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Barham Park Trust Committee

Tuesday 8 September 2026 at 10.00 am

Conference Hall, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ

Please note this will be held as a physical meeting which all members of the Trust Committee will be required to attend in person.

The meeting will be open for the press and public to attend or, alternatively can be followed via the live webcast. The link to follow proceedings via the live webcast is available **HERE**

Membership:

Members Councillors:	**Substitute Members Councillors:**
M Butt (Chair)	Amadi
Grahl (Vice-Chair)	Dixon
Johnson	Rubin
Kelcher	
Knight	

For further information contact: Abby Shinhmar, Governance Officer
Tel:020 8937 2078; Email: Abby.Shinhmar@brent,gov.uk

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Notes for Members - Declarations of Interest:

If a Member is aware they have a Disclosable Pecuniary Interest* in an item of business, they must declare its existence and nature at the start of the meeting or when it becomes apparent and must leave the room without participating in discussion of the item.

If a Member is aware they have a Personal Interest** in an item of business, they must declare its existence and nature at the start of the meeting or when it becomes apparent.

If the Personal Interest is also a Prejudicial Interest (i.e. it affects a financial position or relates to determining of any approval, consent, licence, permission, or registration) then (unless an exception at 14(2) of the Members Code applies), after disclosing the interest to the meeting the Member must leave the room without participating in discussion of the item, except that they may first make representations, answer questions or give evidence relating to the matter, provided that the public are allowed to attend the meeting for those purposes.

*Disclosable Pecuniary Interests:

(a) **Employment, etc. -** Any employment, office, trade, profession or vocation carried on for profit gain.

(b) **Sponsorship -** Any payment or other financial benefit in respect expenses in carrying out duties as a member, or of election; including from a trade union.

(c) **Contracts -** Any current contract for goods, services or works, between the Councillors or their partner (or a body in which one has a beneficial interest) and the council.

(d) **Land -** Any beneficial interest in land which is within the council's area.

(e) **Licences-** Any licence to occupy land in the council's area for a month or longer.

(f) **Corporate tenancies -** Any tenancy between the council and a body in which the Councillor or their partner have a beneficial interest.

(g) **Securities -** Any beneficial interest in securities of a body which has a place of business or land in the council's area, if the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body or of any one class of its issued share capital.

**Personal Interests:

The business relates to or affects:

(a) Anybody of which you are a member or in a position of general control or management, and:

- To which you are appointed by the council;
- which exercises functions of a public nature;
- which is directed is to charitable purposes;
- whose principal purposes include the influence of public opinion or policy (including a political party of trade union).

(b) The interests a of a person from whom you have received gifts or hospitality of at least £50 as a member in the municipal year;

or

A decision in relation to that business might reasonably be regarded as affecting, to a greater extent than the majority of other council tax payers, ratepayers or inhabitants of the electoral ward affected by the decision, the well-being or financial position of:

- You yourself;
- a member of your family or your friend or any person with whom you have a close association or any person or body who employs or has appointed any of these or in whom they have a beneficial interest in a class of securities exceeding the nominal value of £25,000, or any firm in which they are a partner, or any company of which they are a director
- any body of a type described in (a) above.

Agenda

Introductions, if appropriate.

7 Exclusion of the Press & Public

The following item is not for publication as it relates to the category of exempt information set out below, as specified under Part 1, Schedule 12A of the Local Government Act 1972:

Agenda Item 6: Barham Park Operational and Strategic Update Report - Appendix 1 (Barham Park Rents and Service Charges).

This appendix has been classified as exempt under Paragraph 3 of Part 1 Schedule 12A of the Local Government Act 1972, namely: “Information relating to the financial or business affairs of any particular person (including the authority holding that information)".

8 Any Other Urgent Business

Notice of items to be raised under this heading must be given in writing to the Deputy Director Democratic & Corporate Governance or their representative before the meeting in accordance with Standing Order 60.

Date of the next meeting: To be arranged as required

- Please remember to set your mobile phone to silent during the meeting.
- The meeting room is accessible by lift and seats will be provided for members of the public. Alternatively, it will be possible to follow proceedings via the live webcast **HERE**

Brent

MINUTES OF THE BARHAM PARK TRUST COMMITTEE
Held in the Conference Hall, Brent Civic Centre on Tuesday 9 September 2025 at 10.00 am

PRESENT: Councillor M Butt (Chair) and Councillors Farah, Rubin and Krupa Sheth.

1. **Appointment of Chair and Vice Chair for the 2025-26 Municipal Year**

RESOLVED to confirm the appointment of Councillor Muhammed Butt as Chair and Councillor Mili Patel as Vice Chair of the Braham Park Trust Committee for the 2025-26 Municipal Year.

2. **Apologies for Absence and Clarification of Alternate Members**

Apologies for absence were received from Councillor Mili Patel and Councillor Donnelly-Jackson with Councillor Rubin attending as a substitute.

3. **Declarations of Interests**

No interests were declared at the meeting.

4. **Minutes of the Previous Meeting**

RESOLVED that the minutes of the previous meeting held on Monday 24 February 2025 be agreed as a correct record.

5. **Matters Arising (if any)**

None.

6. **Barham Park Trust Annual Report and Accounts 2024/25**

Ravinder Jassar (Deputy Director Finance) introduced the Trust Annual Report 2024-25, which included the Trust Accounts for consideration and approval prior to submission to the Charity Commission.

In presenting the Annual Report and Trust Accounts the following areas were highlighted for the Committee:

- The Annual accounts had been prepared on a receipts and payments basis using the current template provided by the Charity Commission. The receipts and payments template was deemed to be more appropriate due to its concise format and the size of the Trust having reflected the transition from an accruals to cash accounting basis. This change had been implemented to facilitate a smooth transition to the Trust's newly established bank account and to simplify internal financial processes.

- A new bank account for the Trust had been opened with cash funds of £712,207 accumulated up to 31st March 2025 having been transferred to the bank account following review and approval of the draft receipts and payments accounts for 2024/25. Confirmation was provided that the Trust therefore now operated two separate bank accounts: an interest-bearing deposit account offering an Annual Equivalent Rate (AER) of 2.50% and a non-interest-bearing current account. To optimise interest earnings on the available funds, £700,000 had been transferred to the interest-bearing deposit account with the remaining £12,207 allocated to the non-interest-bearing current account to cover operational liquidity needs.

- The outline of work undertaken on behalf of the Trust during the year, which included the repair and improvement works on the park and ongoing work to secure tenants for the various buildings on the site as detailed within the Annual Report attached as Appendix 1 to the report.

- During the 2024-25 financial year the Trust had incurred total expenditure of £75,716 including building maintenance and insurance premiums with this paid using receipts generated within the same financial year. In terms of income the Trust had received a total of £149,717, which had been derived from activities such as funfairs, rental charges, and interest earnings with the Trust's assets as at 31 March 2025 identified as £342,228 unrestricted funds; £369,978 restricted funds; £22,577 other monetary assets and £939,071 asset representing the valuation of the Barham Park Building Complex.

  At the end of the 2024-25 financial year, the Trust had reported a current liability of £16,034 which it was noted primarily reflected the outstanding costs associated with a recent rental review, ongoing building maintenance, and a cash advance related to unpaid invoices owed to Brent Council. The Trust had achieved a surplus of £74,001, net of receipts and payments, and increased its total cash funds from £638,206 reported in 2023-24 to £712,207 in 2024-25 with members also noting the wider comparison between performance during 2023-24 and 2024-25 as set out in sections 3.11 – 3.14 of the report.

- In terms of restricted funds, the balance as of 31st March 2025 amounted to £369,978 reflecting resources designated for specific purposes in accordance with the Trust's policy. Members were reminded that approval from both the Committee and the Charity Commission was required before the restricted fund could be utilised, with the Committee needing to be satisfied that their proposed use was in accordance with the terms of the Trust. On this basis, it was reported that £352,221 out of the current restricted fund was expected to be used for urgent repairs in 2025-26, subject to approval by the Charity Commission.

- Given the size of the Trust falling below the threshold set by the Charity Commission, there was no formal requirement for the Trust's financial statements to be independently audited with the provision of an Independent Examiner's Report therefore regarded as acceptable practice. On this basis, confirmation was provided that the Trust accounts had been subject to an independent examination by the Brent Council's Deputy Director

Organisational Assurance & Resilience with the Independent Examiner's Report attached as Appendix 3 to the report and no findings raised.

The Chair thanked Ravinder Jassar for the update provided and then invited comments in response to the report, with the following raised:

- In response to clarification being sought on the process for approving use of the Trust's Restricted Fund, members were advised this would require formal agreement by the Trust prior to an application being made to the Charity Commission for the funds to be released.

With no further issues raised the Chair thanked officers for their ongoing work and presentation of the Accounts and the Trust Committee **RESOLVED** to:

(1) To approve the Annual Report and Barham Park Trust Accounts 2024-25.

(2) To note the Independent Examiners Review of Barham Park Trust Accounts for 2024-25.

