

THE HAMPSTEAD WELLS AND CAMPDEN TRUST

**Charity Number: 1094611
Company Number: 04541031**

**TRUSTEES' REPORT AND ACCOUNTS
FOR THE YEAR ENDED
30TH SEPTEMBER 2018**

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The Hampstead Wells and Campden Trust

Trustees' Report

Trustees

Ms Gaynor Bassey
Mr Geoff Berridge - Chairman
Mr Michael Bieber
Mr Steven Bobasch
Ms Linda Chung
Mrs Francoise Findlay
Reverend Jeremy Fletcher
Mr Tibor Gold MBE
Mrs Gaynor Humphreys
Mrs Angela Mason (Resigned 30/07/2018)
Mr Christian Percy
Mr Charles Perrin CBE
Mrs Alison Rankin
Ms Jennifer Stevens
Mr Alistair Voaden
Dr Christina Williams

Except as otherwise noted all Trustees served throughout the period and up to the date of approving the accounts.

Trust Director

Mrs Sheila Taylor
62 Rosslyn Hill
London NW3 1ND

Bankers

Barclays Bank plc
28 Hampstead High Street, London NW3 1QB

Auditors

Kingston Smith LLP
Devonshire House, 60 Goswell Road, London EC1M 7AD

Principal Solicitors

Bates, Wells & Braithwaite LLP
2-6 Cannon Street, London EC43 6YH

Manuel Swaden Ltd
340 West End Lane, London NW6 1LN

Investment Managers

Ruffer LLP
80 Victoria Street, London SW1 5JL

Property Advisers

Cedar Harp
Sutherland House
70/78 West Hendon Broadway, London, NW9 7BT

The Hampstead Wells and Campden Trust

Trustees' Report

Introduction

History, Connected Charities & Structure

Although the Trust in its present form dates only from 1971, its earliest origins were in 1698 when the Earl of Gainsborough, then an infant, through his mother The Hon Susanna Noel, gave six acres of land for the perpetual benefit of the poor of the Parish of Hampstead. This became known as the Wells Charity, taking its name from the Chalybeate Well built by the Earl of Gainsborough to commemorate the bequest. It was on this land that the residential estate of the Trust was built.

The origins of the Campden Charity date back to the early days of the English Civil War in 1642, when Lady Campden (a member of the Gainsborough family) made a bequest of £200, which, together with two further bequests, totalled £250.

This was used to buy land in Child's Hill and the income from the land was to be divided: half for the perpetual benefit of the poor and needy of the Parish of Hampstead and half for apprenticeships for poor boys of the same parish. The Campden Charity existed till 1880, when it merged with the Wells Charity and the Wells and Campden Charity was established.

In 1971, by order of the Charity Commissioners for England and Wales, a scheme for the administration of the Wells and Campden Charity and other specified charities in Hampstead was approved and established.

Hampstead Wells and Campden Trust was formed by an amalgamation of the following charitable funds:

- Hampstead Relief in Sickness Charity
- Hampstead Relief in Sickness Fund
- Hampstead Relief in Need Fund
- Wells and Campden Charity
- Wells and Campden and Stock Educational Foundation
- Wharrie Cabmen's Shelter

The Hampstead Wells and Campden Trust was incorporated as a company limited by guarantee and registered as a charity in 2002. A further Charity Commission Scheme was sealed in 2005 to streamline the administration.

The current governing documents of The Hampstead Wells and Campden Trust are the Articles of Association as confirmed by written resolution of the Charity on 6th September 2018 and the Charity Commission Scheme dated 18th July 2018. The Scheme further streamlines the financial reporting and administration of the Charity and its amendments are reflected through this year's financial statements.

Objects

The principal objects of the Trust, updated this year through the changes to the Memorandum and Articles of Association, are:

- (1.1) relief and prevention of poverty;
- (1.2) relief of those in need by reason of youth, age, ill-health, disability, financial hardship or other disadvantage;
- (1.3) advancement of health; and;
- (1.4) preservation of the Wharrie Cabmen's Shelter as a heritage property for the benefit of the public.

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Following a review of the funds held by the Trust and with the assistance of our legal advisers and auditors, a further Charity Commission Scheme was approved in July 2018, alongside special resolutions of the Trustees under s268 and s275 to further streamline the funds structure. As at 30th September 2018, two funds remain with the following charitable objects:

The HWCT Fund

(1) The objects of The HWCT Fund are, for the benefit of persons who are resident in the Area of Benefit, the:

- (a) relief and prevention of poverty;
- (b) relief of those in need by reason of youth, age, ill-health, disability, financial hardship or other disadvantage; and
- (c) advancement of health.

(2) In exceptional cases the Trust may advance the objects of The HWCT Fund for the benefit of residents outside the Area of Benefit but who, in the opinion of the Trust, ought nevertheless for sufficient reason to be treated as if resident therein or who are located for the time being within the Area of Benefit.

To meet this objective the Trust identifies and provides grants to disadvantaged people in need resident in the Trust's Area of Benefit. In practical terms there is a grant-making programme aimed at pensioner awards, single payment grants to individuals and organisations active within the Trust's Area of Benefit.

The Wharrie Cabmen's Shelter Fund

The Shelter, located at Hampstead Green, London NW3 is to be used for the enjoyment and advantage of cabmen. Residue for such charitable purposes or objects within the Borough of Hampstead as the Trustees shall from time to time in their absolute discretion think fit.

The Hampstead Wells and Campden Trust (or "HWCT")

In this report, any reference to "the Trust" and the company means HWCT as a whole including all the above and to "Trustees" being the Directors of HWCT.

The Trust's 'Area of Benefit'

The Trust's Objects oblige the Trustees to confine giving grants and benefits from all the funds in HWCT to residents in the 'Area of Benefit' which comprises the area of the former Metropolitan Borough of Hampstead together with those other parts of the London Borough of Camden as were formerly within the area of the Ancient Parish of Hampstead. This is the area in the north of the London Borough of Camden. See map in appendix.

The number of people usually resident in our Area of Benefit is estimated using Government statistics to be around 100,000* people as of mid-2015. In our Area of Benefit extremes of wealth and poverty co-exist. In the current **borough defined as Hampstead**:

- There is a high average income (£77,820 per household) which conceals considerable deprivation;
- Elderly people over 65 make up 14% of the population, higher than elsewhere in Camden (10.9%);
- There are fewer jobs for working age residents (0.7 per capita) – Camden 2.1 per capita. Similarly child care places at 0.16 per child under 5 are 60% of that in Camden.
- 13% of residents have a disability or long-term health problem. 28% of families receive tax credits.

The data for West Hampstead (a large part of which is included in the Area of Benefit) is similar, with slightly fewer elderly over 65 (9.1%) but considerably fewer jobs (0.3 per capita), and more social housing. Notably, 4 of 19 subareas are in the higher 10% of the National table for loneliness.

*The mid-2015 numbers are based on ONS estimates, drawing on multiple data sources including census information, local authority data, and health data. It is important to note this reflects the "usually resident" population, rather than the transitory population who might live there for less than 12 months. As such, some key groups are not included. The number should be considered a +/- 10% estimate, given that our area of benefit is not contiguous with the Lower Super Output Areas used by the ONS and other underlying uncertainties in the data.

