

LAND AT THE CAUSEWAY

England & Wales · Charity number 302336

Details

Other names	BRAZIER TRUST, JOSEPH BRAZIER'S GIFT
Status	Registered
Legal form	Other
Registered	1972-08-10
Register	View on the Charity Commission register

Contact

Address	Bishop's Stortford Town Council The Old Monastery Windhill Bishop's Stortford CM23 2ND
Phone	01279715000
Email	enquiries@bishopsstortfordtc.gov.uk

Activities

Objects: PUBLIC OPEN SPACE (PART OF THE TOWN MEADS)

Activities: The object of the trust is to apply the income of the Charity in the maintenance and upkeep of its property and apply any excess as seen fit for the general benefit of the inhabitants of Bishop's Stortford.

Classification

- **How:** Makes Grants To Organisations
- **What:** Amateur Sport
- **Who:** The General Public/mankind

Geography

- **Area of benefit:** BISHOP'S STORTFORD
- Hertfordshire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£74,733	£58,008	-	-
2024-03-31	£73,821	£122,630	-	-
2023-03-31	£64,027	£108,412	-	-
2022-03-31	£58,112	£49,656	-	-
2021-03-31	£47,003	£39,383	-	-

Trustees

Name	Role	Appointed
BISHOP'S STORTFORD TOWN COUNCIL		2011-07-06

LAND AT THE CAUSEWAY

England & Wales - Charity number 302336

Accounts

BRAZIER TRUST
ACCOUNTS
YEAR ENDING 31st MARCH 2025

Brazier Trust

Trustees Annual Report for the Year Ending 31st March 2025

Reference and Administration Details

Charity Name Brazier Trust (Registered as 'Land at the Causeway')

Charity Number 302336

Charity Address The Old Monastery, Windhill, Bishop's Stortford, Herts, CM23 2ND

The Trustee serving during the year and since the year end was as follows:

Bishop's Stortford Town Council

Structure, Governance and Management

Brazier Trust is governed by Conveyance and Deed of Exchange.

The Trustee administers the charity and meets quarterly.

Objects and Activities

The gift of a piece of land to the Urban District Council in 1928 by Joe Brazier forms what is now the Link Road Car Park (leased to East Herts Council) and part of the Town Meads in Bishop's Stortford. The gift created a charitable trust, which is administered by the Town Council. The object of the trust is to apply the income of the Charity in the maintenance and upkeep of the property of the Charity and apply any excess as seen fit for the general benefit of the inhabitants of Bishop's Stortford.

The Trustee has had regard to the Charity Commission's guidance on public benefit.

Achievements and Performance

This is detailed in the attached report by the Chief Executive Officer of Bishop's Stortford Town Council, the sole Corporate Trustee.

Financial Review

Brazier Trust takes a flexible approach to reserves and does not assign a set amount that must always be held in general reserve. Funds held in an earmarked reserve will only be used for the purpose of the earmarked reserve. Reserves are held in an instant access savings account in order to fund its day to day operation, with the balance held in a 90 day notice account achieving a higher rate of interest to maximise interest received. No funds are in deficit and amounts can be found under Statements of Assets and Liabilities.

Independent Examiners Report to the Trustees of Brazier Trust

I report on the accounts of the Trust (Charity No. 302336) for the year ending 31st March 2025, which are set out on pages 4 and 5.

Respective responsibilities of Trustee 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 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

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

Basis of Independent Examiners 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 present 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 statement below.

Independent Examiners Statement

In connection with my examination, no material matters have come to my attention which gives me cause to believe that in, any material respect:

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

I 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.

