

JOHN HODGES' TRUST FOR HARPSDEN HALL

England & Wales · Charity number 304312

Details

Other names	HARPSDEN HALL TRUST
Status	Registered
Legal form	Other
Registered	1973-12-20
Register	View on the Charity Commission register

Contact

Address	The Studio Harpsden Village Hall Harpsden Henley-On-Thames Oxfordshire RG9 4HH
Phone	01491521514
Email	contact@harpsdenhall.org.uk
Website	harpsdenhall.org.uk

Activities

Objects: A) IN THE INTERESTS OF SOCIAL WELFARE, TO IMPROVE THE CONDITIONS OF LIFE OF THE INHABITANTS OF THE AREA OF BENEFIT, INPARTICULAR, BUT NOT EXCLUSIVELY, THE POORER INHABITANTS BY;I) THE PROVISION AND MAINTENANCE OF A HALL FOR THE USE BY THE INHABITANTS FOR;(A) MEETINGS, LECTURES, AND CLASSES, AND OTHER FORMS OF RECREATION, EDUCATION AND LEISURE TIME OCCUPATION; AND (B) A SUNDAY SCHOOL FOR INSTRUCTION IN THE CHRISTIAN FAITH OR RELIGIOUS SERVICES ON SUNDAYS, ASCENSION DAY, CHRISTMAS DAY, AND GOOD FRIDAY BUT ON NO OTHER DAY;II) THE PROVISION AND MAINTENANCE OF PLAYING FIELDS FOR USE BY THE INHABITANTS;(B) THE RELIEF OF FINANCIAL HARDSHIP, EITHER GENERALLY OR INDIVIDUALLY , OF PEOPLE LIVING IN THE PARISH BY MAKING GRANTS OF MONEY FOR PROVIDING OR PAYING FOR ITEMS, SERVICES OR FACILITIES, AND THE RELIEF OF THE SICK-POOR LIVING IN THE PARISH AND ITS SURROUNDING NEIGHBOURHOOD EITHER GENERALLY OR INDIVIDUALLY THROUGH THE PROVISION OF GRANTS, GOODS OR SERVICES.

Activities: The objects of the Charity are a) In the interests of social welfare, to improve the conditions of life of the inhabitants of the area of benefit, in particular, but not exclusively, the poorer inhabitants.b) the relief of financial hardship, either generally or individually, of people living in the parish.

Classification

- **How:** Makes Grants To Individuals, Makes Grants To Organisations, Provides Buildings/facilities/open Space
- **What:** General Charitable Purposes, Education/training, The Prevention Or Relief Of Poverty, Amateur Sport
- **Who:** Children/young People, Elderly/old People, People With Disabilities, The General Public/mankind

Geography

- **Area of benefit:** PARISH OF HARPSDEN
- Oxfordshire

Finances

Period end	Income	Expenditure	Assets	Employees
2024-11-02	£127,446	£135,920	-	-
2023-11-02	£118,837	£125,890	-	-
2022-11-02	£115,456	£112,701	-	-
2021-11-02	£100,298	£170,933	-	-
2020-11-02	£70,475	£66,820	-	-

Trustees

Name	Role	Appointed
ROD BIRKETT	Chair	
Catherine Rubinstein		2023-04-30
David Price		2024-04-16
Elizabeth Anne Eldridge		2025-07-08
James Brockington		2025-07-08
Jeroen Huysinga		2020-07-14
Michael Greenwood		2025-07-08
RICHARD WILSON		2013-05-02
Sam Tomkins		2025-07-08

Linked charities

- JOHN HODGES (304312-1)

JOHN HODGES' TRUST FOR HARPSDEN HALL

England & Wales - Charity number 304312

Accounts

JOHN HODGES' TRUST FOR HARPSDEN HALL

TRUSTEES' ANNUAL REPORT

YEAR ENDED 2ND NOVEMBER 2024

The Harpsden Hall Trust was established in 1909 by Deed of Gift from John Hodges and is registered as a charity No. 304312. With effect from 18 August 2005 the charity was renamed the John Hodges' Trust for Harpsden Hall and is governed by a Scheme established by the Charity Commissioners which modified the original Deed of Gift.

The main address for contact is:

Mrs Glynis Young (Manager)
The Studio
Harpsden Village Hall
Harpsden
Henley-on-Thames
Oxfordshire RG9 4HH

During the year the Trustees, who were also managers of the Trust, were as follows:

Mr Rod Birkett (Chair. Joint Chair from 15th October 2024)
Mr Michael Heinrich (Joint Chair from 15th October 2024)
Mr Richard Wilson
Mr Jeroen Huysinga
Mrs Katherine Rees
Mr Clive Rose
Ms Catherine Rubinstein
Mr David Price (from 16th April 2024)
Mr Matthew Davis (resigned 16th April 2024)
Rev'd Robert Thewsey (resigned 30th July 2024)

- The ex-officio Trustees were:
Rev'd Robert Thewsey
- The nominated Trustees were:
Mr Rod Birkett (AFC Henley)
Ms Catherine Rubinstein (Harpsden Parish Council)
Rev'd Robert Thewsey (Parochial Church Council)
Mr Jeroen Husyinga (Harpsden Cricket Club)
- The elected Trustees were:
Mr Matthew Davis and then Mr David Price
Mrs Katherine Rees
Mr Richard Wilson
Mr Michael Heinrich
- The co-opted Trustee was:
Mr Clive Rose

OBJECTS OF THE CHARITY

1. The objects of the charity, as amended by the Scheme of 28 July 2020, are:

(A) in the interests of social welfare, to improve the life of the inhabitants of the area of benefit but not exclusively, the poorer inhabitants, by:

(i) the provision and maintenance of a hall for use by the inhabitants for:

(a) meetings, lectures and classes, and other forms of recreation, education, and leisure -time occupation; and

(b) a Sunday School for instruction in the Christian faith or religious services on Sundays, Ascension Day, Christmas Day, and Good Friday but on no other day.

(ii) the provision and maintenance of playing fields for use by the inhabitants.

(B) the relief of financial hardship, either generally or individually, of people living in the parish by making grants of money for providing or paying for items, services, or facilities, and the relief of the sick-poor living in the parish and its surrounding neighbourhood either generally or individually through the provision of grants, goods, or services.

2. The Committee of Trustees may determine that any part of the land is not currently required for use of the objects of the charity and may let it under the power contained in clause 5 of the Scheme. Subject to that, the land must be retained for use of the objects of the charity.

SERVING THE COMMUNITY

Harpsden Village Hall continued to play a pivotal role at the heart of the local community. Bookings at the Hall by regular and ad-hoc users are now comfortably above pre-pandemic levels. It was used for a wide range of activities involving young and old alike, with Harpsden Pre-School remaining a core hall user, with their 2- to 4-year-olds enjoying the benefits of a spacious room and an enviable outdoor area, enhanced by regular Forest School sessions. Other young users of the Hall included 1st and 3rd Henley Brownies, Little Kickers, the Berkshire and Henley School of Dance and a Friday morning toddler Pop Up and Play session. Adult users included the Henley Players, the WI and yoga and meditation classes. Events were held at the Hall which included the 'Harpsden Hoo Ha' – a celebration of local talent in the form of a mini-festival/fete. The Hall also continued to be a popular venue for both adults' and children's parties and weddings are becoming a regular feature, particularly during the summer months.

Michael Heinrich and Alan Young, the Joint Manager, have been extremely active in improving the facilities in and around the Village Hall. The following have been completed over the last year:

- The rear of the car park has been resurfaced
- The front room in the hall, previously used for storage, has been converted into an office
- A new fire alarm sensor system has been installed
- The unsightly garage has been removed, one of the sheds cleared out and repaired and a new bin store created
- A new, more robust, WiFi system has been installed
- Significant tree work has taken place around the grounds to reduce the risk of damage from tree failure and, last but certainly not least,

- Alan has significantly improved the bank at the back of the hall car park, dramatically improving the appearance

This has required a considerable investment of the Trust's funds, but the work has made a significant enhancement to one of the Trust's major assets, the Village Hall, and the Trustees are extremely grateful to Michael and Alan for all their work.

The Trust has relaunched its website (harpsdenhall.org.uk) and introduced an online booking system. This simplifies the process of booking the Hall and its facilities, both for new and existing Hall users. To complement the new booking system, a card payment system has also been implemented.

The three Playing Fields remain actively used by local inhabitants, Harpsden Cricket Club, AFC Henley, and Henley Golf Club. Harpsden Cricket Club www.harpsdencricketclub.co.uk runs two Saturday league sides, and in 2025, both teams will play in the Thames Valley Cricket League. The Club also plays some friendly matches on Sundays. The Trust is particularly delighted that there is a good Juniors' programme for local children. Training sessions for the juniors are held on Friday evenings. Many of these juniors are from the Harpsden Parish and just outside. Harpsden Cricket Club is also very active in facilitating the extensive usage of the facilities by other juniors such as Henley Cricket Club Juniors and St Mary's School. The Club continues to improve the facilities, with the Trust's support, and the social area in the original pavilion is now a very popular facility, both during and after games and practice sessions and is providing the Cricket Club with very valuable income.

AFC Henley www.afchenley.com continues to thrive and was voted Oxfordshire FA Grassroots Club of the Year in 2021/2. The Club arranges football for over 400 girls and boys aged 4 to 18 at several different grounds, including Harpsden, and is now fielding 30 teams from U8 to U18 in various local football leagues. This is an increase from 22 teams just six years ago. The pitch and facilities are available to local residents in the off-season and, on request, in season, when the Club is not using them.

The football field, the cricket field and the field beside the Village Hall are all excellent facilities and are enabling the kind of activities we believe John Hodges would have wanted – he was a big supporter of both organised team sports and general recreation. We thank everyone who enjoys the fields for helping us keep them in a high-quality condition.

Henley Golf Club www.henleygolfclub.com and the Trust continue to work well together, with the Golf Club undertaking maintenance work on the cricket and football grounds in partial exchange for renting parking at the cricket ground. The working relationship between the Trust and Golf Club continues to be very strong, and the Trust is grateful to the Golf Club's Board, Manager and Course Manager and his team of greenkeepers for all their efforts in continuing to strengthen this mutually beneficial relationship.

The Trust can be extremely proud of both the cricket and football grounds with the Golf Club's greenkeepers', and the tenants' (Harpsden Cricket Club and AFC Henley) efforts being very favourably recognised by opposing teams.

The Trust has continued to heighten its focus on the relief of financial hardship by increasing its donations to the local community by over 20% to £28,724. New donations were made to local charities including the Chiltern Centre (providing support for young people with disabilities), Headway Thames Valley (a brain injury charity) and Riverside Counselling (a charity providing affordable counselling and psychotherapy to adults and young people). Otherwise, many of the donations made in previous years were repeated. These include a local charity which provides Christmas hampers in the surrounding area; the Rosemary Club, which provides activities for the elderly; a local resident whose daughter has special educational needs; the Henley Players, to support their drama activities; the Harpsden Cricket Club, to support their **successful initiatives** to

involve juniors, the upkeep of St Margaret's Church Cemetery and the local branch of the Citizens Advice Bureau.

In addition to these, the Trust has supported Shiplake Primary School, the d:two community centre in Henley and the Regatta for the Disabled. Most significant, however, in terms of scale, is the grant given to the Harpsden Pre-School.

We intend to continue building this activity and would welcome suggestions of other Good Causes that the Trust could consider.

STRATEGIC MATTERS

The major strategic drive over the past few years has been to repair, improve and invest in the Trust's infrastructure both to consolidate the Trust's financial position and to support its charitable activities. Given the age of some of the Trust's buildings, that work is ongoing.

OPERATIONAL MATTERS

There is a committee structure around which the Trust operates, and which enables the main Board of Trustees to focus on more strategic matters. The Trustees on the committees are currently as follows (the chairs of the committees are highlighted in bold):

Finance & Investment:	Richard Wilson , Jeroen Huysinga, Rod Birkett, David Price
Good Causes:	Jeroen Huysinga (plus Sally Birkett)
Community/Communication/Sustainability:	Katherine Rees , Catherine Rubinstein, Michael Heinrich
Infrastructure and Health & Safety:	Clive Rose , Michael Heinrich (plus Alan Young)
Lettings:	Clive Rose
Personnel:	Michael Heinrich , Rod Birkett
Sports (Cricket, Football & Golf):	Rod Birkett , David Price
Trees/Hedges:	Rod Birkett , David Price

Each committee has clearly defined terms of reference, covering the areas of responsibility and the extent of decision-making. These committees report to the Trustees at each of the quarterly meetings.

Specific mention should be made of our Joint Managers, Glynis and Alan Young who took over from the previous Manager, Luke Hooker, in early January 2024. The Trust is very grateful to Alan and Glynis for everything that they have done for the Trust since they arrived. Sarah Tipple retired from her role as bookkeeper at the end of June 2024 and we are indebted to her for tireless work over so many years as Clerk and then bookkeeper. Her role as bookkeeper was taken on by Sally Birkett.

After many years of sterling service, Matthew Davis resigned from the Trust in April having been elected to the Board of Henley Golf Club and the Reverend Robert Thewsey resigned as a Trustee at the end of July as he was moving out of the Parish. We are very appreciative of their wise counsel and their contributions will be greatly missed.

