

Charity Registration No. 1147557  
Company Registration No. 07788702 (England and Wales)  
TWICKENHAM RIVERSIDE TRUST  
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 SEPTEMBER 2021



## LEGAL AND ADMINISTRATIVE INFORMATION

### Trustees

H W Brasher	(Resigned 24 September 2021)
T J Cremin	
London Borough of Richmond Upon Thames	
C C M Holman	(Appointed Secretary 17 May 2021)
M R Brownrigg	(Appointed 12 October 2020)
W Kamleh-Chapman	(Appointed 12 October 2020)
C A Stewart	(Appointed 12 October 2020)
M P Cox	(Appointed 12 October 2020, resigned 24 September 2021)
J A Fotiadis-Negreponitis	(Appointed 12 October 2020)
A Donnelly	(Appointed 12 October 2020)
K A Oberc	(Appointed 12 October 2020)
L J Montgomery-Smith	(Appointed 12 October 2020)

<b>Secretary:</b> E A Perry	(Resigned 17 May 2021)
C C M Holman	(Appointed Secretary 17 May 2021)

**Charity number:** 1147557

**Company number:** 07788702

### Registered office:

9 Aquarius,  
Eel Pie Island  
Twickenham TW1 3EA

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## **TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) FOR THE YEAR ENDED 30 SEPTEMBER 2021**

The trustees present their report and financial statements for the year ended 30 September 2021.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the Trust's governing document, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended for accounting periods commencing from 1 January 2016) Objectives and activities

The Trust's Objects are to preserve, protect and improve for the benefit of the public the riverside and its environs at Twickenham in the London Borough of Richmond upon Thames; to provide charitable facilities there for public recreation and community activities; and to advance the education of the public in the history and environment of the area.

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the Trust should undertake.

### **Achievements and performance**

#### **• UPDATE ON TRUST BOARD MEMBERS**

As previously reported, in late Sept 2020, the Trust had undertaken, in close liaison with Richmond Council for Voluntary Service (RCVS), an extensive new trustee recruitment drive.

The eight new appointees formally became trustees in mid October 2020.

In April 2021, Richmond Council appointed trustee Matt Maher resigned, having left the Council's employ. Council officer Melissa Watson (Voluntary Services Partnerships Manager) was appointed a Trustee in May 2021.

The same month (May 2021) saw former Trustee Anne Perry stand down as Company Secretary. Trustee Celia Holman was duly appointed.

The very end of this reporting year (September 2021) also saw the departure of two trustees, Hugh Brasher (Chair) and Martin Cox, the former having served nine years as a trustee, the latter relocating to Wales. Trustee Luke Montgomery-Smith was elected Chair of the Trust.

The country continued to be affected by the Covid 19 pandemic, with a second National Lockdown announced at the end of October 2020, with a third National Lockdown at the beginning of January 2021.

## **TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)**

### **FOR THE YEAR ENDED 30 SEPTEMBER 2021**

During these periods of lockdown and continuing into summer 2021, Trustees continued to hold frequent meetings using online platforms.

#### **• NEW TRUST WEBSITE**

One of the first tasks undertaken by the newly onboarded trustees was the creation of a new website, launched in January 2021. This website can be readily updated by trustees and has a News section for communicating with the public. This was felt to be important in raising the Trust's profile.

#### **• NEW TRUST LOGO**

The Trust also commissioned a new logo, to include full brand guidelines and brand assets pack, to coincide with the launch of its new website. The logo design development work was generously donated by the design company Make It Clear.

#### **• DIAMOND JUBILEE GARDENS**

During the entirety of this reporting year, the Diamond Jubilee Gardens have remained open to the public, remaining an increasingly popular location frequented by a variety of user groups.

Sunshine Cafe in the Diamond Jubilee Gardens, closed since March 2020, was able to reopen in late May 2021.

#### **• EVENTS ON DIAMOND JUBILEE GARDENS**

As per Summer 2020, no events on the Diamond Jubilee Gardens were planned for Summer 2021. This decision was taken in liaison with Richmond Council.

In September 2021, however, the Trust facilitated and helped organise the hosting on the Gardens of one of the major stages of the Twickenham High Tide (music) Festival - the Jazz Stage. This saw the Gardens full throughout the afternoon, with an extensive programme of artists, to include musicians with a national profile, enjoyed by the public. In addition to the Gardens' cafe being open, there were also food/beverage tents up on the Gardens.

#### **• GRANT APPLICATIONS**

This reporting year saw the continued suspension of the Trust's event-led activities for which Trustees had in past years sought financial support.

