



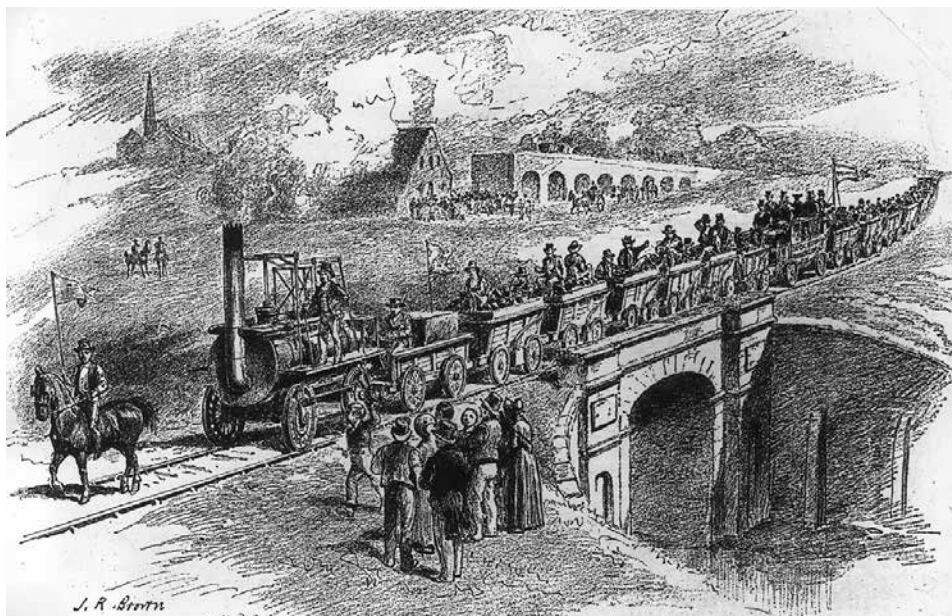
AGM NOTICE

101st Annual General Meeting
Tuesday 30th September 2025

*followed by the
HB&P 2025 Annual Lecture*

HISTORIC
BUILDINGS
& PLACES

WE INVITE YOU



We are pleased to invite you to the 101st Annual General Meeting of Historic Buildings & Places and the 2025 Annual Lecture, taking place on Tuesday 30th September 2025, from 6:30pm to 8:30pm via Zoom.

The AGM meeting will be chaired by the Society's President, The Rt Hon. The Lord Inglewood DL.

Our 101st Annual General Meeting, which will be held online via Zoom, gives us the opportunity to share updates on our work and celebrate another successful year for Historic Buildings & Places.

Following the AGM, we're delighted to welcome railway historian and TV presenter Tim Dunn for our Annual Lecture. Marking 200 years of the modern railway, his talk, *What did the railways do for us?*, will explore its lasting impact on Britain's built environment. We will also be announcing the winner of the 2025 Stephen Croad Prize during the event.

Historic Buildings & Places
The Courtyard, 37 Spital Square, London, E1 6DY

020 7236 3934 | membership@hbap.org.uk | www.hbap.org.uk

Historic Buildings & Places is the working name of the Ancient Monuments Society, a registered charity in England and Wales (no. 1210157).

ORDER OF EVENTS

6:30 pm

Members join the AGM via Zoom link

7:00 pm

Break

7:15 pm

Members join the Annual Lecture via separate Zoom link

8:30pm

Close

JOINING ONLINE

Both the AGM and the Annual Lecture will be held online via Zoom. Members who register for the AGM will automatically receive two separate Zoom links via email: one to access the AGM, and another for the Annual Lecture. These will be sent in advance of the event to ensure easy access on the day.

Please note the Annual Lecture is free to attend for members. Non-members are very welcome to join us but will need to register separately and pay a small fee.

BOOKING INFORMATION



Please book your place online by scanning the QR code on the left, or by visiting our website www.hbap.org.uk.

ANNUAL GENERAL MEETING AGENDA

01 Apologies for Absence

Minutes of the 2024 AGM are published in Heritage Now vol. 10

02

03 Director's Report

Annual Accounts 2024

04

05 Appointment of Auditors

Election of three new trustees

06

07 Any other business

Close

08

Note: Copies of the Annual Report (and full Accounts), trustee nominations and brief biographies of those standing for election can be requested via email by contacting membership@hbap.org.uk.

HB&P 2025 ANNUAL LECTURE

Tuesday 30th September 2025

7:15pm - 8:30pm (online via Zoom)

Guest Speaker: Tim Dunn

We are delighted to welcome Tim Dunn as our guest speaker for the 2025 Annual Lecture, following the 101st Annual General Meeting of Historic Buildings & Places.