We have been very fortunate to have had a new Trustee join during the year, David Price, who, like several of our most recent recruits, lives very close to the Village Hall.

FINANCIAL REPORT

Total receipts for the year were £127,446, up from the £120,071 received in 2023. Receipts from renting the Village Hall increased year on year to £45,214 from £38,018, as did receipts from the house rentals (£50,619 vs £44,947). House rental receipts continue to represent the largest single component of overall receipts and are key to supporting the Trust's charitable activities. The Trust benefited from further donations and grants over the year, the majority of which were again for projects at the cricket ground. Receipts from sports ground rental decreased slightly to £12,978 from £13,066.

Total payments for the year were £135,920 of which £108,135 were for operating and loan payments and £27,785 were for fixed asset investments, specifically the cricket ground (£7,785) and share purchases (£20,000). As a result, there was an overall net cash decrease in the year of £8,474.

In terms of transfers between funds, £10,000 was transferred from the Expendable Endowment to the Extraordinary Repair Fund (ERF), in line with the goal of building the ERF over time to support the £3m fixed asset base. £10,000 was also transferred from the Expendable Endowment to the Permanent Endowment, to pay off part of the loan. The loan balance is now £15,000, down from its original total of £50,000.

In the ERF, the Invesco Select UK Equity holding was redeemed whilst there were additions to the existing holdings of Keystone Positive Change, Aberdeen Diversified Income and Growth, JPMorgan Global Emerging Markets Income and HICL Infrastructure with the total amount invested being just over £20,000. A new holding was initiated in Apax Global Alpha for £14,300.

We continue to have a diversified portfolio of investments in the ERF which are quite defensive in nature and are positioned to provide us with a useful and growing dividend income combined with the potential for long term capital growth to help to protect the capital against inflation.

The current valuations of the property assets in the Statements of Assets and Liabilities are based on the insurance assessor's estimate of reinstatement costs. Total liquid assets (cash plus listed securities) increased in the year by £24,443 to £188,761.

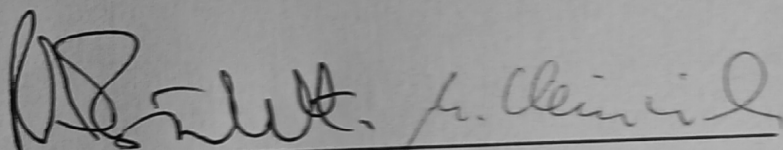
Statement of Reserves Policy

The policy of the Trust is to hold reserves to ensure that it remains able to support its operating costs and beneficiaries during a period of managed adjustment to new circumstances that might include an unexpected drop in income or unanticipated expenditure, or both. In normal circumstances we are targeting reserves in the Expendable Endowment of £30,000 as equivalent to 9-12 months of operating costs. The level of these reserves is informed by the Trust's strategic plans and financial forecasts and is reviewed and approved by the Board of Trustees annually.

Trustees' Responsibilities

The Trustees recognise their responsibilities for keeping proper accounting records and preparing Financial Statements each year. The appended accounts have been prepared on the receipts and payments basis and have been examined by an Independent Examiner whose report is attached.

Approved by the Trustees on 18 February 2025.

A handwritten signature in black ink, appearing to read 'Rod Birkett and Michael Heinrich', written over a horizontal line.

Rod Birkett and Michael Heinrich
Joint Chairmen



Section A

Independent Examiner's Report

Report to the trustees/ members of

Charity Name JOHN HODGES' TRUST FOR HARPSDEN HALL

On accounts for the year ended

2nd NOVEMBER 2024 Charity no (if any)

Set out on pages

8 to 11 (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: [Signature] Date: 1/6/25

Name: LUCY APLIN

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

ACA (CAEW)

Address:

11 ROTTERFIELD ROAD
HENLEY-ON-THAMES
OXFORDSHIRE RG9 1NR

Section B

Disclosure

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.

N/A

FINANCIAL STATEMENTS

Receipts & Payments Account

	Unrestricted Funds £	Restricted & Designated Funds £	Endowment Funds £	TOTAL 2024 £	TOTAL 2023 £
RECEIPTS					
Hire of Village Hall	45,214			45,214	38,018
Sports Grounds	12,978			12,978	13,066
Rents - Cottages and Flat	50,619			50,619	44,947
Donations & Grants	3,520	7,375		10,895	18,463
Investment Income	5,548			5,548	4,107
Other Receipts	2,192			2,192	236
Sub-Total	120,071	7,375	0	127,446	118,837
ASSETS & INVESTMENT SALES					
Share Sales		0		0	0
Sub-Total	0	0	0	0	0
TOTAL RECEIPTS	120,071	7,375	0	127,446	118,837
PAYMENTS					
Wages	(15,696)			(15,696)	(11,471)
Light & Heating	(8,031)			(8,031)	(5,045)
Water & Sewerage	(222)			(222)	(163)
Renewals & Improvements	(22,886)			(22,886)	(16,144)
Repairs & Maintenance	(8,555)			(8,555)	(4,513)
Cleaning	(1,059)			(1,059)	(754)
Telephone	(1,523)			(1,523)	(1,044)
Professional Fees	0			0	(1,602)
Insurance	(3,848)			(3,848)	(4,247)
Fixtures & Fittings	(398)			(398)	(2,112)
Running Expenses	(5,828)			(5,828)	(7,558)
Sundry	(798)			(798)	(1,391)
Marketing	(168)			(168)	(72)
Donations	(28,601)			(28,601)	(23,669)
Bank Charges	(102)			(102)	(105)
2A & 2B Hall Cottages Project	0			0	0
1 Hall Cottages Project	(420)			(420)	(3,500)
Loan Repayments	0		(10,000)	(10,000)	(10,000)
Sub-Total	(98,135)	0	(10,000)	(108,135)	(93,390)
ASSET & INVESTMENT PURCHASES					
Share Purchases		(20,000)		(20,000)	(15,000)
Cricket Ground Changing Room & Nets	0	(7,785)		(7,785)	(17,500)
Sub-Total	0	(27,785)	0	(27,785)	(32,500)
TOTAL PAYMENTS	(98,135)	(27,785)	(10,000)	(135,920)	(125,890)
TOTAL NET RECEIPTS / (PAYMENTS)	21,936	(20,410)	(10,000)	(8,474)	(7,053)
Transfer from EE to ERF	(10,000)	10,000			
Transfer from EE to PE	(10,000)		10,000		
SURPLUS / (DEFICIT) NET OF TRANSFERS	1,936	(10,410)	0	(8,474)	(7,053)
Cash at Barclays Bank 02.11.2023	42,296	12,309	0	54,605	
Cash at Barclays Bank 02.11.2024	44,232	1,899	0	46,131	

FINANCIAL STATEMENTS

Statement of Assets & Liabilities

	Unrestricted Funds £	Restricted & Designated Funds £	Endowment Funds £	2024 £	2023 £
CASH FUNDS					
Barclays	44,232	1,899		46,131	54,605
COIF	-			-	-
Cash at Walker Crips		13,360		13,360	530
Total Cash Funds	44,232	15,259	-	59,491	55,135
INVESTMENT ASSETS					
JPMorgan Global Emerging Markets Income		25,285		25,285	20,196
Invesco Select UK Equity		-		-	11,118
Alliance Trust		25,536		25,536	21,588
Aberdeen Diversified I&G		14,280		14,280	19,250
Apax Global Alpha		12,690		12,690	
HICL		24,684		24,684	19,251
Keystone Positive Change		26,795		26,795	17,780
Total Investment Assets	-	129,270	-	129,270	109,183
ASSETS RETAINED FOR CHARITY'S USE					
Village Hall and Studio*			1,520,126	1,520,126	1,520,126
Football Facilities**			193,404	193,404	193,404
Cricket Facilities***			517,146	517,146	367,146
No 1 Hall Cottages			369,538	369,538	369,538
No 2A Hall Cottages			285,991	285,991	285,991
No 2B Hall Cottages			285,991	285,991	285,991
Total Assets Retained	-	-	3,172,196	3,172,196	3,022,196
LIABILITIES					
Benefactor Loan (interest free)			(15,000)	(15,000)	(25,000)
Total Liabilities	-	-	(15,000)	(15,000)	(25,000)
TOTAL NET ASSETS	44,232	144,529	3,157,196	3,345,957	3,161,514

* Village Hall and Studio includes Harpsden Village Hall, a Studio flat above the Village Hall and a field behind No. 1 Hall Cottages as well as two separate storage sheds, a garage, and furniture and equipment used in the Village Hall.

** Football Facilities include the Football Field and Pavilion

*** Cricket Facilities include the Cricket Ground, Pavilions, Changing Block, storage shed and practice nets.

Approved by the Trustees on: (Date)

Signed on behalf of the Trustees by: (Signature)

..... (Print Name)

Bank Reconciliation

Barclays Current Account

Balance Brought Forward (as of 3rd Nov 23)	£54,604.81	
Bank Receipts	£127,445.75	
Bank Payments		£135,920.00
Balance Carried Forward (as of 2nd Nov 24)		£46,130.56
	<u>£182,050.56</u>	<u>£182,050.56</u>

Notes to the Accounts

1. Accounting Policies

The accounts have been prepared on a receipts and payments basis and follow the recommendations in Statement of Recommended Practice: Accounting by Charities (SORP 2005).

2. Trustees' Remuneration and Expenses

The trustees received no remuneration during the year. A small amount of expenses were reimbursed to Michael Heinrich for works he completed for the Village Hall.

3. Endowments and Funds

The Unrestricted Funds comprise what the 2005 Scheme refers to as the Expendable Endowment.

The Restricted and Designated Funds comprise the Extraordinary Repair Fund, the Cricket Ground Project Fund and the Covid-19 Fund:

- The Extraordinary Repair Fund is a Restricted Fund for the extraordinary repair, improvement or rebuilding of the property of the charity;
- The Cricket Ground Project Fund is a Restricted Fund for land, building and related projects specifically for Harpsden Cricket Club;
- The COVID-19 and Good Causes Fund is a Designated Fund set aside by the Trustees for issues arising from the coronavirus pandemic.

The Endowment Funds comprise what the 2005 Scheme refers to as the Permanent Endowment. These hold the operational fixed assets of the charity and provide ongoing income (receipts) to support the charity's activities.

4. Surplus Receipts

There were no surplus receipts produced in this financial year.

JOHN HODGES' TRUST FOR HARPSDEN HALL

England & Wales - Charity number 304312

Accounts

JOHN HODGES' TRUST FOR HARPSDEN HALL

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Mr Matthew Davis
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Mr Jeroen Huysinga
Mrs Katherine Rees
Mr Clive Rose
Ms Catherine Rubinstein (from 30th April 2023)
Rev'd Robert Thewsey

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SERVING THE COMMUNITY

Harpsden Village Hall continued to play a pivotal role at the heart of the local community. Bookings at the Hall by regular and ad-hoc users are now comfortably above pre-pandemic levels. It was used for a wide range of activities involving young and old alike, with Harpsden Pre-School remaining a core hall user, with their 2- to 4-year-olds enjoying the benefits of a spacious room and an enviable outdoor area, enhanced by regular Forest School sessions. Other young users of the Hall included 1st and 3rd Henley Brownies, Little Kickers, the Berkshire and Henley School of Dance and a Friday morning toddler Pop Up and Play session. Adult users included the Henley Players, the WI and yoga and meditation classes. Events were held at the Hall and included the 'Harpsden Hoo Ha' – a celebration of local talent in the form of a mini-festival/fete. The Hall also continued to be a popular venue for both adults' and children's parties and weddings are becoming a regular feature, particularly during the summer months. The old snooker room has been updated and the Pre-School, having decorated the room, currently have exclusive use of it.

The three Playing Fields remain actively used by local inhabitants, Harpsden Cricket Club, AFC Henley, and Henley Golf Club. Harpsden Cricket Club www.harpsdenccricketclub.co.uk runs two Saturday league sides, the first team playing in the Thames Valley League and the second team in the first division of the Marrant Chilterns League. The Club also plays some friendly matches on Sundays. The Trust is particularly delighted that the Club's Juniors' programme for local children continues to expand. In 2023 Harpsden Cricket Club fielded league teams at U15, U13 and U11 levels, whilst also having their first mixed gender team. Training sessions for the juniors are held on Friday evenings. Many of these juniors are from the Harpsden Parish and just outside. Harpsden Cricket Club is also very active in facilitating the extensive usage of the facilities by other juniors such as Henley Cricket Club Juniors, St Mary's School whilst also hosting several County juniors and Henley Ladies games. The Club continues to improve the facilities, with the Trust's support with the

new changing room block now fully open and two first-class standard cricket nets. The major project since the Trust's year end has been to reconfigure and redecorate the old pavilion and, as at the time of writing, looks as though it will prove to be a very valuable asset before, during and after cricket games at the ground. This was funded through donations.