The Hampstead Wells and Campden Trust Trustees' Report

Grant-Making Policies

The Trustees are required to ensure that all applications satisfy two basic rules from the Trust's Objects:

- 1 Grants can only benefit people, generally residents, in the Trust's Area of Benefit – see attached map Appendix on page 13.
- 2 The income of the Funds may not be used directly in relief of rates, taxes or other public funds but the Trust may apply income in supplementing relief or assistance provided out of public funds.

The Trust separates its grants into three broad categories as follows:

- A Grants to local organisations including charities
- B Grants to individuals and families
 - One-off payments of up to £1,000 each to alleviate hardship, for example to buy a cooker, carpets or replace heating;
 - As a pensioner award, currently £18 per week, potentially for the life of the individual but subject to review after three years, while the pensioner is resident in the Trust's Area of Benefit.
- C Grants to national and regional organisations, who support individuals in the Trust's Area of Benefit

Information sessions are held with referral agencies to help them with their applications.

Grant Application Sources

The Trustees receive applications from local organisations, advisers and social workers, as well as other charities, for pensioner awards, single payment grants to individuals and grants to organisations. The criteria for eligibility and procedure for pensioner awards and grants, together with the relevant application forms, can be downloaded from the website, www.hwct.org.uk. The Trust aims to be listed in all main UK directories and databases of grant-makers.

The Trust works with local and national organisations to understand better the community's needs.

Information sessions are held with referral agencies to help them with their applications.

The Board of Trustees continues to review grant-making in the light of changes in the financial environment affecting individuals in need and local organisations. They have drawn on local knowledge and experience to facilitate the development of the Trust's grant-making policy in order to implement a grant-making programme which widens the public benefit and focuses on the most vulnerable groups from the Trust's Area of Benefit. Recently the Trust has emphasised its overall priorities (as detailed in its Articles) as poverty alleviation and advancement of health. Within that remit a current specific emphasis is on debt and homelessness and applications which address these serious and widespread problems in its Area of Benefit.

The Trustees have been reviewing their approach to grant-making and setting priorities and objectives. This has included consultation with many local voluntary organisations which has reinforced for us the importance of funding which addresses the needs of families and individuals in our area of benefit who face multiple, complex problems. A meeting was held with 15 voluntary sector representatives in June 2017. A first outcome of this period of review and reflection is a determination to provide some help to local residents struggling with debt and especially therefore to relieve some of the consequences of debt, including mental health problems and eviction.

The Hampstead Wells and Campden Trust

Trustees' Report

As a result of this review, the Trustees approved the allocation of £50,000 per annum for a debt advice service for up to three years commencing in 2018. Following expressions of interest from nine organisations in the voluntary sector, funding for three years (subject to satisfactory progress) was awarded to Citizens Advice Camden to deliver debt counselling to clients from the Kilburn and West Hampstead area of the Trust's area of benefit. Funding for this project was allocated from 1st April 2018.

Performance Measurement

The Trustees measure the overall performance of the Trust in terms of the amount of funding they can provide towards disadvantaged individuals in need and organisations while preserving the value of the endowment in real terms over rolling periods. Within this, there is an aim of ensuring that the funds are spread out towards the various deprived groups, with a reasonable balance between the elderly and the young, for example, all in the Area of Benefit. A detailed classification of grants is reviewed by the Grants Committee at each meeting. Pairs of Trustees now work together to intensively scrutinise main categories of need e.g. homelessness, and to advise the Trust accordingly.

The Trustees continue investigating the best ways to measure and understand the impact of their grant-making activities.

A detailed analysis of individual and organisational grants awarded during the year is available upon request from the Trust's offices.

This year the Trust has invested more time in strengthening its focus on understanding and analysing impact. In addition to the usual procedures of application review, monitoring forms and occasional visits, Trustees have taken steps in strategic planning, data analysis and working with grant recipients. This will be developed further in the coming two years to refine the Trust's theory of change, to analyse our own activities, and to select grant recipients with a clear sense of impact and ability to report on it.

To support our strategic planning, we have held dedicated workshops to discuss the principles of impact assessment and what this might mean in practice. This has helped Trustees begin to prioritise areas of the Trust's grant-making to strengthen impact.

The Trust has been using data analysis (e.g. additional reporting on past grants awarded to small grant applicants and individuals to understand the difference between those who are expected to need either continuing or one-off support) to help Trustees make better grant-making decisions and to strengthen evaluation of the decisions made. The Trust has also looked at distribution of the Trust's pensioner population against granular statistical data concerning the distribution of poverty in old age.

Approval Powers

In order to improve the approval process, the Trustees have delegated some of their powers:

- 1** The Trust Director together with a member of the Grants Committee may allocate individual and organisational grants of up to £1,000.
- 2** The Grants Committee, within established policy guidelines, may authorise:
 - Trust pensioner awards;
 - Single payment grants to individuals of up to £1,000;
 - Grants to organisations of up to £5,000
- 3** Grants to organisations of over £5,000 are considered by the Grants Committee and recommended to full meetings of Trustees for approval.

The Hampstead Wells and Campden Trust

Trustees' Report

Types of Grants Provided by the Trust

29 grants totalling £147,539 were made to organisations (2016/17: 38 grants totalling £184,686).

The Trustees would like to highlight the impact of three of their large grants:

- 1 £15,000 to West Hampstead Women's Centre for the Crisis Intervention Service which provides crisis support to disadvantaged and vulnerable local women. This was accessed by 119 women and their families from the Trust's area of benefit. This early stage intervention prevented the women's problems from escalating into major crises and becoming unmanageable. The funding from the Trust has also assisted this organisation to secure funding from Big Lottery Fund, LB Camden and several other charitable foundations.
- 2 £6,000 to The Winch has ensured that the salary of their Support Staff are secured and that bespoke one to one and multi-agency work with 50 of the most vulnerable young people aged 11-25 years, from the Trust's area of benefit has been able to continue. This has opened other funding opportunities. For example, the local secondary schools are increasing their commissioning and paying The Winch to deliver their "Promise" work in their school. The grant also allowed the Winch not to make any redundancies or costly restructures.
- 3 £4,526 grants to Beanstalk has funded the provision of 1,680 literacy sessions to help 24 children from the Trust's area of benefit. Each child received two 30-minute reading support sessions over three terms. This has had a significant impact in raising children's attainment in literacy who, before referral to a reading helper, showed minimal or no progress. The evaluation research shows that this has improved the life chances of some of the most disadvantaged children by increasing the children's reading enjoyment, attitude and confidence.

For all grants over £1,000, the Trust asks for the organisation to complete a monitoring form. Where there are causes for concern the grant will be referred to the Grants Committee and the organisation may be visited as part of a review.

During the year several of the beneficiary organisations were visited by the Trust Director often with a designated Trustee. This is to raise the profile of the Trust and to enable Trustees to have a greater understanding of the recipients of large-scale funding from the Trust. In addition, Grants Committee meetings are sometimes held in the premises of recipient agencies which provides Trustees with an opportunity to see work in action and to engage with agency staff and beneficiaries.

Grants to Individuals

The Trust is now in contact with well over 100 referral agencies who recommend individual clients to us.