To mark 200 years since the birth of the modern railway, Tim will present a talk titled *What did the railways do for us?*. As the UK railway network celebrates its 200th anniversary, Tim tells the stories of remarkable buildings and structures that have been built for it, built because of it – or in some cases, destroyed for it!

As part of the evening, we will also announce the winner of the 2025 Stephen Croad Prize. The recipient will give a short talk about their winning essay and research, offering fresh perspectives on the historic built environment.



ABOUT TIM DUNN

Tim Dunn is a railway historian, geographer and writer, best known for presenting *The Architecture the Railways Built* and *Secrets of the London Underground*, which celebrate transport heritage and design. With a background in geography and a long-standing passion for historic places, Tim has also worked as a marketing manager for Trainline and heritage attractions, as well as comms for the national railway network. His engaging style and enthusiasm make him a leading voice in telling the stories of Britain's railways and the places they connect.

Tim's lecture promises to be insightful, entertaining and thought-provoking—a highlight of our year, and a celebration of railway heritage at its very best.



HISTORIC
BUILDINGS
& PLACES

YEAR IN REVIEW

2024



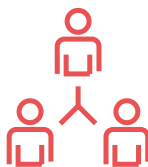
A YEAR TO REMEMBER

2024 marked our 100th anniversary, a moment to reflect on our founding and renew our commitment to sustaining, defending and promoting historic buildings and places for the benefit of all.

BY THE NUMBERS



24 events delivered



940+ people engaged through events

122 attendees at our largest in-person event



102 attendees at our largest online event



1 new Chair welcomed



6 new Trustees appointed

1 new legal structure - a Charitable Incorporated Organisation



19 Carbon Literacy training sessions



197 donations made ranging from £2 to £525

Every donation, large or small, contributes to our work defending the historic built environment for all.



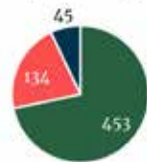
CASEWORK IMPACT



590

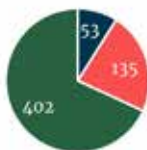
casework responses across England and Wales in 2024

Responses from HB&P in 2024 by response type



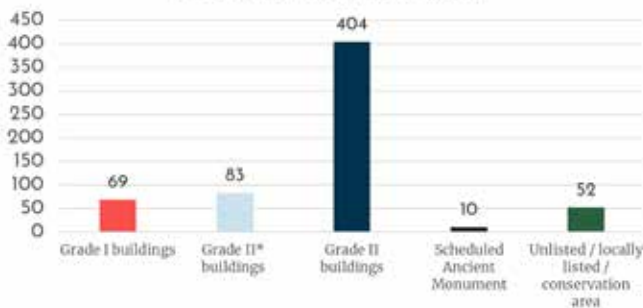
- Substantial responses to LBC/PP/CA/pre-app applications
- Substantial responses to Ecclesiastical cases
- Listing/delisting consultation responses

Number of responses from HB&P in 2024 by outcome type



- Responses indicating support/ no objection
- Responses with an outright objection
- Responses to provide advice

Number of responses from HB&P in 2024 by building type

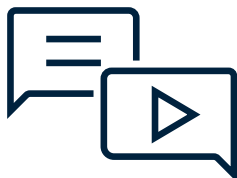


COMMUNICATIONS

13,680 followers across X, Instagram, Threads, and LinkedIn

157% increase in LinkedIn followers over 2024

2,206 newsletter subscribers



ANCIENT MONUMENTS SOCIETY
(WORKING NAME : HISTORIC BUILDINGS & PLACES)

ABBREVIATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2024

The abbreviated financial statements shown on the annexed pages have been extracted from the Charity's full accounts for the year ended 31 December 2024, upon which the auditors, Xeinadin Audit Limited, gave an unqualified opinion. The accounts were approved by Trustees on 12 May 2025 and will be submitted to the Charity Commission in due course.

These abbreviated financial statements may not contain sufficient information to allow for a full understanding of the financial affairs of the Charity, and copies of the full accounts and of the Annual Report will be available at the annual general meeting or may be obtained from the Charity's Director, The Courtyard, 37 Spital Square, London E1 6YD.

Liz Power
Director

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AUDITORS' STATEMENT ON ABBREVIATED FINANCIAL STATEMENTS

We have examined the annexed abbreviated financial statements for the year ended 31 December 2024.

Respective responsibilities of Trustees and Auditors

The abbreviated financial statements are the responsibility of Trustees. We have agreed to report to Trustees our opinion on the abbreviated statements' consistency with the full financial statements, on which we reported to Trustees on

Basis of opinion

We have carried out the procedures we consider necessary to ascertain whether the abbreviated financial statements are consistent with the full statements from which they have been prepared.