AFC Henley www.afchenley.com continues to thrive and was voted Oxfordshire FA Grassroots Club of the Year in 2021/2. The Club arranges football for over 400 girls and boys aged 4 to 18 at several different grounds, including Harpsden, and is now fielding 30 teams from U8 to U18 in various local football leagues. This is an increase from 22 teams just five years ago. The pitch and facilities are available to local residents in the off-season and, on request, in season, when the Club is not using them.

The football field, the cricket field and the field beside the Village Hall are all excellent facilities and are enabling the kind of activities we believe John Hodges would have wanted – he was a big supporter of both organised team sports and general recreation. We thank everyone who enjoys the fields for helping us keep them in a high-quality condition.

Henley Golf Club www.henleygolfclub.com and the Trust continue to work well together, with the Golf Club undertaking maintenance work on the cricket and football grounds in partial exchange for renting parking at the cricket ground. The working relationship between the Trust and Golf Club continues to be very strong, and the Trust is grateful to the Golf Club's Chairman, Manager and Course Manager and his team of greenkeepers for all their efforts in continuing to strengthen this mutually beneficial relationship.

The Trust can be extremely proud of both the cricket and football grounds with the Golf Club's greenkeepers', and the tenants' (Harpsden Cricket Club and AFC Henley) efforts being very favourably recognised by opposing teams.

The Trust has heightened its focus on the relief of financial hardship by increasing its donations to the local community by over 20% to £23,669. Many of the donations made in previous years have been repeated. These include a local charity which provides Christmas hampers in the surrounding area; the Rosemary Club, which provides activities for the elderly; a local resident whose daughter has special educational needs; the Henley Players, to support their drama activities; the Harpsden Cricket Club, to support their successful initiatives to involve juniors, the upkeep of St Margaret's Church Cemetery and the local branch of the Citizens Advice Bureau.

In addition to these, the Trust has supported Shiplake Primary School, the d:two community centre in Henley and the Regatta for the Disabled, whilst also contributing to a Jubilee bench that has been sited at the Harpsden football ground. Most significant, however, in terms of scale, is the grant given to the Harpsden Pre-School.

We intend to continue building this activity and would welcome suggestions of other Good Causes that the Trust could consider.

STRATEGIC MATTERS

The major strategic drive over the past few years has been to repair, improve and invest in the Trust's infrastructure both to consolidate the Trust's financial position and to support its charitable activities. Given the age of some of the Trust's buildings, that work is ongoing.

OPERATIONAL MATTERS

The committee structure around which the Trust operates, and which enables the main Board of Trustees to focus on more strategic matters. The Trustees on the committees are currently as follows (the chairs of the committees are highlighted in bold):

Finance & Investment:	Richard Wilson , Jeroen Huysinga, Rod Birkett
Good Causes:	Jeroen Huysinga , Robert Thewsey
Community/Communication/Sustainability:	Katherine Rees , Catherine Rubinstein, Michael Heinrich
Infrastructure and Health & Safety:	Clive Rose
Lettings:	Matthew Davis
Personnel:	Michael Heinrich , Rod Birkett, Robert Thewsey
Sports (Cricket, Football & Golf):	Rod Birkett
Trees/Hedges:	Rod Birkett

Each committee has clearly defined terms of reference, covering the areas of responsibility and the extent of decision-making. These committees report to the Trustees at each of the quarterly meetings.

Specific mention should be made of our caretaker, Luke Hooker. Luke resigned from his role as Manager of the Trust before the year end and left in early January 2024. After a thorough recruitment process, Alan and Glynis Young were recruited as Joint Managers of the Trust. Alan and Glynis have come down to Harpsden from Barnsley to be nearer to family. The Trust is very grateful to Luke for everything he has done for the Trust, and we wish him well for the future. Given his intimate knowledge of the buildings, we are sure he will continue to do some work for the Trust from time to time. Sarah Tipple, the former Clerk of the Trust, has bedded in seamlessly to her new role as bookkeeper. The Trust remains very grateful to Sarah for her tireless work over so many years.

Jackie Harris resigned from the Trust just before the end of the financial year after many years of sterling service. Her wise counsel will be greatly missed.

We have been very fortunate to have had two new Trustees join during the year:

- Catherine Rubinstein, who is also on the Harpsden Parish Council and
- Michael Heinrich, who is the most local of the local residents.

It is particularly good that they live very close to the Village Hall and are very well connected into the local community that we serve.

FINANCIAL REPORT

Total receipts for the year were £118,837, similar to the level in 2022. Receipts from renting the Village Hall increased year on year to £38,018 from £34,380, as did receipts from the house rentals (£44,947 vs £40,078). House rental receipts now represent the largest single component of overall receipts and are key to supporting the Trust's charitable activities. The Trust benefited from further significant donations and grants over the year, the majority of which were again for projects at the cricket ground. Receipts from property and sports ground rental increased slightly to £13,066 from £11,480.

Total payments for the year were £125,890 of which £93,390 were for operating and loan payments and £32,500 were for fixed asset investments for the cricket ground (£17,500) and share purchases (£15,000). As a result, there was an overall net cash decrease in the year of £7,053.

In terms of transfers between funds, £20,000 was transferred from the Expendable Endowment to the Extraordinary Repair Fund (ERF), in line with the goal of building the ERF over time to support the £3m fixed asset base. £10,000 was transferred from the Expendable Endowment to the Permanent Endowment, to pay off part of the loan. The loan balance is now £25,000, halved from its original total.

There were three small transactions in the ERF, which were the purchases of Keystone Positive Change, Aberdeen Diversified Income and Growth and HICL Infrastructure. These were all additions to existing holdings and the total amount invested was £15,513.

We continue to have a diversified portfolio of investments in the ERF which are quite defensive in nature and are positioned to provide us with a useful and growing dividend income combined with the potential for long term capital growth to help to protect the capital against inflation.

The current valuations of the property assets in the Statements of Assets and Liabilities are based on the insurance assessor's estimate of reinstatement costs. Total liquid assets declined marginally in the year by just over £7,400.

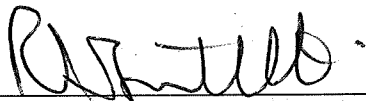
Statement of Reserves Policy

The policy of the Trust is to hold reserves to ensure that it remains able to support its operating costs and beneficiaries during a period of managed adjustment to new circumstances that might include an unexpected drop in income or unanticipated expenditure, or both. In normal circumstances we are targeting reserves in the Expendable Endowment of £30,000 as equivalent to 9-12 months of operating costs. The level of these reserves is informed by the Trust's strategic plans and financial forecasts and is reviewed and approved by the Board of Trustees annually.

Trustees' Responsibilities

The Trustees recognise their responsibilities for keeping proper accounting records and preparing Financial Statements each year. The appended accounts have been prepared on the receipts and payments basis and have been examined by an Independent Examiner whose report is attached.

Approved by the Trustees on 09/07/2024.



Rod Birkett, Chairman

Independent examiner's report to the trustees of John Hodges' Trust for Harpsden Hall

I report to the trustees on my examination of the accounts of the John Hodges' Trust for Harpsden Hall (the Trust) for the year ended 2nd November 2023, set out on pages 8 to 11, which have been prepared on the basis of the accounting policies set out on page 12.

Responsibilities and basis of report

The Charity Trustees of the Trust are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act'). The accounts have been prepared on a receipts and payments basis under section 133 of the Charities Act 2011.

The Charity's Trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 as amended by the Charities Act 2011 (Accounts and Audit) Order 2015.

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 all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Basis of Independent Examiner's Report

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. The examination includes a review of the accounting records kept by John Hodges' Trust for Harpsden Hall 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 matters. The procedures taken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

Independent examiner's statement

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

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records.

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.

Signed: 

Name: Lucy Aplin

Relevant professional qualification or membership of professional bodies: ACA (ICAEW)

Address: Highfield, 11 Rotherfield Road, Henley-on-Thames, Oxfordshire, RG9 1NR

Date: 15th June 2024

FINANCIAL STATEMENTS

Receipts & Payments Account

	Unrestricted Funds £	Restricted & Designated Funds £	Endowment Funds £	TOTAL 2023 £	TOTAL 2022 £
RECEIPTS					
Hire of Village Hall	38,018			38,018	34,380
Sports Grounds	13,066			13,066	11,480
Rents - Cottages and Flat	44,947			44,947	40,078
Donations & Grants	2,150	16,313		18,463	24,710
Investment Income	4,107			4,107	4,703
Other Receipts	236			236	4,585
Sub-Total	102,524	16,313	0	118,837	119,937
ASSETS & INVESTMENT SALES					
Share Sales		0		0	10,303
Sub-Total	0	0	0	0	10,303
TOTAL RECEIPTS	102,524	16,313	0	118,837	130,240
PAYMENTS					
Wages	-11,471			-11,471	-4,938
Light & Heating	-5,045			-5,045	-4,832
Water & Sewerage	-163			-163	-75
Renewals & Improvements	-16,144			-16,144	-2,180
Repairs & Maintenance	-4,513			-4,513	-7,810
Cleaning	-754			-754	-576
Telephone	-1,044			-1,044	-285
Professional Fees	-1,602			-1,602	-995
Insurance	-4,247			-4,247	-3,954
Fixtures & Fittings	-2,112			-2,112	-1,961
Running Expenses	-7,558			-7,558	-2,777
Sundry	-1,391			-1,391	-4,931
Marketing	-72			-72	-153
Donations	-2,442	-21,228		-23,669	-19,585
Bank Charges	-105			-105	-107
2A & 2B Hall Cottages Project	0			0	0
1 Hall Cottages Project	-3,500			-3,500	-28,775
Loan Repayments			-10,000	-10,000	-15,000
Sub-Total	-62,162	-21,228	-10,000	-93,390	-98,932
ASSET & INVESTMENT PURCHASES					
Share Purchases		-15,000		-15,000	0
Cricket Ground Changing Room & Nets	0	-17,500		-17,500	-18,250
Sub-Total	0	-32,500	0	-32,500	-18,250
TOTAL PAYMENTS	-62,162	-53,728	-10,000	-125,890	-117,182

John Hodges' Trust for Harpsden Hall
 Trustees' Annual Report
 Year Ended 2nd November 2023

TOTAL NET RECEIPTS / (PAYMENTS)	40,362	-37,415	-10,000	-7,053	13,058
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Transfer from EE to ERF	-20,000	20,000			
Transfer from EE to PE	-10,000		10,000		

SURPLUS / (DEFICIT) NET OF TRANSFERS	10,362	-17,415	0	-7,053	13,058
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Cash at Barclays Bank 02.11.2022	31,934	29,724	0	61,658
Cash at Barclays Bank 02.11.2023	42,296	12,309	0	54,605

FINANCIAL STATEMENTS

Statement of Assets & Liabilities

	Unrestricted Funds £	Restricted & Designated Funds £	Endowment Funds £	2023 £	2022 £
CASH FUNDS					
Barclays	42,296	12,309		54,605	61,658
COIF	-			-	46
Cash at Walker Crips		530		530	871
Total Cash Funds	42,296	12,839	-	55,135	62,575
INVESTMENT ASSETS					
JPMorgan Global Emerging Markets Income		20,196		20,196	18,743
Invesco Select UK Equity		11,118		11,118	11,115
Alliance Trust		21,588		21,588	20,076
Aberdeen Diversified I&G		19,250		19,250	13,950
HICL		19,251		19,251	22,329
Keystone Positive Change		17,780		17,780	14,140
Total Investment Assets	-	109,183	-	109,183	100,353
ASSETS RETAINED FOR CHARITY'S USE					
Village Hall and Studio*			1,520,126	1,520,126	1,520,126
Football Facilities**			193,404	193,404	193,404
Cricket Facilities***			367,146	367,146	367,146
No 1 Hall Cottages			369,538	369,538	369,538
No 2A Hall Cottages			285,991	285,991	285,991
No 2B Hall Cottages			285,991	285,991	285,991
Total Assets Retained	-	-	3,022,196	3,022,196	3,022,196
LIABILITIES					
Benefactor Loan (interest free)			-25,000	-25,000	-35,000
Total Liabilities	-	-	-25,000	-25,000	-35,000
TOTAL NET ASSETS	42,296	122,022	2,997,196	3,161,514	3,150,124

* Village Hall and Studio includes Harpsden Village Hall, a Studio flat above the Village Hall and a field behind No. 1 Hall Cottages as well as two separate storage sheds, a garage, and furniture and equipment used in the Village Hall.

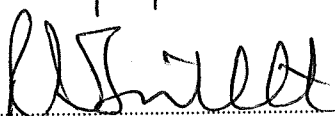
** Football Facilities include the Football Field and Pavilion

*** Cricket Facilities include the Cricket Ground, Pavilions, storage shed and practice nets.

Approved by the Trustees on:

9/7/24 (Date)

Signed on behalf of the Trustees by:

 (Signature)

R.A. BIRKETT (Print Name)

Bank Reconciliation

Barclays Current Account

Balance Brought Forward (as of 3rd Nov 22)	£61,657.56	
Bank Receipts	£118,836.99	
Bank Payments		£125,889.74
Balance Carried Forward (as of 2nd Nov 23)		£54,604.81
	<u>£180,494.55</u>	<u>£180,494.55</u>

Cricket Ground Project Account

Balance Brought Forward (as of 3rd Nov 22)	£0.00	
Bank Receipts	£0.00	
Bank Payments		£0.00
Balance Carried Forward (as of 2nd Nov 23)		£0.00
	<u>£0.00</u>	<u>£0.00</u>

Note: Cricket Ground Project Account closed in 2022

Notes to the Accounts

1. Accounting Policies

The accounts have been prepared on a receipts and payments basis and follow the recommendations in Statement of Recommended Practice: Accounting by Charities (SORP 2005).

