



**THE PINNER ASSOCIATION**  
Registered Charity number 262349

**TRUSTEES' ANNUAL REPORT**  
**FOR THE YEAR ENDED 31 DECEMBER 2024**

The Trustees of The Pinner Association Registered Charity are pleased to present their annual report for the year ended 31 December 2024.

**Structure, Governance and Management**

The Pinner Association (“the Association”) is a registered charity, number 262349. The principal address is 10 Crest View, Pinner, HA5 1AN, the email address is:

[information@pinnerassociation.co.uk](mailto:information@pinnerassociation.co.uk)

and the website address is:

[www.pinnerassociation.co.uk](http://www.pinnerassociation.co.uk)

The Association’s governing document is in the form of a Constitution and Rules which were updated and approved by the Charity Commission in 2024. All business of the Association during the year was conducted in accordance with the Pinner Association Constitution and Rules 2024.

The management and administration of the Association is determined by the Executive Committee which consists of the Trustees, who are recruited from within the community. The Association ensures that new Trustees are acquainted with and provided with The Pinner Association Constitution and Rules 2024 together with the latest version of the Charity Commission publication “The Essential Trustee” and are updated on relevant matters throughout their period in office.

The nomination for election of all Trustees is submitted for approval at the Annual General Meeting. Members of the Executive Committee will retire every year and be eligible for re-election at the Annual General Meeting.

The Executive Committee met eleven times in 2024 in addition to the AGM.

## Trustees, Officers and Life Vice-Presidents

The Officers and other Trustees who served in the period and are in office at the date of this report are as follows:

	<b>Until 17 April 2024</b>	<b>From 17 April 2024 to the date of this report</b>
President	Robin Youle	Warwick Hillman
Chair	Julie Waller	John Hinkley
Vice-Chair	John Hinkley	vacant
Secretary	Ruth Boff	Ruth Boff
Treasurer	Tim Owen	Tim Owen
Committee members	Rahul Aggarwal Ed Badke Warwick Hillman Jenny McCann Keith Rookledge Hema Solanki* Christine Wallace Bruce Watson	Rahul Aggarwal Ed Badke Roger Conway** David Lewis Jenny McCann Anisha Patel Hema Solanki Julie Waller Christine Wallace Bruce Watson

\*Appointed by co-option on 5 March 2024

\*\* Appointed by co-option on 3 September 2024

The posts of Membership Secretary and Editor of The Villager magazine are currently filled by volunteers who are not members of the Executive Committee and are, therefore, not Trustees:

Alison Whitehead – Membership Secretary

Phil Lawder – Editor of The Villager

### Life Vice-Presidents

Mrs J Cock, Mr N J Coleman, Mr S E Upton and Mr E R G Youle, who are all one time and now retired Trustees, have been appointed as life vice-presidents for their distinguished service to the Association.

## Objectives, public benefit and activities

### Objectives:

As one of the largest amenity societies, the Association aims to conserve and enhance the quality of life in Pinner in co-operation with the residents and local government. The Association is non-political, and membership is open to all who live and/or work in the area, as well as former residents.

The Association's charitable objects are for public benefit for the following purposes:

- to stimulate public interest in the area;
- to promote high standards of planning and architecture in the area: and

- to secure the preservation, protection, development and improvement of features of historic or public interest in the area.

**Public benefit:**

The Trustees confirm that that they comply with their duty to have regard to the guidance on public benefit, published by the Charity Commission, when exercising their powers and duties.

**Activities:**

All activities carried out by the Association are in furtherance of the Association's charitable objects and to provide benefit to the public. The principal activities undertaken during the year were as follows:

**Concerts in the Park:**

During late July and in August, four free, open-air concerts were held in Pinner Memorial Park on Sunday afternoons, featuring Harrow Steel, Simply Gray, Bollywood Blast and Stardust Big Band. These were a great success, well attended and gave an opportunity for people to chat, make new friends, relax and enjoy the many features of Pinner Memorial Park and learn more about the Association's involvement in and contribution to the community from information available at our stand.

**The Villager magazine:**

The Villager magazine is produced 3 times a year and distributed to all Pinner Association members and featured on our website. The magazine gives abundant information to update members on what is happening in the community, the work of the Association, upcoming events and gives an opportunity for local businesses to advertise.

**Christmas trees and lighting:**

The Association continues to provide the two street lit Christmas trees in Pinner and the ongoing costs of the festive lights in Bridge Street and the Christmas lights in the High Street which enhance the festive mood and are enjoyed by many.

**Remembrance Sunday:**

A volunteer, assisted by one of the Trustees, again organised the practical requirements for the Remembrance Sunday Service at the Pinner War Memorial. There were over 40 wreaths laid by local dignitaries and organisations and a large number of local residents attended the multi-faith service.

**Parks and gardens upkeep:**

A group of Association volunteers undertake a weekly maintenance of the Peace Garden in Pinner Memorial Park, and professional gardeners are paid by the Association to undertake the heavier tasks. The Pinner Station beds are maintained by an Association volunteer in liaison with TfL management.

The Association provided funding for the plants and materials required for both gardened areas, which enhance the appearance and amenity of both park users and those travelling to and from Pinner.

**Environmental, planning and safety:**

The Trustee members of the “Planning Portfolio” monitored all the published planning applications in Pinner and Pinner South Wards and commented, where necessary, to seek to maintain the essential character of Pinner through appropriate development.