However, as detailed above with regard to its new logo and brand assets, the Trust sought and benefited from a substantial donation-in-kind from design company Make It Clear in the form of design services. This pro-bono work had a market value of c.£7,500.

## **TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)**

### **FOR THE YEAR ENDED 30 SEPTEMBER 2021**

In a not dissimilar vein, in September 2021 the Trust applied for and secured a donation of goods in the form of c.100 plants from the Chelsea Flower Show (held at the end of September in 2021). These plants, to include shrubs and grasses, were collected in October 2021 and planted on the Diamond Jubilee Gardens by a team of volunteers. A value of c.£500 could be put on these plants.

#### **• MAINTENANCE - DIAMOND JUBILEE GARDENS**

Trustees continued to liaise with the LBRuT departments (Parks, Facilities) responsible for the Gardens' maintenance. As the country emerged more fully from various lockdowns, a May 2021 meeting between the Trust and LBRuT Parks Manager resulted in an on-going series of improvements being made to both the Gardens and the wider Riverside (see below).

The sandpit, in place since 2015, benefitted from improved surrounds, creating a raised seating area that also served to keep the sand more contained.

After an initial round of unsuitable planting, the Trust liaised with Parks regarding the introduction of more robust planting to the central area of the Gardens, to include shrubs more able to 'survive' the use of the central grassed areas for various ball games (mostly football).

The no-longer functioning irrigation system was largely removed, and Trustees assisted with ensuring the Gardens remained watered, using the more conventional hosepipe method, using the on-site cafe's outdoor water supply.

#### **• MAINTENANCE - TWICKENHAM RIVERSIDE**

In spite of, and arguably because of, the continuing global pandemic, Twickenham's riverside continued to be widely used, drawing people not just from the local area, but as lockdown restrictions lifted, from wider parts of the borough and beyond.

There were various maintenance issues that needed to be addressed, both within the Gardens themselves and also along the wider Twickenham Riverside. Several of these (mending of various broken walls, improvements to hoarding between the Gardens and the adjacent derelict Council-owned buildings, replacement of eight Embankment benches that had been removed due to being broken) were addressed by various Council departments (Parks, Facilities, Highways, Waste), following a productive Trustee meeting (May 2021) with a representative from the Council's Parks team who facilitated the necessary cross-department liaison. Trustees regularly followed up with the various Council departments re the status of planned works.

## **TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)**

### **FOR THE YEAR ENDED 30 SEPTEMBER 2021**

However, the following maintenance issues remain outstanding (suitability of riverside bins, condition of adjacent Council-owned buildings) and the Trust continues to represent on them still (as per the time of the writing of this report in June 2022):

- **RICHMOND COUNCIL'S RIVERSIDE DEVELOPMENT PLANS**

As per reporting year 2019-20, throughout this reporting year the Trust continued to be in discussions with the Council regarding the Council's proposed development plans for the Twickenham Riverside.

In its discussions with the Council, the Trust remained mindful of its Objects, its obligations under its 125-year lease on the Diamond Jubilee Gardens, and of the Charity Commission Guidance regarding disposing of charity land.

The Trust was a member of the Stakeholder Reference Group (SRG) assembled by the Council to give input on the emerging design. All meetings of the SRG and of the Trust with the Council Project Team continued to be held via online platforms. An FOI request confirmed that there had been no site visits during the reporting year between the project architects and the Council's project team.

Please see below for an extract from the Trust's website of a timeline relating to this reporting year:

- **October 2020:** Eight new Trustees are appointed to the Trust, with five 'founding' trustees standing down, having served the Charity Commission recommended maximum term of office of nine years.

The Council indicates its intention to use Compulsory Purchase Order powers.

- **December 2020:** The Trust's newly formed Design Team has a series of meetings with Hopkins Architects and Project Team Council officers.

The Council suspends plans for a potential Compulsory Purchase Order on the Diamond Jubilee Gardens to allow negotiations to continue with the Trust.

- **January 2021:** The Council begins public consultation on the plans.
- **March 2021:** The Council publishes the results of its consultation.

## **TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)**

### **FOR THE YEAR ENDED 30 SEPTEMBER 2021**

- **April 2021:** the Council announces that in June 2021 it will use Compulsory Purchase Order powers to obtain Diamond Jubilee Gardens, should negotiations with the Trust not result in an agreement.
- **May 2021:** The Trust appoints Carter Jonas as its surveyor.
- **June 2021:** The Council confirms its use of Compulsory Purchase Order powers to acquire the Trust's demise within Diamond Jubilee Gardens, should on-going negotiations with the Trust not be successful.

The Trust briefs its surveyors Carter Jonas to prepare a Qualified Surveyor's Report and an Open Space Replacement Land report.