2. Trustees' Remuneration and Expenses

The trustees received no remuneration, and no expenses were reimbursed to trustees during the year.

3. Endowments and Funds

The Unrestricted Funds comprise what the 2005 Scheme refers to as the Expendable Endowment.

The Restricted and Designated Funds comprise the Extraordinary Repair Fund, the Cricket Ground Project Fund and the Covid-19 Fund:

- The Extraordinary Repair Fund is a Restricted Fund for the extraordinary repair, improvement or rebuilding of the property of the charity;
- The Cricket Ground Project Fund is a Restricted Fund for land, building and related projects specifically for Harpsden Cricket Club;
- The COVID-19 and Good Causes Fund is a Designated Fund set aside by the Trustees for issues arising from the coronavirus pandemic.

The Endowment Funds comprise what the 2005 Scheme refers to as the Permanent Endowment. These hold the operational fixed assets of the charity and provide ongoing income (receipts) to support the charity's activities.

4. Surplus Receipts

The Trustees consider that the surplus receipts produced in the year are required for use by the charity.

JOHN HODGES' TRUST FOR HARPSDEN HALL

England & Wales - Charity number 304312

Accounts

JOHN HODGES' TRUST FOR HARPSDEN HALL

TRUSTEES' ANNUAL REPORT

YEAR ENDED 2ND NOVEMBER 2022

The Harpsden Hall Trust was established in 1909 by Deed of Gift from John Hodges and is registered as a charity No. 304312. With effect from 18 August 2005 the charity was renamed the John Hodges' Trust for Harpsden Hall and is governed by a Scheme established by the Charity Commissioners which modified the original Deed of Gift.

The main address for contact is:

Mr Luke Hooker (Manager)
The Studio
Harpsden Village Hall
Harpsden
Henley-on-Thames
Oxfordshire RG9 4HH

During the year the Trustees, who were also managers of the Trust, were as follows:

Mr Richard Wilson (Chairman until 2nd November 2022)
Mr Rod Birkett (Chairman from 2nd November 2022)
Mr Matthew Davis
Mrs Jackie Harris
Mr Jeroen Huysinga
Mr Matthew Phillips (retired 1st November 2022)
Mrs Katherine Rees
Mr Clive Rose
Rev'd Robert Thewsey

- The *ex-officio* Trustees were:
Rev'd Robert Thewsey
- The nominated Trustees were:
Mr Rod Birkett (AFC Henley)
Mr Matthew Phillips (Harpsden Parish Council)
Rev'd Robert Thewsey (Parochial Church Council)
Mr Clive Rose (Harpsden Cricket Club)
- The elected Trustees were:
Mr Matthew Davis
Mrs Jackie Harris
Mrs Katherine Rees
Mr Richard Wilson
- The co-opted Trustees were:
Mr Jeroen Huysinga

OBJECTS OF THE CHARITY

1. The objects of the charity, as amended by the Scheme of 28 July 2020, are:

(A) in the interests of social welfare, to improve the life of the inhabitants of the area of benefit but not exclusively, the poorer inhabitants, by:

(i) the provision and maintenance of a hall for use by the inhabitants for:

(a) meetings, lectures and classes, and other forms of recreation, education and leisure-time occupation; and

(b) a Sunday School for instruction in the Christian faith or religious services on Sundays, Ascension Day, Christmas Day and Good Friday but on no other day.

(ii) the provision and maintenance of playing fields for use by the inhabitants.

(B) the relief of financial hardship, either generally or individually, of people living in the parish by making grants of money for providing or paying for items, services, or facilities, and the relief of the sick-poor living in the parish and its surrounding neighbourhood either generally or individually through the provision of grants, goods or services.

2. The Committee of Trustees may determine that any part of the land is not currently required for use of the objects of the charity and may let it under the power contained in clause 5 of the Scheme. Subject to that, the land must be retained for use of the objects of the charity.

SERVING THE COMMUNITY

Harpsden Village Hall continued to play a pivotal role at the heart of the local community. Bookings at the Hall by regular and ad-hoc users are back to pre-pandemic levels. It was used for a wide range of activities involving young and old alike, with Harpsden Pre-School remaining a core hall user, with their 2- to 4-year-olds enjoying the benefits of a spacious room and an enviable outdoor area, enhanced by regular Forest School sessions. Other young users of the Hall included 1st and 3rd Henley Brownies, Little Kickers, the Berkshire and Henley School of Dance and a Friday morning toddler Pop Up and Play session. Adult users included the Henley Players and the WI, yoga and meditation classes. Events were held at the Hall to mark the Queen's Diamond Jubilee and the first of what was hoped to be a regular 'Harpsden Hoo Ha' – a celebration of local talent in the form of a mini-festival/fete. The Hall also continued to be a popular venue for both adults' and children's parties and a couple of very successful weddings were held during the summer months. With the demise of the long-standing Harpsden Billiards and Snooker Club, the use of their room was the subject of much discussion and in the course of the year it was agreed that the Pre-school could trial a period where they had exclusive use of this room. This would enable them to open five days a week instead of four, and for longer hours, which suited local families better.

The three Playing Fields remain actively used by local inhabitants, Harpsden Cricket Club, AFC Henley and Henley Golf Club. Harpsden Cricket Club www.harpsdencricketclub.co.uk runs two Saturday league sides, the first team playing in the Thames Valley League and the second team in the first division of the Marrant Chilterns League – the first team came second in their league in 2022 whilst the second team finished mid-table in their division. The result of this is that the first team will play in division two of the Thames Valley League in the 2023 season. The Club also plays a number of friendly matches on Sundays. The Trust is particularly delighted that the Club's Juniors' programme for local children continues to expand. In 2023

Harpsden Cricket Club will again field league teams at U15, U13 and U11 levels, whilst also having their first mixed gender team. Training sessions for the juniors are held on Friday evenings. The Cricket Club will have two qualified coaches in 2023 supporting the development of the junior section. Many of these juniors are from the Harpsden Parish and just outside. Harpsden Cricket Club is also very active in facilitating the extensive usage of the facilities by other juniors such as Henley Cricket Club Juniors, St Mary's School whilst also planning to host several County juniors and Henley Ladies games. The Club continues to improve the facilities, with the Trust's support with the new changing room block now fully open and two new, first-class standard, cricket nets in use from the beginning of the 2022 season.

AFC Henley www.afchenley.com continues to thrive and was voted Oxfordshire FA Grassroots Club of the Year in 2021. The Club arranges football for over 400 girls and boys aged 4 to 18 at several different grounds, including Harpsden, and is now fielding 30 teams from U8 to U18 in various local football leagues. This is an increase from 22 teams just three years ago. Luke Hooker, the Trust's caretaker, has helped to improve the parking facility at the ground by the regular addition of wood chippings to the entrances. The pitch and facilities are available to local residents in the off-season and, on request, in season, when the Club is not using them.

The football field, the cricket field and the field beside the Village Hall are all excellent facilities and are enabling the kind of activities we believe John Hodges would have wanted – he was a big supporter of both organised team sports and general recreation. We thank everyone who enjoys the fields for helping us keep them in a high-quality condition.

Henley Golf Club www.henleygolfclub.com and the Trust continue to work well together, with the Golf Club undertaking maintenance work on the cricket and football grounds in partial exchange for renting the cricket ground car park. The working relationship between the Trust and Golf Club is almost certainly as strong as it has ever been, and the Trust is grateful to the Golf Club's Chairman, Manager and Course Manager and his team of green-keepers for all their efforts in continuing to strengthen this mutually beneficial relationship.

The Trust can be extremely proud of both the cricket and football grounds with the Golf Club green-keepers', and the tenants' (Harpsden Cricket Club and AFC Henley) efforts being very favourably recognised by opposing teams.

The Trust has heightened its focus on the relief of financial hardship by donating just under £20,000 to the local community. Many of the donations made in previous years have been repeated. These include a local charity which provides Christmas hampers in the surrounding area; the Rosemary Club, which provides activities for the elderly; a local resident whose daughter has special educational needs; the Henley Players, to support their drama activities; the Harpsden Cricket Club, to support their successful initiatives to involve juniors, the upkeep of St Margaret's Church Cemetery and the local branch of the CAB.

In addition to these, the Trust has supported Shiplake and Peppard Primary Schools, Style Acre's supported living house in Henley, the d:two community centre in Henley who host coffee mornings for local Ukrainian refugees, a local family with transport to and from the Pre-school and the Pre-school itself by offering a heavily subsidised hall hire fee. The Trust also made a donation to enable a very successful Platinum Jubilee event to take place which benefitted the whole local community.

We intend to continue building this activity and would welcome suggestions of other Good Causes that the Trust could consider.

STRATEGIC MATTERS

The major strategic drive over the last 2-3 years has been to repair, improve and invest in the Trust's infrastructure both to consolidate the Trust's financial position and to support its charitable activities.

Further investment has gone into the repair and refurbishment of No.1 Harpsden Hall Cottages, with work focusing on the installation of an upstairs bathroom, a new kitchen and a new utility room.

In parallel with this we have continued to refurbish and enhance the Village Hall where needed. Examples of recent work include redecoration of the main hall and a refurbishment of the wooden floor.

Luke Hooker recommended to SODC that they review the drainage situation in the centre of the Harpsden Village and proposed a solution to them which involved diverting the water flow via new pipes along the edge of the football ground into a soakaway in the village hall field. All the signs are that this has been extremely successful in the numerous heavy downpours since it was put in and the local villagers, hall users and SODC can all be extremely grateful to Luke for his ingenuity in coming up with a solution.

The second strategic drive over recent years has been to renew and secure the Trust's main contractual arrangements with 3rd parties. This work has now been completed.

OPERATIONAL MATTERS

The committee structure around which the Trust operates, and which enables the main Board of Trustees to focus on more strategic matters. The Trustees on the committees are currently as follows (the chairs of the committees are highlighted in bold):

Finance & Investment:	Richard Wilson , Rod Birkett, Jeroen Huysinga
Good Causes:	Jeroen Huysinga , Robert Thewsey, Jackie Harris
Community and Communication:	Katherine Rees
Infrastructure and Health & Safety:	Clive Rose (plus Luke Hooker)
Lettings:	Matthew Davis , Jackie Harris
Personnel:	Richard Wilson , Sarah Tipple
Sports (Cricket, Football & Golf):	Rod Birkett , Matthew Davis
Trees/Hedges/Sustainability:	Jackie Harris

Each committee has clearly defined terms of reference, covering the areas of responsibility and the extent of decision-making. These committees report to the Trustees at each of the quarterly meetings.

Specific mention should be made of our caretaker, Luke Hooker. Luke continued to do an outstanding job and we hear many compliments about his work from people in the local community. At the end of the reporting year, Sarah Tipple, Clerk of the Trust, decided to step down after 16 years of service and it was agreed to combine the caretaker and half of the Clerk's role to form a new Manager role, and the Trust was delighted that Luke agreed to take up this role, with Sarah remaining as bookkeeper for at least another year whilst gradually handing over the other Clerk's duties to Luke. The Trust were very grateful to Sarah for her tireless work over so many years.

Also at the end of the Trust financial year, Richard Wilson decided to stand down as Chair after ten very successful years for the Trust. The Trust has been incredibly fortunate to have had Richard as its Chair, and is in a remarkably different, and better place, than it was when Richard took over and hopefully is in a very strong position to satisfy all of its' objectives as we progress through the Trust's second century. Richard will stay on the Board of Trustees whilst Rod Birkett takes over the role of Chair.

Matthew Phillips retired from the Board of Trustees just before the end of the financial year after several years of sterling service. Our thanks go to Matthew.

FINANCIAL REPORT

The Trust continues to strengthen its financial position to support its charitable activities.

Total receipts for year were £125,759 of which £115,456 were operating receipts and £10,303 from the sale of shares. Receipts from renting the Village Hall have now recovered to above pre-pandemic levels and were £34,380. The Trust benefitted from further significant donations and grants over the year. The majority of these were for the various projects at the cricket ground but the Trust was also given a £2,667 grant from SODC. Receipts from property and sports ground rental remained stable.

Total payments for the year were £112,701 of which £94,451 were for operating payments and £18,250 were for fixed asset investments for the cricket ground – namely for the new changing room block and new practice nets. As a result, there was an overall net cash increase in the year of £13,058. The most significant increases in operating payments in comparison to the previous year was £28,775 spent on the improvements at 1 Hall Cottages and the repayment of £15,000 of the £50,000 loan.

In terms of transfers between funds, £5,000 was transferred from the Expendable Endowment to the Extraordinary Repair Fund, in line with the goal of building the Extraordinary Repair Fund whilst aiming to keep a balance of approximately £30,000 of liquid assets in the Expendable Endowment.

