	523
Sewage pump repairs	-	-
Minor Electrical Repairs	-	-
	<hr/>	<hr/>
	-	£523
	=====	=====

4 Investment

Until 2015 the Trustees held £1,500 (nominal) of 3 1/2 % War Loan Stock, the interest on which was paid direct to the landlords in order to meet the rent on the Dean Meadow. This holding was redeemed during 2015 and the Trustees now therefore pay the annual rent of £52.50 directly.

5 Tangible Fixed Asset - Freehold Land

The Trustees own approximately 2.25 acres of land behind the former New Inn public house together with an access road to it. This property, which is currently let for grazing, is stated in these accounts at cost including legal costs.

Independent examiner's report to the trustees of Hampstead Norreys Amenities Trust

I report on the accounts of the Trust for the year ended 31 July 2020 which have been provided to me by the Trustees.

Respective responsibilities of trustees and examiner

The Charity's Trustees are responsible for the preparation of the accounts. The Charity's Trustees consider that:

- an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act); and
- an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- follow the procedures laid down in the general Directions given by the commission under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission.

An examination includes a review of the accounting records kept by the Charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the next statement.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

(1) which gives me reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 130 of the 2011 Act; and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act

have not been met; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



Name: Claire Trow-Smith

Relevant professional qualification or body: N/A

Address: Westbrook, Hampstead Norreys, Berkshire, RG18 0TF

Date: 29 May 2021