(3) To authorise Officers to update the Charity Commission with the Barham Park Trust Annual Report and Accounts for 2024-25

7. **Operational and Strategic Update Relating to Barham Park Estate, HA0 2HB**

Denish Patel (Head of Property) introduced an update on the operational and strategic property matters related to the Barham Park Estate providing an update on operational and strategic property matters related to the Barham Park Estate. The update included progress on lease renewals, arrears management, and building works as well as 776 and 778 Harrow Road whilst also outlining the current financial position of the Trust. Details were also provided in relation to the ongoing strategic tenant engagement process in support of future redevelopment and the proposed expansion of the estate's charitable purposes

In presenting the report, the following key areas were highlighted:

- In terms of lease renewals and lettings good progress had continued to be made in regularising tenancy arrangements across the Barham Park Estate, aligning with both operational requirements and the Trust's long-term strategic objectives. Following the approval of delated authority granted by the Trust Committee to the Director of Property and Assets the lease renewal for Unit 1 (occupied by Tamu Samaj UK) had been completed with the renewal for Unit 2 (occupied by the Veterans' Club) reported as being at an advanced stage with both leases including the provision of phased rent increases. Members were advised that the rent increases had been informed by independent professional valuation advice and structured to align with the Trust's strategic priorities, ensuring leases were now set on a more sustainable path enabling greater consistency with prevailing rental values, while remaining appropriate to the charitable use of the estate with Members having noted the details provided on the valuation and new rents (as detailed within the exempt Appendix circulated with the report).

In relation to Unit 8, confirmation was provided that the Council had formally yielded the property with vacant possession at the end of April 2025 and agreed to pay rent to the Trust up to that date. Following a marketing exercise, the unit had been allocated to a new community-focused tenant, EchoVibe Hub, subject to finalisation of the necessary lease agreement which it was confirmed had been structured to reflect market-aligned terms while supporting the Trust's broader charitable objectives.

Once the lease renewals and new lettings had been completed (including the re-letting of vacant Unit 8) the Trust's annual rental income was expected to increase by £17,820, reaching a total of £87,991. An additional £2,250 was also anticipated from scheduled rent uplifts for units 1 and 2, bringing the total to £90,241 per annum in the long term.

- Members were also advised that Heads of Terms had been agreed with the Friends of Barham Library for the temporary occupation of vacant Unit 7. This arrangement would provide the Trust with short-term income while preserving flexibility for future redevelopment. Following this agreement, the prospective tenant had expressed interest in making external alterations, i.e., a new front entrance to improve accessibility, which had not been included in the original terms and would therefore in the process of being assessed in relation to the impact on any planning, heritage and future redevelopment requirements with final approval subject to consideration by the Director of Property and Assets, ensuring alignment with the Trust's legal obligations, charitable objectives, and strategic plans for the estate.

- Moving on to cover rent arrears and lease letting arrangements, the Trust was advised that arrears across the estate had continued to decline reflecting positive engagement with tenants and the establishment of repayment plans backed up by the Trust reserving the right to take legal action, including forfeiture, under the lease terms, if necessary, as a last resort. In terms of further updates, members were advised that the proposed re-gear of ACAVA's lease to release Unit 6 had not yet advanced with discussions ongoing alongside legal proceedings with Virgin Media relating to their outstanding arrears. Confirmation was also provided that all rent reviews had been completed (resulting in an annual rent increase of £15,671) with the next cycle of rent reviews due to be undertaken within the next 5 year period, aligned to the expiry of leases and progress of relevant redevelopment plans.

- Reference was then made to the progress on Year One building works (under the pre-planned maintenance programme) with the Trust reminded that the scope of works identified had been on the Watts report and OCR Surveying Ltd.'s site-specific recommendations. Planned improvements included priority roof repairs to make the building weather-tight, render repairs, selective window replacements, external redecorations, and façade enhancements to both the park-facing and Harrow Road elevations with the project expected to take approximately 10–12 weeks from start-on-site. Members were advised that the works would be funded from the Trust's restricted funds (inclusive of VAT and professional fees) which, as a result, had increased the final estimate to £355,221 based on the breakdown of costs listed with section 3.15 of the report and would lead to the Trust's restricted reserves being almost fully committed. Confirmation was provided that approval had been received from the Charity Commission for use of the restricted funds for this purpose.

A competitive tender had subsequently issued to appoint a contractor to deliver the Year 1 building works however, all bids had exceeded the available budget with further discussion therefore ongoing with the bidders to explore opportunities for value engineering and scope adjustments to bring the project within budget. Once these revisions had been finalised it was confirmed the Director of Property and Assets would proceed to award the contract under delegated authority.

- Following on, confirmation was provided of the work being undertaken to ensure statutory compliance was maintained across all units in terms of health and safety with officers continuing to work with tenants to ensure all required safety documentation was in place and up to date, including asbestos, fire, gas, electrical and legionella risk assessments with tenants also responsible for complying with all health and safety laws relating to the property and occupation/use. Energy Efficiency ratings had also been updated for all units with an asbestos survey also completed on the whole building resulting in recommendations for very low/low risks asbestos control and management, which it was confirmed would be implemented in due course.

- Turning then to the Park, the Trust were advised that essential tree maintenance works (valued at £18,055 + VAT) had now been commissioned funded through unrestricted funds. Whilst drainage on the event field remained an ongoing concern members were assured that the results of ongoing vertical drainage works being carried out by the grounds maintenance team were expected later in the year which would be used to inform future actions. In the meantime, the field remained subject to a programme of inspection before and after each event. In terms of the funfair, this had been scheduled to take place on two occasions over the year, with the total number of operational days (including set-up and de-rig) likely to exceed the 28-day threshold permitted for temporary uses under Permitted Development Rights. As a result, officers were reviewing the current planning position in consultation with colleagues in the Planning Service to determine whether the continued operation of the funfair would require a certificate of lawfulness or retrospective planning permission. Anticipated revenue from the funfair for the current year had been estimated at approximately £42,313 from two events over 34 operational days.

- In outlining the Trust's financial position (as at March 2025) as detailed within section 3.26 of the report, members noted and welcomed the projected increase in lettings and rental income along with impact of the building repair works on the Trust's Restricted Fund, with the work being undertaken by officers to also explore alternative funding mechanisms for future capital works, including service charges and grant funding, highlighted given the nature of additional longer term works also identified through the building survey in order to maintain the building in a safe and serviceable condition. As a result, the Trust was advised of the need to ensure work in progressing the redevelopment plans for the Barham Park building continued to progress in order to diversify income and achieve the long-term financial stability required for the Trust to fulfil its charitable objectives. As part of the wider approach being developed, members were also advised of the work being undertaken to apply relevant service charges provided within existing lease agreements during 2025-26, following completion of the first year building works once the tangible improvements had been delivered and aligning charges with visible investment in the estate. Officers were currently preparing a service charge budget based on projected ongoing maintenance costs with charges to be allocated in line with the provisions within each lease and designed (in a fair and transparent way) to support the Trust's financial responsibilities while forming part of a broader strategy to improve long-term estate management and sustainability.

- As a further update, members were advised that a decision relating to the application seeking consent to modify or remove the covenants in relation to 776 and 778 Harrow Road in exchange for a one-off payment to the Trust was still pending from the Charity Commission. Subject to a final decision from the Charity Commission, members were advised that officers would then be able to advise on related matters such as the boundary correction, type of development and value of transaction.

- As a final update, members were advised that work remained ongoing to develop the long-term plan for Barham Park, in line with the 'bronze option' approved by the Trust Committee in 2024. Officers were close to completing Phase 1 of the tenant engagement process aimed at gathering feedback on current use and future aspirations with responses received from a number of tenants. For those tenants still to respond, a 14 day time limit had been set for any response and should none be received, their input would be recorded as a nil return to enable work on Phase 2 to progress. In terms of Phase 2, members were advised this would involve formal consultation on redevelopment proposals and was scheduled to commence in 2026. This timeline allowed for planning and analysis of Phase 1 feedback with the outcome of both phases being used to inform the business case to be submitted to the Charity Commission, seeking approval to broaden the Trust's charitable purposes, which members were advised would form a critical step toward enabling limited commercial use of the estate in support of the Trust's long-term financial sustainability and charitable aims.

  In support of the work outlined, the Trust was advised that officers also continued to explore funding options, including the potential use of Strategic Community Infrastructure Levy (SCIL) to support the proposed redevelopment, whilst also undertaking a wider review of the Council's Property Strategy to identify best practice approaches that may also be applicable to the Trust. The outcome of these additional reviews would also be considered alongside the ongoing tenant engagement and consultation to ensure that any final recommendations continued to be based on operational realities as well as strategic priorities with a further update to be presented to the Trust once the review and wider engagement process were complete.

- As a final issue, officer also took the opportunity to update the Trust on a tentative approach from a water company, for the temporary siting of a works compound at Barham Park to facilitate works to water infrastructure on the

Harrow Road. The proposal would cover a five month period from October 2025 with officers awaiting further details of the proposed location and of the size of the compound prior to any formal approval being given. Should the works proceed an assurance was provided these would be subject to the necessary license and fees being obtained, with access being maintained for park visitors and the park's grounds maintenance contractor alongside full reinstatement being undertaken by the licensee once the works had been completed.

The Chair thanked officers for the detailed update provided and then invited comments in response to the report, with clarification provided in response to the following issues raised:

- The process for negotiating and determining rent increases and assurance in relation to affordability with members advised that the increases had been informed by independent professional valuation advice and structured to ensure they aligned with a more sustainable path towards market rental values whilst remaining appropriate to the charitable use of the estate.

- The marketing exercise in relation to Unit 8 and selection of the new community focussed tenant with members advised this had been undertaken via the Council's website and the applicants assessed against a clear criteria aligned with the Trusts charitable objectives.

- The Heads of Terms agreed with the Friends of Barham Library for temporary occupation of Unit 7 with members keen to ensure the Trust remained updated on the submission of any subsequent planning application relating to external alternations to the front entrance to improve accessibility.