The Trustees are particularly keen to receive feedback on the impact of its small grants from referral agencies or individual recipients. Repeat applications will take into account whether feedback has been provided on a small grant. We have highlighted the impact of three of our smaller grants below:

- Ms. T had been homeless and in poor health for some time before being offered a flat in a Sheltered Housing Scheme. A £300 grant from the Trust enabled her to purchase a cooker and fridge in order to start living an independent and healthy life in her new home.
- A grant of £600 from the Trust enabled a full time carer for his mother with dementia to move into his own bedroom. A new bed and furnishings allowed him to care for his mother with dignity and to give them both their own space and privacy.

The Hampstead Wells and Campden Trust Trustees' Report

- A mother supporting two disabled children on her own was supported by a £300 grant from The Trust to purchase and install a new washing machine since hers had broken and she had been unable to afford a replacement.

A random sample of invoices from individual grants is carried out during the financial year. All individual grant recipients are requested to retain receipts for items purchased with the grant awarded.

Trust Pensioner Awards

The Trust continues to provide pensioner awards to elderly people in need. An ongoing analysis of the trends of referral of current pensioners and the average duration of a Trust pensioner award has given Trustees a greater understanding of the future needs of its pensioners. The Trust pensioner award provides those in need with a modest but important extra non-statutory payment on which they can rely.

The impact of the Trust pensioner awards goes way beyond its financial support. For many, it is a recognition of their need and compensates in part for their difficulties in making ends meet. This year the Trust has undertaken a more detailed review of this scheme and is making some changes to try to ensure that pensioners in the greatest need are the ones who benefit from these awards. This will include a review of pensioner needs after three years of receiving a pensioner award. Sometimes a one-off grant will be more appropriate depending on individual circumstances.

The numerous cards and phone calls received from recipients show how much the Trust's support is appreciated. A selection of comments is detailed below:

- "The Trust Pension makes a life changing difference to me and my brother who both receive it – it helps keep us out of debt."
- "I don't know what I'd do without the Trust Pension which I look forward to receiving every three months."
- "I really appreciate the support the Trust has given me over many years. It was very useful when my cooker broke down and the Trust Case Worker arranged for me to have a grant to buy one, she also helped me choose and order it."

Starter Packs for individuals

The Kitchen Starter Pack Scheme which has now been running for 21 years has been an outstanding success. Originally an innovation by the Trust, the practice has now been adopted by several other Foundations. Last year 1,200 Kitchen/Electrical/Bedding Starter Packs were distributed to clients within the Trust's Area of Benefit at a cost of £63,563. These are distributed by local charities and agencies.

Following further consultation with the referral agencies it was noted that homeless families/individuals frequently lack the necessary finance to buy basic hygiene and cleaning materials. In order to meet this need, the Trust also distributed 500 Home Starter Packs.

Christmas Vouchers for individuals

Following an evaluation of the Trust's Christmas Hamper scheme and the continued demand from 35 referral agencies, 1,600 Sainsbury's vouchers were distributed to young single people and refugee families from the Trust's Area of Benefit. It is estimated that almost 3,000 people benefit as a result of the Christmas vouchers scheme.

The agencies were very enthusiastic about the change from hampers to vouchers which from a logistical viewpoint are much easier to administer. Feedback received highlighted the delight of recipients who had very little choice, upon receiving a voucher. The vouchers allow them to choose items that would make a real difference to their enjoyment of the festive season such as a fresh chicken, which they had been unable to afford.

The Hampstead Wells and Campden Trust

Trustees' Report

Public Benefit Statement

The Trustees confirm that they have complied with the duty in section 17 of the Charities Act 2011 to have regard to the Charity Commission's general guidance on public benefit.

In particular, the Trustees are mindful of the objects of HWCT which include helping the poor and disadvantaged in the Area of Benefit. These objects ensure a wide range of beneficiaries is assisted, either directly by HWCT or by donations made by HWCT to other organisations, themselves nearly all registered charities, which provide such assistance.

Governance & Management including Trustees

The Board of Trustees meets at least on a quarterly basis. The Board of Trustees has established two sub-committees, namely the Grants Committee and the Finance, Investment and Administration Committee, which each meet at least four times annually. In addition, the Board of Trustees has also established Governance and Risk Management Working Parties and Property Investment Sub Committee. A detailed remit of each of the Committees is approved by the Trustees at their December Meeting each year.

The Governance Working Party was established during the current financial year to complete the internal yearly self-assessment tool recommended by Kingston Smith to help the Trustees develop high standards of governance in accordance with the Charities Governance Code.

The Trustees appoint a minimum of five members of their body to form a Grants Committee. The Grants Committee is responsible to the Trustees for, and ensures that, regular reporting procedures are in operation to monitor, in accordance with the Trust's established policy guidelines, the administration of Trust pensioner awards, single payment grants to individuals, grants to organisations, and other matters specifically delegated by the Trustees. The Grants Committee additionally makes recommendations to the Trustees in respect of overall grant-making and awards policy.

The Trustees appoint a minimum of five members of their body to form a Finance, Investment and Administration Committee which is responsible to the Trustees for ensuring that regular reporting procedures are in operation to monitor all financial affairs of the Trust including but not limited to the performance of the investment portfolio and the commercial property portfolio, investment policy guidelines, insurance cover, risk management, banking and audit arrangements, staff evaluation, salaries and terms and conditions, and other matters specifically delegated by the Trustees. The Finance, Investment and Administration Committee additionally makes recommendations to the Trustees in respect of the annual budget, and appointment of professional advisers including commercial property managers, investment managers, auditors and solicitors. They also recommend the Annual Report and Accounts to Trustees for adoption.

The Risk Management Working Party and Property Investment Sub Committee are both responsible to the Finance, Investment and Administration Committee.

General Data Protection Regulation: During the year the Trust carried out a major exercise, using external consultants, to ensure that it had the necessary policy and procedures in place to comply with the new General Data Protection Regulation implemented on 25th May 2018.

Safeguarding Policy: The Trustees also updated, developed and adopted their safeguarding policy in accordance with legal requirements and best practice.

The Trustees keep under review the skills requirements for members of the Trustee body and when a serving Trustee permanently retires or additional Trustees are required, the skills criteria are used to identify new Trustees for appointment. Up to two of the Trustees may be nominated by The London Borough of Camden. The Vicar for the time being of the Ecclesiastical Parish of St John, Hampstead is a Trustee in an ex officio capacity.

The Hampstead Wells and Campden Trust Trustees' Report

New Trustees, other than those nominated or ex officio are sought by open advertisement, through a dialogue with major grant recipients or through personal contact. Such new Trustees are then co-opted by the Board. The appointment and removal of Trustees is determined by the majority of votes of the Trustees present. They are advised by a selection panel set up by Trustees for this purpose. In the case of equality of votes the chairman of the meeting has a casting vote.

The Chair of Trustees together with the Trust Director are responsible for the induction of any new trustee which includes awareness of Trustees' responsibilities, the governing document, administrative procedures, and the history and grant making procedures of the Trust.

Eight Trustees have currently served for more than ten years. Trustees have agreed to move towards a maximum of three terms of three years for Trustees and only in exceptional circumstances extend this beyond nine years. This will create new opportunities for Trustees to be recruited. When selecting new Trustees the Board is mindful of both diversity in the Trustee Board and the gaps in the most recent skills audit.

Staff: the Charity is managed on a day to day basis by Mrs. Sheila Taylor who is the Trust Director. She is supported by a three-person team consisting of an Administrative Secretary, a Bookkeeper and Trust Grants & Development Officer. All paid staff are part time. In addition, during the financial year, the Trustees appointed Andi Dollia on a part time consultancy basis as a Financial Controller.

