CHARITY COMMISSION
FOR ENGLAND AND WALES

Trustees' Annual Report for the period

From 01.04.2025 Period start date To 31.03.2026 Period end date

Charity name: Barham Park

Charity registration number: 302931

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	The land is be held on trust to preserve the same for the recreation of the public in such manner and subject to such regulations in all respects as the Council may from time to time think proper.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	The benefit is the provision of Barham Park and building for recreational purposes.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	The Trustees (Brent Council is the sole trustee) receive legal advice with respect to their regard to the guidance issued by the Charity Commission on public benefit. Members of the Barham Park Trust Committee receive training on that role when they are first appointed. Training included a wide range of information including governance, conflicts of interest and public benefit.

Additional information (optional)
You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	The Trust may make grant applications.
Policy on social investment including program related investment	Para 1.38	
Contribution made by	Para 1.38	While independent of the Trust, the park and the building benefit from volunteer support provided from time to time by local

volunteers		organisations. This includes from tenant organisations and their volunteers; and from the local community, residents' and other organisations. Other support and activities are provided by the Friends of Barham Park.
Other		

Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	During the year of 2025-26, the Barham Park Trust met once. Details of the meetings and decisions are available on the Brent Council website at Browse meetings - Barham Park Trust Committee (brent.gov.uk) The Trust considered the annual report and accounts for the year 2024/25, a summary of operational and strategic matters. In the short-term, preparations continued for works on parts of the exterior of the building, with the works done between 2025-2026. The Trust's tenants, primarily of the Barham Park building, continued their activities during the year. The tenants include ACAVA (Association for Cultural Advancement through Visual Art), the Friends of Barham Library (Community Library), Tamu Samaj (Nepalese Community Centre), the Veterans, and through the Children's Centre. Some of the tenants also organised a range of activities for the wider public, particularly those organised through the Community Library. A number of new lettings are taking place for vacant properties with EchoVibe Hub and Friends of Barham Library subject to lease agreements. Within the park, a visiting funfair was hosted for two visits during the spring and summer of 2025; and contributes towards the funding of the Trust. The park hosted a number of community events during the year; and a weekly walking for health group. The role of community organisations and volunteers in the life of Barham Park and in organising many of the above activities is acknowledged. Within the park, the establishment of plants continued in the restored Queen Elizabeth II Jubilee Garden. This project was funded by NCIL (Neighbourhood Community Infrastructure Levy) grants funded by Brent Council. The park of Barham Park continued as one of

		the most visited parks within the Brent area. The park has features including a Walled Garden, other gardens, trees and open woodland, amenity grassland and a meadow, a children's playground and an outdoor gym. Barham Park hosted the Borough Remembrance Day event held in November 2025. The Barham Park Walled Garden achieved a Silver Gilt award in the London in Bloom 2025.

Additional information (optional)
You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	
Investment performance against objectives	Para 1.41	
Other		

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	As at 31 March 2026, the Trust held cash reserves of £757,063. Of the total cash reserves, £378,808 related to unrestricted funds and £378,254 related to restricted funds. No expenditure was paid from the Trust's restricted funds during the 2025/26 financial year up to 31 March 2026. However, £164,185 was incurred and paid by Brent Council on behalf of the Trust during 2025/26. This amount has been recognised as a liability in the Trust's accounts and will be reimbursed from the Trust's restricted funds.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	The unrestricted funds are used for building maintenance, repairs, insurance etc. The restricted funds are resources designated for specific purposes in accordance with the Trust's policy. Approval from both the Committee and the Charity Commission is required before the restricted funds can be spent. The Committee needs to be satisfied that the proposed use of the restricted funds is in accordance with the terms of the Trust.
Amount of reserves held	Para 1.22	£757,063
Reasons for holding zero reserves	Para 1.22	
Details of fund materially in deficit	Para 1.24	
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	Charity's principal source of funds is from rental income from Barham Park building and fun fairs held at Barham Park.
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	

Other		

Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	**The voluntary conveyance dated 22 October 1936 between George Titus Barham (1) and Wembley UDC (2) copy annexed.** **Related documents** **The conveyance dated 1st February 1937 between Florence Elizabeth Barham (1) and the Mayor Alderman and Burgesses of the Borough of Wembley (2) copy annexed** **The Assent dated 1st February 1938 between James Williamson and Kenneth Ewart Tansley (1) and the Mayor Alderman and Burgesses of the Borough of Wembley (2) copy annexed.**
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	**The London Borough of Brent as sole trustee.**
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	**Not applicable – the Council as local authority is the sole trustee. The London Borough of Brent is statutory successor to the Borough of Wembley.**

Additional information (optional)
You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	
Other		

Reference and Administrative details

Charity name	Barham Park Trust
Other name the charity uses	
Registered charity number	302931
Charity’s principal address	Brent Civic Centre Engineers Way Wembley HA9 0FJ

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	London Borough of Brent	Barham Park Trust Committee		Not applicable as corporate sole trustee
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