Signed



Dated 01/08/2025

Print Name

Martin Brooks

Address

Gold Stag Accounts Ltd
Suite 1
The Courtyard
The Old Monastery
Windhill
Bishop's Stortford
Hertfordshire
CM23 2ND

Brazier Trust

Receipts and Payments For the Year Ending 31st March 2025

			2025	2024
	Restricted Fund	Unrestricted Fund	Total Funds	Total Funds
Receipts				
Rent Received		50,306	50,306	48,232
Interest Received		2,010	2,010	4,318
Donation	12,356		12,356	11,624
VAT Receipts		10,061	10,061	9,647
Total Receipts	12,356	62,377	74,733	73,821
Payments				
Allocated Staff Costs		15,938	15,938	14,851
Maintenance of Grounds		4,175	4,175	3,593
Play Area Maintenance				157
Tree Works		860	860	2,490
Professional Fees		70	70	65
Grants	12,356	14,651	27,007	42,114
Capital Projects				50,000
VAT Payments		9,958	9,958	9,360
Total Payments	12,356	45,652	58,008	122,630
Net Receipts/(Payments)		16,725	16,725	(48,809)
Cash Funds from Last Year End		33,705	33,705	82,514
Cash Funds this Year End		50,430	50,430	33,705

Brazier Trust

Statement of Assets and Liabilities For the Year Ending 31st March 2025

		2025	2024
	Restricted Fund	Total Funds	Total Funds
Cash Funds			
Lloyds Bank		27,302	11,917
Saffron Building Society		23,128	21,788
		50,430	33,705

Other Monetary Assets

Monies Due to Charity at 31/03

Liabilities

Monies Owed by Charity at 31/03 11,856 11,856 7,703

Investment Assets

None

Approved for and on Behalf of Brazier Trust on behalf of the Trustee

Signed



Dated 13th Oct 2025.

Print Name

RICHARD TOWNSEND

Signed



Dated 23/10/2025

Print Name

STEPHEN SKINNER

BRAZIER TRUST

REPORT BY THE CHIEF EXECUTIVE OFFICER

2024-2025

The gift of a piece of land to the Urban District Council in 1928 by Joe Brazier forms what is now the Link Road car park and part of the Town Meads. The gift created a Charitable Trust, which is administered by the Town Council.

The object of the Trust is to maintain the open space for the benefit of the public; any surplus income is distributed for the general benefit of the inhabitants of Bishop's Stortford. Neither the expenditure nor income of the Trust forms part of the Town Council's overall finances.

The Trust benefits from the rent derived from the lease of the Link Road Car Park to the District Council.

DISTRIBUTION OF FUNDS

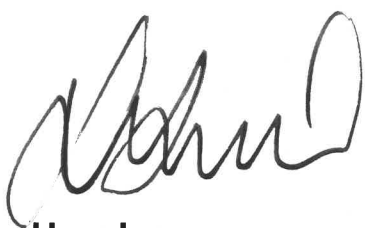
The Trust awards grants to voluntary and charitable organisations and set aside £30,249 for this in 2024-2025. In addition, it received a donation of £12,751 from the Town Council to top up the 'grants budget' for a total of £43,000.

This donation from the Town Council substitutes for a grant allocation of the same size which, in former years, was distributed directly by the Town Council and the effect is to bring together the two allocations into a single fund which can therefore award larger grants and deal with applications more effectively.

The grants policy and an application form are available from the Council website: www.bishopsstortfordtc.gov.uk/grants.

A number of applications were received during the year and a total of £27,007 were approved:

GRANT APPLICATIONS 2024-2025		
Applicant	Date Of Meeting	Grant Approved £
Aspects	24/06/2024	500
Bishop's Stortford Climate Group (Cycle Stortford)	24/06/2024	750
Kitteridge All Sports	24/06/2024	2000
Bishop's Stortford Historical Society	07/10/2024	3000
Citizens Advice East Herts	07/10/2024	5000
Grove Cottage	07/10/2024	5000
East Herts Black Parents Assembly	07/10/2024	1700
Hertfordshire County Council - Services for Young People	07/10/2024	1552
Red Kite	24/03/2025	5000
Bishop's Stortford Life Saving Club	24/03/2025	803
Royal British Legion Bishop's Stortford Branch	24/03/2025	1702



Huw Jones
Chief Executive Officer

LAND AT THE CAUSEWAY

England & Wales - Charity number 302336

Accounts

BRAZIER TRUST
ACCOUNTS
YEAR ENDING 31st MARCH 2024

Brazier Trust

Trustees Annual Report for the Year Ending 31st March 2024

Reference and Administration Details

Charity Name Brazier Trust (Registered as 'Land at the Causeway')

Charity Number 302336

Charity Address The Old Monastery, Windhill, Bishop's Stortford, Herts, CM23 2ND

The Trustee serving during the year and since the year end was as follows:

Bishop's Stortford Town Council

Structure, Governance and Management

Brazier Trust is governed by Conveyance and Deed of Exchange.