Financial Review

At the start of the year the Trustees identified a total budget of £438,681 as available for making grants (including Trust pensioner awards), £435,323 was awarded during the year (see note 5).

During the year grants totalling £185,697 were awarded to 3,211 individuals (£195,448 to 3,321 beneficiaries in 2016/17) and 29 grants totalling £147,539 were made to organisations (2016/17; 38 grants totalling £184,686).

The number of beneficiaries receiving a Trust pensioner award was 109 (2016/17; 126) with a total of £102,087 awarded (2016/17; £116,766).

Grant details are set out in Note 5 to the Report. A total of £435,323 was awarded during the year, (2016/17: £496,600).

The net expenditure for the year was £87,578 which resulted in an increase in Total Charity Funds from £16,686,556 to £16,775,715.

Trustees have noted a disappointing lack of performance in the listed investment portfolio coupled with a higher level of expenses than customary in running the charity such as professional charges and office expenses set out in note 6 of the Report. These extra expenses are essentially of a one-off nature and the Trustees do not consider that the trend overall of expenditure has changed significantly enough to cause concern.

The Trustees operate a total return policy for investments and take a longer-term view of income and gains. This allows them to allow or even budget for deficits from time to time in order to maintain a relatively consistent flow of funding in the Area of Benefit. The Trustees always have the ability to reduce grants to be awarded.

Fixed assets of £16,580,907 at year end comprise an investment portfolio valued at £10,500,247, holdings in three Property Investment Trusts totalling £4,486,160, a direct commercial property portfolio valued at £1,592,500 and a charitable property held under licence with a net book value of £2,000.

The Hampstead Wells and Campden Trust Trustees' Report

There was an increase in the Fixed Assets, which includes cash held from sales pending further investment of £26,515 since the previous year.

The Trustees continued their strategy of reducing investments in directly owned property by selective sales and investing the proceeds in Property Investment Trusts limited to charities.

At 30th September 2018 the remaining directly owned property was internally re-valued at £1,592,500 based upon advice received from Cedar Harp, creating a combined unrealised gain of £52,500. Direct property represents 10% of total investments (£1,540,000 or 10% at 30th September 2017).

Investment in three Property Investment Trusts stood at a combined market value of £4,486,160 at 30th September 2018 (£4,253,416 at 30th September 2017) and now represents 28% of total investments (26% at 30th September 2017).

The total value of all property investments (i.e. direct property and Property Trust Funds combined) stands at £6,078,660 or 37% of total investments (£5,793,000 or 35% at 30th September 2017).

As stated previously, the Trust operates a Total Return approach for investments and evaluates both the projected income payable and the capital gains in setting a budget for the Grants Committee. The Total Return is monitored closely throughout the year and original forecasts are revised when appropriate.

Investment Policy

A total return order was approved by the Charity Commission on 9th November 2012. This enables the Trustees of the charity to decide which part of the assets of the charity given to it on trust for investment (capital) should be held on trust for application (income) for the purposes of the charity under the power given in section 105 of the Charities Act 2011.

The Trust's grant-making, and investment policies are designed to balance the needs of current and future beneficiaries. This objective is pursued through a balanced portfolio of investments, and a commercial property portfolio, which aims to provide long term sustainable income as well as capital protection and potential growth.

The overriding objective of the investment policy is to maintain the capital base in real terms over the long term, with the ancillary objective being to maintain investment income at the highest level consistent with achieving the overriding objective.

Nicola Ralston of PiRho Investment Consulting was appointed towards the end of the financial year as independent consultant, to review the Trust's current investment strategy.

Reserves Policy

Total reserves at the year-end stood at £16,775,715, of which £16,408,228 is endowment funds and £367,487 restricted funds.

It is not the policy of the Trustees to accumulate balances in restricted funds and, in the absence of unrestricted funds, they aim to retain reserves of at least three months' forecast expenditure which is currently around £187,750. This level is reviewed on an annual basis. Due to the total return policy, restricted funds are currently higher than three months' forecast expenditure at £367,487 but it is expected that this will reduce to a lower level in the foreseeable future.

The Hampstead Wells and Campden Trust

Trustees' Report

Risk Management

The Trustees have established a working party to examine the major strategic and operational risks which the charity faces. These are recorded and regularly reviewed so that the necessary steps can be taken to mitigate and manage these risks.

The principal risks are:

- Insufficient funds to continue providing pensioner awards: The Trust provides grants on an annual basis and up to 110 (as at 30th September 2018) pensioner awards to individuals. The current annual cost of the pensioner awards is £102,087 and this is the sum that the Trustees consider their basic continuing obligation as all other grants can be awarded only when funds are available.
- Substantial loss of value of endowment funds: The Trust's endowment funds are managed conservatively with the objective of preserving value in real terms over rolling periods and while drawing income of 3.5% pa. Funds are diversified between equity, debt and property in order to reduce risk. They are managed externally.
- Governance to protect the value of funds to allow grant-making: The Trustees have ensured that there is an appropriate investment management policy and reporting structures in place. They meet twice yearly with their investment managers to ensure that they have a detailed understanding of the Trust's stock exchange portfolio.
- Dependence on key staff: This includes the operational impact of the loss of key staff which is mitigated by succession planning, documented systems, plans and projects and agreeing handovers.
- Unauthorised access to IT systems is also considered to be a significant risk. This is mitigated by the regular time locking and changing of passwords. No cleaners are allowed access to the offices outside of working hours. There are regular software and security system updates, backing up of data and staff security awareness and training.

Statement of Trustees' Responsibilities

Company law requires Directors to prepare financial statements for each financial year which give a true and fair view of the state of the affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing these financial statements, the Trustees are required to:

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

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Hampstead Wells and Campden Trust Trustees' Report

Audit Information

In so far as the trustees are aware:

- a) there is no relevant audit information of which the charitable company's auditor is unaware; and
- b) they have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

Small Company Rules

The financial statements have been prepared in accordance with the special provisions of part 15 of the Companies Act 2006 relating to small companies.

