

THE HAMPSTEAD WELLS AND CAMPDEN TRUST

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

TRUSTEES' REPORT AND ACCOUNTS FOR THE YEAR ENDED 30TH SEPTEMBER 2019

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The Hampstead Wells and Campden Trust Trustees' Report

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| Trustees | Ms Gaynor Bassey Mr Geoff Berridge - Chairman Mr Michael Bieber Mr Steven Bobasch Ms Linda Chung (resigned 31st December 2019) Mrs Francoise Findlay Reverend Jeremy Fletcher Mr Tibor Gold MBE Ms Simone Hensby (appointed 20th January 2020) Mrs Gaynor Humphreys Mr Christian Percy Mr Charles Perrin CBE Mrs Alison Rankin Ms Jennifer Stevens Mr Alistair Voaden Dr Christina Williams |
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Except as otherwise noted all Trustees served throughout the period and up to the date of approving the accounts.

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| Trust Director | Mrs Sheila Taylor 62 Rosslyn Hill London NW3 1ND |
| Bankers | Barclays Bank plc 28 Hampstead High Street, London NW3 1QB |
| Auditors | Moore 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 Vanguard Investments UK Ltd The Walbrook Building 25 Walbrook, London EC4N 8AF |
| Property Advisers | Cedar Harp Sutherland House 70/78 West Hendon Broadway, London, NW9 7BT |

The Hampstead Wells and Campden Trust

Trustees' Report

Introduction

Purpose, Priorities and Summary of Area of Benefit

The principal objectives of The Hampstead Wells and Campden Trust are the alleviation of poverty and the advancement of health in the Trust's area of benefit, which is the Old Metropolitan Borough of Hampstead. 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.

We make grants to organisations, individuals and families. In addition, approximately 100 older people receive regular pension awards.

History

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.

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.

As at 30th September 2019, one fund remains with the following charitable objectives:

The HWCT Fund

(1) The principal objects of The HWCT Fund are for the benefit of persons who are resident in the Trust's Area of Benefit, they 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.

The Hampstead Wells and Campden Trust Trustees' Report

(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

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 childcare 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.
- 37% of the children are living in poverty, with 25% eligible for free school meals.

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
- 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, which support individuals in the Trust's Area of Benefit

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 and to ensure that the Trust's concerns are easily understood.

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 draw 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.

The Hampstead Wells and Campden Trust

Trustees' Report

Exceptional Large Grant Allocation to Reduce Poverty in the Trusts 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.

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 which commenced during the Trust's previous financial year 2017/18. 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 and Impact

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 to the various deprived groups, with a reasonable balance between the elderly and the young, for example, 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 scrutinise intensively main categories of need e.g. homelessness, and to advise the Trust accordingly. A detailed analysis of individual and organisational grants awarded during the year is available upon request from the Trust's office.

This year, the Trust has extended its work on understanding and enhancing our impact across our operations, underpinned by revised application forms and applying high standards of measurement and evaluation both to ourselves and to the projects we support. There are three specific initiatives to report at this stage:

- (i) focused trustee assessments for each application,
- (ii) a pilot for randomised follow-up on individual grants,
- (iii) holding ourselves to account on our grant-making priorities.

Progress with Impact Analysis

To increase the scrutiny of grant applications and streamline the review workflow, each large grant application is now reviewed by two trustees with a specialised interest or expertise in the primary topic covered by that application.

(i) Trustees draw on their experience to identify any key questions or clarifications that might be addressed by the applicant prior to formal review by the Trust's Grants Committee, as well as any guidance or requests that might be made of a successful application to enhance its impact or the visibility of its impact. This approach makes better use of our trustees' expertise and often reduces the number of application decisions that are deferred to a future meeting pending further clarification.

(ii) Four of our partner referral agencies for individual grants (that is small one-off grants to named individuals, typically well under £1,000 in size) participated in a pilot initiative in which they followed up with a random sample of beneficiaries to understand the impact of the grant, what would have happened without the grant and any feedback they have for the Trust.

The Hampstead Wells and Campden Trust Trustees' Report

At the time of writing, 21 out of 26 randomly sampled beneficiaries provided feedback speaking to the value of the help received from the Trust. Trustees were reassured by this response rate, typically engaging with highly vulnerable individuals, and by the detail of the responses. Such small, highly-personalised grants fill an important gap in local provision and have significant impact relative to the scale of the giving, often helping individuals avoid high-interest loans, improve the health and sanitation in their home, or increase their self-sufficiency in nutrition and self-care.

(iii) At the start of the year, we set target budgets for grant expenditure in key categories. In most categories, we reached or exceeded those targets, but fell significantly short in "Homelessness, Housing & Family Support". This was disappointing, given that homelessness is a key priority for the Trust's grant making.

