

REGISTERED COMPANY NUMBER: 01879857 (England and Wales)
REGISTERED CHARITY NUMBER: 291468

**REPORT OF THE TRUSTEES AND
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025
FOR
HACKNEY HISTORIC BUILDINGS TRUST (THE)
(A COMPANY LIMITED BY GUARANTEE)**

Prestons & Jacksons Partnership LLP
364 - 368 Cranbrook Road
Ilford
Essex
IG2 6HY

HACKNEY HISTORIC BUILDINGS TRUST (THE)

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HACKNEY HISTORIC BUILDINGS TRUST (THE)

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2025

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2025. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

To preserve for the benefit of the inhabitants of the London Borough of Hackney and the nation at large whatever of the historical, architectural and constructional heritage may exist in and around the Borough in the form of buildings of particular beauty or historical interest

Public benefit

The Trustees confirm that they have complied with the duty in section 4 of the Charities Act 2006 to have due regard to public benefit guidance published by the Commission in determining the activities undertaken by the charity.

FINANCIAL REVIEW

Financial position

The board of Trustees is pleased with the results of the charity during the year, enabling it to continue to manage two significant listed buildings, the Grade II listed Round Chapel and the Grade I St Augustine's Tower. We have seen a broad range of activities take place at the Round Chapel hosting food and drink festivals, civil marriages and wedding celebrations, film shoots, markets and concerts covering a wide range of music genres.

The Round Chapel has remained accessible to the local community through its work with schools, community groups and charities and by holding regular community dances.

The charity has continued to develop activities at St Augustine's Tower, which it manages and maintains via a lease from the owners, Hackney Council. This includes open days, school visits, recitals, talks and Santa's grotto.

The charity continues to make input from time to time into planning consultations, particularly where these involve the setting of the charity's heritage assets.

The Trustees and staff of the charity are grateful to the generosity of individuals and organisations who support the Trust. The Trustees acknowledge the contribution of the many volunteers who assist the Trust particularly in carrying out duties vital to the regular monthly opening of St Augustine's Tower.

Reserves policy

That the Trust shall regularly review its reserves policy and in any case quarterly with the production of management accounts comprising Income and Expenditure Account and Balance Sheet. The reserves policy has been developed to cope with two scenarios:

1. Where the hire income generated at the Round Chapel should drastically diminish for whatever reason and
2. That severe damage to the Round Chapel rendered the building unavailable and emergency repairs were needed. In both cases the trustees have determined that over and above the current liabilities of the Trust (the creditors) the organisation must retain £25,000 in reserve to allow for the winding-down and/or mothballing of all or most of the Trust's operations - and an additional £25,000 in reserve to pay for any emergency repairs.

HACKNEY HISTORIC BUILDINGS TRUST (THE)

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2025

FINANCIAL REVIEW

Funds in Surplus

The Trustees consider the charity remains in a strong position to continue its activities during the coming year and that the charity assets are adequate to fulfil its obligations. The Board of Trustees is satisfied that the charity's assets in each fund are available and adequate to fulfil its obligations in respect of each fund.

Total income received in the year amounted to £196,868 (2024: £222,585) indicating a decrease of £25,717 over the previous year and resources expended were £216,513 (2024: £209,058), indicating an increase of £7,455 from previous year.

Funds carried forward as at year ended 31st March 2025 was £290,961 (2024: £310,606) all of which are unrestricted

FUTURE PLANS

The board of trustees will continue to re-invest funds in the maintenance and restoration of the Round Chapel. The Trust is developing an asset management plan to ensure that essential repairs and maintenance projects are carried out in a timely manner. Large restoration projects will require a big investment and the Trust is committed to protecting and restoring its property and will strive to generate sufficient reserves through hire income and fundraising. The charity has continued to explore opportunities for external funding for works at St Augustine's Tower, to update exhibitions and carry out remedial works.