For and on behalf of the Trustees

G. Berridge
Chairman

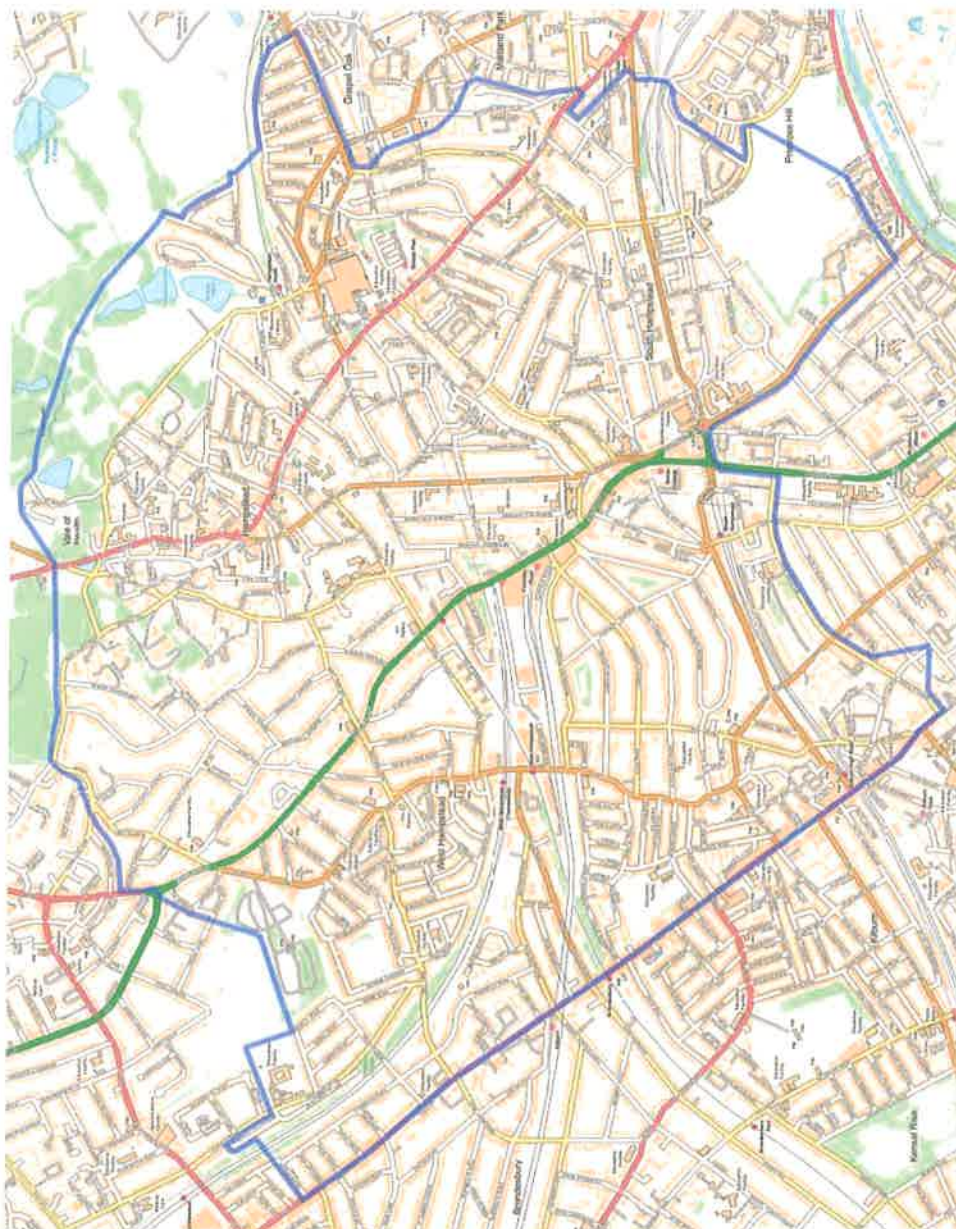


11th March 2019

The Hampstead Wells and Campden Trust Trustees' Report

Appendix

Area of Benefit of The Hampstead Wells and Campden Trust



The area of benefit of The Hampstead Wells and Campden Trust is the area inside the blue border.

A detailed list of street names and numbers can be found on the Trust's website:

www.hwct.org.uk

(The other principal colours red, green and yellow mark the main roads.)

Independent Auditors' Report

To the Trustees of The Hampstead Wells and Campden Trust

We have audited the financial statements of The Hampstead Wells and Campden Trust for the year ended 30th September 2018 which comprise the Statement of Financial Activities, the Summary Income and Expenditure Account, the Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 'The Financial Reporting Standard Applicable in the UK and Ireland' (United Kingdom Generally Accepted Accounting Practice).

Responsibility of Trustees

As explained more fully in the trustees' responsibilities statement set out on page 11, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with International Standards on Auditing (UK) (ISAs (UK)) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs (UK) we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purposes of expressing an opinion on the effectiveness of the charitable company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.
- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charitable company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charitable company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Independent Auditors' Report (Continued)

To the Trustees of The Hampstead Wells and Campden Trust

Opinion on the financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 30th September 2018 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with ISAs (UK) and applicable law. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the audit of financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the trustees' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the trustees have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other Information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinion on other matters prescribed by the Companies Act 2006

In our opinion the information given in the Trustees' Annual Report for the financial year for which the financial statements are prepared is consistent with the financial statements and the trustees' annual report has been prepared in accordance with the applicable legal requirements.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies exemption in preparing the Trustees' Annual Report and from preparing a strategic report.

Independent Auditors' Report (Continued)
To the Trustees of The Hampstead Wells and Campden Trust

Use of our report

This report is made solely to the charitable company's trustees, as a body, in accordance with regulations in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to any party other than the charitable company and charitable company's members as a body, for our audit work, for this report, or for the opinion we have formed.

Luke Holt

Luke Holt, Senior Statutory Auditor

for and on behalf of Kingston Smith LLP, Statutory Auditor

Date:

4/6/19

The Hampstead Wells and Campden Trust
Statement of Financial Activities
(Incorporating an Income and Expenditure Account)
For the year ended 30th September 2018

	Note	Restricted Funds	Endowment Funds	Total 2018	Total 2017
		£	£	£	£
Income and endowments from:					
Investments					
Property income	2	99,860	-	99,860	184,645
Dividends and interest on securities		240,837	118,901	359,738	267,288
Bank deposit and other interest		505	-	505	248
Donations		-	-	-	8,382
Total		341,202	118,901	460,103	460,563
Expenditure on:					
Raising funds	3	4,879	115,226	120,105	121,797
Charitable activities	4	652,158	-	652,158	702,909
Total		657,037	115,226	772,263	824,706
(Losses)/Gains on investments					
Realised	8	-	253,368	253,368	226,301
Unrealised	8	-	147,952	147,952	(142,964)
Net (expenditure) / income		(315,835)	404,995	89,160	(280,806)
Transfers between funds	13, 14	256,539	(256,539)	-	-
Net movement in funds		(59,296)	148,456	89,160	(280,806)
Reconciliation of funds:					
Total funds brought forward		426,783	16,259,772	16,686,555	16,967,361
Total funds carried forward		367,487	16,408,228	16,775,715	16,686,555

All gains and losses arising in the year have been included in the Statement of Financial Activities and relate to continuing activities.

The Hampstead Wells and Campden Trust

Balance Sheet at 30th September 2018

	Note	2018 £	2018 £	2017 £	2017 £
Fixed Assets					
Tangible assets	9		2,000		2,000
Investments and investment properties	10		<u>16,578,907</u>		<u>16,552,392</u>
Total Fixed Assets			16,580,907		16,554,392
Current Assets					
Debtors	11	44,961		47,008	
Cash at bank and in hand		<u>231,490</u>		<u>163,913</u>	
Total Current Assets		276,451		210,921	
Creditors: Amounts falling due within one year	12	<u>(81,643)</u>		<u>(78,757)</u>	
Net Current Assets			<u>194,808</u>		<u>132,164</u>
Total Net Assets			<u><u>16,775,715</u></u>		<u><u>16,686,556</u></u>
The Funds of the Charity					
Capital Funds					
Endowments	13		16,408,228		16,259,772
(including revaluation reserves of £2,472,436 (2017: £2,159,896))					
Income Funds					
Restricted income funds	14		<u>367,487</u>		<u>426,784</u>
Total Charity Funds			<u><u>16,775,715</u></u>		<u><u>16,686,556</u></u>

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

Approved by the Board on 11th March 2019

G. Berridge - Chairman

C. Perrin CBE - Chairman - Finance, Investment and Administration Committee

Company number: 04541031

The Hampstead Wells and Campden Trust

Notes to the Accounts

For the year ended 30th September 2018

1 Accounting Policies

Basis of Accounting

The Hampstead Wells and Campden Trust is a charity limited by guarantee and incorporated in England and Wales. The registered office is 62 Rossllyn Hill, London, NW3 1ND.