- **July/August 2021:** The Trust's surveyor prepares the reports which examine various aspects of the proposed reversion of its land. The reports are with reference to Charity Commission Guidance and the Acquisition of Land Act (1981). These reports, and input from its legal advisers, guide the Trust's negotiations with the Council.
- **September 2021:** The Council confirms its use Compulsory Purchase Order powers to acquire Diamond Jubilee Gardens.

In advance of a council meeting on September 19th 2021, the Council publishes revised documents that show a changed open space plan with respect to its Compulsory Purchase Order. As a result of these late-stage changes introduced by the Council, the Trust is advised by its surveyor and legal advisors that the recently completed Open Space Replacement Land Report prepared for the Trust will need to be revised.

Hugh Brasher, Chair of the Trust and a Trustee since 2012, stands down, having served the maximum nine years that a Trustee is allowed to be on the Trust.

Luke Montgomery-Smith is elected Chair of the Trust by his fellow Trustees.

At the time of writing of this report (June 2022), a Planning Inspector has been appointed and a date of November 1st 2022 announced for the Compulsory Purchase Order/Section 19 of the Acquisition of Land Act 1981 Public Inquiries.



## **TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)**

### **FOR THE YEAR ENDED 30 SEPTEMBER 2021**

#### **• FINANCIAL REVIEW**

The expenses to which the Trust is committed on an annual basis are minimal and so the Board of Trustees are still of the opinion that the financial position of the Trust is secure now and for the foreseeable future.

The Trust does not have a reserves policy, but the Trustees are of the opinion that the current level of reserves are sufficient such that in the event of a significant drop in funding, they will be able to continue the Trust's current activities while consideration is given to ways in which additional funds may be raised.

The trustees have assessed the major risks to which the Trust is exposed, and are satisfied that systems are in place to mitigate exposure to the major risks.

#### **• STRUCTURE, GOVERNANCE AND MANAGEMENT**

The Trust is a company limited by guarantee.

The trustees, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

HW Brasher	(Resigned 24 September 2021)
M R Brownrigg	(Appointed 12 October 2020)
M P Cox	(Appointed 12 October 2020, resigned 24 September 2021)
T J Cremin	
A Donnelly	(Appointed 12 October 2020)
J A Fotiadis-Negrepontis	(Appointed 12 October 2020)
London Borough of Richmond Upon Thames	
C C M Holman	
W Kamleh-Chapman	(Appointed 12 October 2020, resigned 7 March 2022)
L J Montgomery-Smith	(Appointed 12 October 2020)
K A Oberc	(Appointed 12 October 2020)
J R Preece	(Appointed 19 October 2021)
CA Stewart	(Appointed 12 October 2020, resigned 7 March 2022)

The power to appoint trustees is vested in the present trustees.

None of the trustees has any beneficial interest in the company. All of the trustees are members of the company and guarantee to contribute £1 in the event of a winding up.

The trust is governed by the Board of Trustees who ensure that the objectives of the trust are being met.

The trustees' report was approved by the Board of Trustees.

**C C M Holman (Secretary)**

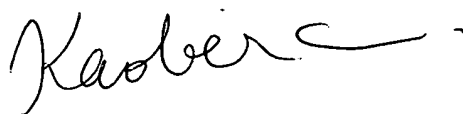
Trustee

A stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke at the end.

Dated: 27 June 2022

**K A Oberc (Treasurer)**

Trustee

A handwritten signature in black ink that reads 'K A Oberc' in a cursive style, followed by a long horizontal flourish.

Dated: 27 June 2022

## **STATEMENT OF TRUSTEES' RESPONSIBILITIES FOR THE YEAR ENDED 30 SEPTEMBER 2021**

The trustees, who are also the directors of Twickenham Riverside Trust for the purpose of company law, are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company Law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Trust and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Trust will continue in operation.

The trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the Trust and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Trust and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**STATEMENT OF FINANCIAL ACTIVITIES  
INCLUDING INCOME AND EXPENDITURE ACCOUNT  
FOR THE YEAR ENDED 30 SEPTEMBER 2021**

		Unrestricted funds <b>2021</b> £	Total   2020 £
	Notes		
<b><u>Income from:</u></b>			
Donations and legacies	2	-	1,218
Income from fundraising activities	3	<u>420</u>	<u>357</u>
<b>Total income</b>		<b>420</b>	<b>1,575</b>
<b><u>Expenditure on:</u></b>			
Raising funds	4	-	732
Charitable activities	5	<u>3,267</u>	<u>666</u>
<b>Total resources expended</b>		<b>3,267</b>	<b>1,398</b>
<b>Net income/(expenditure) for the year/</b>			
<b>Net movement in funds</b>		<b>(2,847)</b>	<b>177</b>
Fund balances at 1 October 2020		10,406	10,229
<b>Fund balances at 30 September 2021</b>		<b>7,559</b>	<b>10,406</b>