The Trustee administers the charity and meets quarterly.

Objects and Activities

The gift of a piece of land to the Urban District Council in 1928 by Joe Brazier forms what is now the Link Road Car Park (leased to East Herts Council) and part of the Town Meads in Bishop's Stortford. The gift created a charitable trust, which is administered by the Town Council. The object of the trust is to apply the income of the Charity in the maintenance and upkeep of the property of the Charity and apply any excess as seen fit for the general benefit of the inhabitants of Bishop's Stortford.

Achievements and Performance

This is detailed in the attached report by the Chief Executive Officer of Bishop's Stortford Town Council, the sole Corporate Trustee.

Financial Review

Brazier Trust maintains reserves in an instant access savings account in order to fund its day to day operation, with the balance held in a 90 day notice account achieving a higher rate of interest. No funds are in deficit.

Independent Examiners Report to the Trustees of Brazier Trust

I report on the accounts of the Trust (Charity No. 302336) for the year ending 31st March 2024, which are set out on pages 4 and 5.

Respective responsibilities of Trustee 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 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

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

Basis of Independent Examiners 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 present 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 statement below.

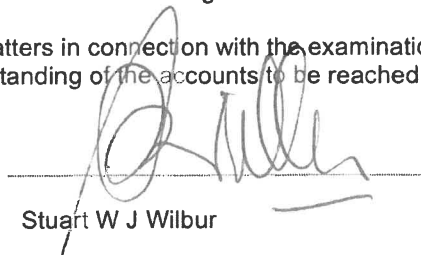
Independent Examiners Statement

In connection with my examination, no material matters have come to my attention which gives me cause to believe that in, any material respect:

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

I 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.

Signed



Dated

22/07/2024

Print Name

Stuart W J Wilbur

Address

10 Downland Road
Calne
Wiltshire
SN11 0ET

Brazier Trust

Receipts and Payments For the Year Ending 31st March 2024

			2024	2023
	Restricted Fund	Unrestricted Fund	Total Funds	Total Funds
Receipts				
Rent Received		48,232	48,232	42,495
Interest Received		4,318	4,318	2,533
Donation	11,624		11,624	10,500
VAT Receipts		9,647	9,647	8,499
Total Receipts	11,624	62,197	73,821	64,027
Payments				
Allocated Staff Costs		14,851	14,851	13,581
Maintenance of Grounds		3,593	3,593	3,979
Play Area Maintenance		157	157	2,123
Tree Works		2,490	2,490	1,500
Professional Fees		65	65	60
Grants	11,624	30,490	42,114	78,845
Capital Projects		50,000	50,000	
VAT Payments		9,360	9,360	8,324
Total Payments	11,624	111,006	122,630	108,412
Net Receipts/(Payments)		(48,809)	(48,809)	(44,385)
Cash Funds from Last Year End		82,514	82,514	126,899
Cash Funds this Year End		33,705	33,705	82,514

Brazier Trust

Statement of Assets and Liabilities For the Year Ending 31st March 2024

			2024	2023
	Restricted Fund	Unrestricted Fund	Total Funds	Total Funds
Cash Funds				
Lloyds Bank		11,917	11,917	8,751
Saffron Building Society		21,788	21,788	73,763
		33,705	33,705	82,514
Other Monetary Assets				
Monies Due to Charity at 31/03				
Liabilities				
Monies Owed by Charity at 31/03		7,703	7,703	8,688
Investment Assets				
None				

Approved for and on Behalf of Brazier Trust on behalf of the Trustee

Signed		Dated	25TH Oct 2024.
Print Name	RICHARD TOWNSEND		
Signed		Dated	8/11/24
Print Name	JOHN WYLLIE		

LAND AT THE CAUSEWAY

England & Wales - Charity number 302336

Accounts

BRAZIER TRUST
ACCOUNTS
YEAR ENDING 31st MARCH 2023

Brazier Trust

Trustees Annual Report for the Year Ending 31st March 2023

Reference and Administration Details

Charity Name Brazier Trust (Registered as 'Land at the Causeway')

Charity Number 302336

Charity Address The Old Monastery, Windhill, Bishop's Stortford, Herts, CM23 2ND

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Bishop's Stortford Town Council

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The Trustee administers the charity and meets quarterly.