The financial statements have been prepared in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102). The charitable company is a public benefit entity for the purposes of FRS 102 and a registered charity established as a company limited by guarantee and therefore has also prepared its financial statements in accordance with the Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (The FRS 102 Charities SORP), the Companies Act 2006 and Charities Act 2011.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest pound.

The financial statements are prepared on a going concern basis, under the historical cost convention as amended for investments and investment properties stated at fair value.

The Statement of Financial Activities and Balance Sheet read in conjunction with the notes present the accounts for the year ended 30th September 2018 of the funds administered by the Trustees of The Hampstead Wells and Campden Trust under the several schemes established by Orders of the Charity Commissioners for England and Wales which comprise:

Charities

Hampstead Relief in Need Fund (renamed "The HWCT Fund")

Hampstead Relief in Sickness Fund

Wells and Campden and Stock Educational Foundation

Wharrie Cabmen's Shelter Fund

Hampstead Relief in Sickness Charity

Date of Order

30th September 1971

18th July 2018

30th September 1971

1st April 1971

3rd August 1972

7th December 1977

Common Investment Pool

Hampstead Wells and Campden Charities (Capital Endowment) Common Investment Fund

30th March 1990

Under a scheme effective 13th September 2005 The Hampstead Wells and Campden Trust, a limited company became the trustee of the endowment funds comprised above, and the holder of the property comprising the restricted funds.

Endowment Funds

The Hampstead Wells and Campden Charities (Capital Endowment) Common Investment Fund is an investment pool for the endowment funds of the five existing charities, and under the order of the Charity Commissioners dispenses with the requirement of each charity to invest equally in the wider and narrower ranges of investments.

At the balance sheet date the investments of the Common Investment Fund have been stated at their market value. Any difference on valuation from the previous year is shown in the Statement of Financial Activities and is allocated across the funds.

The Hampstead Wells and Campden Trust

Notes to the Accounts (Continued)

For the year ended 30th September 2018

1 Accounting Policies (Continued)

The allocation of The Hampstead Wells and Campden Trust Fund's assets across the individual charities at 30th September 2018 is set out in note 17. The market value of the Common Investment Fund at the balance sheet date has been apportioned between the charities in the ratio in which they contributed to the pool. The income arising in the Common Investment Fund has been allocated to the charities in the same proportion.

Restricted Funds

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

The restricted funds at the year end for the charity are held in two funds – The HWCT Fund and The Wharrie Cabmen's Shelter Fund. The specific restrictions for these funds are outlined in the Trustees Report. As both of these funds have objects which are narrower than the objects of the charity, there are no unrestricted funds held at either year end.

Going Concern

The trustees have assessed whether the use of the going concern basis is appropriate and have considered possible events or conditions that might cast significant doubt on the ability of the charitable company to continue as a going concern. The trustees have made this assessment for a period of at least one year from the date of the approval of the financial statements. In particular, the trustees have considered the charitable company's forecasts and projections and have taken account of pressures on investment income. After making enquiries, the trustees have concluded that there is a reasonable expectation that the charitable company has adequate resources to continue in operational existence for the foreseeable future. There are no material uncertainties. The charitable company therefore continues to adopt the going concern basis in preparing its financial statements.

Tangible Fixed Assets and Depreciation

The Wharrie Cabmen's shelter is stated in the accounts at book cost.

Assets costing less than £5,000 are written off to the Statement of Financial Activities as incurred.

Investments and investment properties

Quoted investments are stated in the accounts at closing market value. Any gain or loss on revaluation is taken to the Statement of Financial Activities. The board, with the additional advice of the property advisers, contains sufficient expertise in order to value the properties at each year end.

The charity adopts a 'total return' basis for the investment of its permanent endowment. The total return is accumulated as a component of the endowment known as the unapplied total return that can either be retained for investment or released to income at the discretion of the trustees.

Operating Leases

Rentals payable under operating leases are charged against income on a straight line basis over the lease term.

Staff pensions

The Trust makes contributions to a defined contribution pension scheme on behalf of all its employees at the rate of 10% of basic salary.

The Hampstead Wells and Campden Trust

Notes to the Accounts (Continued)

For the year ended 30th September 2018

1 Accounting Policies (Continued)

Statement of Financial Activities

Expenditure is included on an accruals basis.

Expenditure on raising funds comprise those costs directly attributable to managing the investment portfolio and raising investment income.

Grants and beneficiary pensions payable are accrued when approved by the trustees.

The three year debt advice grant awarded to Citizens Advice Camden is subject to receipt of satisfactory six monthly reporting in an agreed format, to authorise the release of the next instalment of this grant. Under accounting standards, this next instalment does not meet the definition of a liability for the charity at the year end and so has not been accrued in these financial statements.

Support costs comprise costs for processing pensions and grants, including support to actual and potential applicants. Governance costs are those costs of providing the regulatory framework of the charity and of meeting regulatory requirements. These costs have been allocated to charitable activities.

Income from investments and property rents is brought into the accounts when receipt becomes due.

Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts.

Financial Instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments. Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument. Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Foreign Currency translation

Monetary assets and liabilities denominated in foreign currencies are translated into sterling at the rates of exchange ruling at the balance sheet date. Transactions in foreign currencies are recorded at the rate ruling at the date of the transaction. All differences are taken to the SOFA.

Judgements and key sources of estimation uncertainty

In preparing the financial statements it is necessary to make certain judgements, estimates and assumptions that affect the amounts recognised in the financial statements. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. The valuation of investments is a judgement that has a significant effect on amounts recognised in the financial statements. Valuations for all investments have been provided by third parties qualified to make such judgements.

The Hampstead Wells and Campden Trust
Notes to the Accounts (Continued)
For the year ended 30th September 2018

2 Rentals from Commercial Lettings

	2018	2017
	£	£
Rentals in advance brought forward	17,500	17,500
Received	99,860	184,645
Rentals in advance carried forward	<u>(17,500)</u>	<u>(17,500)</u>
	<u>99,860</u>	<u>184,645</u>

3 Expenditure on raising funds

	Restricted £	Endowment £	2018 £	2017 £
Building management and maintenance costs and investment management fees	<u>4,879</u>	<u>115,226</u>	<u>120,105</u>	<u>121,797</u>

4 Expenditure on charitable activities

	Restricted £	Endowment £	2018 £	2017 £
Grants (note 5)	333,236	-	333,236	379,834
Pensions (note 5)	<u>102,087</u>	<u>-</u>	<u>102,087</u>	<u>116,766</u>
Total grants	435,323	-	435,323	496,600
Grant making support costs (note 6)	115,151	-	115,151	143,385
Governance costs (note 6)	101,684	-	101,684	62,924
	<u>652,158</u>	<u>-</u>	<u>652,158</u>	<u>702,909</u>

The Hampstead Wells and Campden Trust
Notes to the Accounts (Continued)
For the year ended 30th September 2018

5 Grants and Pensions

Grants and pensions payable comprises:

	2018		2017	
	Number	£	Number	£
Grants to Individuals				
Holidays	2	670	3	350
Education	9	3,045	15	3,988
Clothing	9	1,875	15	4,750
Furniture and starter packs	129	40,584	104	40,249
Help with debts	14	5,911	15	5,430
Removals and transport	1	500	3	400
Gas, electricity & fuel	-	-	3	795
Christmas	1,200	43,999	1,200	49,336
Medical	5	2,265	4	1,050
Pensioners' Birthday Vouchers	115	2,873	114	2,707
Special grants (restricted by donors)	-	-	124	7,181
Starter Packs	1,700	75,935	1,700	73,666
Security	-	600	-	-
TV & Phone	1	250	-	-
Miscellaneous	26	7,190	21	5,546
	3,211	185,697	3,321	195,448
Grants to Organisations	29	147,539	38	184,686
Grants returned	-	-	(1)	(300)
	3,240	333,236	3,358	379,834
Pensions	109	102,087	126	116,766
Grants to Organisations fell in the following ranges:				
£1 - £1,000	14	7,468	19	11,405
£1,000 - £25,000 (see below)	15	140,071	19	173,281
	29	147,539	38	184,686

Grants exceeding £1,000 were made to the following organisations in the year ended 30th September 2018:

	£		£
Age UK Camden	12,000	The Brandon Centre	3,750
Abbey Community Centre	9,360	The Winchester Project	6,000
Beanstalk	4,526	Volunteer Centre Camden	6,715
Citizens Advice Camden*	25,000	West Hampstead Women's Centre	15,000
Camden Community Law Centre	12,000		
Camden Psychotherapy Unit	7,500		
Caris Camden	16,000		
Hampstead Community Centre	5,685		
Little Village Camden	5,000		
Marie Curie Cancer Care	2,000		
Sidings Community Centre	9,535		
			125,071

*The £25,000 grant is the first of two bi-annual instalments of £50,000 per annum over three years, subject to receipt of satisfactory six monthly reporting in an agreed format, to authorise the release of the next instalment of this grant.

The Hampstead Wells and Campden Trust
Notes to the Accounts (Continued)
For the year ended 30th September 2018

6 Support and Governance costs

	Support Costs	Governance Costs	2018 Total Costs	2017 Total Costs
	£	£	£	£
Office expenses	40,263	7,105	47,368	59,426
Professional Charges				
Legal fees	-	44,687	44,687	24,756
Audit fees for work on audit	-	13,440	13,440	10,850
Prior year under-accrual	-	3,583	3,583	2,015
Accountancy fees	-	19,653	19,653	-
Staff costs (see below)	74,888	13,216	88,104	109,261
Total costs	115,151	101,684	216,835	206,308
2017	143,385	62,924	206,308	

	2018	2017
	£	£
Wages and salaries	73,860	95,806
Employer's National Insurance	3,018	4,755
Termination payments	3,000	-
Pension costs	8,226	8,700
	<u>88,104</u>	<u>109,261</u>

The average monthly number of full time equivalent employees during the year was 2 (2017: 2). No employee received remuneration including benefits in kind exceeding £60,000 during the current or previous year.

The remuneration of key management personnel, which comprises the trustees and Director and Clerk to the Trustees was £45,050 (2017: £43,528). This includes employer pension contributions and employer National Insurance contributions.

Legal and audit fees increased in relation to the prior year as a result of the support and guidance provided to the charity regarding the fund amalgamation exercise. Additionally, accountancy fees of £8,333 (2017: £nil) represent costs incurred in relation to a new outsourced provider of accounting services for the charity, with a related reduction in staff costs.

7 Trustees

Trustees did not receive any remuneration during the current or previous year and had no reimbursed expenses.

The Hampstead Wells and Campden Trust
Notes to the Accounts (Continued)
For the year ended 30th September 2018

8 Gains on Investments

	2018 £	2017 £
Gain/(loss) on disposal of listed investments	253,368	223,081
Gain/(loss) on disposal of fixed asset property investment	-	3,220
Total realised gains/(losses)	253,368	226,301
Increase in market value of fixed asset property investments	52,500	5,000
Increase in market value of Property Trust Funds	232,744	17,891
(Decrease)/Increase in market value of listed investments	(137,292)	(165,855)
Total unrealised gains/(losses)	147,952	(142,964)
	<u>401,320</u>	<u>83,337</u>

9 Tangible Fixed Assets

Cost

At 1st October 2017 and 30th September 2018

**Property
under
Licence
£
2,000**

Depreciation

At 1st October 2017 and 30th September 2018

Net Book Value

At 30th September 2018

2,000

At 30th September 2017

2,000

The property under licence held at 30th September 2018 is employed by the Wharrie Cabmen's Shelter Fund to provide shelter for the use and advantage of cabmen. Depreciation is not provided for as it is felt to be immaterial by the trustees.

The Endowment Trust also has an interest in a plot of land used as a garden by local residents under the terms of their former lease agreements, which have attached to their subsequent freehold agreements. The Trust does not receive any income nor incur any expenditure in relation to this land and consequently the trustees have not attributed any value to this property in the accounts.

10 Investments and investment properties

	Property Trust		Listed	2018	2017
	Properties	Funds	Investments	Total	Total
	£	£	£	£	£
Market value brought forward	1,540,000	4,253,416	10,345,618	16,139,034	15,428,556
Additions at cost	-	-	2,006,175	2,006,175	5,184,561
Disposals (at proceeds value)	-	-	(2,580,731)	(2,580,731)	(4,557,420)
Realised gain/(loss) on disposals	-	-	253,368	253,368	226,301
Unrealised gain/(loss) on investments	52,500	232,744	(137,292)	147,952	(142,964)
Market value carried forward	1,592,500	4,486,160	9,887,138	15,965,798	16,139,034
Cash held by investment manager	-	-	613,109	613,109	413,359
Total value of investments	<u>1,592,500</u>	<u>4,486,160</u>	<u>10,500,247</u>	<u>16,578,907</u>	<u>16,552,392</u>
Historical cost at 30th September	-	3,889,249	9,604,113	13,493,362	13,979,138

The Hampstead Wells and Campden Trust
Notes to the Accounts (Continued)
For the year ended 30th September 2018

10 Investments (Continued)

Listed investments comprise:	2018	2017
	£	£
Investments listed in the UK		
Equities	3,024,412	3,106,917
Fixed interest securities	1,296,228	1,236,968
Other listed investments - pooled	2,545,503	4,186,327
Investments listed overseas		
Equities	3,020,995	1,815,405
Cash Instruments	613,109	413,359
	<u>10,500,247</u>	<u>10,758,976</u>

Listed investments held within Endowment funds are managed on a Total Return Basis. The fund balances include an unapplied total return analysed as follows:

Brought forward	Total Return	Investment management costs	Applied to income	Carried forward
£	£	£	£	£
<u>195,598</u>	<u>234,977</u>	<u>(115,226)</u>	<u>(256,539)</u>	<u>58,810</u>

The unapplied total return percentage requirement is 3.51% on a base value of £9,959,617. This gives a total return of £234,977, which is £21,562 less than the amount taken in the year.

11 Debtors

	2018	2017
	£	£
Dividends and interest receivable	37,174	16,879
Other debtors	<u>7,787</u>	<u>30,129</u>
	<u>44,961</u>	<u>47,008</u>

Included in the above debtors are financial assets of £37,734 (2017: £38,856) valued at amortised cost.