HACKNEY HISTORIC BUILDINGS TRUST (THE)

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2025

STRUCTURE, GOVERNANCE AND MANAGEMENT

Structure, Governance and Management

Hackney Historic Buildings Trust is a registered charity and private company incorporated on 22nd January 1985 and limited by guarantee. It has no share capital and is permitted to omit the word limited from its title. The governing document is the Limited Company Memorandum and Articles of Association. A management committee governs the work of the charity as the decision-making body, according to its governing document. The committee meets regularly. The senior management team report to the committee. The Trustees are regularly trained on their own role within the charity, including induction, and are kept fully up to date by the managers on important issues. With the forthcoming retirement of three long serving trustees the board is delighted to have attracted an impressive group of new trustees to ensure the continuity of the operations at the buildings in our care and to steer the Trust to a prosperous future.

Round Chapel

The Trust owns the freehold of a major Heritage Asset known as The Round Chapel on Lower Clapton Road, which is a Grade II* listed building, together with an adjoining cottage. The day to day running costs of the building are funded by the hire of the building and its facilities to local residents, community groups and private companies/individuals for both public and private events. The Cottage is let out to generate income. The buildings have a book value of £63,245 (which is carried in the accounts). The Trustees consider the actual value of the building, including the attached dwelling which brings in a rental income stream, to be substantially in excess of the acquisition cost. However, in current market conditions and bearing in mind the listed status of the property, the Trustees believe it would not be prudent to include a revaluation in the accounts and have opted to include this disclosure in the Trustees' Report rather than create a revaluation reserve that has neither certainty nor purpose.

St Augustine's Tower

The Trust cares for St Augustine's Tower which it leases from Hackney Council at a rent of £100 per annum and the lease runs for a period of 25 years from 3rd December 2004. Following a refurbishment project funded by the Heritage Lottery Fund and completed in 2006 the building is regularly open to the public. It is also used for educational visits, exhibitions and both public and private events.

Contribution of Volunteers

The charity has drawn upon the pool of volunteers without whom the level of work that it undertakes would be significantly reduced. The charity uses volunteers whenever necessary and appropriate for specific tasks and projects.

Risk management

The trustees have examined the business and operational risks the charity faces and confirm that systems have been established to lessen these risks.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

01879857 (England and Wales)

Registered Charity number

291468

Registered office

1d Glenarm Road
London
E5 0LY

HACKNEY HISTORIC BUILDINGS TRUST (THE)

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2025

Trustees

- Laurence Patrick Hammill
- Derrick Turner
- Robert Davies
- Hannah Parham
- Susan Patricia Beeby
- Janet A Chapman - Appointed 27th February 25
- Adam Joseph Dyer - Appointed 27th February 25
- Catherine Phillippa Smith - Appointed 22nd July 25
- Crispin Marshall Truman OBE - Appointed 22nd July 25
- Nicholas Walker - Appointed 22nd July 25
- Regine Kandan - Appointed 22nd July 25

Chief Executive Officer

- Philip David Lloyd (Company Secretary)

Independent Examiner

A. Patel BA(Hons), BFP, FCA
Prestons & Jacksons Partnership LLP
364 - 368 Cranbrook Road
Ilford
Essex
IG2 6HY

Approved by order of the board of trustees on 11 November 2025 and signed on its behalf by:


.....
Trustee / Director: L.P. Hammill

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF HACKNEY HISTORIC BUILDINGS TRUST (THE)

Independent examiner's report to the trustees of Hackney Historic Buildings Trust (THE) ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 March 2025.

Responsibilities and basis of report

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

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

Independent examiner's statement

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

1. accounting records were not kept in respect of the Company as required by Section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of Section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)).