Objects and Activities

The gift of a piece of land to the Urban District Council in 1928 by Joe Brazier forms what is now the Link Road Car Park (leased to East Herts Council) and part of the Town Meads in Bishop's Stortford. The gift created a charitable trust, which is administered by the Town Council. The object of the trust is to apply the income of the Charity in the maintenance and upkeep of the property of the Charity and apply any excess as seen fit for the general benefit of the inhabitants of Bishop's Stortford.

Achievements and Performance

This is detailed in the attached report by the Chief Executive Officer of Bishop's Stortford Town Council, the sole Corporate Trustee.

Financial Review

Brazier Trust maintains reserves in an instant access savings account in order to fund its day to day operation, with the balance held in a 90 day notice account achieving a higher rate of interest. No funds are in deficit.

Independent Examiners Report to the Trustees of Brazier Trust

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Respective responsibilities of Trustee and Examiner

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It is my responsibility to:

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

Basis of Independent Examiners 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 present 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 statement below.

Independent Examiners Statement

In connection with my examination, no material matters have come to my attention which gives me cause to believe that in, any material respect:

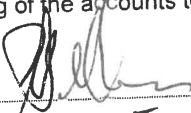
- accounting records were not kept in accordance with section 130 of the Charities Act or
- the accounts do not accord with the accounting records

I 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.

Signed

Print Name

Address


Stuart W J Wilbur

10 Downland Road
Calne
Wiltshire
SN11 0ET

Dated 29.06.2023

Brazier Trust

Receipts and Payments For the Year Ending 31st March 2023

			2023	2022
	Restricted Fund	Unrestricted Fund	Total Funds	Total Funds
Receipts				
Rent Received		42,495	42,495	38,986
Interest Received		2,533	2,533	829
Donation	10,500		10,500	10,500
VAT Receipts		8,499	8,499	7,797
Total Receipts	10,500	53,527	64,027	58,112
Payments				
Allocated Staff Costs		13,581	13,581	13,081
Maintenance of Grounds		3,979	3,979	5,429
Play Area Maintenance		2,123	2,123	6,744
Tree Works		1,500	1,500	
Professional Fees		60	60	60
Grants	10,500	68,345	78,845	16,573
VAT Payments		8,324	8,324	7,769
Total Payments	10,500	97,912	108,412	49,656
Net Receipts/(Payments)		(44,385)	(44,385)	8,456
Cash Funds from Last Year End		126,899	126,899	118,443
Cash Funds this Year End		82,514	82,514	126,899

Brazier Trust

Statement of Assets and Liabilities For the Year Ending 31st March 2023

		2023	2022
	Restricted Fund	Total Funds	Total Funds
Cash Funds			
Lloyds Bank		8,751	54,776
Saffron Building Society		73,763	72,123
		82,514	126,899

Other Monetary Assets

Monies Due to Charity at 31/03

Liabilities

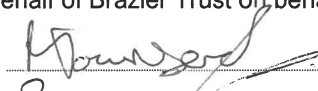
Monies Owed by Charity at 31/03 8,688 7,342

Investment Assets

None

Approved for and on Behalf of Brazier Trust on behalf of the Trustee

Signed



Dated

09/10/2023

Print Name

Richard Townsend

Signed



Dated

06/11/2023

Print Name

MIRIAM SWAINSTON

ANNUAL TOWN MEETING 2023

BRAZIER TRUST

REPORT BY THE CHIEF EXECUTIVE OFFICER

The gift of a piece of land to the Urban District Council in 1928 by Joe Brazier forms what is now the Link Road car park and part of the Town Meads. The gift created a Charitable Trust, which is administered by the Town Council. The object of the Trust is to maintain the open space for the benefit of the public; any surplus income is distributed for the general benefit of the inhabitants of Bishop's Stortford. Neither the expenditure nor income of the Trust forms part of the Town Council's overall finances.

The Trust benefits from the rent derived from the lease of the Link Road Car Park to the District Council. The fee is index linked and for the 2022-2023 year stood at £42,495 (excluding VAT).