Over the last year there was one corporate transaction in the Extraordinary Repair Fund (ERF) as the Board of Scotgems decided to return funds at net asset value to shareholders. We received the first, and major, payment of £14,220 which was a positive return on our investment despite the background decline in stock markets. There was also one other transaction in the ERF, which was the purchase of Keystone Positive Change for £13,370.

We continue to have a diversified portfolio of investments in the ERF which are quite defensive in nature and are positioned to provide us with a useful and growing dividend income combined with the potential for long term capital growth to help to protect the capital against inflation.

We also sold our holding of HICL in the Expendable Endowment for just over £10,300, at what was again a useful profit despite an unhelpful market background.

There will be several significant changes in the Statements of Assets and Liabilities following a formal report produced by an insurance assessor. The current valuations are based on the insurance assessor's estimate of reinstatement costs with the increase in the estimate for the village hall, cricket and football facilities being more than offset by the reduction in the estimate of reinstatement costs for the three cottages. Total liquid assets declined marginally in the year by just over £6,500.


Statement of Reserves Policy

The policy of the Trust is to hold reserves to ensure that it remains able to support its operating costs and beneficiaries during a period of managed adjustment to new circumstances that might include an unexpected drop in income or unanticipated expenditure, or both. In normal circumstances we are targeting reserves in the Expendable Endowment of £30,000 as equivalent to 9-12 months of operating costs. The level of these reserves is informed by the Trust's strategic plans and financial forecasts and is reviewed and approved by the Board of Trustees annually.

Trustees' Responsibilities

The Trustees recognise their responsibilities for keeping proper accounting records and preparing Financial Statements each year. The appended accounts have been prepared on the receipts and payments basis and have been examined by an Independent Examiner whose report is attached.

Approved by the Trustees on *11th July* 2023.



Rod Birkett, Current Chairman

**Independent Examiner's Report to the Trustees of
John Hodges' Trust for Harpsden Hall**

I report on the accounts of the Trust for the year end 2nd November 2022, set out in pages 8 to 10, which have been prepared on the basis of the accounting policies set out on page 11.

Respective Responsibilities of Trustees and Examiner

The Charity's Trustees consider that an audit is not required for this year under section 43(2) of the Charities Act 1993 (the Act), as amended by section 28 of the Charities Act 2006, and that an independent examination is needed.

It is my responsibility to:

- Examine the accounts (under section 43 of the Act, as amended);
- Follow the procedures laid down in the General Directions given by the Charity Commission (under section 43(7)(b) of the Act, as amended); and
- To state, if any, 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 Commissioners. The examination includes a review of the accounting records kept by John Hodges' Trust for Harpsden Hall 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 matters. The procedures taken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

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 41 of the Act; and
 - To prepare accounts which accord with the accounting records and comply with the accounting requirements of the 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.

Mr W. R. Groves
1 Pond Cottage
Studridge Lane
Speen
Princes Risborough
Bucks HP27 0SA

W.R. Groves FCA

Date: _____

28th June 2023

FINANCIAL STATEMENTS

Receipts & Payments Account

	Unrestricted Funds £	Restricted & Designated Funds £	Endowment Funds £	TOTAL 2022 £	TOTAL 2021 £
RECEIPTS					
Hire of Village Hall	34,380			34,380	11,896
Sports Grounds	11,480			11,480	9,941
Rents - Cottages and Flat	40,078			40,078	42,565
Donations & Grants	300	24,410		24,710	29,865
Investment Income	4,703			4,703	5,795
Other Receipts	105			105	236
Sub-Total	91,046	24,410	0	115,456	100,298
ASSETS & INVESTMENT SALES					
Share Sales	10,303			10,303	46,256
Sub-Total	10,303		0	10,303	46,256
TOTAL RECEIPTS	101,348	24,410	0	125,759	146,554
PAYMENTS					
Wages	(4,938)			(4,938)	(4,738)
Light & Heating	(4,832)			(4,832)	(2,225)
Water & Sewerage	(75)			(75)	(72)
Renewals & Improvements	(2,180)			(2,180)	(5,633)
Repairs & Maintenance	(7,810)			(7,810)	(14,431)
Cleaning	(576)			(576)	(493)
Telephone	(285)			(285)	0
Professional Fees	(995)			(995)	(350)
Insurance	(3,954)			(3,954)	(4,673)
Fixtures & Fittings	(1,961)			(1,961)	0
Running Expenses	(2,777)			(2,777)	(2,301)
Sundry	(450)			(450)	(1,400)
Marketing	(153)			(153)	(69)
Donations	(12,920)	(6,665)		(19,585)	(13,278)
Bank Charges	(107)			(107)	(83)
2A & 2B Hall Cottages Project	0			0	(2,464)
1 Hall Cottages Project	(28,775)			(28,775)	0
Loan Repayments	(15,000)			(15,000)	0
Sub-Total	(87,786)	(6,665)	0	(94,451)	(52,210)
ASSET & INVESTMENT PURCHASES					
Share Purchases		0		0	(91,123)
Cricket Ground Changing Room & Nets	0	(18,250)		(18,250)	(27,600)
Sub-Total	0	(18,250)	0	(18,250)	(118,723)
TOTAL PAYMENTS	(87,786)	(24,915)	0	(112,701)	(170,933)
TOTAL NET RECEIPTS / (PAYMENTS)	13,563	(505)	0	13,058	(24,379)
Transfer to/from COVID Reserve					
Transfer from EE to ERF	(5,000)	5,000			
SURPLUS / (DEFICIT) NET OF TRANSFERS	8,563	4,495	0	13,058	(24,379)
Cash at Barclays Bank last year end	23,371	25,229		48,600	
Cash at Barclays Bank this year end	31,934	29,724		61,658	

FINANCIAL STATEMENTS

Statement of Assets & Liabilities

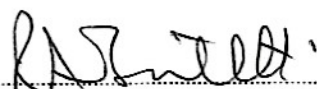
	Unrestricted Funds £	Restricted & Designated Funds £	Endowment Funds £	TOTAL 2022 £	TOTAL 2021 £
CASH FUNDS					
Barclays	31,934	29,724		61,658	48,613
COIF	46			46	46
Cash at Walker Crips		871		871	-
Total Cash Funds	31,980	30,595	-	62,575	48,659
INVESTMENT ASSETS					
JPMorgan Global Emerging Markets Income		18,743		18,743	23,799
Invesco Select UK Equity		11,115		11,115	14,157
Scotgems		-		-	13,410
Alliance Trust		20,076		20,076	21,924
Aberdeen Diversified I&G		13,950		13,950	15,075
HICL		22,329		22,329	32,463
Keystone Positive Change		14,140		14,140	-
Total Investment Assets	-	100,353	-	100,353	120,828
ASSETS RETAINED FOR CHARITY'S USE					
Village Hall, Football & Cricket Facilities*			1,918,069	1,918,069	1,600,000
No 1 Hall Cottages			369,538	369,538	550,000
No 2A Hall Cottages			285,991	285,991	414,028
No 2B Hall Cottages			285,991	285,991	414,028
Hall Flat (The Studio)			162,607	162,607	162,607
Total Assets Retained	-	-	3,022,196	3,022,196	3,140,663
LIABILITIES					
Benefactor Loan (interest free)			(35,000)	(35,000)	50,000
Total Liabilities	-	-	(35,000)	(35,000)	50,000
TOTAL NET ASSETS	31,980	130,948	2,987,196	3,150,124	3,260,150

* Harpsden Village Hall, Football and Cricket Facilities include the Village Hall, a field behind No. 1 and Nos. 2A and 2B Hall Cottages, the Football Field and Pavilion, the Cricket Field, Store Shed and Pavilion, two separate storage sheds, and a garage. The Trust also owns furniture and equipment used in the Village Hall.

Approved by the Trustees on:

11th July 2023 (Date)

Signed on behalf of the Trustees by:

 (Signature)

ROD BIRCKETT (Print Name)

Bank Reconciliation

Barclays Current Account

Balance Brought Forward (as of 3rd Nov 21)	£48,599.53	
Bank Receipts	£130,239.72	
Bank Payments		£117,181.69
Balance Carried Forward (as of 2nd Nov 22)		£61,657.56
	<u>£178,839.25</u>	<u>£178,839.25</u>

Cricket Ground Project Account

Balance Brought Forward (as of 3rd Nov 21)	£13.49	
Bank Receipts	£1,250.00	
Bank Payments		£1,263.49
Balance Carried Forward (as of 2nd Nov 22)		£0.00
	<u>£1,263.49</u>	<u>£1,263.49</u>

Note: Cricket Ground Project Account now closed

Notes to the Accounts

1. Accounting Policies

The accounts have been prepared on a receipts and payments basis and follow the recommendations in Statement of Recommended Practice: Accounting by Charities (SORP 2005).

2. Trustees' Remuneration and Expenses

The trustees received no remuneration, and no expenses were reimbursed to trustees during the year.

3. Endowments and Funds

The Unrestricted Funds comprise what the 2005 Scheme refers to as the Expendable Endowment.

The Restricted and Designated Funds comprise the Extraordinary Repair Fund, the Cricket Ground Project Fund and the Covid-19 Fund:

- The Extraordinary Repair Fund is a Restricted Fund for the extraordinary repair, improvement or rebuilding of the property of the charity;
- The Cricket Ground Project Fund is a Restricted Fund for land, building and related projects specifically for Harpsden Cricket Club;
- The COVID-19 and Good Causes Fund is a Designated Fund set aside by the Trustees for issues arising from the coronavirus pandemic.

The Endowment Funds comprise what the 2005 Scheme refers to as the Permanent Endowment. These hold the operational fixed assets of the charity and provide ongoing income (receipts) to support the charity's activities.

4. Surplus Receipts

The Trustees consider that the surplus receipts produced in the year are required for use by the charity.

JOHN HODGES' TRUST FOR HARPSDEN HALL

England & Wales - Charity number 304312

Accounts

JOHN HODGES' TRUST FOR HARPSDEN HALL

TRUSTEES' ANNUAL REPORT

YEAR ENDED 2ND NOVEMBER 2021

The Harpsden Hall Trust was established in 1909 by Deed of Gift from John Hodges and is registered as a charity No. 304312. With effect from 18 August 2005 the charity was renamed the John Hodges' Trust for Harpsden Hall and is governed by a Scheme established by the Charity Commissioners which modified the original Deed of Gift.

The main address for contact is:

Mrs Sarah Tipple (Clerk to the Trust)
4 Chilterns End Close
Henley-on-Thames
Oxfordshire RG9 1SQ

During the year the Trustees, who were also managers of the Trust, were as follows:

Mr Richard Wilson (Chairman)
Mr Rod Birkett
Mr Matthew Davis
Mrs Jackie Harris
Mr Jeroen Huysinga
Mr Matthew Phillips
Mrs Katherine Rees
Mr Clive Rose
Rev'd Robert Thewsey

- The *ex-officio* Trustees were:
Rev'd Robert Thewsey
- The nominated Trustees were:
Mr Rod Birkett (AFC Henley)
Mr Matthew Phillips (Harpsden Parish Council)
Rev'd Robert Thewsey (Parochial Church Council)
Mr Clive Rose (Harpsden Cricket Club)
- The elected Trustees were:
Mr Matthew Davis
Mrs Jackie Harris
Mrs Katherine Rees
Mr Richard Wilson
- The co-opted Trustees were:
Mr Jeroen Huysinga

OBJECTS OF THE CHARITY

1. The objects of the charity, as amended by the Scheme of 28 July 2020, are:

(A) in the interests of social welfare, to improve the life of the inhabitants of the area of benefit but not exclusively, the poorer inhabitants, by:

(i) the provision and maintenance of a hall for use by the inhabitants for:

(a) meetings, lectures and classes, and other forms of recreation, education and leisure -time occupation; and

(b) a Sunday School for instruction in the Christian faith or religious services on Sundays, Ascension Day, Christmas Day and Good Friday but on no other day.

(ii) the provision and maintenance of playing fields for use by the inhabitants.

(B) the relief of financial hardship, either generally or individually, of people living in the parish by making grants of money for providing or paying for items, services, or facilities, and the relief of the sick-poor living in the parish and its surrounding neighbourhood either generally or individually through the provision of grants, goods or services.

2. The Committee of Trustees may determine that any part of the land is not currently required for use of the objects of the charity and may let it under the power contained in clause 5 of the Scheme. Subject to that, the land must be retained for use of the objects of the charity.

SERVING THE COMMUNITY

Harpsden Village Hall continued, despite the various ongoing restrictions of the COVID-19 pandemic, to play a pivotal role at the heart of the local community. Once lockdown restrictions were eased, bookings at the Hall by regular and ad-hoc users alike started to increase to near pre-pandemic levels. It was used for a wide range of activities involving young and old alike, with Harpsden Pre-School remaining vibrant, with their 2- to 4-year-olds enjoying the benefits of a spacious room and an enviable outdoor area, enhanced by regular Forest School sessions. Other young users of the Hall included 1st and 3rd Henley Brownies, Little Kickers, the Berkshire and Henley School of Dance and a Friday morning toddler Pop Up and Play session. Adult users included the Tukes (Tuesday ukulele players), the Henley Players, the WI, as well as the Harpsden Billiards and Snooker Club, although it was with sadness that the Trust heard of the closure of the Snooker Club at the end of the reporting period, ending a decades long affiliation with the Hall. The future use of this room is currently under discussion. The Hall also continued to be a popular venue for both adults' and children's parties.