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



A. Patel BA(Hons), BFP, FCA

Prestons & Jacksons Partnership LLP
364 - 368 Cranbrook Road
Ilford
Essex
IG2 6HY

Date: 12/12/25

HACKNEY HISTORIC BUILDINGS TRUST (THE)

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 MARCH 2025

	Notes	Unrestricted funds £	Restricted fund £	31.3.25 Total funds £	31.3.24 Total funds £
INCOME FROM					
Donations	2	2,773	-	2,773	2,674
Other Charitable Activities	3	190,415	-	190,415	219,701
Investment income	4	3,680	-	3,680	210
Total		196,868	-	196,868	222,585
EXPENDITURE ON					
Raising funds		183,290	-	183,290	185,887
Other		33,223	-	33,223	23,171
Total		216,513	-	216,513	209,058
NET INCOME/(EXPENDITURE)		(19,645)	-	(19,645)	13,527
RECONCILIATION OF FUNDS					
Total funds brought forward		310,606	-	310,606	297,079
TOTAL FUNDS CARRIED FORWARD		290,961	-	290,961	310,606

The notes form part of these financial statements

HACKNEY HISTORIC BUILDINGS TRUST (THE)

STATEMENT OF FINANCIAL POSITION 31 MARCH 2025

	Notes	31.3.25 £	31.3.24 £
FIXED ASSETS			
Heritage assets	10	63,245	63,245
CURRENT ASSETS			
Cash at bank and in hand		299,597	299,241
CREDITORS			
Amounts falling due within one year	11	(71,881)	(51,880)
NET CURRENT ASSETS		<u>227,716</u>	<u>247,361</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		290,961	310,606
NET ASSETS		<u>290,961</u>	<u>310,606</u>
FUNDS	13		
Unrestricted funds:			
General fund		240,961	260,606
Designated Funds		50,000	50,000
		<u>290,961</u>	<u>310,606</u>
TOTAL FUNDS		<u>290,961</u>	<u>310,606</u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2025.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2025 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

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

The notes form part of these financial statements

HACKNEY HISTORIC BUILDINGS TRUST (THE)

STATEMENT OF FINANCIAL POSITION - continued
31 MARCH 2025

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

The financial statements were approved by the Board of Trustees and authorised for issue on 11 NOVEMBER 2025 and were signed on its behalf by:



Trustee / Director L. P. Hammill

The notes form part of these financial statements

HACKNEY HISTORIC BUILDINGS TRUST (THE)

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

1. ACCOUNTING POLICIES

Basis of preparing the financial statements and assessment of going concern

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

Going Concern

The Board confirms that they would be in a position to operate for the next twelve months. For this reason, the accounts have been prepared on a going concern basis.

Income

Turnover is measured at the fair value of the consideration received or receivable, net of discounts and value added taxes. Turnover includes revenue earned from the rendering of services which are recognised by reference to the stage of completion of the contract. The stage of completion of a contract is measured by comparing the costs incurred for work performed to date to the total estimated contract costs.

Expenditure and irrecoverable vat

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

Resources expended include attributable VAT which cannot be recovered.

Taxation

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

Fund accounting

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

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

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

Debtors

Basic financial assets, including trade and other debtors, are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Such assets are subsequently carried at amortised cost using the effective interest method, less any impairment.

HACKNEY HISTORIC BUILDINGS TRUST (THE)

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2025

1. ACCOUNTING POLICIES - continued

Pension costs and other post-retirement benefits

The charitable company operates a defined contribution pension scheme. Contributions payable to the charitable company's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

2. DONATIONS

	31.3.25	31.3.24
	£	£
Donations	<u>2,773</u>	<u>2,674</u>

3. OTHER CHARITABLE ACTIVITIES

	31.3.25	31.3.24
	£	£
Round Chapel lettings	169,974	200,623
Tower Income	3,262	3,208
Cottage rent	16,660	15,680
Booklets	519	190
	<u>190,415</u>	<u>219,701</u>

4. INVESTMENT INCOME

	31.3.25	31.3.24
	£	£
Deposit account interest	<u>3,680</u>	<u>210</u>

5. NET INCOME/(EXPENDITURE)

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

	31.3.25	31.3.24
	£	£
Independent Examiners Fees	<u>2,540</u>	<u>2,540</u>

HACKNEY HISTORIC BUILDINGS TRUST (THE)

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2025

6. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2025 nor for the year ended 31 March 2024.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 March 2025 nor for the year ended 31 March 2024.