The Trust is a mostly reactive grant giver and the target budgets are not used to adjust our quality thresholds for grant approvals. Instead the thresholds help us to identify areas where there is little application interest of sufficient quality relative to the importance of a topic and local need. By first becoming aware of such areas, our intention is to highlight to our applicant population that we would particularly welcome applications in specific areas and invite them to consider if they have any projects or capabilities in those areas.

Future Direction of Grant Making Initiatives

We expect to work more proactively in future to encourage applications concerning services and support for the homeless and to explore possible increases in our funding for debt prevention and advice projects.

Trustees are also implementing more rigorous follow ups and impact analysis where larger grants have been awarded. The Trust will also expect beneficiaries to be mindful of environmental considerations and diversity.

We recognise the difficult balance, both for ourselves and for the projects we support, between the thoroughness of our analysis, evaluation and due diligence and the proportionality of that work to the scale of our activities and the resources of our applicants. During 2019/20, we will continue to review this balance and develop new guidelines internally that are sensitive to the scale of the projects

Our grant-making programme will take into account pressing new needs as they become apparent: however, it will continue for despite the impact of Covid-19 on our income we recognise that our beneficiaries, more than ever, need support at the present time.

Approval Powers

In order to improve the approval process, the Trustees have delegated some of their powers: to allow for speedier decisions especially on smaller individual grants of up to £1,000 and organisational grants up to £2,000.

Types of Grants Provided by the Trust

23 grants totalling £137,665 were made to organisations (2017/18: 29 grants totalling £147,539).

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

1 £10,560 to the Young Camden Foundation to support their Holiday Hunger Programme for young children during the school holidays. 74, 5-18 year olds benefitted from the project and a combined total of 1,295 meals were served during the 4 week period.

2 £10,000 was awarded to Age UK Camden to support their Good Neighbour Scheme in NW3. The project supports over 50 of the most isolated and vulnerable older people in the area through a team of dedicated volunteers and staff.

The Hampstead Wells and Campden Trust Trustees' Report

3 £5,000 to The Young Women's Trust to support disadvantaged young women into work. 25 unemployed women or those trapped in low paid work were supported through employment and confidence coaching and personalised advice on their CVs.

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 many of the beneficiary organisations were visited by the Trust Director or the Trust Grants and Development Officer. This is to discuss services and needs provided by these organisations. Many of the visits made accompanied by a Trustee, 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 directly 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:

- A single mum who was living in temporary accommodation with her young son was given a grant of £350 to help buy him uniform and other items needed for his new start at secondary school. Without this grant she would have been unable to purchase all the items required, making his transition to a new school much more difficult and stressful.
- Ms O suffers from dementia and her gas cooker had been disconnected due to her having a number of accidents as she would leave the gas on and then forget about it. The Trust was able to offer her a grant of £400 for an induction hob in order to ensure that she could remain independent at home in a safe environment.
- A pensioner with multiple health issues was given a grant of £200 from the Trust to purchase a new vacuum cleaner. Her previous one had broken and she did not have the funds to replace it. Her living environment was becoming a real concern to her and her inability to keep on top of household jobs was increasing her stress and anxiety to the extent that it was affecting her sleep and mental health. The Trust Grants Officer assisted her with the purchase of the vacuum cleaner and also helped ensure that she was receiving the care and support to which she is entitled.

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

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 Hampstead Wells and Campden Trust Trustees' Report

The impact of the Trust pensioner awards goes beyond its financial support. For many, it is a recognition of their need and compensates in part for their difficulties in making ends meet. The Trust has undertaken a more detailed review of this scheme and made some changes to try to ensure that pensioners in the greatest need are the ones who benefit from these awards. This includes 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

Starter Packs for individuals

The Kitchen Starter Pack Scheme which has now been running for 22 years has been an outstanding success. Originally an innovation by the Trust, the practice has now been adopted by several other Foundations. Last year 473 Kitchen/Electrical/Bedding Starter Packs were distributed to clients within the Trust's Area of Benefit at a cost of £24,578. These are distributed by local charities and agencies.

Christmas Vouchers for individuals

Following an evaluation of the Trust's Christmas Hamper scheme and the continued demand from our referral agencies, 900 Sainsbury's vouchers were distributed to young single people and refugee families from the Trust's Area of Benefit. It is estimated that more than 2,000 people benefit as a result of the Christmas vouchers scheme.

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

The Board of Trustees meets at least on a quarterly basis. The Board of Trustees has 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, Human Resources, Risk Management Working Parties and a Property Investment Sub Committee. A detailed remit of each Committee and Working Party is approved by the Trustees at their December Meeting each year.

The HR Working Party was established during the current financial year to oversee the implementation of a comprehensive set of HR Policies. There are also Trustees who have taken the lead on Impact, Diversity & General Data Protection Regulation.

Grants Committee

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 ensuring 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 Hampstead Wells and Campden Trust

Trustees' Report

Finance, Investment and Administration Committee

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. This includes but is 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.