- The arrangements for clearance of rent arrears with the tenant referred to in section 3.9 of the report, details were provided on the anticipated timescales with the tenant having indicated they were aiming to clear the outstanding arrears of £14,000 by October 2025.

- The progress on negotiations relating to the proposed re-gear of ACAVA's lease to release Unit 6, which it was noted were subject to clearance of rent arrears on the unit.

- The progress on the status of the legal proceedings with Virgin Media, with members advised that an application had been made to the court in relation to the claim for rent arrears the outcome of which was still pending.

- Further clarification was sought on the tender process and scope of required urgent works based on the Watts report and OCR Surveying Ltd site-specific recommendations. Members asked when the work would commence and process of engagement with tenants. In response, officers advised it was hoped to be able to award the contract in September/October and the process of detailed engagement with tenants, including required access arrangements for the works, due to commence in the next 2-4 weeks.

- The status of drainage works on the events field, with confirmation provided that officers continued to explore a range of solutions recognising the longstanding nature of issues identified. In response, members highlighted what they felt to be the need for a long term plan to be developed in collaboration with Thames Water that would inform future actions given the impact on use of the field, which officers advised they would seek to develop and update members on moving forward.

- The maintenance of health and safety compliance across all units within the Braham Park building and work to progress completion of the necessary checks with members advised of the ongoing programme of work with tenants in order to and gain any outstanding documents, which it was anticipated should be completed by October 2025.

- The legal position of the Trust regarding the planning position relating to the temporary use of the event field by the fun fair. In noting the importance of the income generated for the Trust through the fun fair, members were advised of the balance needing to be achieved in relation to whether the continued operation of the funfair would require a certificate of lawfulness or retrospective planning permission to comply with the necessary planning requirements. As a result, work was ongoing with the Council's planning department in order to identify the action required to regularise the use with members keen to ensure this was addressed as soon as possible given the potential impact on the Trust's income to support their broader objectives and also wider community perspective.

- The process in the calculation and allocation of service charges including engagement with tenants. Responding, officers confirmed that whilst the process would not involve formal consultation a process of tenant engagement was being undertaken prior to their introduction to ensure sufficient notice was provided. Members were reminded that the charges formed part of the lease agreements and would include a breakdown of charges in line with the provision of each lease.

- The position regarding the boundary issue highlighted in relation to 776 and 778 Harrow Road and its relationship with the park. In response, officers confirmed that the boundary correction had now been agreed between all parties and was not expected to impact on final consent being obtained from the Charity Commission to the modification/removal of the covenants relating to the site. As a further update, members were also advised of further contact from the applicant relating to the proposed type of development being sought (given the costs) and value of the transaction. Whilst nothing formal had been submitted, the opportunity was taken to advise members of the approach should it be taken forward at a future stage.

- As a final issue, details were sought on the process involved in any application to be submitted to the Charity Commission seeking to broaden the Trust's charitable purposes aligned with the Strategic Property Review. In response members were assured that any application would be subject to consideration by the Trust prior to submission.

As no further issues were raised the Chair thanked officers for their ongoing work and members for their detailed consideration of the update provided and the Trust Committee **RESOLVED** to note, following the assurances and clarification provided at the meeting, the operational and strategic updates within the report.

8. **Exclusion of the Press & Public**

There were no items that required the exclusion of the press or public.

9. **Any Other Urgent Business**

There were no items of urgent business.

It was noted that should any further meetings of the Trust Committee be required during the year these would be arranged as needed.

The meeting was declared closed at 10:54 am

COUNCILLOR MUHAMMED BUTT
Chair

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Brent	**Barham Park Trust Committee** 8 September 2026
	Report from the Director of Property & Assets

Barham Park Trust Annual Accounts & Report 2025-2026

Wards Affected:	Wembley Central
Key or Non-Key Decision:	Key
Open or Part/Fully Exempt: (If exempt, please highlight relevant paragraph of Part 1, Schedule 12A of 1972 Local Government Act)	Open
List of Appendices:	Three: Appendix 1: Annual Report of the Barham Park Trust to the Charity Commission for the 2025/26 financial year. Appendix 2: Accounts of the Barham Park Trust for the 2025/26 financial year. Appendix 3: Independent Examiner's Review of the accounts of the Barham Park Trust for the 2025/26 financial year.
Background Papers:	None
Contact Officer(s): (Name, Title, Contact Details)	Benjamin Ainsworth, Head of Finance, Finance, Finance and Resources Department. Tel: 020 8937 1731 Email: Benjamin.Ainsworth@brent.gov.uk Ravinder Jassar, Deputy Director of Finance, Finance and Resources Department. Tel: 020 8937 1487 E-mail: Ravinder.Jassar@brent.gov.uk

1. Executive Summary

1.1 This report presents the annual report for the Barham Park Trust for 2025/26. There is a statutory requirement to produce an Annual Report, including the Accounts each financial year.

2 **Recommendation(s)**

For the Barham Park Committee to: -

2.1 Approve the Annual Report and Barham Park Trust's Accounts for 2025/26.

2.2 Note the Independent Examiner's Review of Barham Park Trust's Accounts for 2025/26.

2.3 Authorise officers to update the Charity Commission with the Annual Report and the Accounts for 2025/26 of Barham Park Trust.

3 Detail

Annual Accounts for 2025/26 of Barham Park Trust

3.1 The Annual accounts for 2025/26 have been prepared on a receipts and payments basis using the current template provided by the Charity Commission. The receipts and payments template was deemed to be more appropriate due to its concise format and the size of the Trust. This template also provides a clear picture of the charity's activities and financial position whilst aiding readability and interpretation.

The Trust's accounts form part of Brent Council's group accounts. Up to and including the 2023/24 financial year, Barham Park's accounts were prepared on an accruals basis and subsequently adjusted to a receipts and payments basis to facilitate consolidation with the Council's accounts. Following the establishment of a dedicated bank account for Barham Park in March 2025, the Trust has transitioned fully to a cash accounting (receipts and payments) basis. This change has been implemented to support the operational independence associated with Barham Park bank account and to simplify internal financial processes, particularly the previous reliance on cash advances from Brent Council. It is intended that the Trust will continue to adopt this cash-based accounting approach in future financial years, subject to its income and expenditure remaining within the statutory thresholds that permit simplified reporting under the relevant accounting framework.

Trust Bank Accounts

3.2 As of 31 March 2026, the Trust bank account held total cash balances of £779,781.80, comprising £768,490.97 in the interest-bearing deposit account and £11,290.83 in the current account. The allocation of funds reflects the Trustees' approach to balancing the optimisation of interest income with the need to maintain sufficient liquidity for operational requirements.

Annual Report for 2025/26

3.3 The annual report is set out for consideration by the Committee. It outlines the work undertaken on behalf of the Trust during the year, which included the repair and improvement works on the park and ongoing work to secure tenants for the various buildings on the site.

3.4 As stated in paragraph 3.1, as Barham Park Trust falls below the threshold set by the Charity Commission, there is no requirement for financial statements to be independently audited. Therefore, an Independent Examiner's Report is an accepted way for smaller charities to present their accounts as allowed for by the Charities Act 2011.

3.5 The accounts have been subject to an independent examination by the Deputy Director Organisational Assurance & Resilience. The Independent Examiner's Report is attached to this report and is set out in Appendix 3. There were no recommendations raised.

3.6 During the 2025/26 financial year, the Trust incurred total expenditure of £96,910 including costs related to building maintenance, insurance premiums, and one-off essential tree works, as well as a Non-Domestic Rates (NNDR) payment to the Council for the vacant period of Unit 8. All expenditure was funded from receipts generated within the same financial year.

3.7 The Trust received total income of £141,766, which was derived from activities such as funfairs, rental charges, and interest earnings.

3.8 As of 31st March 2026, the Trust have the following assets:

- £378,808 unrestricted funds
- £378,254 restricted funds
- £24,531 other monetary assets
- £939,071 asset representing the valuation of the Barham Park Building Complex

3.9 As of 31 March 2026, the Trust reported current liabilities of £169,007. These liabilities primarily comprise building repair works funded from restricted funds, amounts due to Brent Council arising from unpaid rental invoices in prior periods, and outstanding building maintenance costs payable to a supplier. The liabilities relating to building repairs and maintenance costs are inclusive of VAT.

3.10 For the year ended 31 March 2026, the Trust recorded a net surplus of £44,856 on a receipts and payments basis. Consequently, total cash funds increased from £712,207 at the end of 2024/25 to £757,063 at the end of 2025/26.

3.11 Following approval by the Trust Committee, the annual report and accounts for 2025/26 will be submitted to the Charity Commission – the deadline for submission is 31st January 2027. In practice the documents are submitted shortly after the Trust committee meeting.

Debt Management

3.12 The Trust continues to take a proactive approach to debt management. Outstanding rent from 2024/25 has been substantially recovered, except for £3,250 relating to a disputed balance with a tenant, which remains under review. Out of the unpaid rent reported in 2025/26, £14,267 has been recovered post year end.

Comparison between 2024/25 and 2025/26

3.13 Total payments for 2025/26 increased by £21,194 when compared to last year. This was mainly due to one-off essential tree works and one-off NNDR costs relating to Unit 8 vacant period paid to the council. Annual maintenance and insurance costs rose modestly due to inflation.

3.14 Total receipts for the 2025/26 financial year decreased by £7,951 compared to the previous year. This was mainly due to reduced interest income earned from trust's bank deposits. The trust is exploring alternative options to improve interest income while maintaining appropriate risk and liquidity levels. The reduction was partially offset by improved property income driven by stronger collection and recovery of outstanding amounts.