A member of the Planning Portfolio sits on the Harrow Conservation Area Advisory Committee and feeds comments from the Association regarding applications affecting the Conservation Areas in Pinner and Pinner South to that committee. The Planning Portfolio liaise with Harrow Conservation Officer in matters relating to nationally and Locally Listed Buildings and the Conservation Areas and Areas of Special Character. Responses were written and submitted to consultations on the draft new Harrow Local Plan 2021 to 2041 which is being prepared by the London Borough of Harrow.

Environmental and safety issues are reported to the Council and followed up to achieve a satisfactory conclusion.

**Donations:**

During the year, the Association made donations to financially assist other community focussed organisations, providing public benefit. The main donations during the year were £1,000 to the Harrow Cycle Hub (registered charity 1193039) to support their work assisting disabled persons to cycle, and £1,000 to the Harrow Food Bank (registered charity 1154292) to support their work providing food for those in need in our area.

**Social media:**

The Association has a website and is on the Facebook, X, LinkedIn, Nextdoor and Instagram social media sites. During the year, a presence was established on Instagram to post and receive information about the Association and community matters and to stimulate conversation and debate with a wider audience in the community.

**Volunteers:**

The Trustees would like to thank the many loyal and enthusiastic volunteers who have given their time selflessly throughout the year in support of the Association. Their contribution has enabled the Association to continue to fulfil its charitable objects to enhance the amenity of our community.

**Looking forward:**

We have a programme of events and activities for 2025 - bands have already been booked for the four concerts in the park and a visit to the Houses of Parliament for some members will take place in March.

**Achievements and performance**

Our main targets and achievements for 2024 were as follows:

**Remain financially viable:**

A key target was to maintain financial viability to be able to achieve our charitable objects and deliver benefit to the community without having to reduce the scale of our activities. During the

year, the Association generated a surplus of £1,740 which resulted in unrestricted funds at the year-end of £64,602. The Association remains in a healthy financial position.

### **Increase advertising income**

Advertising income is a significant source of funds for the Association and our objective has been to make The Villager magazine self-financing. This year, we were successful in attracting more local businesses to place adverts, leading to a 12% increase in advertising revenue.

### **Increase membership**

The Association sought to increase membership by informing residents of our activities, the contribution we make to the well-being of the community, the benefits of membership and how they can help achieve common goals. This was done mainly at our events, through The Villager magazine, which is available on-line to non-members four months after publication to members, through our social media presence and by direct approaches to residents who have recently moved into Pinner. 82 new members were recruited in 2024, but this was insufficient to offset losses due to members moving out of Pinner, deaths etc, and total membership fell slightly from 3,005 to 2,971.

### **Maintain a full events programme:**

Events and activities are at the heart of what we do in terms of resident involvement and celebrating the rich tradition of Pinner. During the year, we had a full programme of activities involving residents and businesses, as set out above.

### **Impact on our beneficiaries:**

We believe that our activities and achievements in the year have given added value to beneficiaries, including:

- a better understanding of our objectives and how they can assist;
- opportunities to participate in community events;
- being kept up to date on local issues;
- having confidence that we are watching out for them in relation to matters involving planning, the environment, community safety, transport and parking, health, flood protection and the High Street and other conservation areas; and
- the ability to contact us with issues of concern.

## **Financial review**

**Income** for the year increased by 13% to £34,071 (2023 - £30,107) for the following reasons:

- Dry, warm weather at all four of our summer band concerts led to good audiences and substantially higher bucket collections;
- New advertisers signed up for The Villager, giving a 12% growth in advertising revenue which is a big improvement on recent years;
- There was a marginal net increase in membership subscription income; and
- There was an increase in interest received due to a full year of higher interest rates.

**Expenditure** for the year was virtually static at £32,331 (2023 - £32,155). The major components of expenditure were as follows:

- Our spend on charitable activities increased by 12% to £14,769, of which £6,674 was on Christmas trees and festive lighting;
- Production costs for The Villager magazine amounted to £12,226; and
- The major donations in the year were £1,000 to Harrow Cycle Hub towards an additional adapted tricycle for disabled users and £1,000 to Harrow Food Bank.

As a result of all the above, the Association had a net surplus for the year of £1,740 (2023 – deficit of £2,048) and our finances are in a good position.

**Reserves policy:**

The Association’s target is to maintain reserves of £41,000 which is believed to be sufficient cover against an unexpected fall in income, unforeseen costs and the cost of appealing planning applications which, if approved, would be highly detrimental to Pinner’s environment.

With unrestricted funds of £64,602 at the year-end, the reserves target has been exceeded. To utilise this surplus, the Association is actively looking at projects to fund and events and activities to organise or support which will benefit the community. In this respect, project funding of £6,575 was approved in February 2025 - this includes funds to two local organisations in the community for projects compatible with the charitable aims of The Pinner Association.

The reserves policy is reviewed annually by the Trustees.

**Independent examiner**

Mr Anthony Fineberg, the Association’s Independent Examiner, has confirmed his willingness to continue to act in this capacity and a resolution to re-elect him for the current year will be put to the Annual General Meeting.

**Approval**

The Trustees’ Annual Report was approved by the Executive Committee on 4<sup>th</sup> March 2025 and signed on its behalf by:

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John Hinkley (Chair)  
Trustee