The three Playing Fields remain actively used by local inhabitants, Harpsden Cricket Club, AFC Henley and Henley Golf Club. Harpsden Cricket Club www.harpsdencricketclub.co.uk runs two Saturday league sides, the first team playing in the Thames Valley League and the second team in the first division of the Marrant Chilterns League – the first team came second in their league in 2021 whilst the second team finished third in their division. The result of this is that the first team will play in division three of the Thames Valley League in the 2022 season. The club also plays friendly matches on Sundays as well as 20-over games on some midweek evenings. The Trust is particularly delighted that the Club's Juniors' programme for local children continues to expand. In 2022 Harpsden Cricket Club will again field league teams at U15, U13 and U11 levels whilst also having Friday evening training sessions. The Cricket Club will have two qualified

coaches in 2022 supporting the development of the junior section. Many of these juniors are from Harpsden Parish and just outside. Harpsden Cricket Club is also very active in facilitating the extensive usage of the facilities by other juniors such as Henley Cricket Club Juniors, St Mary's School whilst also planning to host several County juniors and Henley Ladies games. Overall Club membership numbers remain strong, and the Club continues to improve the facilities, with the Trust's support. The construction of the new changing room block is well advanced and should be in use by the start of the new cricket season in early April 2022 whilst two new, first class standard cricket nets will be available for pre-season training in March. The Trust has made a contribution to the practice net project whilst the changing room block has been funded from the Cricket Club's fundraising activities.

AFC Henley www.afchenley.com continues to thrive and was voted Oxfordshire FA Grassroots Club of the Year in 2021. The club arranges football for over 400 girls and boys aged 4 to 18 at several different grounds, including Harpsden, and is now fielding 30 teams from U8 to U18 in various local football leagues. This is an increase from 22 teams just two years ago. Luke Hooker, the Trust's caretaker, has helped to improve the parking facility at the ground by the regular addition of wood chippings to the entrances. The pitch and facilities are available to local residents in the off-season and on request in season, when the club is not using them.

The football field, the cricket field and the field beside the Village Hall are all excellent facilities and are enabling the kind of activities we believe John Hodges would have wanted – he was a big supporter of both organised team sports and general recreation. We thank everyone who enjoys the fields for helping us keep them in a high-quality condition.

Henley Golf Club www.henleygolfclub.com and the Trust continue to work well together, with the Golf Club undertaking maintenance work on the cricket and football grounds in partial exchange for renting the cricket ground car park. The working relationship between the Trust and Golf Club is almost certainly as strong as it has ever been, and the Trust is grateful to the Golf Club's Chairman, Manager and Head Green Keeper and his team of green-keepers for all their efforts in continuing to strengthen this mutually beneficial relationship.

The Trust can be extremely proud of both the cricket and football grounds with the Golf Club green-keepers', and the tenants' (Harpsden Cricket Club and AFC Henley) efforts being very favourably recognised by opposing teams. All the outfielders and cricket pitches used in the Thames Valley Cricket League are rated by users after every game and in 2021, the Harpsden cricket ground was given the highest marks for both the outfield and the cricket pitches, of all the grounds in the entire Thames Valley League. AFC Henley's increased annual spend on the Harpsden football ground has now, according to all reports, made it one of the best junior football grounds in the area.

The Trust has heightened its focus on the relief of financial hardship by donating £13,278 to the local community. Many of the donations made in previous years have been repeated. These include a local charity which provides Christmas hampers in the surrounding area; the Rosemary Club, which provides activities for the elderly; a local resident whose daughter has special educational needs; the Henley Players, to support their drama activities; a local Youth Triathlon group which needs support to pay for a coach; the Harpsden Cricket Club, to support their successful initiatives to involve juniors, and the upkeep of St Margaret's Church Cemetery.

In addition to these, the Trust has supported Shiplake Primary School and Riverside in the provision of counselling services; the Nomad Youth and Community project in Henley on Thames, and the local activities of national charities such as Mind and Headway. All beneficiaries provide services to residents in Harpsden and the surrounding neighbourhood.

We intend to continue building this activity and would welcome suggestions of other Good Causes that the Trust could consider.

STRATEGIC MATTERS

The major strategic drive over the last 2-3 years has been to repair, improve and invest in the Trust's infrastructure both to consolidate the Trust's financial position and to support its charitable activities.

Further investment has gone into the repair and refurbishment of No.1 Harpsden Hall Cottages, with work focusing on the installation of an upstairs bathroom, a new kitchen and a new utility room.

In parallel with this we have continued to refurbish and enhance the Village Hall where needed. Examples of recent work include redecoration of the main hall and a refurbishment of the wooden floor.

The second strategic drive over recent years has been to renew and secure the Trust's main contractual arrangements with 3rd parties. This work has now been completed.

OPERATIONAL MATTERS

The committee structure around which the Trust operates, and which enables the main Board of Trustees to focus on more strategic matters, has developed as follows (the chairs of the committees are highlighted in bold):

Finance & Investment:	Richard Wilson , Rod Birkett, Jeroen Huysinga
Good Causes:	Jackie Harris , Robert Thewsey, Matthew Phillips, Jeroen Huysinga
Hall Users & Outreach:	Katherine Rees , Matthew Phillips, Sarah Tipple
Infrastructure and Health & Safety:	Clive Rose , Matthew Phillips, Sarah Tipple
Lettings:	Matthew Davis , Jackie Harris, Katherine Rees
Personnel:	Richard Wilson , Sarah Tipple
Sports (Cricket, Football & Golf):	Rod Birkett , Clive Rose, Matthew Davis
Trees/Hedges:	Jackie Harris , Matthew Phillips

Each committee has clearly defined terms of reference, covering the areas of responsibility and the extent of decision-making. These committees report to the Trustees at each of the quarterly meetings.

Specific mention should be made of our caretaker, Luke Hooker. Luke continues to do an outstanding job and we continue to hear many compliments about his work from several people in the local community.

Once again, we thank Sarah Tipple, the Clerk of the Trust, who as ever works tirelessly and cheerfully to keep us moving forward.

FINANCIAL REPORT

The Trust continues to strengthen its financial position to support its charitable activities.

Total receipts for year were £146,544 of which £100,298 were operating receipts and £46,256 from the sale of shares. Receipts from the Village Hall remained lower than normal at £11,896 due to Covid-19, as in the previous year, but the Trust was fortunate to receive £28,615 in grant money from South Oxfordshire District Council. Receipts from property and sports ground rental remained stable.

Total payments for the year were £170,933, of which £52,210 were for operating payments, £91,123 were for the purchase of new financial investments, and £27,600 were for fixed asset investments for the cricket ground – namely for the new changing room block and new practice nets. As a result, there was an overall net cash reduction in the year of £24,379.

In terms of transfers between funds, £11,093 was transferred from the Covid-19 designated fund to the Expendable Endowment, to provide for the loss in operating receipts due to the pandemic. A sum of £35,015 was transferred from the Expendable Endowment to the Extraordinary Repair Fund, in line with the goals of building the Extraordinary Repair Fund whilst aiming to keep a balance of approximately £30,000 of liquid assets in the Expendable Endowment.

In terms of investments, at the start of the financial year only two investments were held, Perpetual Income and Growth Investment Trust (PLI) and JPMorgan Global Emerging Markets Income Trust. PLI was taken over by Murray Income Trust in November 2021 and we were fortunate enough to receive cash (just over £46,000) at close to net asset value for our entire PLI holding. Several purchases were made for the Extraordinary Repair Fund (ERF) over the year:

- Invesco Income and Growth Trust (nearly £23,000)
- HICL Infrastructure (HICL) (just over £23,000)
- Scotgems (nearly £10,000)
- Alliance Trust (nearly £20,000)
- Aberdeen Diversified Income Trust (nearly £15,000)
- Invesco Perpetual Select UK Equity (IPE) (just over £10,000)

Invesco Income and Growth was taken over by IPE in May 2021 and we received nearly £23,000 in cash plus just over £3,500 worth of IPE shares. As shown above, we increased our holding in IPE shares later in the financial year.

We now have a diversified portfolio of investments in the ERF which are quite defensive in nature and are positioned to provide us with a useful and growing dividend income combined with the potential for long term capital growth to help to protect the capital against inflation.

We also bought just under £10,000 of HICL for the Expendable Endowment as it was felt that it could provide a useful dividend yield of around 5% with capital growth potential, whilst being a very liquid asset that could be sold if required.

Overall, total liquid assets increased in the year by £37,052 of which £48,088 were due to operating cashflows, £16,564 due to equity investment performance and £27,600 due to fixed assets purchases.

Statement of Reserves Policy

The policy of the Trust is to hold reserves to ensure that it remains able to support its operating costs and beneficiaries during a period of managed adjustment to new circumstances that might include an unexpected drop in income or unanticipated expenditure, or both. In normal circumstances we are targeting reserves in the Expendable Endowment of £30,000 as equivalent to 9-12 months of operating costs. The level of these reserves is informed by the Trust's strategic plans and financial forecasts and is reviewed and approved by the Board of Trustees annually.

Trustees' Responsibilities

The Trustees recognise their responsibilities for keeping proper accounting records and preparing Financial Statements each year. The appended accounts have been prepared on the receipts and payments basis and have been examined by an Independent Examiner whose report is attached.

Approved by the Trustees on5th July..... 2022.



Richard Wilson, Chairman

**Independent Examiner's Report to the Trustees of
John Hodges' Trust for Harpsden Hall**

I report on the accounts of the Trust for the year end 2nd November 2021, set out in pages 8 to 10, which have been prepared on the basis of the accounting policies set out on page 11.

Respective Responsibilities of Trustees and Examiner

The Charity's Trustees consider that an audit is not required for this year under section 43(2) of the Charities Act 1993 (the Act), as amended by section 28 of the Charities Act 2006, and that an independent examination is needed.

It is my responsibility to:

- Examine the accounts (under section 43 of the Act, as amended);
- Follow the procedures laid down in the General Directions given by the Charity Commission (under section 43(7)(b) of the Act, as amended); and
- To state, if any, 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 Commissioners. The examination includes a review of the accounting records kept by John Hodges' Trust for Harpsden Hall 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 matters. The procedures taken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

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 41 of the Act; and
 - To prepare accounts which accord with the accounting records and comply with the accounting requirements of the 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.

Mr W. R. Groves
1 Pond Cottage
Studridge Lane
Speen
Princes Risborough
Bucks HP27 0SA

W.R. Groves F.C.A.

Date: 4th JUNE 2022

FINANCIAL STATEMENTS

Receipts & Payments Account

	Unrestricted Funds £	Restricted and Designated Funds £	Endowment Funds £	TOTAL 2021 £	TOTAL 2020 £
RECEIPTS					
Hire of Village Hall	11,896	-	-	11,896	14,107
Sports grounds	9,941	-	-	9,941	10,102
Rents – Cottages and Flat	42,565	-	-	42,565	43,200
Donations & grants	1,250	28,615	-	29,865	42,500
Investment income	5,795	-	-	5,795	2,810
Other receipts	236	-	-	236	256
Total gross income	71,683	28,615	-	100,298	112,975
ASSETS & INVESTMENT SALES					
Share sales	-	46,256	-	46,256	-
Sub-Total	-	46,256	-	46,256	-
TOTAL RECEIPTS	71,683	74,871	-	146,554	112,975
PAYMENTS					
Wages	4,738	-	-	4,738	5,884
Light & heating	2,225	-	-	2,225	2,545
Water & sewerage	72	-	-	72	144
Renewals & improvements	5,633	-	-	5,633	4,118
Repairs & maintenance	14,431	-	-	14,431	2,912
Cleaning	493	-	-	493	657
Telephone	-	-	-	-	209
Professional fees	350	-	-	350	1,379
Insurance	4,673	-	-	4,673	4,209
Fixtures & fitting	-	-	-	-	2,950
Running expenses	2,301	-	-	2,301	3,165
Sundry	1,400	-	-	1,400	-
Council tax	-	-	-	-	-
Marketing	69	-	-	69	99
Donations	3,278	10,000	-	13,278	2,870
Bank charges	83	-	-	83	77
2A & 2B Hall Cottages	2,464	-	-	2,464	2,885
1 Hall Cottages	-	-	-	-	10,911
COVID reserve expenses	-	-	-	-	1,806
Sub-Total	42,210	10,000	-	52,210	46,820
ASSET & INVESTMENT PURCHASES					
Share purchases	9,512	81,611	-	91,123	20,000
Cricket ground changing room and nets	7,500	20,100	-	27,600	-
Sub-Total	17,012	101,711	-	118,723	20,000
TOTAL PAYMENTS	59,222	111,711	-	170,933	66,820
TOTAL NET RECEIPTS/(PAYMENTS)	12,461	-36,840	-	-24,379	46,155
Transfer from COIF	-	-	-	-	-
Transfer to project account	-	-	-	-	-
Transfer from COVID Reserve	11,093	-11,093	-	-	-
Transfer to ERF	-35,015	35,015	-	-	-
SURPLUS/(DEFICIT) NET OF TRANSFERS	-11,311	-13,068	-	-24,379	-
Cash at bank last year end	34,682	38,307	-	72,991	-
Cash at bank this year end	23,371	25,239	-	48,612	-