Restricted funds

3.15 The balance of restricted funds as of 31 March 2026 amounted to £378,254, representing resources designated for specific purposes in accordance with the Trust's policy. Approval from both the Committee and the Charity Commission is required before these funds can be utilised, and the Committee must be satisfied that any proposed expenditure complies with the terms of the Trust.

Out of the total restricted funds, £352,221 was earmarked to fund essential year 1 building works, as approved by Barham Park Trust Committee on 24th February 2025. To date, £136,821+VAT has been paid by the Council in respect of these works, which will be reimbursed from the trust's restricted funds.

4 Challenges & Issues

4.1 The Trust continues to operate in a challenging financial environment. Generating steady income while protecting its funds remains a key priority. Lower interest income from bank deposits means the Trust needs to balance improving returns with keeping funds safe and accessible. Exploring other deposit options will help strengthen the Trust's financial position over time.

4.2 Increasing rental income from the Trust's buildings remains an important focus. This includes keeping properties occupied, reducing empty periods, and ensuring rent is collected on time. Ongoing work with tenants and property management will help maintain stable income.

4.3 Maintaining and improving the Trust's buildings is both a challenge and a long-term priority. Repairs and maintenance need to be carefully planned to protect the value of the assets while ensuring spending stays within available funds and meets regulatory requirements.

4.4 The Trust must also continue to meet its governance and regulatory responsibilities. This includes ensuring the appropriate use of restricted funds, maintaining strong financial oversight, and ensuring decisions support the Trust’s charitable objectives, while continuing to operate more independently.

5 Stakeholder and ward member consultation and engagement

5.1 None

6 Financial Considerations

6.1 Financial considerations are included in the body of the report.

7 Legal Considerations

7.1 In accordance with the Charities Act, the Trust Committee must ensure that accounting records are kept in respect of the charity which are sufficient to show and explain all the charity's transactions and prepare a statement of accounts.

7.2 If a charity's gross income in any financial year does not exceed £250,000, the charity trustees may, in respect of that year, elect to prepare — (a) a receipts and payments account, and (b) a statement of assets and liabilities, instead of a statement of accounts.

7.3 An independent audit of financial statements is required if the charity's gross income in that year exceeds £1 million, or the charity's gross income in that year exceeds £250,000 (the accounts threshold) and at the end of the year the aggregate value of its assets (before deduction of liabilities) exceeds £3.26 million.

7.4 Where those thresholds do not apply and the Charities gross income in a financial year exceeds £25,000, the accounts of the charity for that year must, be examined by an independent examiner, and that independent person can be someone who is reasonably believed by the trustees to have the requisite ability and practical experience to carry out a competent examination of the accounts.

8 Equity, Diversity & Inclusion (EDI) Considerations

8.1 None

9 Climate Change and Environmental Considerations

9.1 None

10 Human Resources/Property Considerations

10.1 None

Report sign off:

Karim Pabani
Director- Property & Assets

CHARITY COMMISSION FOR ENGLAND AND WALES

Charity Name	No (if any)
Barham Park	302931

Receipts and payments accounts

CC16a

For the period from	Period start date	To	Period end date
	01/04/25		31/03/26

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Fun Fair	41,081		-	41,081	40,651
Property Rental Income	84,769			84,769	76,708
Brent Council Contribution		-	-	-	
Interest earned	7,640	8,276		15,916	32,358
Cash Advance		-	-	-	-
Other		-	-	-	-
***Sub total** (Gross income for AR)*	133,490	8,276	-	141,766	149,717
A2 Asset and investment sales, (see table).					
	-	-	-	-	
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	133,490	8,276	-	141,766	149,717
A3 Payments					
Maintenance Costs	92,549	-	-	92,549	67,560
Cash Advance Repaid-Virgin Media		-	-	-	4,875
Premises - Insurance	3,445			3,445	3,281
NNDR	916			916	-
Surveys				-	-
Consultancy		-	-	-	
Sub total	96,910	-	-	96,910	75,716
A4 Asset and investment purchases, (see table)					
Buildings Refurbishments	-	-	-	-	
	-	-	-	-	
Sub total	-	-	-	-	-
Total payments	96,910	-	-	96,910	75,716
Net of receipts/(payments)	36,580	8,276	-	44,856	74,001
A5 Transfers between funds	-		-	-	-
A6 Cash funds last year end	342,228	369,978	-	712,207	575,183
Cash funds this year end	378,808	378,254	-	757,063	638,206

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

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds		378,808	378,254	-
		-	-	-
		-	-	-
	Total cash funds	378,808	378,254	-
	(agree balances with receipts and	OK	OK	OK
		Unrestricted funds	Restricted funds	Endowment funds

B2 Other monetary assets

Details	to nearest £	to nearest £	to nearest £
Unpaid Rental Income	**24,531**	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-

B3 Investment assets

Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
		-	-
		-	-
		-	-
		-	-
		-	-

B4 Assets retained for the charity's own use

Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
Barham Park Building Complex	Endowment fund	-	**939,071**
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-

B5 Liabilities

Details	Fund to which liability relates	Amount due (optional)	When due (optional)
Maintenance Costs	Unrestricted Funds	**1,572**	
Money owed to the Council	Unrestricted Funds	**3,250**	
Money owed to the council (Building repair cost for phase 1 works)	Restricted Funds	**164,185**	
		-	
		-	

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

Signature	Print Name	Date of approval

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	
	Para 1.38	While independent of the Trust, the park and the building benefit from volunteer support provided from time to time by local

Contribution made by 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		

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

Brent	**Barham Park Trust Committee Meeting** 8 September 2026

Operational and Strategic Update Relating to Barham Park Estate, HA0 2HB

Wards Affected:	Wembley Central
Key or Non-Key Decision:	Key
Open or Part/Fully Exempt: (If exempt, please highlight relevant paragraph of Part 1 Schedule 12A of 1972 Local Government Act)	Part Exempt — Appendix 1 is exempt as it contains the following category of exempt information as specified in Paragraph 3, Schedule 12A of the Local Government Act 1972, namely: "Information relating to the financial or business affairs of any particular person (including the authority holding that information)".
No. of Appendices	Three Appendix 1: (Exempt) Rents & Service Charges. Appendix 2: Unit 7 Indicative Plans. Appendix 3: Tenant Pre-consultation Feedback.
Background papers:	None
Contact Officer(s):	Denish Patel, Head of Property 020 8937 2529 Denish.Patel@brent.gov.uk Karim Pabani, Interim Director of Property and Assets 020 8937 1764 Karim Pabani@brent.gov.uk

1.0 Executive Summary

1.1 This report provides an update on operational and strategic property matters for the Barham Park Estate. It covers progress on lease renewals, arrears management, and building works; updates on 776 and 778 Harrow Road; and outlines the Trust's current financial position. It also details the ongoing strategic tenant engagement process to support future redevelopment and the proposed expansion of the permitted uses of the Estate's buildings.

1.2 The report further provides an update on engagement with the Charity Commission in relation to the restrictive covenants affecting 776 and 778

Harrow Road, together with an update on the use of restricted funds for building works.

2.0 **Recommendations:**

That the Barham Park Trust Committee:

2.1 Notes the operational and strategic updates within the report.

2.2 Approves formal consultation on the 2031 redevelopment vision, with a view to seeking the Charity Commission's approval to broaden the permitted use of the Trust's buildings to enhance the Trust's long-term financial sustainability.

2.3 Approves an application for planning permission or a certificate of lawfulness, as appropriate, for annual events in the Park.

2.4 Approves the variation or discharge of the restrictive covenants at 776 and 778 Harrow Road in relation to the development approved under planning permission 26/0196, subject to obtaining up-to-date advice from an independent designated adviser, agreement of appropriate financial and other terms in the best interests of the Trust, and compliance with any Charity Commission and other statutory requirements that may apply.

2.5 Delegates authority to the Interim Director of Property and Assets, in consultation with the Chair of the Barham Park Trust Committee and the Council's legal advisers, to agree the final terms of any variation or discharge and to take all necessary steps to implement the decision, provided that the terms are consistent with the independent advice obtained and are considered to be in the best interests of the Trust.

2.6 Approves the use of the unspent balance of the restricted funds allocated to the Phase 1 works to replace the remaining dilapidated windows across the Estate that were not included in Phase 1.

3.0 Detail

Operational Updates

3.1 **Lease Renewals and Lettings**

There are 10 units in total across the Estate as follows:

Unit	Occupier	Lease start/renewal Date	Lease end	Rent reviews	Total rent	Total service charge
1	Tamu Samaj	11/07/2025	01/04/2030	Reviewed at renewal	Appendix 1	Appendix 1
2	Veterans Hall	23/03/2026	05/10/2031	Reviewed at renewal	Appendix 1	Appendix 1
3,5,6,9,10	ACAVA	16/09/2014	15/09/2029	N/A	Appendix 1	Appendix 1
4	Friends of Barham Library	07/10/2016	07/10/2031	07/10/2026	Appendix 1	Appendix 1
7	HoTs agreed with FOBL	Pending	05/10/2031	N/A	Appendix 1	Appendix 1
8	EchoVibe Hub Ltd	17/09/2025	05/10/2031	Reviewed at renewal	Appendix 1	Appendix 1

The total service charge for 26/27 has been estimated at £10,206 and will be apportioned on the basis of the leases, commencing in Quarter 2 on a pro-rata basis.