Other Policies

The Trustees have updated, developed and adopted policies dealing with the General Data Protection Regulation and Safeguarding in accordance with legal requirements and best practice. Trustees also adopted an Environmental Policy Statement committing The Hampstead Wells and Campden Trust to be an environmentally responsible organisation. Several environmentally friendly initiatives have been adopted by the Trust's office during the financial year.

Trustee Skills and Recruitment

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.

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.

Trustee Terms

Seven of the present 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 any gaps in the most recent skills audit.

Staff

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 a Trust Grants & Development Officer, an Administrative Secretary, and a Bookkeeper. All paid staff are part time. In addition, the Trustees appointed Andi Dollia on a part time consultancy basis as Financial Controller.

The Hampstead Wells and Campden Trust

Trustees' Report

Financial Review

At the start of the year the Trustees identified a total budget of £368,793 as available for making grants (including Trust pensioner awards), £349,046 was awarded during the year (see note 5).

During the year grants totalling £116,377 were awarded to 1,673 individuals (£185,697 to 3,211 beneficiaries in 2017/18) and 23 grants totalling £137,665 were made to organisations (2017/18; 29 grants totalling £147,539).

The number of beneficiaries receiving a Trust pensioner award was 107 (2017/18; 109) with a total of £95,004 awarded (2017/18; £102,087).

The net expenditure for the year was £102,369 which resulted in a decrease in Total Charity Funds from £16,775,715 to £16,673,346.

Trustees have noted a disappointing lack of performance in the property and listed investment portfolio, which has been addressed by switching of some assets into pooled investment funds, as described in the Investment Policy below.

The Trustees operate a total return policy for investments and take a longer-term view of income and gains. This allows them to budget for deficits from time to time in order to maintain a relatively consistent flow of grant funding in the Area of Benefit. The Trustees can always have the ability to revise the overall amount of grants to be awarded if it is judged necessary to set a balanced budget.

Fixed Assets of £16,392,987 at year end comprise an investment portfolio valued at £10,355,742, holdings in three Property Investment Trusts totalling £4,415,245 a direct commercial property portfolio valued at £1,620,000 and a charitable property held under licence with a net book value of £2,000.

At 30th September 2019 the remaining directly owned property was internally re-valued at £1,620,000 based upon advice received from Cedar Harp, creating a combined unrealised gain of £27,500. Direct property represents 10% of total investments (£1,592,500 or 10% at 30th September 2018).

Investment in three Property Investment Trusts stood at a combined market value of £4,415,245 at 30th September 2019 (£4,486,160 at 30th September 2018) and now represents 27% of total investments (28% at 30th September 2018).

The total value of all property investments (i.e. direct property and Property Trust Funds combined) stands at £6,035,245 or 37% of total investments (£6,078,660 or 37% at 30th September 2018).

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 Hampstead Wells and Campden Trust Trustees' Report

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. During the course of the financial year the Trustees took advice from an Independent Investment Consultant to advise on the Trust's invested portfolio.

Reserves Policy

Total reserves at the year-end stood at £16,673,346 of which £16,472,670 is endowment funds and £200,676 is 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 £200,676 but it is expected that this will reduce to a lower level in the foreseeable future.

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 2019) pensioner awards to individuals. The current annual cost of the pensioner awards is £95,004 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. 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.

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The impact of Covid-19 has been considered on the charity's future plans and budgeting processes and the effect of the outbreak will be a risk into the September 2020 year end. The effect on this year's financial statements has been considered in note 20 – post balance sheet events of the financial statements.

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.