Statement of Assets & Liabilities

	Unrestricted Funds £	Restricted and Designated Funds £	Endowment Funds £	TOTAL 2021 £	TOTAL 2020 £
CASH FUNDS					
Barclays	23,371	25,239	-	48,613	72,991
COIF	46	-	-	46	46
Cash at Walker Crips	-	-	-	-	98
Total Cash Funds	23,417	25,239	0	48,659	73,135
INVESTMENT ASSETS					
JP Morgan Global Emerging Markets Income	-	23,799	-	23,799	19,777
Perpetual Income & Growth	-	-	-	-	39,520
Invesco Select UK Equity	-	14,157	-	14,157	-
Scotgems	-	13,410	-	13,410	-
Alliance Trust	-	21,924	-	21,924	-
Aberdeen Diversified I&G	-	15,075	-	15,075	-
HICL	9,756	22,707	-	32,463	-
Total Investment Assets	9,756	111,072	0	120,828	59,297
ASSETS RETAINED FOR THE CHARITY'S OWN USE					
Village Hall, Football and Cricket Facilities*	-	-	1,600,000	1,600,000	1,600,000
No 1 Hall Cottages	-	-	550,000	550,000	550,000
No 2A Hall Cottages	-	-	414,028	414,028	414,028
No 2B Hall Cottages	-	-	414,028	414,028	414,028
Hall Flat (The Studio)	-	-	162,607	162,607	162,607
Total Assets Retained	0	0	3,140,663	3,140,663	3,140,663
LIABILITIES					
Benefactor loan (interest free)	0	0	-50,000	-50,000	-50,000
TOTAL NET ASSETS	33,173	136,311	3,090,663	3,260,150	3,223,093

* Harpsden Village Hall, Football and Cricket Facilities include the Village Hall, a field behind No.1 and Nos. 2A and 2B Hall Cottages, the Football Field and Pavilion, the Cricket Field, Store Shed and Pavilion, two separate storage sheds, and a garage. The Trust also owns furniture and equipment used in Harpsden Village Hall.

Substantial post-financial year end payments have been made to D. Browne for £7,500 and £8,500 for the continuing refurbishment of no 1 Hall Cottages, and to D. Jason for £4,250 for the redecoration of the entire Village Hall

Approved by Trustees on: 5th July 2022 (Date)

Signed on behalf of the Trustees by:  (Signature)

..... R.C. Wilson (Print Name)

Bank Reconciliation

Barclays Current Account

Balance Brought Forward		
As at 3 rd Nov 2020	£52,877.67	
Bank Receipts	£147,234.16	
Bank Payments		£151,512.30
Balance Carried Forward		£48,599.53
As at 2 nd Nov 2021		
	£200,111.83	£200,111.83

Cricket Ground Project Account

Opening Balance	£20,113.49	
As at 3 rd Nov 2020		
Bank Receipts	£0.00	
Bank Payments		£20,100.00
Balance Carried Forward		£13.49
As at 2 nd Nov 2021		
	£20,113.49	£20,113.49

Notes to the Accounts

1. Accounting Policies

The accounts have been prepared on a receipts and payments basis and follow the recommendations in Statement of Recommended Practice: Accounting by Charities (SORP 2005).

2. Trustees' Remuneration and Expenses

The trustees received no remuneration, and no expenses were reimbursed to trustees during the year.

3. Endowments and Funds

The Unrestricted Funds comprise what the 2005 Scheme refers to as the Expendable Endowment.

The Restricted and Designated Funds comprise the Extraordinary Repair Fund, the Cricket Ground Project Fund and the Covid-19 Fund:

- The Extraordinary Repair Fund is a Restricted Fund for the extraordinary repair, improvement or rebuilding of the property of the charity;
- The Cricket Ground Project Fund is a Restricted Fund for land, building and related projects specifically for Harpsden Cricket Club;
- The COVID-19 Fund is a Designated Fund set aside by the Trustees for issues arising from the coronavirus pandemic.

The Endowment Funds comprise what the 2005 Scheme refers to as the Permanent Endowment. These hold the operational fixed assets of the charity and provide ongoing income (receipts) to support the charity's activities.

The £27,600 of fixed asset payments were paid to Harpsden Cricket Club to put towards the new changing rooms and practice nets, on behalf of the Trust.

4. Surplus Receipts

The Trust did not produce surplus net receipts in the year.

JOHN HODGES' TRUST FOR HARPSDEN HALL

England & Wales - Charity number 304312

Accounts

JOHN HODGES' TRUST FOR HARPSDEN HALL

TRUSTEES' ANNUAL REPORT

YEAR ENDED 2ND NOVEMBER 2020

The Harpsden Hall Trust was established in 1909 by Deed of Gift from John Hodges and is registered as a charity No. 304312. With effect from 18 August 2005 the charity was renamed the John Hodges' Trust for Harpsden Hall and is governed by a Scheme established by the Charity Commissioners which modified the original Deed of Gift.

The main address for contact is:

Mrs Sarah Tipple (Clerk to the Trust)
4 Chilterns End Close
Henley-on-Thames
Oxfordshire RG9 1SQ

During the year the Trustees, who were also managers of the Trust, were as follows:

Mr Richard Wilson (Chairman)
Mr Rod Birkett
Mr Matthew Davis
Mrs Jackie Harris
Mr Jeroen Huysinga
Mr Matthew Phillips
Mrs Katherine Rees
Mr Clive Rose
Rev'd Robert Thewsey

- The *ex-officio* Trustees were:
Rev'd Robert Thewsey
- The nominated Trustees were:
Mr Rod Birkett (AFC Henley)
Mr Matthew Phillips (Harpsden Parish Council)
Rev'd Robert Thewsey (Parochial Church Council)
Mr Clive Rose (Harpsden Cricket Club)
- The elected Trustees were:
Mr Matthew Davis
Mrs Jackie Harris
Mrs Katherine Rees
Mr Richard Wilson
- The co-opted Trustees were:
Mr Jeroen Huysinga

OBJECTS OF THE CHARITY

1. The objects of the charity, as amended by the Scheme of 28 July 2020, are:

(A) in the interests of social welfare, to improve the life of the inhabitants of the area of benefit but not exclusively, the poorer inhabitants, by:

(i) the provision and maintenance of a hall for use by the inhabitants for:

(a) meetings, lectures and classes, and other forms of recreation, education and leisure -time occupation; and

(b) a Sunday School for instruction in the Christian faith or religious services on Sundays, Ascension Day, Christmas Day and Good Friday but on no other day;

(ii) the provision and maintenance of playing fields for use by the inhabitants;

(B) the relief of financial hardship, either generally or individually, of people living in the parish by making grants of money for providing or paying for items, services, or facilities, and the relief of the sick-poor living in the parish and its surrounding neighbourhood either generally or individually through the provision of grants, goods or services.

2. The Committee of Trustees may determine that any part of the land is not currently required for use of the objects of the charity and may let it under the power contained in clause 5 of the Scheme. Subject to that, the land must be retained for use of the objects of the charity.

SERVING THE COMMUNITY

Harpsden Village Hall continued, despite the severe restrictions of the COVID-19 pandemic, to play a pivotal role at the heart of the local community. Before the first national lockdown in March 2020, it was used for charity functions including the MenCap Christmas party, and for a wide range of activities involving young and old alike. Harpsden Pre-School remained vibrant, with their 2 to 4 year olds enjoying the benefits of a spacious room and an enviable outdoor area, enhanced by regular Forest School sessions. Other young users of the Hall included 1st and 3rd Henley Brownies, Little Kickers, and the Berkshire and Henley School of Dance, while adult users participated in Pilates, yoga, sports massage therapy and dog training classes. Other adult users included the Henley Players, the WI, as well as the Harpsden Billiards and Snooker Club. It was with sadness that the Trust heard of the closure of the Harpsden branch of the Men's British Legion, ending a decades long affiliation with the Hall. The Hall also continued to be a popular venue for wakes, weddings, anniversary parties and birthday parties for adults and children alike. The Hall had to lock its doors during the first national lockdown but its pre-school children were able to make a brief return at the end of the summer term 2020, enjoying entire sessions outside in the glorious weather most of the country enjoyed before stopping for the summer holidays. In the autumn the pre-school, Brownies and Little Kickers were able to return as the tiering system allowed and the Hall was also treated to some socially distanced rehearsals by the Henley Symphony Orchestra, until having to close its doors again as the pandemic reached its second and third peaks. It is hoped that bookings will return to more normal levels as the country emerges from lockdown.

The three Playing Fields remain actively used by local inhabitants, Harpsden Cricket Club, AFC Henley and Henley Golf Club. Harpsden Cricket Club www.harpsdencricketclub.co.uk runs two Saturday league sides, the first team playing in the Thames Valley League and the second team in the first division of the Marrant

Chilterns League – the first team came second in their league in 2020 whilst the second team went one better, winning their division in the COVID-shortened season. The club also plays friendly matches on Sundays as well as 20-over games on some midweek evenings. The Trust is particularly delighted that the Club's Juniors' programme for local children continues to expand. In 2021 Harpsden Cricket Club is going to field league teams at U15, U13 and U11 levels whilst also having Friday evening training sessions as well as training for a 'Mixed Minis' section on Saturday mornings for school years 1 to 4 to, amongst other things, satisfy the dramatic increase in demand for girls' cricket. The Cricket Club has employed a coach to support the development of the junior section. Many of these juniors are from Harpsden Parish and just outside. Harpsden Cricket Club is also very active in facilitating the extensive usage of the facilities by other juniors such as Henley Cricket Club Juniors and St Mary's School. Overall Club membership numbers remain very strong and the Club continues to improve the facilities, with the Trust's support. There are plans in place to add a changing room block and two cricket practice nets in 2021.

In 2020/21, AFC Henley www.afchenley.com continued to expand their reach, providing football for up to 600 girls and boys aged 4 to 18 in several different venues, including Harpsden. The membership has increased by nearly 20% since 2019 and the Club is now fielding 28 teams from U8 to U18 in various local football leagues. This is an increase from 22 teams just a year ago. The club's Saturday morning Mini-Soccer Centre for children aged 3-8 is continuing to hit record numbers and is now up to nearly 100 participants. The club also provides Midweek Mini/Junior Soccer Centres and a number of Player Development Centres and organises after school clubs in both state and private schools, as well as Tiny Tots, Breakfast and Lunch clubs. Luke Hooker, the Trust's caretaker, has helped to improve the parking facility at the ground by the regular addition of wood chippings to the entrances. The pitch and facilities are available to local residents in the off-season and on request in season, when the club is not using them. Due to the amount of football lost due to the COVID-19 pandemic, an extended 2020/21 season is being considered.

The football field, the cricket field and the field beside the Village Hall are all excellent facilities and are enabling the kind of activities we believe John Hodges would have wanted – he was a big supporter of both organised team sports and general recreation. We thank everyone who enjoys the fields for helping us keep them in a high-quality condition.

Henley Golf Club www.henleygolfclub.com and the Trust continue to work well together, with the Golf Club undertaking maintenance work on the cricket and football grounds in partial exchange for renting the cricket ground car park. The working relationship between the Trust and Golf Club is probably as strong as it has ever been and the Trust is grateful to the Golf Club's Chairman, Manager and Head Green Keeper for all their efforts in continuing to strengthen this mutually beneficial relationship.

The relief of financial hardship this year resulted in donations to the local community totalling £2,870. Donations were made towards a local charity which provides Christmas hampers in the surrounding area; the Rosemary Club, which provides activities for the elderly; a local resident whose daughter has special educational needs; the Henley Players, to support their drama activities, and the upkeep of St Margaret's Church cemetery.

We also repeated donations to a local Youth Triathlon group which needs support to pay for a coach, and to Harpsden Cricket Club, to support their successful initiatives to involve juniors. Sports activities were a particular interest of John Hodges.

Finally, another donation was made to the Citizens Advice Bureau, which is based in Henley but provides services to residents in Harpsden and the surrounding neighbourhood.

We would like to continue building this activity and would welcome suggestions of other Good Causes that the Trust could consider.

STRATEGIC MATTERS

The major strategic drive over the last 2-3 years has been to repair, improve and invest in the Trust's infrastructure both to consolidate the Trust's financial position and to support its charitable activities. Recent projects have included the creation of The Studio (the flat at the rear of the Village Hall), and the building of Nos. 2A and 2B Harpsden Hall Cottages to replace the older, dilapidated dwelling on that site.

This year has seen significant investment into the repair and refurbishment of No.1 Harpsden Hall Cottages, which will continue in the next financial year.

In parallel with this we have continued to refurbish and enhance the Village Hall where needed. Examples of recent work include new hall curtains, a new sound system (courtesy of Luke Hooker, our caretaker), improved lighting and electrical work in the snooker room, as well as the refurbishment of the snooker table.