Opinion

In our opinion the abbreviated financial statements are consistent with the full financial statements for the year ended 31 December 2024.

Xeinadin Audit Limited.
Chartered Accountants
and Statutory Auditors

Chester

ANCIENT MONUMENTS SOCIETY
(WORKING NAME : HISTORIC BUILDINGS & PLACES)

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 31 DECEMBER 2024

	Note	Unrestricted Funds £	Restricted Funds £	Total Funds 2024 £	Total Funds 2023 £
INCOME					
Donations and legacies		78,734	-	78,734	51,922
Charitable activities	1	-	46,235	46,235	45,942
Investment income		31,530	-	31,530	71,292
Other income		79,874	-	79,874	22,224
Total income		190,138	46,235	236,373	191,380
EXPENDITURE ON					
Raising funds		16,001	-	16,001	19,113
Charitable activities	2	190,748	46,235	236,983	235,467
Support costs	3	168,356	-	168,356	33,989
Other expenditure		-	-	-	627
Total expenditure		375,105	46,235	421,340	289,196
NET INCOME FOR THE YEAR		(184,967)	-	(184,967)	(97,816)
OTHER RECOGNISED GAINS AND LOSSES					
Net gains on investments		156,333	-	156,333	69,550
NET INCREASE IN FUNDS FOR THE YEAR		(28,634)	-	(28,634)	(28,266)
Funds brought forward		2,788,858	-	2,788,858	2,817,124
Funds carried forward		2,760,224	-	2,760,224	2,788,858

ANCIENT MONUMENTS SOCIETY
(WORKING NAME : HISTORIC BUILDINGS & PLACES)

BALANCE SHEET

AT 31 DECEMBER 2024

	£	<u>2024</u>	£	£	<u>2023</u>	£
FIXED ASSETS						
Tangible assets		-			3,025	
Investment portfolio		2,252,508			2,125,435	
Investment property		437,500			425,000	
		<u>2,690,008</u>			<u>2,553,460</u>	
CURRENT ASSETS						
Debtors		42,492			34,453	
Cash at bank and in hand		126,755			226,452	
		<u>169,247</u>			<u>260,905</u>	
CREDITORS:						
Amounts falling due within one year		(99,031)			(25,507)	
NET CURRENT ASSETS			70,216			235,398
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>2,760,224</u>			<u>2,788,858</u>	
Representing:						
UNRESTRICTED FUNDS						
General funds		2,757,761			2,786,395	
Designated funds		2,463			2,463	
RESTRICTED FUNDS		-			-	
		<u>2,760,224</u>			<u>2,788,858</u>	

These financial statements were approved by the Trustees on 12 May 2025
and are signed on their behalf by:

Sara Robertson FRSA, FIIC
Chair

ANCIENT MONUMENTS SOCIETY
(WORKING NAME : HISTORIC BUILDINGS & PLACES)

NOTES TO THE ABBREVIATED FINANCIAL STATEMENTS AT 31 DECEMBER 2024

1. RESTRICTED INCOME FOR CHARITABLE ACTIVITIES	<u>2024</u> £	<u>2023</u> £
Grants to assist the Society in fulfilling its role as a statutory consultee:-		
Historic England	43,963	43,669
Cadw	2,272	2,273
	<hr/>	<hr/>
	46,235	45,942
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2. DIRECT COSTS OF CHARITABLE ACTIVITIES	<u>2024</u> £	<u>2023</u> £
Staff costs	126,587	117,056
Magazine	27,607	27,516
Digitalisation costs	1,000	21,360
Journal	13,886	11,591
Premises	14,833	17,890
Postage and stationery	4,835	9,607
Sundries	19,820	11,420
Casework costs	8,700	7,917
Depreciation	1,167	1,275
Website and IT costs	2,657	4,584
Insurance	1,639	2,620
Representation of the Charity	541	244
Staff travel expenses	888	2,387
Donations to CIO	12,823	-
	<hr/>	<hr/>
	236,983	235,467
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3. SUPPORT COSTS OF CHARITABLE ACTIVITIES	<u>2024</u> £	<u>2023</u> £
Trustee expenses and room hire	2,279	3,119
Consultancy fees	3,562	2,000
Auditors' remuneration	6,040	5,000
Sundries including AGM expenses	8,946	2,277
Bank charges	934	686
Legal and professional	90,601	5,444
Reconstitution as a CIO	55,994	15,463
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	168,356	33,989
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