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



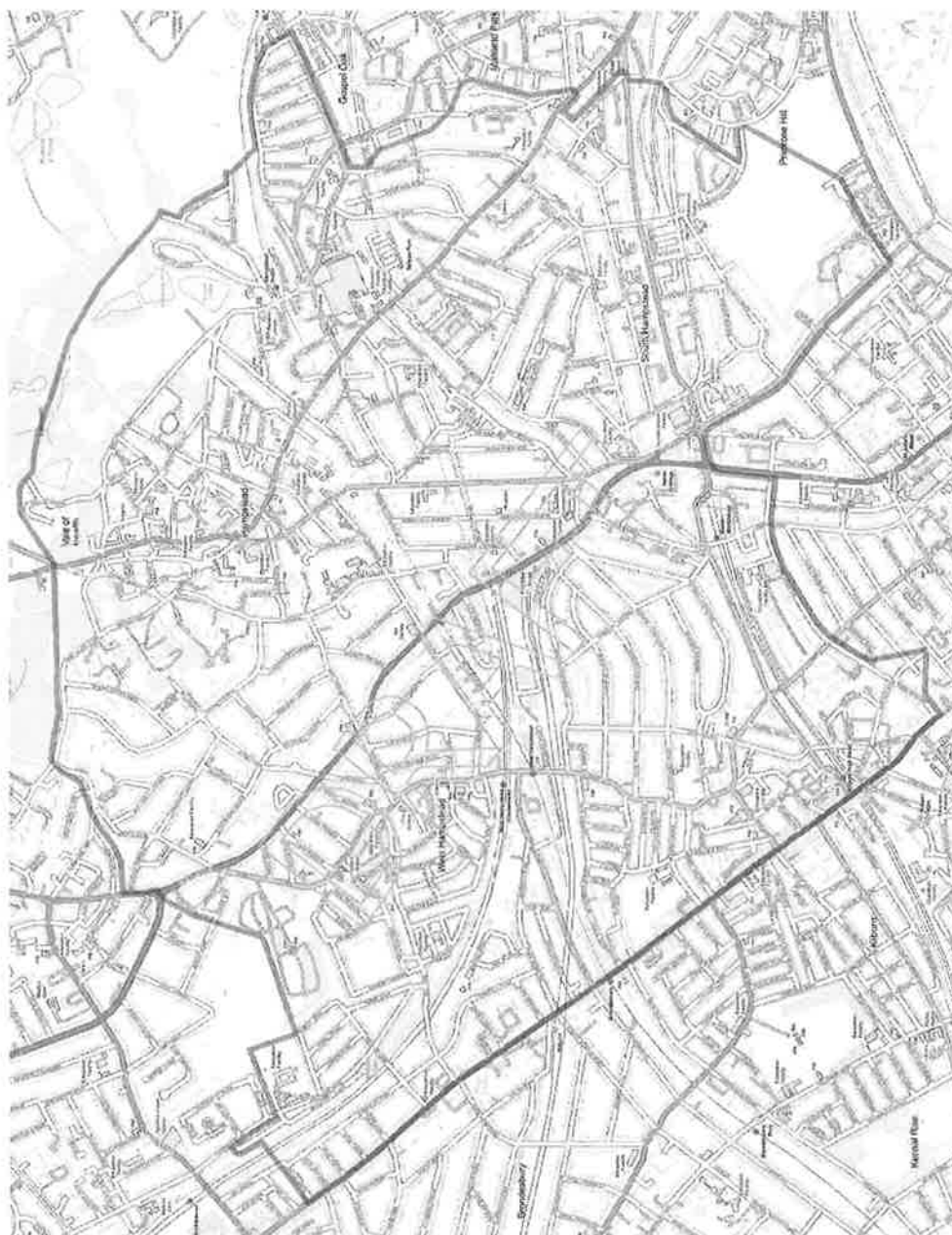
G Berridge
Chairman

Date: 27th May 2020

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 2019 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).

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 2019 and of its incoming
- 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.

Independent Auditors' Report (Continued)

To the Trustees of The Hampstead Wells and Campden Trust

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, based on the work undertaken in the course of the audit:

- 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.

Responsibility of Trustees

As explained more fully in the trustees' responsibilities statement set out on page 12, 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.

Independent Auditors' Report (Continued)

To the Trustees of The Hampstead Wells and Campden Trust

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

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.

A handwritten signature in black ink that reads "Moore Kingston Smith LLP".

Luke Holt, (Senior Statutory Auditor)

for and on behalf of Moore Kingston Smith LLP, Statutory Auditor

Devonshire House
60 Goswell Road
London
EC1M 7AD

Date: 05/06/2020

The Hampstead Wells and Campden Trust
Statement of Financial Activities (Incorporating an
Income and Expenditure Account) For the year ended
30th September 2019

| | Note | Restricted Funds | Endowment Funds | Total 2019 | Total 2018 |
|--------------------------------------|--------|------------------|-------------------|-------------------|-------------------|
| | | £ | £ | £ | £ |
| Income and endowments from: | | | | | |
| Investments | | | | | |
| Property income | 2 | - | 114,050 | 114,050 | 99,860 |
| Dividends and interest on securities | | - | 322,038 | 322,038 | 359,738 |
| Bank deposit and other interest | | 1,826 | - | 1,826 | 505 |
| Donations | | 550 | - | 550 | - |
| Total | | <u>2,376</u> | <u>436,088</u> | <u>438,464</u> | <u>460,103</u> |
| Expenditure on: | | | | | |
| Raising funds | 3 | - | 62,956 | 62,956 | 120,105 |
| Charitable activities | 4 | 518,770 | - | 518,770 | 652,158 |
| Total | | <u>518,770</u> | <u>62,956</u> | <u>581,726</u> | <u>772,263</u> |
| (Losses)/Gains on investments | | | | | |
| Realised | 8 | - | (963,972) | (963,972) | 253,368 |
| Unrealised | 8 | - | 1,004,865 | 1,004,865 | 147,952 |
| Net (expenditure) / income | | (516,394) | 414,025 | (102,369) | 89,160 |
| Transfers between funds | 13, 14 | 349,583 | (349,583) | - | - |
| Net movement in funds | | (166,811) | 64,442 | (102,369) | 89,160 |
| Reconciliation of funds: | | | | | |
| Total funds brought forward | | 367,487 | 16,408,228 | 16,775,715 | 16,686,555 |
| Total funds carried forward | | <u>200,676</u> | <u>16,472,670</u> | <u>16,673,346</u> | <u>16,775,715</u> |