Following the disruption caused by the Covid pandemic, activities on the field have returned to normal. The summer 2022 Carnival/Fun day was very popular, and several other events took place.

FUNDS

The Trust commenced the year with a fund balance of £126,899. During the year it reimbursed the Town Council for the maintenance of the land carried out on its behalf, which included grass cutting, adventure playground and skate park maintenance and litter picking. At the time of writing the year end bank balance is projected to be approximately £87,115, of which £50,000 is committed to a contribution to the improvements at Sworders Field which form part of the 'Castle Park' project.

DISTRIBUTION OF FUNDS

The Trust awards grants to voluntary and charitable organisations and set aside £41,500 for this in 2022-2023. In addition, it received a donation of £10,500 from the Town Council to top up the 'grants budget' for a total of £52,000. This donation from the Town Council substitutes for a grant allocation of the same size which, in former years, was distributed directly by the Town Council and the effect is to bring together the two allocations into a single fund which can therefore award larger grants and deal with applications more effectively. The grants policy and an application form are available from the Council website: www.bishopsstortfordtc.gov.uk/grants.

A number of applications were received during the year and a total of £39,865 was awarded, since the previous report in 2022, to:

Bishop's Stortford Arts Society
Bishop's Stortford District Scouts
Bishop's Stortford Youth Project
Bishop's Wellbeing
East Herts Community Safety Partnership
Isabel Hospice

Bishop's Stortford Social Club
Clock Cricket
Company at Christmas
Grange Paddocks Junior Parkrun
Herts and Soul Choir
Stortford Archery Club
1st St Michaels Scout Troop
Aspects
Herts Musical Memories
SOSA
St Michael's Society of Change Ringers

RECENT DEVELOPMENTS

The Brazier Trust land is immediately adjacent to Sworders Field and to Castle Gardens (the latter owned by East Herts District Council). Since 2016 the Town Council has been working with East Herts District Council and the Countryside Management Service (CMS) on an ambitious plan to improve the facilities on these linked pieces of land. The application for lottery support was successful and a grant of approximately £M2.54 has been secured for the implementation phase. The estimated total project cost is £M3.8, the balance is made up by contributions from the project partners, S106 funds and a contribution of £50,000 from Brazier Trust.

The project will provide a major enhancement to the park, and to the Brazier Trust land, whilst retaining its character and use. The works on site commenced late in 2022 with the rebuild of the skatepark. Unfortunately, the appointed contractors went into liquidation part way through the work, causing a delay. New contractors have been selected, the works are progressing at speed, and it is hoped that they will be complete around the end of March 2023. Throughout the build the skating community has been involved; the Trust and Council thank them for their valuable contribution.

In addition, work has commenced on the path around the field, which includes the Brazier Trust land, and the construction of the new tennis courts, a corner of which is on Brazier Trust land, has been completed. Other parts of the project, not affecting the Brazier Trust land, are also progressing well; landscaping around the war memorial has largely been completed and the conversion of the Toilet Block on the Causeway into a community centre is underway. The works overall will continue into the early part of 2024.

Preparations for the planned BMX track, to be sited adjacent to the tennis courts, have continued. The drainage design (which is key and which links to the drainage for the skate park) has been completed as has the detailed design of the profiling required to create the track. Because the design has changed to accommodate the drainage requirements and the consultation responses, a revised planning consent will be required. The application will be submitted early in 2023. Until this has been considered by the District Council it is not possible to give a date for the commencement of the build.

James Parker
Chief Executive Officer

LAND AT THE CAUSEWAY

England & Wales - Charity number 302336

Accounts

BRAZIER TRUST
ACCOUNTS
YEAR ENDING 31st MARCH 2022

Brazier Trust

Trustees Annual Report for the Year Ending 31st March 2022

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Achievements and Performance

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Financial Review

Brazier Trust maintains reserves in an instant access savings account in order to fund its day to day operation, with the balance held in a 90 day notice account achieving a higher rate of interest. No funds are in deficit.

Independent Examiners Report to the Trustees of Brazier Trust

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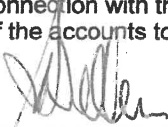
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- accounting records were not kept in accordance with section 130 of the Charities Act or
- the accounts do not accord with the accounting records

I 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.