7. STAFF COSTS

	31.3.25	31.3.24
	£	£
Wages and salaries	90,374	84,981
Other pension costs	4,760	4,677
	<u>95,134</u>	<u>89,658</u>

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

	31.3.25	31.3.24
	2	2
Charitable Activities	<u>2</u>	<u>2</u>

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

8. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES FOR YEAR 31.3.2024

	Unrestricted funds £	Restricted fund £	Total funds £
INCOME FROM			
Donations	2,674	-	2,674
Other Charitable Activities	219,701	-	219,701
Investment income	210	-	210
Total	<u>222,585</u>	<u>-</u>	<u>222,585</u>
EXPENDITURE ON			
Raising funds	185,887	-	185,887
Other	23,171	-	23,171
Total	<u>209,058</u>	<u>-</u>	<u>209,058</u>
NET INCOME	13,527	-	13,527

HACKNEY HISTORIC BUILDINGS TRUST (THE)

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2025

8. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES FOR YEAR 31.3.2024 - continued

	Unrestricted funds £	Restricted fund £	Total funds £
RECONCILIATION OF FUNDS			
Total funds brought forward	297,079	-	297,079
TOTAL FUNDS CARRIED FORWARD	310,606	-	310,606

9. KEY MANAGEMENT PERSONNEL

The key management personnel is the General Manager whose gross remuneration is £55,171 in the year. (2024: £54,017)

10. HERITAGE ASSETS

	Total £
MARKET VALUE	
At 1 April 2024 and 31 March 2025	63,245
NET BOOK VALUE	
At 31 March 2025	63,245
At 31 March 2024	63,245

HACKNEY HISTORIC BUILDINGS TRUST (THE)

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2025

11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.25	31.3.24
	£	£
Trade creditors	24,922	14,324
Social security and other taxes	2,169	2,156
Other creditors	28,300	27,000
Accruals and deferred income	13,900	6,060
Accrued expenses	2,590	2,340
	<u>71,881</u>	<u>51,880</u>

12. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Unrestricted funds	Restricted fund	31.3.25 Total funds	31.3.24 Total funds
	£	£	£	£
Fixed assets	63,245	-	63,245	63,245
Current assets	299,597	-	299,597	299,241
Current liabilities	(71,881)	-	(71,881)	(51,880)
	<u>290,961</u>	<u>-</u>	<u>290,961</u>	<u>310,606</u>

13. MOVEMENT IN FUNDS

	At 1/4/24 £	Net movement in funds £	At 31/3/25 £
Unrestricted funds			
General fund	260,606	(19,645)	240,961
Designated Funds	50,000	-	50,000
	<u>310,606</u>	<u>(19,645)</u>	<u>290,961</u>
TOTAL FUNDS	<u>310,606</u>	<u>(19,645)</u>	<u>290,961</u>

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	196,868	(216,513)	(19,645)
	<u>196,868</u>	<u>(216,513)</u>	<u>(19,645)</u>
TOTAL FUNDS	<u>196,868</u>	<u>(216,513)</u>	<u>(19,645)</u>

HACKNEY HISTORIC BUILDINGS TRUST (THE)

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2025

13. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1/4/23 £	Net movement in funds £	Transfers between funds £	At 31/3/24 £
Unrestricted funds				
General fund	297,079	13,527	(50,000)	260,606
Designated Funds	-	-	50,000	50,000
	<u>297,079</u>	<u>13,527</u>	<u>-</u>	<u>310,606</u>
TOTAL FUNDS	<u>297,079</u>	<u>13,527</u>	<u>-</u>	<u>310,606</u>

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	222,585	(209,058)	13,527
	<u>222,585</u>	<u>(209,058)</u>	<u>13,527</u>
TOTAL FUNDS	<u>222,585</u>	<u>(209,058)</u>	<u>13,527</u>

Designated Unrestricted Funds represents £25,000 to allow for winding down and /or mothballing for the Trust operation and £25,000 to pay for any emergency repairs to the Round Chapel.

14. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 March 2025.