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 2019

| | Note | 2019 £ | 2019 £ | 2018 £ | 2018 £ |
|--|------|-----------------|--------------------------|-----------------|--------------------------|
| Fixed Assets | | | | | |
| Tangible assets | 9 | | 2,000 | | 2,000 |
| Investments and investment properties | 10 | | <u>16,390,987</u> | | <u>16,578,907</u> |
| Total Fixed Assets | | | 16,392,987 | | 16,580,907 |
| Current Assets | | | | | |
| Debtors | 11 | 45,796 | | 44,961 | |
| Cash at bank and in hand | | <u>278,362</u> | | <u>231,490</u> | |
| Total Current Assets | | 324,158 | | 276,451 | |
| Creditors: Amounts falling due within one year | 12 | <u>(43,799)</u> | | <u>(81,643)</u> | |
| Net Current Assets | | | <u>280,359</u> | | <u>194,808</u> |
| Total Net Assets | | | <u><u>16,673,346</u></u> | | <u><u>16,775,715</u></u> |
| The Funds of the Charity | | | | | |
| Capital Funds | | | | | |
| Endowments (including revaluation reserves of £2,420,619 (2018: £2,472,436)) | 13 | | 16,472,670 | | 16,408,228 |
| Income Funds | | | | | |
| Restricted income funds | 14 | | 200,676 | | 367,487 |
| Total Charity Funds | | | <u><u>16,673,346</u></u> | | <u><u>16,775,715</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 27th May 2020

G. Berridge - Chairman

G. Berridge

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

Company number: 04541031

Charles Perrin

The Hampstead Wells and Campden Trust
Notes to the Accounts
For the year ended 30th September 2019

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 Rosslyn 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 2019 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

| | Date of Order |
|---|----------------------|
| Hampstead Relief in Need Fund (renamed "The HWCT Fund") | 30th September 1971 |
| Hampstead Relief in Sickness Fund | 30th September 1971 |
| Wells and Campden and Stock Educational Foundation | 1st April 1971 |
| Wharrie Cabmen's Shelter Fund | 3rd August 1972 |
| Hampstead Relief in Sickness Charity | 7th December 1977 |

Following a review of the funds held by the Trust, a Charities Commission Scheme was approved on 18th July 2018, alongside special resolutions of the Trustees under s268 and s275 to further streamline the funds structure.

One fund remains from the original Charities Commission Scheme:

| | |
|---|----------------|
| Hampstead Relief in Need Fund (renamed "The HWCT Fund") | 18th July 2018 |
|---|----------------|

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 original 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.

The Hampstead Wells and Campden Trust
Notes to the Accounts (Continued)
For the year ended 30th September 2019

1 Accounting Policies (Continued)

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 allocation of The Hampstead Wells and Campden Trust Fund's assets across individual charities at 30 September 2019 is set out in note 17.

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 one fund – The HWCT Fund. The specific restrictions for these funds are outlined in the Trustees Report. As this fund has 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.

In making this assessment the trustees have considered the impact of Covid-19 and, as set out in note 20, whilst investment income streams have been affected, these will not affect the charity's ability to continue to fulfil its charitable objects.

Annual budgets have been revised taking this into account with prudent figures for both income and expenditure. The charity holds significant reserves and has liquid assets in the form of investments which are readily available to convert into cash if required. 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.

For this reason the trustees continue to adopt the going concern basis in preparing the 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.

The Hampstead Wells and Campden Trust
Notes to the Accounts (Continued)
For the year ended 30th September 2019

1 Accounting Policies (Continued)

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.

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 2019

2 Rentals from Commercial Lettings

| | 2019 | 2018 |
|------------------------------------|-----------------|-----------------|
| | £ | £ |
| Rentals in advance brought forward | 17,500 | 17,500 |
| Receivable in the year | 114,050 | 99,860 |
| Rentals in advance carried forward | <u>(17,500)</u> | <u>(17,500)</u> |
| | <u>114,050</u> | <u>99,860</u> |

3 Expenditure on raising funds

| | Restricted | Endowment | 2019 | 2018 |
|--|------------|---------------|---------------|----------------|
| | £ | £ | £ | £ |
| Building management and maintenance costs and investment management fees | <u>-</u> | <u>62,956</u> | <u>62,956</u> | <u>120,105</u> |