Signed



Dated

6 July 2022

Print Name

Stuart W J Wilbur

Address

10 Downland Road
Calne
Wiltshire
SN11 0ET

Brazier Trust

Receipts and Payments For the Year Ending 31st March 2022

	Restricted Fund	Unrestricted Fund	2022 Total Funds	2021 Total Funds
Receipts				
Rent Received		38,986	38,986	38,410
Interest Received		829	829	911
Donation	10,500		10,500	
VAT Receipts		7,797	7,797	7,682
Total Receipts	10,500	47,612	58,112	47,003
Payments				
Allocated Staff Costs		13,081	13,081	13,081
Maintenance of Grounds		5,429	5,429	2,859
Play Area Maintenance		6,744	6,744	3,509
Professional Fees		60	60	50
Grants	10,500	6,073	16,573	12,250
VAT Payments		7,769	7,769	7,634
Total Payments	10,500	39,156	49,656	39,383
Net Receipts/(Payments)		8,456	8,456	7,620
Cash Funds from Last Year End		118,443	118,443	110,823
Cash Funds this Year End		126,899	126,899	118,443

Brazier Trust

Statement of Assets and Liabilities For the Year Ending 31st March 2022

		2022	2021
	Restricted Fund	Total Funds	Total Funds
Cash Funds			
Lloyds Bank		54,776	47,104
Saffron Building Society		72,123	71,339
		126,899	118,443

Other Monetary Assets

Monies Due to Charity at 31/03

Liabilities

Monies Owed by Charity at 31/03	7,342	7,342	9,949
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Investment Assets

None

Approved for and on Behalf of Brazier Trust on behalf of the Trustee

Signed

KEITH WARRICK

Dated

14/12/22

Print Name

KEITH WARRICK

Signed

DAVID ANDERSON

Dated

16 December 2022

Print Name

DAVID ANDERSON

ANNUAL TOWN MEETING 2022

BRAZIER TRUST

REPORT BY THE CHIEF EXECUTIVE OFFICER

The gift of a piece of land to the Urban District Council in 1928 by Joe Brazier forms what is now the Link Road car park and part of the Town Meads. The gift created a Charitable Trust, which is administered by the Town Council. The object of the Trust is to provide income for the general benefit of the inhabitants of Bishop's Stortford. Neither the expenditure nor income of the Trust forms part of the Town Council's overall finances.

The Trust benefits from the rent derived from the lease of the Link Road Car Park to the District Council. The fee is index linked and for the 2021-2022 year stood at £38,986 (excluding VAT).

FUNDS

The Trust commenced the year with a fund balance of £118,443. During the year it reimbursed the Town Council for the maintenance of the land carried out on its behalf, which included grass cutting, adventure playground and skate park maintenance and litter picking. At the time of writing the year end bank balance is projected to be approximately £126,879, of which £81,700 is committed to grants.

DISTRIBUTION OF FUNDS

The Trust awards grants to voluntary and charitable organisations and set aside £19,000 for this in 2021-2022. In addition it received a donation of £10,500 from the Town Council to top up the 'grants budget' for a total of £29,500. This donation from the Town Council substitutes for a grant allocation of the same size which, in former years, was distributed directly by the Town Council and the effect is to bring together the two allocations into a single fund which can therefore award larger grants and deal with applications more effectively. The grants policy and an application form are available from the Council website www.bishopsstortfordtc.gov.uk/grants and it is to be hoped that more high quality applications will be received in 2022-2023.

A number of applications were received during the year and a total of £20,773 was awarded, up to the date of this report, to Bishop's Stortford Baptist Church, Kickstart, Hockerill Sports and Social Club, Bishop's Stortford Street Pastors, Active Easts Herts and Age Concern Bishop's Stortford.

During the year the Trustee discussed the build-up of funds in the account, due to several years in which income has exceeded expenditure. The Chief Executive Officer advised that approximately £50,000 was available to spend. The Trustee decided to award £27,500 to Bishop's Stortford Community Transport CIO to part-fund the urgent purchase of a new bus for the Stortford Shuttle service, the existing bus being highly unreliable, with the balance added to the funds available for award during the 2022-2023 year and the availability of funds advertised accordingly.