3.2 **Update on Unit 7, planning and works:** Following a successful bid for Unit 7, the Friends of Barham Library (FOBL) are in discussions with the Barham Park Trust regarding a lease and proposals to refurbish and reconfigure the building to improve disabled access. The proposed plans are shown in Appendix 2. Planning permission was granted in August 2026 under reference 26/1224 for the conversion of the ground-floor storage unit (Use Class B8) to Community Use Space (Use Class F2), replacement of the ground-floor front window with a door, infilling of rear window openings and the addition of a new door to the rear elevation. The proposals include converting the Tack Room into habitable accommodation and creating a new entrance from Harrow Road to improve disabled access.

3.3 An NCIL allocation of £150,000 has been confirmed for the scheme, part of which has been released to FOBL. Officers are reviewing the overall NCIL funding position and any further allocations that may have been proposed or approved. The estimated cost of the works has subsequently increased, and FOBL has requested an additional £70,000 of NCIL funding to reflect increased building materials and labour costs. Any further release of the existing allocation, together with any additional funding request, will be subject to review, taking account of value for money, the scope and deliverability of the proposed works, the Estate’s longer-term plans and the 2031 vision, and the Council’s relevant funding and governance requirements.

3.4 **Unit 8:** The Council formally handed over the property with vacant possession at the end of April 2025 and has paid rent to the Trust up to that date. Following a marketing exercise, the unit has been allocated to a new community-focused tenant, EchoVibe Hub, in line with the Trust’s charitable objectives, under an approximately 6-year contracted-out lease. The letting has been structured to reflect market-aligned terms while supporting the Trust’s broader charitable objectives.

3.5 All rent reviews have been completed and reported on in the Sept 2025 Committee Report. One rent review is due in October 2026, relating to Friends of the Barham Library. Officers will ensure that this is carried out in a timely manner once the necessary CPI information is available for that date. All tenants are liable to pay rents on time, and legal action can be taken to recover arrears if this does not take place.

3.6 The licence renewal for the Irvin Organisation Ltd (FunFair) is currently being negotiated. Officers are also working with the planning department on behalf of the Trust to ensure the necessary approvals are in place for all temporary events.

3.7 **Rent Reviews and Lease management**

3.8 Arrears across the estate have continued to decline, with outstanding debt from an existing tenant falling from £19,327 in March 2025 to £14,267 in March 2026. The outstanding balance as of March 2026 was fully recovered soon after the year-end. Officers consider it in the Trust’s best interest to maintain a constructive approach with tenants regarding debt, given the ongoing progress. However, the Trust reserves the right to take legal action, including forfeiture, under the lease terms, if necessary, as a last resort.

3.9 The proposed re-gear of ACAVA's lease to release Unit 6 from ACAVA's demise has not yet progressed and remains subject to further discussions with Officers.

3.10 There are currently no outstanding rent reviews. All scheduled reviews under the lease provisions were completed by mid-2024, resulting in a total annual rent increase of £15,671. The next cycle of rent reviews is due in October for FOBL, and in approximately 2031 for the remaining tenants, aligning with the expiry of the new leases, which remain subject to redevelopment plans.

3.11 **Virgin Media litigation**

3.12 Virgin Media, which vacated the premises, remains subject to ongoing legal proceedings to recover outstanding arrears totalling £3,250. The matter concerns the status of the lease and related liabilities, including utilities, following earlier correspondence about terminating the arrangement. Officers are taking appropriate legal steps to protect the Trust’s interests and ensure any outstanding obligations are properly addressed. Given the sensitivity of live legal proceedings, this public report does not include further detail.

3.13 **Year one building works (pre-planned maintenance programme)**

3.14 **Phase 1 building works and Phase 2 future proposals**

Phase 1 works have now been substantially completed. These works addressed priority external fabric and maintenance issues, including window and door replacements, roof and rainwater goods repairs, masonry and render repairs, external decoration, drainage works, and selected courtyard improvements. The approved Phase 1 budget was £352,221, to be funded from the Trust's restricted funds and inclusive of VAT and professional fees.

The Phase 1 works have been delivered within the budget previously agreed by the Trust Committee, with a slight underspend.

Costs are as follows:

- Contract sum/final account: £227,735.82
- Building surveying fees: £17,481.75
- Structural engineering fees: £950
- Asbestos survey: £385
- Building control fees: £1,790

Total: £248,342.57 + VAT

£298,011.08 incl VAT

3.15 This is expected to leave a balance of approximately £54,000, inclusive of VAT, from the approved allocation, which can be carried forward to support priority Phase 2 items (remaining window replacement), subject to budget confirmation and approval.

3.16 A potential Phase 2 works programme is being developed to address additional building-condition priorities across the Estate. The anticipated scope may include further window replacements, entrance-door works, flat-roof renewal, additional masonry repairs, utilities tracing, electrical separation works, a fire compartmentation review, and internal repairs where damp, rot or damage has been identified. O.C. Builders have been instructed to review the electrical metering arrangements across all Barham Park units, establish the current configuration, and identify any improvements required to clarify responsibility for electricity consumption and associated costs under the respective leases.

3.17 The Phase 2 works proposals remain subject to confirmation of budget availability, further design development, updated cost estimates, and any required procurement or governance approvals. Officers will bring forward a further report or update once the funding position has been confirmed and a deliverable programme can be recommended to the Trust Committee. Subject to budget confirmation, the indicative programme would be developed to minimise disruption to occupiers and ensure that priority health, safety, fabric and compliance matters are addressed in a planned and coordinated manner.

3.18 **Parks**

3.19 Essential tree maintenance works, valued at £18,055 + VAT, have now been completed. These were funded from unrestricted funds and were necessary due to storm damage identified in the 2024 Tree Survey.

3.20 Drainage on the event field remains a concern. The results of the ongoing vertical drainage works carried out by the grounds maintenance team are expected later this year and will inform future action. The event field is also inspected before and after each funfair event, with repairs carried out where required. Officers are also considering an alternative drainage remedy for the flooding issues, which involves seaweed-based soil treatment to increase water absorption and slow the release of water following heavy rains. This may help resolve an issue with the current drainage proposals, which cannot be moved forward because traditional drainage pipes may be affected by event/marquee posts.

3.21 The funfair is scheduled to take place on two occasions this year, with the total number of operational days (including set-up and de-rig) potentially exceeding the 28-day threshold permitted for temporary uses under Permitted Development Rights. Normally, exceeding this threshold would require formal planning permission. However, the organisers, The Irvin Organisation Ltd, contend that the event's long-standing nature, having taken place on a similar basis for over ten consecutive years, establishes a lawful use that does not require further planning consent.

3.22 Officers are reviewing the planning position, in consultation with colleagues in the Planning Service, to determine whether the continued operation of park events requires a certificate of lawfulness or retrospective planning permission. If planning permission is required, Officers will submit a planning application on the Trust's behalf. The Trust is to note that the planning requirement relates to the cumulative use of the space by any event organisers.

3.23 Expected revenue from the funfair this year (FY 2026/27) is approximately £31,000 in total, generated from 2 events over approximately 28 operational days.

3.24 The current 5-year licence for the funfair held by the Irvin Organisation Ltd will expire in January 2027, and a new licence is being negotiated.

3.25 Barham Park hosted a number of community events during the 2025-26 year, including a weekly walking for health group. The role of community organisations and volunteers in the life of Barham Park and in organising many activities is acknowledged. The park hosts, in addition to the funfairs, cultural and other events during the year, with the larger events agreed with the Borough's Safety Advisory Group.

3.26 The park features include a Walled Garden, which received a Silver Gilt award in the London in Bloom 2025 awards. Other themed gardens include the Queen Elizabeth II Jubilee Garden, where additional planting was established during the year; this project was funded by NCIL (Neighbourhood Community Infrastructure Levy) grants from Brent Council. Barham Park hosted the Borough Remembrance Day event in November 2025.

3.27 **Health and Safety and Compliance**

3.28 All required EPCs have been completed and are rated D or above. Asbestos reports have been carried out, and asbestos management is being followed up by Eton Environmental Services. OCS contractors carry out fire alarm testing on the first Monday of every month.

3.29 **Finance update**

3.30 The Trust's financial position as of March 2026 is as follows:

- Unrestricted funds: £378,808, with a current liability of £4,822 (Incl. VAT) (invoices due but not yet paid).

- Restricted funds: £378,254, with a current liability of £164,185 (incl. VAT), before the anticipated commitment of £92,000 (excl. VAT) and retention for year-one building works. While a portion of the bank interest income is added to the restricted funds each financial year, the restricted funds will be significantly depleted following Phase 1 expenditure.

- Lettings income: £84,769.

- Funfair income: £41,081.

- Significant expenditure: Phase 1 building works are now complete, and Phase 2 building works need to be assessed and will be subject to budget availability.

3.31 The Trust's reserves will be significantly depleted after the completion of the year-one building works. The Watts Building Survey identified £695,050 of necessary repairs over the next 10 years, including the current works. Without new income streams to replenish restricted funds, the Trust will face growing challenges in maintaining the building in a safe and serviceable condition. It is therefore vital that the Trust continues to advance its redevelopment plans to diversify income and achieve the long-term financial stability required to fulfil its charitable objectives.

3.32 Service charges, although outlined in existing lease agreements, have not historically been applied. They are now scheduled to be billed from September 2026, following completion of Phase 1 of the essential building works. This timing ensures tenants contribute only after tangible improvements have been delivered, aligning charges with visible investment in the estate. Charges have been allocated in line with each lease's provisions. This phased, transparent approach supports the Trust's financial responsibilities while remaining fair to tenants, and forms part of a broader strategy to improve long-term estate management and sustainability.

