



AGM NOTICE

102nd Annual General Meeting
Tuesday 29th September 2026

*followed by the
HB&P 2026 Annual Lecture*

HISTORIC
BUILDINGS
& PLACES

WE INVITE YOU



We are pleased to invite you to the 102nd Annual General Meeting of Historic Buildings & Places and the 2026 Annual Lecture, taking place on Tuesday 29th September 2026, 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 102nd Annual General Meeting offers an opportunity to reflect on the past year, share updates on our work, and celebrate another successful year for Historic Buildings & Places.

Following the AGM, we are delighted to welcome Dr Rosemary Yallop, independent architectural and cultural historian, for our Annual Lecture. Her talk, *Sublime and Ridiculous: The Picturesque and the Architecture of Gentility*, will explore the emergence of the Picturesque in late 18th-century Britain and its influence on architecture, from elegant country houses to the expanding 19th-century suburb. We will also be announcing the winner of the 2026 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

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 2025 AGM are published in Heritage Now vol. 14 **02**

03 Chair's Report

Director's Report **04**

05 Annual Accounts 2025

Appointment of 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 2026 ANNUAL LECTURE

Tuesday 29th September 2026
7:15pm - 8:30pm (online via Zoom)
Guest Speaker: Dr Rosemary Yallop,
FSA

We are delighted to welcome Dr Rosemary Yallop as our guest speaker for the 2026 Annual Lecture.

In her lecture, *Sublime and Ridiculous: The Picturesque and the Architecture of Gentility*, Dr Yallop will explore the emergence of the Picturesque as a new aesthetic movement in late 18th-century Britain. Moving away from the strict rules of classicism, the Picturesque embraced expressive freedom and visual impact, first appearing in elegant country houses before shaping the architecture of genteel villa life. The lecture will examine how this once imaginative approach later attracted criticism from Victorian commentators for its theatricality and 'canon of the fantastic'.

As part of the evening, we will also announce the winner of the 2026 Stephen Croad Prize. The recipient will give a short talk about their winning essay and research.



Image Above: Cronkhill, Atcham, Shropshire

ABOUT DR ROSEMARY YALLOP

Rosemary Yallop is an independent architectural and cultural historian. She received her doctorate in Architectural History from the University of Oxford for her work on John Nash and the Vernacular Italianate villa. Other research interests include the evolution of the 19th-century suburb, architectural pattern books of the period, and provincial architects in the West Country, where she is based. She lectures for the Victoria & Albert Museum, and for ten years was Trustee and then Vice-Chairman of the Georgian Group. Among her publications she has contributed a chapter on the Long Georgian period to a handbook of British architecture and its conservation to be published by Routledge later this year. She is the Honorary Historian for St. George's Anglican Church, Venice and is writing a book on the English colony in Venice in the late-19th century.



YEAR IN REVIEW 2025



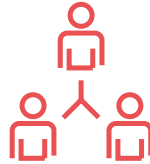
AT A GLANCE

2025 marked our 101st year as a society, continuing our commitment to sustaining, defending and promoting historic buildings and places for the benefit of all. We are grateful to our members whose continued support and engagement makes this work possible.

BY THE NUMBERS



20 events delivered



1086 people engaged through events

93 attendees at our largest in-person event



158 attendees at our largest online event



1 major strategy project launched - Future Lab



3 new Trustees appointed

261 people engaged in our sustainability training



22 Carbon Literacy training sessions



197 donations and legacies made ranging from £1 to £10,000

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



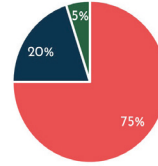
CASEWORK IMPACT



695

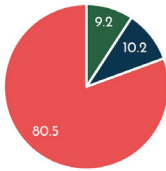
casework responses across England and Wales in 2025

Responses from HB&P in 2025 by response type



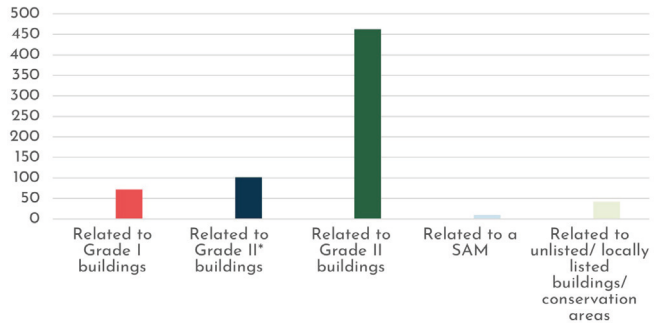
- Substantial responses to LBC/PP/CA/pre-app applications
- Substantial responses to Ecclesiastical cases
- Listing and delisting consultation responses to HE

Responses from HB&P in 2025 by outcome type



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

Number of responses from HB&P in 2025 by building type

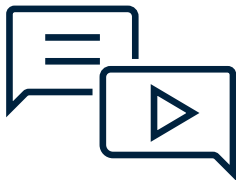


COMMUNICATIONS

17,650 followers across X, Instagram, Threads, LinkedIn, and Facebook

16% increase in our social media audience across all channels.