RECENT DEVELOPMENTS

The Brazier Trust land is immediately adjacent to Sworders Field and to Castle Gardens (the latter owned by East Herts District Council). Since 2016 the Town Council has been working with East Herts District Council and the Countryside Management Service (CMS) on the planning stage of an ambitious plan to improve the facilities on these linked pieces of land. The application for lottery support to the implementation phase was successful and a grant of approximately £1.9M has been awarded.

This will provide a major enhancement to the park as a whole and to the Brazier Trust land in particular, whilst retaining its character and use. The works on site have, sadly, been delayed further due to the impact of the Coronavirus epidemic. Unfortunately build costs have also risen quite significantly due to a unique combination of circumstances affecting the construction industry. The project partners are seeking additional funds and the build phase is now expected to start mid-2022. In the meantime an active 'friends' group has been formed and a series of events aimed at a variety of demographics organised.

Coronavirus has also impacted events on the field. During the summer of 2021 the facility remained extremely popular for informal leisure however, with the easing of restrictions in May 2021, a little less so than in 2020 due to the availability of alternative entertainment. The summer 2021 Carnival/Fun day was, unfortunately, cancelled. A series of smaller events was put on in lieu, which proved very popular. It is hoped that 2022 will see a return to normality during the Summer.

James Parker
Chief Executive Officer

LAND AT THE CAUSEWAY

England & Wales - Charity number 302336

Accounts

BRAZIER TRUST
ACCOUNTS
YEAR ENDING 31st MARCH 2021

REGISTERED AS 'LAND AT THE CAUSEWAY'
REGISTERED CHARITY NO. 302336

Brazier Trust

Trustees Annual Report for the Year Ending 31st March 2021

Reference and Administration Details

Charity Name Brazier Trust (Registered as 'Land at the Causeway')
Charity Number 302336
Charity Address The Old Monastery, Windhill, Bishop's Stortford, Herts, CM23 2ND

The Trustee serving during the year and since the year end was as follows:

Bishop's Stortford Town Council

Structure, Governance and Management

Brazier Trust is governed by Conveyance and Deed of Exchange.

The Trustee administers the charity and meets quarterly.

Objects and Activities

The gift of a piece of land to the Urban District Council in 1928 by Joe Brazier forms what is now the Link Road Car Park (leased to East Herts Council) and part of the Town Meads in Bishop's Stortford. The gift created a charitable trust, which is administered by the Town Council. The object of the trust is to apply the income of the Charity in the maintenance and upkeep of the property of the Charity and apply any excess as seen fit for the general benefit of the inhabitants of Bishop's Stortford.

Achievements and Performance

This is detailed in the attached report by the Chief Executive Officer of Bishop's Stortford Town Council, the sole Corporate Trustee.

Financial Review

Brazier Trust maintains reserves in an instant access savings account in order to fund its day to day operation, with the balance held in a 90 day notice account achieving a higher rate of interest. No funds are in deficit.

Independent Examiners Report to the Trustees of Brazier Trust

I report on the accounts of the Trust (Charity No. 302336) for the year ending 31st March 2021, which are set out on pages 4 and 5.

Respective responsibilities of Trustee 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 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

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

Basis of Independent Examiners 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 present 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 statement below.

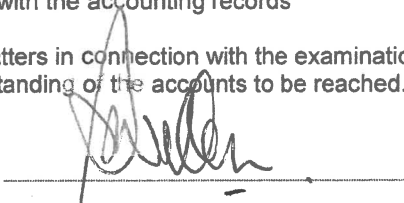
Independent Examiners Statement

In connection with my examination, no material matters have come to my attention which gives me cause to believe that in, any material respect:

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

I 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.