12 Creditors: Amounts falling due within one year

	2018	2017
	£	£
Trade Creditors	2,135	5,700
Rentals in advance	17,500	17,500
Taxation payable	983	3,607
Other creditors	2,400	2,400
Accruals	<u>58,625</u>	<u>49,550</u>
	<u>81,643</u>	<u>78,757</u>

The charity receives rental income and invoices in advance of the rental period. As such, it has deferred income. The full amount from the previous year was released and new income deferred. See Note 2.

Included in the above creditors are financial liabilities of £63,160 (2017: £57,650) valued at amortised cost.

The Hampstead Wells and Campden Trust
Notes to the Accounts (Continued)
For the year ended 30th September 2018

13 Endowment Funds	Balance Brought Forward £	Investment gains £	Transfers Out / Amalgamations £	Balance Carried Forward £
The HWCT Fund	15,349,293	378,962	675,859	16,404,113
Relief in Sickness Fund	804,434	23,050	(827,484)	-
Wells and Campden and Stock Educational Foundation	17,567	475	(18,042)	-
Wharrie Cabmen's Shelter Fund	4,090	68	(43)	4,115
Relief in Sickness Charity	84,388	2,441	(86,829)	-
	<u>16,259,772</u>	<u>404,996</u>	<u>(256,539)</u>	<u>16,408,228</u>

The purposes and restrictions of each fund are set out in the trustees' report. Fund amalgamations are pursuant to the Charity Commission Scheme dated July 2018 and Trustee resolutions under s268 and s275 of the Charities Act 2011.

14 Restricted Funds

The income funds of this charity are restricted funds comprising the following unexpended balances held on trust to be applied for special purposes:

	Balance Brought Forward £	Incoming Resources & Transfers In £	Resources Expended £	Transfers / Amalgamations £
The HWCT Fund	346,816	559,319	(614,804)	72,598
Relief in Sickness Fund	43,403	34,019	(37,394)	(40,028)
Wells and Campden and Stock Educational Foundation	657	700	(770)	(587)
Wharrie Cabmen's Shelter Fund	3,569	100	(111)	-
Relief in Sickness Charity	32,340	3,602	(3,959)	(31,983)
	<u>426,784</u>	<u>597,740</u>	<u>(657,038)</u>	<u>-</u>
				Balance Carried Forward £
The HWCT Fund				363,929
Relief in Sickness Fund				-
Wells and Campden and Stock Educational Foundation				-
Wharrie Cabmen's Shelter Fund				3,558
Relief in Sickness Charity				-
				<u>367,487</u>

The purposes and restrictions of each fund are set out in the trustees' report. Fund amalgamations are pursuant to the Charity Commission Scheme dated July 2018 and Trustee resolutions under s268 and s275 of the Charities Act 2011.

The Hampstead Wells and Campden Trust
Notes to the Accounts (Continued)
For the year ended 30th September 2018

15 Analysis of Funds between Charities

	Endowment Funds £	Restricted Funds £	Total Funds £
The HWCT Fund	16,404,113	363,929	16,768,042
Wharrie Cabmen's Shelter Fund	4,115	3,558	7,673
	<u>16,408,228</u>	<u>367,487</u>	<u>16,775,715</u>

16 Analysis of Net Assets between Funds

2018

	Endowment Fund £	Restricted Funds £	Total Funds £
Tangible fixed assets	2,000	-	2,000
Investments	16,578,907	-	16,578,907
Net current assets	(172,679)	367,487	194,808
	<u>16,408,228</u>	<u>367,487</u>	<u>16,775,715</u>

2017

	Endowment Fund £	Restricted Funds £	Total Funds £
Tangible fixed assets	2,000	-	2,000
Investments	16,552,392	-	16,552,392
Net current assets	(294,620)	426,784	132,164
	<u>16,259,772</u>	<u>426,784</u>	<u>16,686,556</u>

17 Analysis of Net Assets between Charities

2018

	Tangible Fixed Assets £	Investments £	Net Current Assets £	Total Funds £
Relief in Need Fund	-	16,576,133	191,920	16,768,042
Wharrie Cabmen's Shelter Fund	2,000	2,774	2,888	7,673
	<u>2,000</u>	<u>16,578,907</u>	<u>194,808</u>	<u>16,775,715</u>

The Hampstead Wells and Campden Trust
Notes to the Accounts (Continued)
For the year ended 30th September 2018

17 Analysis of Net Assets between Charities (Continued)

2017

	Tangible Fixed Assets £	Investments £	Net Current Assets £	Total Funds £
Relief in Need Fund	-	15,517,482	207,683	15,696,109
Relief in Sickness Fund	-	943,818	(94,214)	847,837
Wells and Campden and Stock Educational Foundation	-	19,432	(1,173)	18,224
Wharrie Cabmen's Shelter Fund	2,000	2,776	2,886	7,659
Relief in Sickness Charity	-	99,934	16,981	116,728
	<u>2,000</u>	<u>16,552,392</u>	<u>132,164</u>	<u>16,686,556</u>

18 Operating Lease Commitments

At 30th September 2018 the charity had the following obligation under non-cancellable operating leases falling due as follows:

	Land and Buildings		Other equipment	
	2018	2017	2018	2017
	£	£	£	£
Not later than one year	14,750	14,750	-	537
Between two to five years	44,250	59,000	-	-
	<u>59,000</u>	<u>73,750</u>	<u>-</u>	<u>537</u>

Lease payments recognised as an expense in the year totalled £17,795.

19 Related party transactions

There were no related party transactions during the current or previous year.

The Hampstead Wells and Campden Trust
Notes to the Accounts (Continued)
For the year ended 30th September 2018

20 Comparative Information

Under FRS 102, comparatives are required for all information. The following comparatives are not disclosed elsewhere in the financial statements.

2017 Statement of Financial Activities

	Restricted Funds	Endowment Funds	Total 2017
	£	£	£
Income and endowments from:			
Investments			
Property income	184,645	-	184,645
Dividends and interest on securities	144,089	123,199	267,288
Bank deposit and other interest	248	-	248
Donations	8,382	-	8,382
Total	<u>337,364</u>	<u>123,199</u>	<u>460,563</u>
Expenditure on:			
Raising funds	2,839	118,958	121,797
Charitable activities	702,909	-	702,909
Total	<u>705,748</u>	<u>118,958</u>	<u>824,706</u>
Gains/(losses) on investment assets			
Realised	-	226,301	226,301
Unrealised	-	(142,964)	(142,964)
Net (expenditure) / income	(368,384)	87,578	(280,806)
Transfers between funds	<u>312,584</u>	<u>(312,584)</u>	<u>-</u>
Net Movement in Funds	(55,800)	(225,006)	(280,806)
Total funds brought forward	<u>482,583</u>	<u>16,484,778</u>	<u>16,967,361</u>
Total funds carried forward	<u>426,783</u>	<u>16,259,772</u>	<u>16,686,555</u>

2017 Support and Governance costs

	Support Costs	Governance Costs	Total Costs
	£	£	£
Office expenses	50,512	8,914	59,426
Professional Charges			
Legal fees	-	24,756	24,756
Audit fees for work on audit	-	10,850	10,850
Prior year under accrual	-	2,015	2,015
Staff costs	92,872	16,389	109,261
Total costs	<u>143,385</u>	<u>62,924</u>	<u>206,308</u>