4 Expenditure on charitable activities

| | Restricted | Endowment | 2019 | 2018 |
|-------------------------------------|----------------|-----------|----------------|----------------|
| | £ | £ | £ | £ |
| Grants (note 5) | 254,042 | - | 254,042 | 333,236 |
| Pensions (note 5) | <u>95,004</u> | <u>-</u> | <u>95,004</u> | <u>102,087</u> |
| Total grants | 349,046 | - | 349,046 | 435,323 |
| Grant making support costs (note 6) | 101,247 | - | 101,247 | 115,151 |
| Governance costs (note 6) | 68,477 | - | 68,477 | 101,684 |
| | <u>518,770</u> | <u>-</u> | <u>518,770</u> | <u>652,158</u> |

The Hampstead Wells and Campden Trust
Notes to the Accounts (Continued)
For the year ended 30th September 2019

5 Grants and Pensions

Grants and pensions payable comprise:

| | 2019 | | 2018 | |
|--------------------------------|---------------|----------|---------------|----------|
| | Number | £ | Number | £ |
| Grants to Individuals | | | | |
| Holidays | 1 | 290 | 2 | 670 |
| Education | 4 | 1,296 | 9 | 3,045 |
| Clothing | 17 | 4,866 | 9 | 1,875 |
| Furniture and starter packs | 129 | 40,367 | 129 | 40,584 |
| Help with debts | 10 | 3,923 | 14 | 5,911 |
| Removals and transport | - | - | 1 | 500 |
| Gas, electricity & fuel | 2 | 600 | - | - |
| Christmas | 900 | 25,150 | 1,200 | 43,999 |
| Medical | 2 | 1,242 | 5 | 2,265 |
| Pensioners' Birthday Vouchers | 102 | 1,960 | 115 | 2,873 |
| Starter Packs | 473 | 24,578 | 1,700 | 75,935 |
| Security | - | - | | 600 |
| TV & Phone | 2 | 370 | 1 | 250 |
| Miscellaneous | 31 | 11,734 | 26 | 7,190 |
| | 1,673 | 116,377 | 3,211 | 185,697 |
| Grants to Organisations | 23 | 137,665 | 29 | 147,539 |
| Grants returned | - | - | - | - |
| | 1,696 | 254,042 | 3,240 | 333,236 |
| Pensions | 107 | 95,004 | 109 | 102,087 |

Grants to Organisations fell in the following ranges:

| | | | | |
|------------------------------|----|---------|----|---------|
| £1 - £1,000 | 8 | 6,200 | 14 | 7,468 |
| £1,000 - £25,000 (see below) | 15 | 131,465 | 15 | 140,071 |
| | 23 | 137,665 | 29 | 147,539 |

Grants exceeding £1,000 were made to the following organisations in the year ended 30th September 2019

| | £ | | £ |
|-------------------------------|----------|-------------------------|----------|
| Age UK Camden | 10,000 | Young Camden Foundation | 10,560 |
| Citizens Advice Camden* | 50,000 | Young Women's Trust | 5,000 |
| Caris Camden | 7,000 | | |
| Centre 404 | 5,000 | | |
| Coram Beanstalk | 3,047 | | |
| Fleet Primary School | 4,500 | | |
| Parliament Hill School | 5,000 | | |
| Sidings Community Centre | 8,858 | | |
| The Sherriff Centre | 2,500 | | |
| Three Acres Community Project | 8,000 | | |
| West Hampstead Women's Centre | 12,000 | | 131,465 |

* £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 2019

6 Support and Governance costs

| | Support Costs | Governance Costs | 2019 Total Costs | 2018 Total Costs |
|------------------------------|--------------------------|-----------------------------|---------------------------------|---------------------------------|
| | £ | £ | £ | £ |
| Office expenses | 36,582 | 6,456 | 43,037 | 47,368 |
| Professional Charges | | | | |
| Legal fees | - | 4,232 | 4,232 | 44,687 |
| Consultancy fees | - | 6,278 | 6,268 | - |
| Audit fees for work on audit | - | 11,544 | 11,544 | 13,440 |
| Prior year under-accrual | - | - | - | 3,583 |
| Accountancy fees | - | 28,555 | 28,555 | 19,653 |
| Staff costs (see below) | <u>64,666</u> | <u>11,412</u> | <u>76,077</u> | <u>88,104</u> |
| Total costs | <u>101,247</u> | <u>68,477</u> | <u>169,724</u> | <u>216,835</u> |
| 2018 | <u>115,151</u> | <u>101,684</u> | <u>216,835</u> | |

| | 2019 | 2018 |
|-------------------------------|---------------|---------------|
| | £ | £ |
| Wages and salaries | 65,088 | 73,860 |
| Employer's National Insurance | 3,148 | 3,018 |
| Termination payments | - | 3,000 |
| Pension costs | <u>7,841</u> | <u>8,226</u> |
| | <u>76,077</u> | <u>88,104</u> |

The average monthly number of full-time equivalent employees during the year was 2 (2018:2). 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 £49,026 (2018: £45,050). This includes employer pension contributions and employer National Insurance contributions.