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

**BALANCE SHEET**  
**AS AT 30 SEPTEMBER 2021**

		<b>2021</b>	<b>2020</b>
	Notes	£	£
<b>Current assets</b>			
Debtors	8	-	-
Cash at bank and in hand		<u>7,919</u>	<u>10,766</u>
		7,919	10,766
Creditors: amounts falling due within one year	9	(360)	(360)
Net current assets		<b>7,559</b>	<b>10,406</b>
<b>Income funds</b>			
Unrestricted funds		<u>7,559</u>	<u>10,406</u>
		<b>7,559</b>	<b>10,406</b>

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 30 September 2021.

The trustees acknowledge their responsibilities for ensuring that the charity keeps accounting records which comply with section 386 of the Act and for preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its incoming resources and application of resources, including its income and expenditure, for the financial year in accordance with the requirements of sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the Trustees on 27 June 2022

K A Oberc

**Trustee**



Company Registration No. 07788702

## **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2021**

### **1 Accounting policies**

#### **Charity information**

Twickenham Riverside Trust is a private company limited by guarantee incorporated in England and Wales. The registered office is 9 Aquarius, Eel Pie Island, Twickenham TW1 3EA.

#### **1.1 Accounting convention**

The financial statements have been prepared in accordance with the Trust's governing document, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended for accounting periods commencing from 1 January 2016). The Trust is a Public Benefit Entity as defined by FRS 102.

The Trust has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The financial statements are prepared in sterling, which is the functional currency of the Trust. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

#### **1.2 Going concern**

At the time of approving the financial statements, the trustees have a reasonable expectation that the Trust has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

#### **1.3 Charitable funds**

All funds of the Trust are unrestricted funds. Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

#### **1.4 Income**

Income is recognised when the Trust has entitlement to the funds, the amounts can be measured reliably, and it is probable that the income will be received. The following specific policies are applicable to particular categories of income:

Income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
**FOR THE YEAR ENDED 30 SEPTEMBER 2021**

Legacies income is recognised when receipt is probable and entitlement is established.

Income from donated goods is measured at the fair value of the goods unless this is impractical to measure reliably, in which case the value is derived from the cost to the donor or the estimated resale value.

Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.

Income from contracts for the supply of services is recognised with the delivery of the contracted service.

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
**FOR THE YEAR ENDED 30 SEPTEMBER 2021**

**1 Accounting policies**

**(Continued)**

**1.5 Expenditure**

Expenditure is recognised on an accruals basis as a liability is incurred.

**2 Donations and legacies**

	<b>Unrestricted funds 2021 £</b>	<b>Unrestricted funds 2020 £</b>
<b>Donations and gifts</b>	-	1,218

**3 Income from fundraising activities**

	<b>Unrestricted funds 2021 £</b>	<b>Unrestricted funds 2020 £</b>
Fundraising activities	<b>420</b>	357

**4 Raising funds**

	<b>Unrestricted funds 2021 £</b>	<b>Unrestricted funds 2020 £</b>
<u>Fundraising activities</u>		
Cost of fundraising activities	-	732



**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
**FOR THE YEAR ENDED 30 SEPTEMBER 2021**

**5 Charitable activities**

	<b>Unrestricted funds 2021 £</b>	<b>Unrestricted funds 2020 £</b>
Insurance	255	293
Accountancy	360	360
Legal and professional	420	-
Website	2,219	-
Other expenses	<u>13</u>	<u>13</u>
	<b>3,267</b>	<b>666</b>

**6 Trustees**

None of the trustees (or any persons connected with them) received any remuneration or benefits from the Trust during the year.

**7 Employees**

There were no employees during the year.

**8 Debtors**

	<b>2021 £</b>	<b>2020 £</b>
Amounts falling due within one year:		
Other debtors	-	-

**9 Creditors: amounts falling due within one year**

	<b>2021 £</b>	<b>2020 £</b>
Other creditors	360	360

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
**FOR THE YEAR ENDED 30 SEPTEMBER 2021**

**10 Related party transactions**

There were no disclosable related party transactions during the year (2021 - none).

**11 Coronavirus pandemic**

As noted in the Trustees Report, the periods of national 'lockdown' and local restrictions led to the cancellation of planned events for 2021 and this impacted the finances of the Charity. The overheads of the Charity are fairly small and so the Trustees are of the opinion that the reserves of the Charity are sufficient to support the Charity for at least a period of 12 months from the date of signing the financial statements.