3.33 **Strategic matters**

776 and 778 Restrictive Covenant modifications

3.34 In respect of 776 and 778 Harrow Road, following approval by the Trust Committee in February 2025, an application was submitted to the Charity Commission in relation to the proposed modification of the restrictive covenants in exchange for a one-off payment of £200,000 to the Trust. The Charity Commission responded on 10 November 2025 requesting further information before determining the application. Since that application was submitted, the owner of 776 and 778 Harrow Road has withdrawn the original redevelopment proposal.

3.35 The owner (Zenastar Properties Ltd) sought new planning permission for "*erection of an additional floor with projecting gables, alterations to fenestration, two-storey side extensions, two-storey rear extension, installation of cladding to all elevations, 2x rooflights & solar panels on the roof, associated hard & soft landscaping, new boundary treatment, refuse storage to dwellinghouses at No. 776 & No. 778 Harrow Road*" under planning reference 26/0196, which was approved in July 2026. Under the restrictive covenants affecting 776 and 778 Harrow Road, the proposed development requires the Trust's permission and compliance with any Charity Commission and other statutory requirements that may apply. The owner has requested permission, and Officers will obtain independent designated adviser advice on value and liaise with the Charity Commission as appropriate to inform the Trust's decision and any Heads of Terms.

3.36 The Barham Park Trust bore the cost of the initial valuation. This is standard practice in market transactions, with parties seeking their own independent, confidential advice, whether or not the transaction proceeds. However, given the abortive cost of the first proposal and the Trust's limited funds, it is proposed that any subsequent valuation in respect of this land be at the owner's expense, with the Trust's reasonable costs covered by the owner.

3.37 In considering any modification or discharge of the restrictive covenants in relation to the revised proposal, the Trust will follow relevant Charity Commission guidance and comply with any applicable statutory requirements. This will include obtaining up-to-date independent advice from a designated adviser on the financial value and implications of any proposed variation, and liaising with the Charity Commission to obtain any authority or approval that may be required.

3.38 **Proposed Redevelopment and Expansion of Permitted Uses**

3.39 Work is ongoing to develop the long-term plan for Barham Park, in line with the 'bronze option' approved by the Trust Committee in 2024. Officers have completed Phase 1 of the tenant engagement process, which involved sending questionnaires to all tenants to gather feedback on current use and future aspirations. Responses were received from Tamu Samaj (Unit 1), the Veterans

Club (Unit 2), ACAVA (Units 3, 5, 6, 9 and 10), and the Friends of Barham Library. Tenants consistently described the Barham Park Estate as a valuable and well-used community asset, delivering significant social benefit and supporting the Trust's charitable objectives. However, concerns were raised about building condition, reactive maintenance, energy efficiency and management arrangements. While most tenants considered their premises fit for purpose, this is often depended on investment and improvements made by the tenants themselves. Appendix 3 summarises the pre-consultation feedback, received prior to completion of the Phase 1 works.

3.40 Formal consultation on the redevelopment proposals and the 2031 vision is scheduled to begin in mid-2027. This will allow time to consider the pre-consultation feedback, the impact of the completed Phase 1 works, the further works required to maintain the Estate, and the Trust's increasingly challenging financial position. The outcomes of the pre-consultation and formal consultation will inform the development of a business case for submission to the Charity Commission, seeking any approval required to broaden the permitted uses of the Trust's buildings to include limited commercial use. This would support the diversification of income and the Trust's long-term financial sustainability while enabling it to continue delivering its charitable objectives. Officers are also exploring potential funding sources, including the Strategic Community Infrastructure Levy (SCIL), to support future redevelopment and are considering how appropriate proposals could be developed to secure and ring-fence funding for implementation.

4.0 Financial Considerations

4.1 The Trustees of Barham Park Trust have a fiduciary duty to ensure the Trust's long-term financial stability. When acting as Trustees, they must prioritise the Trust's financial interests over those of the Council.

4.2 The report details the Trust's challenging financial position and the need to generate more income.

4.3 The Trust is limited in its ability to recover VAT. It can recover VAT only on its non-business activities, not on its business activities. Operating the park for the public's benefit is a non-business activity, so the Trust can recover VAT paid for tree maintenance. The Trust charges for renting out the building, which is a business activity. Therefore, the Trust cannot recover VAT on building maintenance. The Trust needs to budget for the total cost of the work on its building, including VAT.

5.0 Legal Considerations

5.1 The land (which includes various buildings) known as Barham Park was given by George Titus Barham on trust to the Council in 1938. The terms of the Trust are '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 occasionally think proper'. It was registered with the Charity Commission in June 1963 and is regulated by that body.

5.2 Section 5 of the Charities Act 2011 provides that it is charitable to “provide or assist in providing facilities for recreation or other leisure time occupation if the facilities are provided for social welfare”. This section of the Act has been complied with.

5.3 The restrictions on disposal under the Charities Act 2011 provide that where a proposed disposition involves the grant of a lease for a term ending not more than seven years after it is granted, the trustees must obtain and consider appropriate advice and be satisfied that the terms are the best that can reasonably be obtained for the charity.

6.0 Equity Diversity and Inclusion Considerations

6.1 Any proposals that come forward in due course must be assessed in accordance with the Trust’s equality duties. The recommendations in this report have been carefully reviewed and confirmed to have no adverse impact on equality, diversity and inclusion. The proposals to improve access to Unit 7 will have a positive impact on equality and diversity.

7.0 Consultation with Ward Members and Stakeholders

7.1 Officers meet regularly with Trust Committee Members and Ward Members.

8.0 Human Resources/Property Implications (if appropriate)

8.1 These have been highlighted in the main body of the report.

9.0 Climate Change and Environmental Considerations

9.1 None other than those identified within the main report.

10.0 Communication Considerations

10.1 None other than those identified within the main report.

Report sign off: ***Karim Pabani***   Interim Director of Property and Assets

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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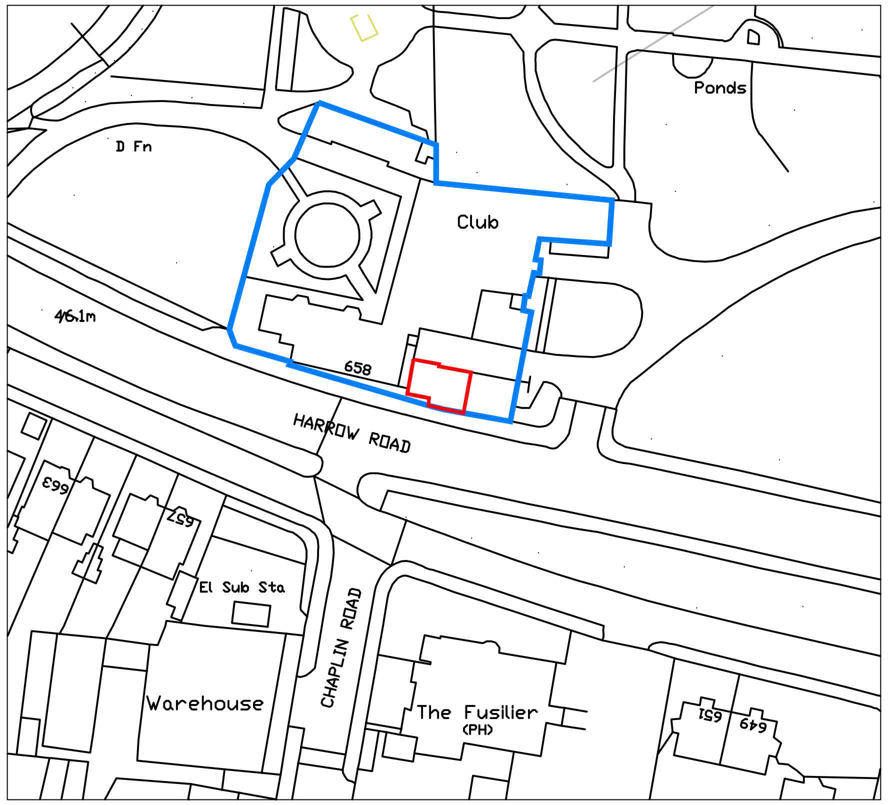

General Notes

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- Do not scale this drawing, check all dimensions on site
- All work and materials to be in accordance with current applicable statutory legislation and to comply with all relevant Codes of Practice and British Standards.