2,586 newsletter subscribers



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

ABBREVIATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

The abbreviated financial statements shown on the annexed pages have been extracted from the Charity's full accounts for the year ended 31 December 2025, upon which the auditors, Xeinadin Audit Limited, gave an unqualified opinion. The accounts were approved by Trustees on 21 May 2026 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 2025.

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 21 May 2026.

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 2025.

Xeinadin Audit Limited
Chartered Accountants
and Statutory Auditors

Birkenhead

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

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 31 DECEMBER 2025

	Note	Unrestricted Funds £	Restricted Funds £	Total Funds 2025 £	Total Funds 2024 £
INCOME					
Donations and legacies		293,633	-	293,633	12,824
Charitable activities	1	-	45,905	45,905	-
Other income		29,563	-	29,563	-
Total income		323,196	45,905	369,101	12,824
EXPENDITURE					
Charitable activities	2	214,762	45,905	260,667	10,966
Support costs	3	22,868	-	22,868	-
Total expenditure		237,630	45,905	283,535	10,966
NET INCOME AND MOVEMENT IN FUNDS		85,566	-	85,566	1,858
Reconciliation of funds:					
Funds balances at 1 January 2025		1,858	-	1,858	-
Funds balances at 31 December 2025		87,424	-	87,424	1,858

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

BALANCE SHEET

AT 31 DECEMBER 2025

	£	<u>2025</u>	£	<u>2024</u>	£
FIXED ASSETS					
Tangible assets			1,870		1,858
CURRENT ASSETS					
Debtors	40,353			-	
Cash at bank and in hand	59,193			-	
		<u>99,546</u>		<u>-</u>	
CREDITORS:					
Amounts falling due within one year	(13,992)			-	
				<u>-</u>	
NET CURRENT ASSETS		<u>85,554</u>			-
TOTAL ASSETS LESS CURRENT LIABILITIES		<u><u>87,424</u></u>		<u><u>1,858</u></u>	
 Representing:					
UNRESTRICTED FUNDS					
General funds		47,833		1,858	
Designated funds		39,591		-	
		<u>87,424</u>		<u>1,858</u>	

These financial statements were approved by the Trustees on 21 May 2026 and are signed on their behalf by:

Sara Robertson FRSA, FIIC
 Chair

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

NOTES TO THE ABBREVIATED FINANCIAL STATEMENTS AT 31 DECEMBER 2025

1. RESTRICTED INCOME FOR CHARITABLE ACTIVITIES	<u>2025</u>	<u>2024</u>
	£	£
Grants to assist the Society in fulfilling its role as a statutory consultee:-		
Historic England	43,633	-
Cadw	2,272	-
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	45,905	-
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2. DIRECT COSTS OF CHARITABLE ACTIVITIES	<u>2025</u>	<u>2024</u>
	£	£
Staff costs	136,432	10,966
Depreciation and impairment	622	-
Premises	19,234	-
Insurance	1,290	-
Telephone	4,050	-
Postage and stationery	2,041	-
Website and IT costs	3,248	-
Staff travel expenses	1,341	-
Representations on behalf of the Charity	186	-
Digitalisation costs	2,400	-
Journal costs	14,274	-
Magazine	30,789	-
Works of reference	3,536	-
Events	9,101	-
Sundries	984	-
Casework costs	8,495	-
Future lab 0.5 stage costs	3,235	-
Future lab costs	19,409	-
	<hr/>	<hr/>
	260,667	10,966
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3. SUPPORT COSTS OF CHARITABLE ACTIVITIES	<u>2025</u>	<u>2024</u>
	£	£
Audit and accountancy fees	12,420	-
Reconstitution as a CIO	7,224	-
AGM costs	506	-
Board expenses	1,568	-
Sundries	203	-
Bank charges	947	-
	<hr/>	<hr/>
	22,868	-
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Historic Buildings & Places is the working name of the Ancient Monuments Society, a CIO registered in England and Wales (no. 1210157).