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 2019

8 Gains on Investments

| | 2019 £ | 2018 £ |
|--|---------------|----------------|
| Gain/(loss) on disposal of listed investments | (963,972) | 253,368 |
| Gain/(loss) on disposal of fixed asset property investment | - | - |
| Total realised gains/(losses) | (963,972) | 253,368 |
| Increase in market value of fixed asset property investments | 27,500 | 52,500 |
| (Decrease)/Increase in market value of Property Trust Funds | (70,915) | 232,744 |
| Increase/(Decrease) in market value of listed investments | 1,048,280 | (137,292) |
| Total unrealised gains/(losses) | 1,004,865 | 147,952 |
| | <u>40,893</u> | <u>401,320</u> |

9 Tangible Fixed Assets

| | Property under Licence £ |
|---|-----------------------------------|
| Cost | |
| At 1st October 2018 and 30th September 2019 | 2,000 |
| Depreciation | |
| At 1st October 2018 and 30th September 2019 | - |
| Net Book Value | |
| At 30th September 2019 | 2,000 |
| At 30th September 2018 | 2,000 |

The property under licence held at 30th September 2019 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

| | Properties £ | Property Trust Funds £ | Listed Investments £ | 2019 Total £ | 2018 Total £ |
|---------------------------------------|------------------|---------------------------------|----------------------------|--------------------|--------------------|
| Market value brought forward | 1,592,500 | 4,486,160 | 10,500,247 | 16,578,907 | 16,139,034 |
| Additions at cost | - | - | 9,333,590 | 9,333,590 | 2,006,175 |
| Disposals (at proceeds value) | - | - | (9,690,301) | (9,690,301) | (2,580,731) |
| Realised gain/(loss) on disposals | - | - | (963,972) | (963,972) | 253,368 |
| Unrealised gain/(loss) on investments | 27,500 | (70,915) | 1,048,280 | 1,004,865 | 147,952 |
| Market value carried forward | 1,620,000 | 4,415,245 | 10,227,844 | 16,263,089 | 15,965,798 |
| Cash held by investment manager | - | - | 127,898 | 127,898 | 613,109 |
| Total value of investments | <u>1,620,000</u> | <u>4,415,245</u> | <u>10,355,742</u> | <u>16,390,987</u> | <u>16,552,392</u> |
| Historical cost at 30th September | - | 3,889,249 | 10,081,113 | 13,970,362 | 13,493,362 |

The Hampstead Wells and Campden Trust
Notes to the Accounts (Continued)
For the year ended 30th September 2019

10 Investments (Continued)

| | | |
|-----------------------------------|-------------------|-------------------|
| Listed investments comprise: | 2019 | 2018 |
| Investments listed in the UK | £ | £ |
| Equities | - | 3,024,412 |
| Fixed interest securities | - | 1,296,228 |
| Other listed investments - pooled | 10,227,844 | 2,545,503 |
| Investments listed overseas | | |
| Equities | - | 3,020,995 |
| Cash Instruments | 127,898 | 613,109 |
| | <u>10,355,742</u> | <u>10,500,247</u> |

In 2019, the Charity decided to move all its listed investments to pooled funds with Ruffer and Vanguard. 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 |
|--------------------|-----------------|-----------------------------------|----------------------|--------------------|
| £ | £ | £ | £ | £ |
| 58,810 | 476,981 | (62,956) | (349,583) | 123,252 |

The unapplied total return percentage requirement is 3.51% on a base (which represents the average return on the funds over a number of years) value of £9,959,617. This gives a total return of £349,583, which is the amount taken in the year. The unapplied total return carried forward to future years is £123,252.

11 Debtors

| | | |
|-----------------------------------|---------------|---------------|
| | 2019 | 2018 |
| | £ | £ |
| Dividends and interest receivable | 36,041 | 37,174 |
| Other debtors | 9,755 | 7,787 |
| | <u>45,796</u> | <u>44,961</u> |

Included in the above debtors are financial assets of £38,319 (2018: £37,734) valued at amortised cost.

12 Creditors: Amounts falling due within one year

| | | |
|--------------------|---------------|---------------|
| | 2019 | 2018 |
| | £ | £ |
| Trade Creditors | 4,751 | 2,135 |
| Rentals in advance | 19,000 | 17,500 |
| Taxation payable | 978 | 983 |
| Other creditors | - | 2,400 |
| Accruals | 19,070 | 58,625 |
| | <u>43,799</u> | <u>81,643</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 £22,741 (2018: £63,160) valued at amortised cost.