A second strategic drive has been to renew and secure the Trust's main contractual arrangements with 3rd parties. In 2019 a new licence was signed between the Trust and Henley Golf Club. In 2020, a 7-year lease was signed with Harpsden Cricket Club, completing the renewals of all the main contracts. We are particularly grateful to Rod Birkett for his substantial efforts on this.

OPERATIONAL MATTERS

The committee structure around which the Trust operates, and which enables the main Board of Trustees to focus on more strategic matters, has developed as follows (the chairs of the committees are highlighted in bold):

Finance & Investment:	Richard Wilson , Rod Birkett, Jeroen Huysinga
Good Causes:	Jackie Harris , Robert Thewsey, Matthew Phillips, Jeroen Huysinga
Hall Users & Outreach:	Katherine Rees , Matthew Phillips, Sarah Tipple
Infrastructure and Health & Safety:	Clive Rose , Matthew Phillips, Sarah Tipple
Lettings:	Matthew Davis , Jackie Harris, Katherine Rees
Personnel:	Richard Wilson , Sarah Tipple
Sports (Cricket, Football & Golf):	Rod Birkett , Clive Rose, Matthew Davis
Trees/Hedges:	Jackie Harris , Matthew Phillips

Each committee has clearly defined terms of reference, covering the areas of responsibility and the extent of decision-making. These committees report to the Trustees at each of the quarterly meetings.

This year we were delighted to welcome Jeroen Huysinga as a new Trustee. Jeroen brings further expertise to the Trust in terms of professional investment experience as well as specialised training in charity finance. He has joined the Finance & Investment Committee as well as the Good Causes Committee.

Specific mention should be made of our new caretaker, Luke Hooker. Luke has completed his first full year as caretaker and has done an outstanding job. He has shown great initiative and commitment in the role and his work is of the highest quality. We continue to hear many compliments about his work from a number of people in the local community.

Once again we thank Sarah Tipple, the Clerk of the Trust, who as ever works tirelessly and cheerfully to keep us moving forward.

FINANCIAL REPORT

This year's Financial Statements have been developed to provide a complete representation of the Charity's finances in cash accounting format. The Receipts & Payments account and the Statement of Assets & Liabilities are split out by type of fund, in accordance with Charity Commission guidelines.

Total receipts for the Unrestricted Funds for the year were £70,475 whilst total payments were £45,014, resulting in net receipts for these funds of £25,461 (please refer to Clause 3 of Notes to the Accounts for a description of the Funds). These positive net receipts reflect the completion of the Nos. 2A and 2B Harpsden Hall Cottages project, resulting in steady rental receipts and the cessation of construction payments, as anticipated in last year's Annual Report. This good result is despite COVID-19 negatively affecting receipts from the hire of the Village Hall, and £10,911 being spent on refurbishing No.1 Harpsden Hall Cottages.

Of these net receipts, £20,000 was transferred to the Extraordinary Repair Fund. This is to provide financial support for the Trust's fixed asset base since the target fund size of £200,000 is well above the current balance of £59,395. A further £1,000 was transferred to the Cricket Ground Project Account.

The Trust also received grants and donations totalling £42,500 which are presented as Restricted and Designated Funds. £30,000 of this was a grant from South Oxfordshire District Council to assist with the impact of the coronavirus pandemic, which the Trustees have designated as a COVID-19 Fund. £10,000 of this was transferred to the Trust's Unrestricted Funds to offset lost receipts (eg from reduced Hall Hire), and £1,806 was used for refunds to 3rd parties. The other £12,500 of grants and donations was a donation to the Cricket Ground Project Fund.

The resulting cash balance at year end in the Unrestricted Funds was £34,708, slightly above the target size of £30,000.

Having sold the bulk of our equity investment trust holdings in the 2018/19 financial year to invest in our properties, the Trust was not overly affected by the stock market volatility witnessed in the 2019/20 financial year. We only executed one investment in the stock market in the financial year and that was the purchase of nearly £20,000 of JPMorgan Global Emerging Markets Income Trust for the Extraordinary Repair Fund. The Fund invests in a diversified portfolio of high-quality emerging markets companies which, in aggregate, are expected to pay a higher dividend yield than average. By doing so, it aims to provide a dividend income combined with the potential for long term capital growth.

Finally, during this financial year the Finance and Investment Committee undertook a comprehensive review of the Trust's policies, procedures, and financial reporting. One output of this was the revised reporting format as described above; another output included a formal Financial Policy document which was adopted by the Trustees.

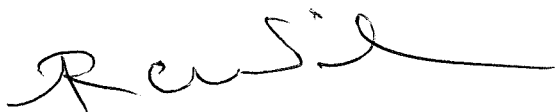
Statement of Reserves Policy

The policy of the Trust is to hold reserves to ensure that it remains able to support its operating costs and beneficiaries during a period of managed adjustment to new circumstances that might include an unexpected drop in income or unanticipated expenditure, or both. In normal circumstances we are targeting reserves in the Expendable Endowment of £30,000 as equivalent to 9-12 months of operating costs. The level of these reserves is informed by the Trust's strategic plans and financial forecasts and is reviewed and approved by the Board of Trustees annually.

Trustees' Responsibilities

The Trustees recognise their responsibilities for keeping proper accounting records and preparing Financial Statements each year. The appended accounts have been prepared on the receipts and payments basis and have been examined by an Independent Examiner whose report is attached.

Approved by the Trustees on20 JULY..... 2021.



Richard Wilson, Chairman

**Independent Examiner's Report to the Trustees of
John Hodges' Trust for Harpsden Hall**

I report on the accounts of the Trust for the year end 2nd November 2020, set out in pages 8 to 10, which have been prepared on the basis of the accounting policies set out on page 11.

Respective Responsibilities of Trustees and Examiner

The Charity's Trustees consider that an audit is not required for this year under section 43(2) of the Charities Act 1993 (the Act), as amended by section 28 of the Charities Act 2006, and that an independent examination is needed.

It is my responsibility to:

- Examine the accounts (under section 43 of the Act, as amended);
- Follow the procedures laid down in the General Directions given by the Charity Commission (under section 43(7)(b) of the Act, as amended); and
- To state, if any, 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 Commissioners. The examination includes a review of the accounting records kept by John Hodges' Trust for Harpsden Hall 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 matters. The procedures taken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

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 41 of the Act; and
 - To prepare accounts which accord with the accounting records and comply with the accounting requirements of the 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.

Mr W. R. Groves
1 Pond Cottage
Studridge Lane
Spenn
Princes Risborough
Bucks HP27 0SA



Date: 7th JULY 2021

FINANCIAL STATEMENTS

Receipts & Payments Account

	Unrestricted Funds £	Restricted and Designated Funds £	Endowment Funds £	TOTAL 2020 £	TOTAL 2019 £
RECEIPTS					
Hire of Village Hall	14,107	-	-	14,107	20,599
Sports grounds	10,102	-	-	10,102	9,940
Rents – Cottages and Flat	43,200	-	-	43,200	22,810
Donations & grants	-	42,500	-	42,500	16,025
Investment income	2,810	-	-	2,810	3,202
Other receipts	256	-	-	256	13,219
Total gross income	70,475	42,500	-	112,975	85,795
ASSETS & INVESTMENT SALES					
Share sales	-	-	-	-	34,060
Sub-Total	-	-	-	-	34,060
TOTAL RECEIPTS	70,475	42,500	-	112,975	119,855
PAYMENTS					
Wages	5,884	-	-	5,884	8,932
Light & heating	2,545	-	-	2,545	4,051
Water & sewerage	144	-	-	144	86
Renewals & improvements	4,118	-	-	4,118	10,985
Repairs & maintenance	2,912	-	-	2,912	4,659
Cleaning	657	-	-	657	468
Telephone	209	-	-	209	1,054
Professional fees	1,379	-	-	1,379	2,930
Insurance	4,209	-	-	4,209	3,980
Fixtures & fitting	2,950	-	-	2,950	174
Running expenses	3,165	-	-	3,165	1,626
Sundry	-	-	-	-	350
Council tax	-	-	-	-	-
Marketing	99	-	-	99	81
Donations	2,870	-	-	2,870	3,367
Bank charges	77	-	-	77	98
Hall Flat (The Studio)	-	-	-	-	-
2A & 2B Hall Cottages	2,885	-	-	2,885	98,123
1 Hall Cottages	10,911	-	-	10,911	6,590
COVID reserve expenses	-	1,806	-	1,806	-
Sub-Total	45,014	1,806	-	46,820	147,548
ASSET & INVESTMENT PURCHASES					
Share purchases	-	20,000	-	20,000	-
Sub-Total	-	20,000	-	20,000	-
TOTAL PAYMENTS	45,014	21,806	-	66,820	147,548
TOTAL NET RECEIPTS/(PAYMENTS)	25,461	20,694	-	46,155	(27,693)
Transfer from COIF	-	-	-	-	-
Transfer to project account	(1,000)	1,000	-	-	-
Transfer from COVID Reserve	10,000	(10,000)	-	-	-
Transfer to ERF	(20,000)	20,000	-	-	-
SURPLUS/(DEFICIT) NET OF TRANSFERS	14,461	31,694	-	46,155	(27,693)
Cash at bank last year end	20,221	6,613	-	26,834	-
Cash at bank this year end	34,682	38,307	-	72,991	26,834

Statement of Assets & Liabilities

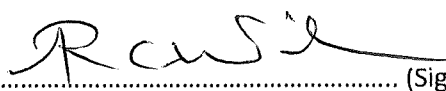
	Unrestricted Funds £	Restricted and Designated Funds £	Endowment Funds £	TOTAL 2020 £	TOTAL 2019 £
CASH FUNDS					
Barclays	34,682	38,307	-	72,991	26,834
COIF	46	-	-	46	46
Cash at Walker Crips	-	98	-	98	-
Total Cash Funds	34,708	38,405	-	73,133	26,880
INVESTMENT ASSETS					
JP Morgan Global Emerging Markets income	-	19,777	-	19,777	-
Perpetual Income & Growth	-	39,520	-	39,520	58,900
Total Investment Assets	-	59,297	-	59,297	58,900
ASSETS RETAINED FOR THE CHARITY'S OWN USE					
Village Hall, Football and Cricket Facilities*	-	-	1,600,000	1,600,000	1,600,000
No 1 Hall Cottages	-	-	550,000	550,000	550,000
No 2A Hall Cottages	-	-	414,028	414,028	414,028
No 2B Hall Cottages	-	-	414,028	414,028	414,028
Hall Flat (The Studio)	-	-	162,607	162,607	162,607
Total Assets Retained	-	-	3,140,663	3,140,663	3,140,663
LIABILITIES					
Benefactor loan (interest free)	-	-	(50,000)	(50,000)	(50,000)
TOTAL NET ASSETS	34,728	97,702	3,090,663	3,223,093	3,176,443

* Harpsden Village Hall, Football and Cricket Facilities include the Village Hall, a field behind No.1 and Nos. 2A and 2B Hall Cottages; the Football Field and Pavilion, the Cricket Field, Store Shed and Pavilion, two separate storage sheds, and a garage. The Trust also owns furniture and equipment used in Harpsden Village Hall.

Approved by Trustees on:

..... 20 JULY 2021 (Date)

Signed on behalf of the Trustees by:

.....  (Signature)

..... Rewilson (Print Name)

Bank Reconciliation

Barclays Current Account

Balance Brought Forward		
As at 3 rd Nov 2019	£20,220.70	
Bank Receipts	£116,968.02	
Bank Payments		£84,311.05
Balance Carried Forward		£52,877.67
As at 2 nd Nov 2020		
	£137,188.72	£137,188.72

Cricket Ground Project Account

Opening Balance	£6,613.49	
As at 3 rd Nov 2019		
Bank Receipts	£13,500.00	
Bank Payments		£ -
Balance Carried Forward		£ 20,113.49
As at 2 nd Nov 2020		
	£20,113.49	20,113.49

Notes to the Accounts

1. Accounting Policies

The accounts have been prepared on a receipts and payments basis and follow the recommendations in Statement of Recommended Practice: Accounting by Charities (SORP 2005).

2. Trustees' Remuneration and Expenses

The trustees received no remuneration, and no expenses were reimbursed to trustees during the year.

3. Endowments and Funds

The Unrestricted Funds comprise what the 2005 Scheme refers to as the Expendable Endowment.

The Restricted and Designated Funds comprise the Extraordinary Repair Fund, the Cricket Ground Project Fund and the Covid-19 Fund:

- The Extraordinary Repair Fund is a Restricted Fund for the extraordinary repair, improvement or rebuilding of the property of the charity;
- The Cricket Ground Project Fund is a Restricted Fund for land, building and related projects specifically for Harpsden Cricket Club;
- The COVID-19 Fund is a Designated Fund set aside by the Trustees for issues arising from the coronavirus pandemic.

The Endowment Funds comprise what the 2005 Scheme refers to as the Permanent Endowment. These hold the operational fixed assets of the charity and provide ongoing income (receipts) to support the charity's activities.

4. Surplus Receipts

The Trustees consider that surplus receipts produced in the year are required for use by the Charity.