N

Date:	Revision:	Dr:

Client:
Friends of Barham Park

Drawing Issue:
PLANNING

Project:
Unit 7 Barham Park Fit Out 2026

Drawing Title:
Site location plan

Scale:	Drawing Nr:	
1:1250 @ A3	25038_P_01	
Revision:	Drawn:	Date:
-	SC	23/03/2026

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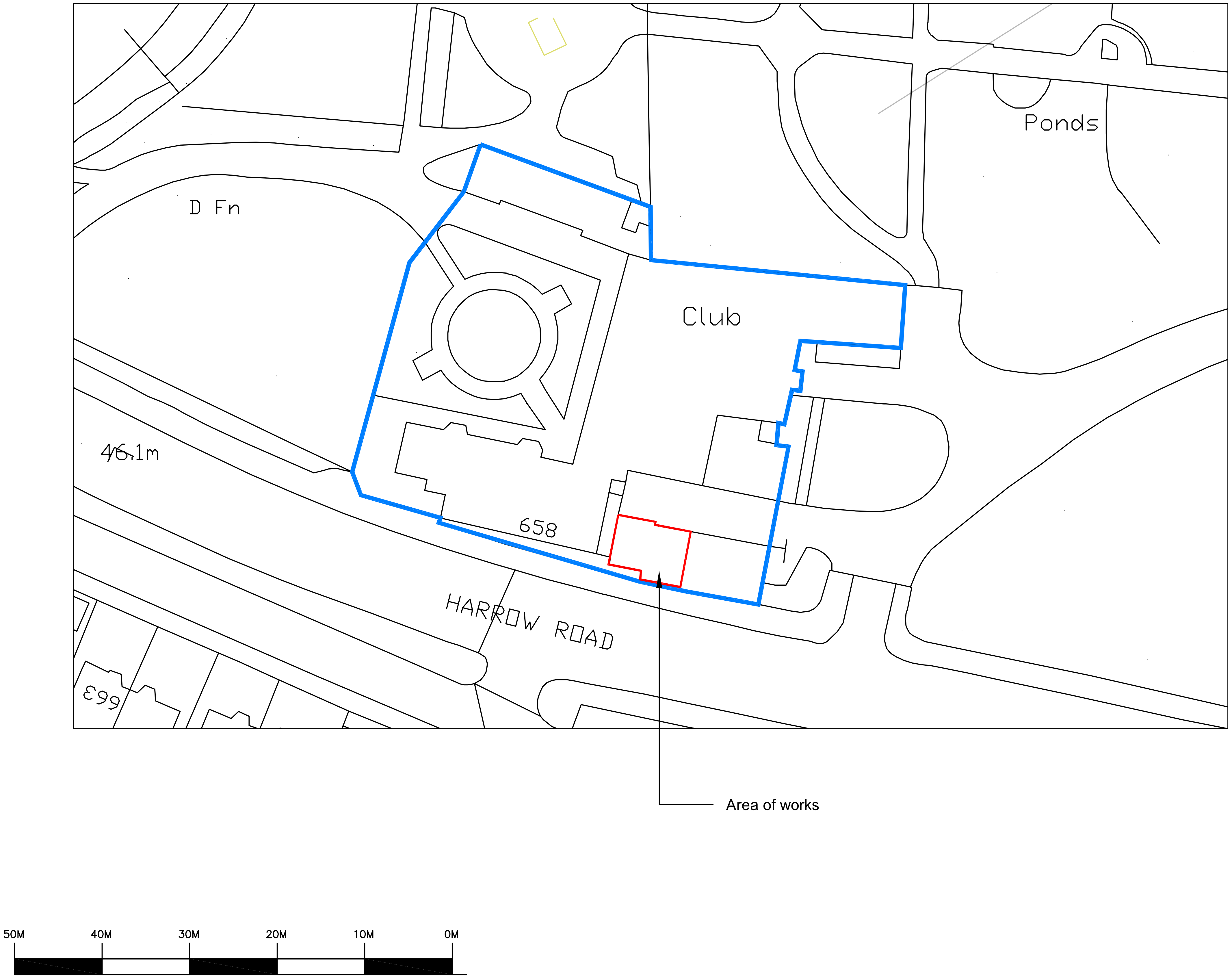

Date:	Revision:	Dr:

Client:
Friends of Barham Park

Drawing Issue:
PLANNING

Project:
Unit 7 Barham Park Fit Out 2026

Drawing Title:
Block plan

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Revision: -	Drawn: SC	Date: 23/03/2026

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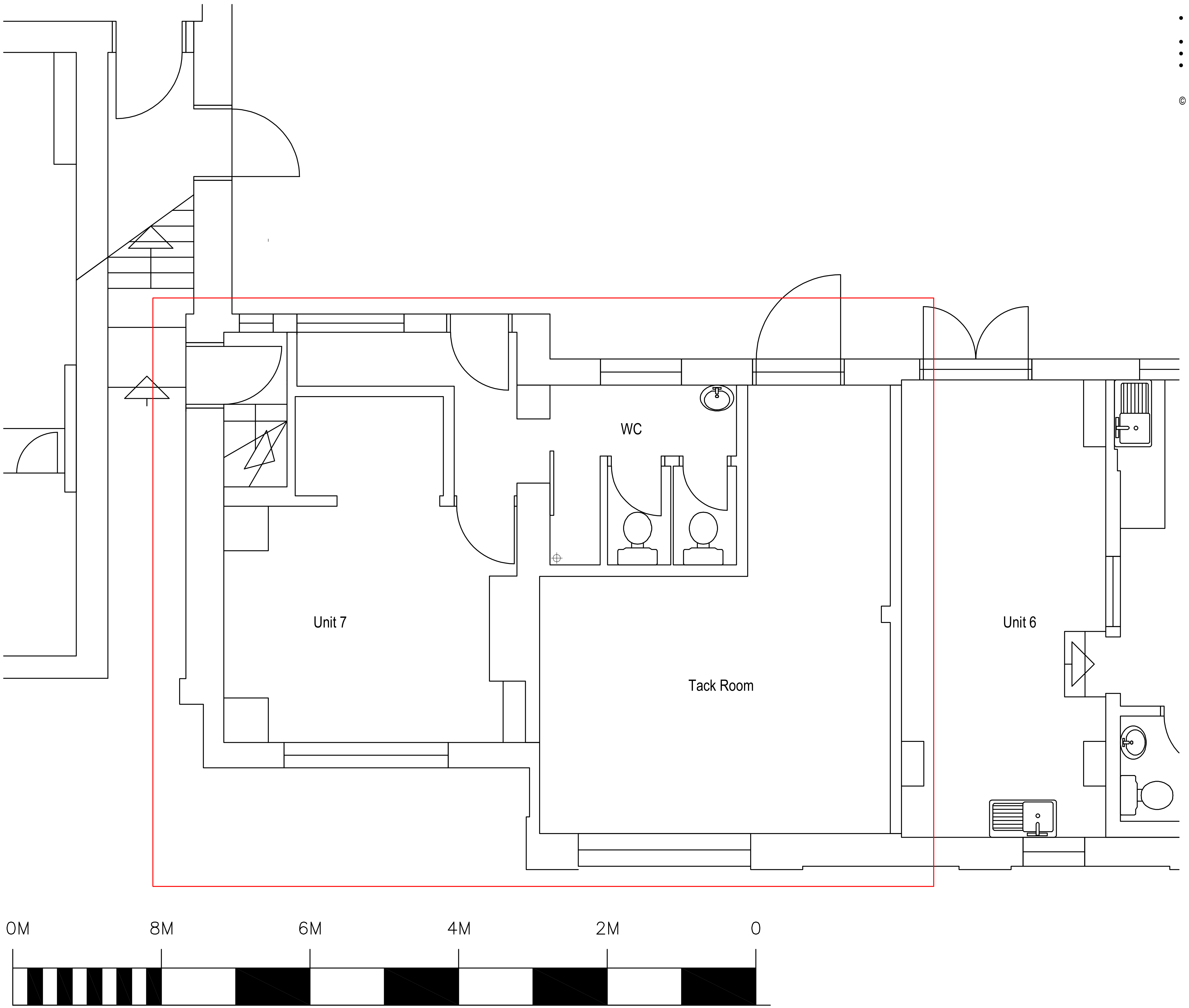

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Date:	Revision:	Dr:

Client:
Friends of Barham Park

Drawing Issue:
PLANNING

Project:
Unit 7 Barham Park Fit Out 2026

Drawing Title:
Ground floor plan as existing

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Revision:	Drawn: SC	Date: 23/03/2026

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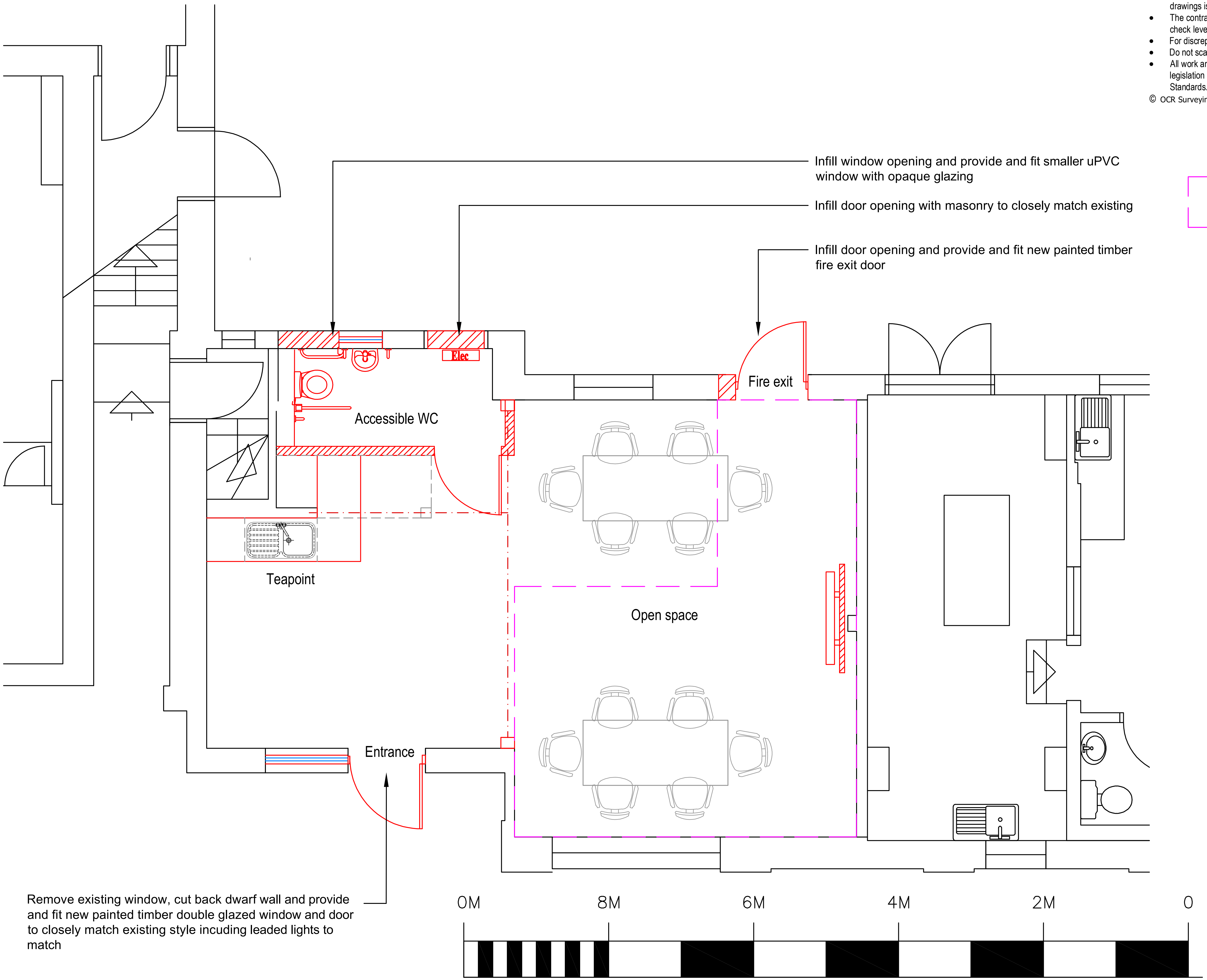