The Hampstead Wells and Campden Trust
Notes to the Accounts (Continued)
For the year ended 30th September 2019

| 13 Endowment Funds - 2019 | Balance Brought Forward £ | Investment gains £ | Transfers Out / Amalgamations £ | Balance Carried Forward £ |
|----------------------------------|--|-----------------------------------|--|--|
| The HWCT Fund | 16,404,113 | 414,025 | (345,468) | 16,472,670 |
| Wharrie Cabmen's Shelter Fund | 4,115 | - | (4,115) | - |
| | <u>16,408,228</u> | <u>414,025</u> | <u>(349,583)</u> | <u>16,472,670</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 18th July 2018 and Trustee resolutions under s268 and s275 of the Charities Act 2011.

| Endowment Funds - 2018 | 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> |

14 Restricted Funds - 2019

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 | 363,929 | 351,959 | (518,770) | 3,558 |
| Wharrie Cabmen's Shelter Fund | 3,558 | - | - | (3,558) |
| | <u>367,487</u> | <u>351,959</u> | <u>(518,770)</u> | <u>-</u> |
| | | | | Balance Carried Forward £ |
| The HWCT Fund | | | | 200,676 |
| Wharrie Cabmen's Shelter Fund | | | | - |
| | | | | <u>200,676</u> |

The purposes and restrictions of each fund are set out in the trustees' report.

The Hampstead Wells and Campden Trust
Notes to the Accounts (Continued)
For the year ended 30th September 2019

Restricted Funds - 2018

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 18th 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 2019

15 Analysis of Funds between Charities - 2019

| | Endowment Funds £ | Restricted Funds £ | 2019 Total Funds £ |
|-------------------------------|----------------------------------|-----------------------------------|---------------------------------------|
| The HWCT Fund | 16,472,670 | 200,676 | 16,673,346 |
| Wharrie Cabmen's Shelter Fund | - | - | - |
| | <u>16,472,670</u> | <u>200,676</u> | <u>16,673,346</u> |

Analysis of Funds between Charities - 2018

| | Endowment Funds £ | Restricted Funds £ | 2018 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 2019

| | Endowment Fund £ | Restricted Funds £ | Total Funds £ |
|-----------------------|---------------------------------|-----------------------------------|------------------------------|
| Tangible fixed assets | 2,000 | - | 2,000 |
| Investments | 16,390,987 | - | 16,390,987 |
| Net current assets | 79,683 | 200,676 | 280,359 |
| | <u>16,472,670</u> | <u>200,676</u> | <u>16,673,346</u> |

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> |

17 Analysis of Net Assets between Charities 2019

| | Tangible Fixed Assets £ | Investments £ | Net Current Assets £ | Total Funds £ |
|-------------------------------|--|--------------------------|---|------------------------------|
| The HWCT Fund | 2,000 | 16,390,987 | 280,359 | 16,673,346 |
| Wharrie Cabmen's Shelter Fund | - | - | - | - |
| | <u>2,000</u> | <u>16,390,987</u> | <u>280,359</u> | <u>16,673,346</u> |

The Hampstead Wells and Campden Trust
Notes to the Accounts (Continued)
For the year ended 30th September 2019

17 Analysis of Net Assets between Charities (Continued) 2018

| | Tangible Fixed Assets £ | Investments £ | Net Current Assets £ | Total Funds £ |
|-------------------------------|--|--------------------------|---|------------------------------|
| The HWCT Fund | - | 16,576,133 | 191,920 | 16,768,053 |
| Wharrie Cabmen's Shelter Fund | 2,000 | 2,774 | 2,888 | 7,662 |
| | <u>2,000</u> | <u>16,578,907</u> | <u>194,808</u> | <u>16,775,715</u> |

18 Operating Lease Commitments

At 30th September 2019 the charity had the following obligation under non-cancellable operating leases falling due as follows:

| | Land and Buildings | | Other equipment | |
|---------------------------|---------------------------|-------------------|------------------------|-------------------|
| | 2019 £ | 2018 £ | 2019 £ | 2018 £ |
| Not later than one year | 14,750 | 14,750 | 829 | - |
| Between two to five years | 29,500 | 44,250 | 2,486 | - |
| | <u>44,250</u> | <u>59,000</u> | <u>3,314</u> | <u>-</u> |

Lease payments recognised as an expense in the year totalled £17,795 (2018: £17,795)

19 Related party transactions

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

20 Post balance sheet events

The charity has given due consideration for the effects of the Covid-19 outbreak, which occurred before these financial statements were signed. The charity's investment portfolios will be affected by this in 2019/20 and whilst markets remain volatile, the anticipated lower portfolio returns due to this fall in investments have been considered in the revised forecasts and are not expected to materially affect the charity's ability to continue to operate for the next twelve months.

Due to the level of reserves maintained, The Trustees do not anticipate that this will affect the charity's ability to give grants or support its beneficiaries.

Based on the most recent information available, as at the 31 March 2020 the value of the property trust funds held had fallen by around £92,000 representing a 2.1% fall in market value. At the 30 April 2020 listed investments have overall remained at a stable position, with a fall in value of one investment portfolio mitigated by an increase in market value of another investment portfolio, leading to an overall increase in value.