Signed



Dated 15 June 2021

Print Name

Stuart W J Wilbur

Address

10 Downland Road
Calne
Wiltshire
SN11 0ET

Brazier Trust

Receipts and Payments For the Year Ending 31st March 2021

	Restricted Fund	Unrestricted Fund	2021 Total Funds	2020 Total Funds
Receipts				
Rent Received		38,410	38,410	37,437
Interest Received		911	911	1,517
VAT Receipts		7,682	7,682	7,487
Total Receipts		47,003	47,003	46,441
Payments				
Allocated Staff Costs		13,081	13,081	13,081
Maintenance of Grounds		2,859	2,859	3,185
Play Area Maintenance		3,509	3,509	4,639
Tree Works				2,142
Tree Works		50	50	
Grants		12,250	12,250	15,000
VAT Payments		7,634	7,634	7,442
Total Payments		39,383	39,383	45,489
Net Receipts/(Payments)		7,620	7,620	952
Cash Funds from Last Year End		110,823	110,823	109,871
Cash Funds this Year End		118,443	118,443	110,823

Brazier Trust

Statement of Assets and Liabilities For the Year Ending 31st March 2021

	Restricted Fund	Unrestricted Fund	2021 Total Funds	2020 Total Funds
Cash Funds				
Lloyds Bank		47,104	47,104	40,374
Saffron Building Society		71,339	71,339	70,449
		118,443	118,443	110,823

Other Monetary Assets

Monies Due to Charity at 31/03

Liabilities

Monies Owed by Charity at 31/03	9,949	9,949	5,233
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Investment Assets

None

Approved for and on Behalf of Brazier Trust on behalf of the Trustee

Signed



Dated

13/12/2021

Print Name

J. W. BRAZIER

Signed



Dated

13/12/21

Print Name

K. C. LARNELL

ANNUAL TOWN MEETING 2021

BRAZIER TRUST

REPORT BY THE CHIEF EXECUTIVE OFFICER

The gift of a piece of land to the Urban District Council in 1928 by Joe Brazier forms what is now the Link Road car park and part of the Town Meads. The gift created a Charitable Trust, which is administered by the Town Council. The object of the Trust is to provide income for the general benefit of the inhabitants of Bishop's Stortford. Neither the expenditure nor income of the Trust forms part of the Town Council's overall finances.

The Trust benefits from the rent derived from the lease of the Link Road Car Park to the District Council. The fee is index linked and for the 2020-2021 year stood at £38,410 (excluding VAT).

FUNDS

The Trust commenced the year with a fund balance of £110,823. During the year it reimbursed the Town Council for the maintenance of the land carried out on its behalf, which included grass cutting, adventure playground and skate park maintenance and litter picking. At the end of the year the bank balance will be approximately £118,443.

DISTRIBUTION OF FUNDS

The Trust awards grants to voluntary and charitable organisations and set aside £19,000 for this in 2020-2021. A number of applications were received during the year and a total of £12,250 was awarded, up to the date of this report, to Bishop's Stortford Rugby Football Club, Hertfordshire Boat Rescue, Wiggly Willow CIC, Red Kite and Bishop's Stortford Methodist Church.

Commencing in April 2021 the general grants provided by the Town Council and those provided by the Brazier Trust will be brought together into a single fund administered by Brazier Trust. This will simplify the process for applicants and allow larger grant applications to be considered in a more holistic manner. The grants policy and an application form are available from the Council website www.bishopsstortfordtc.gov.uk/grants and it is to be hoped that more high quality applications will be received in 2021-2022.

RECENT DEVELOPMENTS

The Brazier Trust land is immediately adjacent to Sworders Field and to Castle Gardens (the latter owned by East Herts Council). Since 2016 the Town Council has been working with East Herts District Council and the Countryside Management Service (CMS) on the planning stage of an ambitious plan to improve the facilities on these linked pieces of land. The application for lottery support to the implementation phase was successful and a grant of approximately £1.9M has been awarded.

This will provide a major enhancement to the park as a whole and to the Brazier Trust land in particular, whilst retaining its character and use. The works on site have, sadly, been delayed due to the impact of the Coronavirus epidemic and are now expected to start late in 2021.

Coronavirus has also impacted events on the field. The summer 2020 Carnival/Fun day was, unfortunately, cancelled and other events have been amended or curtailed. During the summer of 2020 the facility was extremely popular for informal leisure. Vendors offering 'pop up' refreshments have come forward to trade and these also proved to be a welcome attraction. Summer 2021 is expected to be similarly popular and a programme of summer events is being planned, subject of course to any restrictions which may be in force.

James Parker
Chief Executive Officer