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Date:	Revision:	Dr:

Client: Friends of Barham Park

Drawing Issue: PLANNING

Project: Unit 7 Barham Park Fit Out 2026

Drawing Title: Ground floor plan as proposed

Scale:	Drawing Nr:	
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Revision: -	Drawn: SC	Date: 23/03/2026

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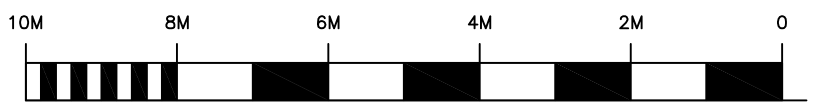
FRONT ELEVATION

REAR ELEVATION



Date:	Revision:	Dr:

Client:
Friends of Barham Park

Drawing Issue:
PLANNING

Project:
Unit 7 Barham Park Fit Out 2026

Drawing Title:
Elevations as existing - part

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Revision:	Drawn: SC	Date: 23/03/2026

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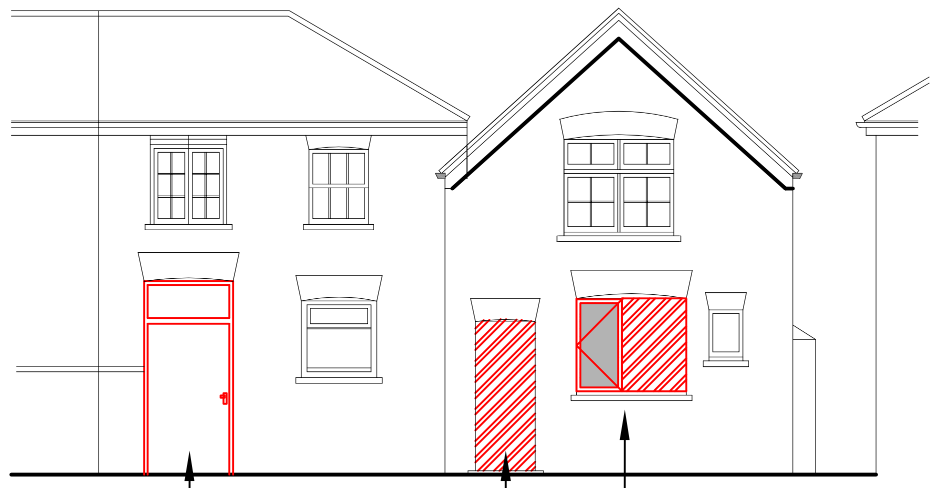
FRONT ELEVATION

Cut back fence to form new entrance to Unit 7 from Harrow Road

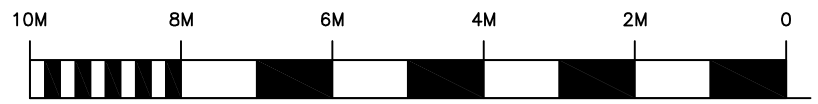


REAR ELEVATION

Block up window and install smaller uPVC window

Block up door with brickwork to closely match existing

Provide and fit new painted timber fire exit door



Date:	Revision:	Dr:

Client: Friends of Barham Park

Drawing Issue: PLANNING

Project: Unit 7 Barham Park Fit Out 2026

Drawing Title: Elevations as proposed - part

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Revision:	Drawn: SC	Date: 23/03/2026

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Appendix 3: Barham Park Tenant Feedback (Stage 1 Pre-Consultation)

Overall Assessment of feedback:

Tenants consistently describe Barham Park Estate as a high-value community asset that is well-used, socially impactful, and strongly aligned with the Trust's charitable objectives. However, there is widespread concern about the deteriorating condition of buildings, slow or reactive maintenance, energy inefficiency, and unclear management arrangements. While most tenants state their buildings are *mostly* fit for purpose, this is often caveated by reliance on tenants' own investment and goodwill.

Key Themes

1. Building Condition & Fabric

- **Consistent reports of deterioration** across multiple units, including:
  - Roof leaks, blocked gutters, damp, water ingress
  - Rotten or damaged external cladding and brickwork
  - Aging, single-glazed or poorly performing windows
  - Internal damage (bowed ceilings, flooring deterioration, peeling paint)
- Several tenants note that structural and external fabric issues have not been addressed proactively, leading to repeat problems and internal damage.

Implication:
There is a clear need for a planned, estate-wide fabric and condition survey, rather than piecemeal repairs.

2. Maintenance & Repairs

- Maintenance is widely described as reactive, slow, and lacking urgency.
- Tenants report:
  - Chasing repairs repeatedly
  - Contractors arriving without understanding multi-tenant layouts
  - Repairs promised but not completed
- In several cases, tenants have undertaken or funded works themselves (e.g. boilers, radiators, refurbishments) due to delays.

Implication:
Current arrangements are perceived as inefficient and reputationally damaging, increasing risk to assets and tenant relationships.

3. Energy Efficiency & Sustainability

- Energy inefficiency is a universal concern, with repeated references to:
  - Single-glazed or outdated windows
  - Poor insulation
  - Inefficient heating systems
- Tenants note long-standing promises (e.g. centralised heating, window replacement) that have not materialised.

Implication:
There is strong tenant support for capital investment in energy efficiency, aligned with sustainability objectives and long-term cost reduction.

4. Accessibility, Safety & Compliance

- Requests include:
  - Improved disability access (ramps, door hardware, grab rails)
  - Safer entrances and exits for elderly users
  - Improved lighting, particularly in winter
  - Security concerns (break-ins, vulnerable studios, roof access by children)
- Several user groups serve older people, disabled users, and vulnerable communities, increasing the importance of compliance.

Implication:
Accessibility and safety upgrades are not optional enhancements but core service requirements.

5. Space Constraints & Functionality

- Specific operational constraints raised:
  - Lack of secure storage (e.g. Unit 1 request for loft storage with plans already drawn)
  - Some units unsuitable due to proximity to bins or security risks
- Despite constraints, occupancy remains high, reflecting demand and community reliance.

6. Management & Governance

- Feedback highlights confusion over roles and responsibilities, including:
  - Who manages the estate
  - Who instructs contractors
  - Who holds responsibility for compliance (fire alarms, gas, electrics)
- Some tenants feel site management presence is minimal, with loss of continuity and local knowledge.
- One tenant explicitly calls for greater tenant and local representation at Trustee level.

Implication:
There is a need for clearer governance, communication, and a visible management structure to support estate operations.

7. Strategic Uncertainty

- At least one tenant raised concerns about long-term plans for disposal, demolition, or redevelopment post-2031, asking:
  - What happens to existing tenants?
  - Whether alternative or replacement accommodation will be provided?

Implication:
Early clarity on long-term estate strategy is essential to manage risk, expectations, and tenant confidence.

Conclusions

- Barham Park Estate delivers exceptional community value, supporting arts, culture, older people, faith groups, veterans, and minority communities.
- The estate is operationally resilient only because tenants are compensating for asset shortcomings.
- Without intervention, risks include:
  - Accelerating asset degradation
  - Rising reactive maintenance costs
  - Health & safety and compliance exposure
  - Erosion of trust with long-standing tenants

Next Steps

1. Commission an estate-wide condition, energy, and compliance survey – underway.
2. Develop a prioritised capital works programme (fabric, windows, roofs, energy) – completed and Phase 1 works completed in line with budget availability. Officers will consider replacing the remaining deteriorating windows, subject to budget availability and Trust Committee approval.
3. Review and clarify maintenance and contractor management arrangements.
4. Address accessibility and safety as priority works, not discretionary items.
5. Communicate long-term estate intentions transparently to tenants in Phase 2 consultation regarding the 2031 vision.

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