Corporate trustees – names of the directors at the date the report was approved

Director name		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (Optional information)

Exemptions from disclosure

Reason for non-disclosure of key personnel details

Other optional information

Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	Karim Pabani	
Position (eg Secretary, Chair, etc)	Director of Property & Assets: Officer with delegated authority to deal with day to day trustee functions of the Trust.	
Date		

CHARITY COMMISSION FOR ENGLAND AND WALES

Charity Name
Barham Park

Receipts and payments acco

For the period from	Period start date 4/1/2025	To

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £
A1 Receipts			
Fun Fair	**41,081**		-
Property Rental Income	**84,769**		
Brent Council Contribution		-	-
Interest earned	**7,640**	**8,276**	
Cash Advance		-	-
Other		-	-
Sub total*(Gross income for AR)*	**133,490**	**8,276**	-
A2 Asset and investment sales, (see table).			
	-	-	-
	-	-	-
Sub total	-	-	-
Total receipts	**133,490**	**8,276**	-
A3 Payments			
Maintenance Costs	**92,549**	-	-
Cash Advance Repaid-Virgin Media		-	-
Premises - Insurance	**3,445**		
NNDR	**916**		
Surveys			
Consultancy		-	-
Sub total	**96,910**	-	-
A4 Asset and investment purchases, (see table)			
Buildings Refurbishments	-	-	-
	-	-	-
Sub total	-	-	-
Total payments	**96,910**	-	-
Net of receipts/(payments)	**36,580**	**8,276**	-

A5 Transfers between funds	-		-
A6 Cash funds last year end	342,228	369,978	-
Cash funds this year end	378,808	378,254	-

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £
B1 Cash funds		378,808
		-
		-
	Total cash funds (agree balances with receipts and payments account(s))	378,808
		OK

	Details	Unrestricted funds to nearest £
B2 Other monetary assets	Unpaid Rental Income	24,531
		-
		-
		-
		-
		-

	Details	Fund to which asset belongs
B3 Investment assets		

	Details	Fund to which asset belongs
B4 Assets retained for the charity's own use	Barham Park Building Complex	Endowment fu

	Details	Fund to which liability relates

B5 Liabilities

Maintenance Costs	Unrestricted Funds
Money owed to the Council	Unrestricted Funds
Money owed to the council (Building repair cost for phase 1 works)	Restricted Funds

Signed by one or two trustees on behalf of all the trustees

Signature	Prin

No (if any)
302931

unts

Period end date
3/31/2026

CC16a

Total funds to the nearest £	Last year to the nearest £
41,081	40,651
84,769	76,708
-	
15,916	32,358
-	-
-	-
141,766	149,717
-	
-	-
-	-
141,766	149,717
92,549	67,560
-	4,875
3,445	3,281
916	-
-	-
-	
96,910	75,716
-	
-	
-	-
96,910	75,716
44,856	74,001

-	-
712,207	638,206
757,063	712,207

Restricted funds to nearest £	Endowment funds to nearest £
378,254	-
-	-
-	-
378,254	-
OK	OK

Restricted funds to nearest £	Endowment funds to nearest £
-	-
-	-
-	-
-	-
-	-
-	-

Cost (optional)	Current value (optional)
-	-
-	-
-	-
-	-
-	-

Cost (optional)	Current value (optional)
-	939,071
-	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-

Amount due (optional)	When due (optional)

1,572	
3,250	
164,185	
-	
-	

t Name	Date of approval

Barham Park Trust

2025-26 accounts: Independent Examiner's Report

1 Introduction

1.1 I report on the accounts of Barham Park Trust ("the Trust") for the period 1st April 2025 to 31st March 2026.

2 Respective responsibilities of trustees and examiner

2.1 The Charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

2.2 It is therefore my responsibility as the independent examiner to:

- Examine the accounts under section 145 of the 2011 Act;
- Follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- To state whether particular matters have come to my attention.

3 Basis and scope of independent examiner's report

3.1 The independent examination was carried out in accordance with the general directions given by the Charities Commission.

3.2 An independent examination is a form of external scrutiny that provides a *limited check* on specific matters. The examination includes a review of the accounting records kept in respect of the Trust and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeks explanations for any such matters.

3.3 An independent examination contrasts significantly to that of an 'audit' and should therefore not be mistaken as such. The procedures undertaken as part of the examination do not provide all the evidence that would be required in an audit, and consequently, I do not express an audit opinion on the view given by the accounts. For the avoidance of doubt, I do not express an opinion as to whether the accounts give a 'true and fair view'.

4 Independents Examiner's statement

4.1 In connection with my examination, no matter has come to my attention:

1) Which gives me reasonable cause to believe that in any material respect the following requirements:

    - To keep accounting records in accordance with section 130 of the 2011 Act; and

- To prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act

have not been met; or

2) To which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Darren Armstrong CMIIA, CIA
Deputy Director Organisational Assurance and Resilience (Head of Internal Audit)

London Borough of Brent
Brent Civic Centre
Engineers Way,
HA9 0FJ

27 July 2026