

CHISWICK PIER TRUST
COMPANY REGISTERED NUMBER: 2856997
REGISTERED CHARITY NUMBER: 1026957
ANNUAL REPORT AND ACCOUNTS
FOR THE YEAR ENDED 31st MARCH 2021



CHISWICK PIER TRUST ANNUAL REPORT 2020 - 2021

This is the annual report for the Chiswick Pier Trust for the year ended 31st March 2021, as agreed by the Trustees.

It sets out basic information about the Trust, its aims and objectives, and reports on its activities, achievements and finances for the period under review. It also takes the opportunity to bring members up-to-date on the Trust and its activities, and sets out some of its plans for the future.

CHAIR'S REPORT 2020 - 2021

Last year's report started

Who would have thought in April 2019, when we were looking forward with enthusiasm to the coming year, that the year would end as it did with lockdown and the Pier House closed except for the essential services provided by the RNLI.

And it is fair to say who would have thought in April 2021 we would still be restricted in the use of the Pier House.

Nevertheless, CPT, like many organisations, has managed to keep going, even growing, with Management Committee and sub-Committee meetings flourishing in a virtual format, allowing more Trustees to join us, and providing learnings which we will take with us post pandemic (whenever that might be!). It seems that virtual meetings can be held more efficiently than face to face – and we have generally been able to accomplish all that is needed within the allocated 90 mins.

I would like to record my thanks to all Trustees, and those who work for the Trust, in adapting so successfully to the changes forced on us, and for being as flexible as they have been during a challenging time.

During the year we have seen some comings and goings amongst the Trustees. Whilst we are sorry to lose those who have contributed so much to the Trust, some for many years, we are very fortunate with our new trustees who have already played a supportive role in assisting the Trust through a period of exciting development.

John Savage has been a stalwart of the Trust for many years, having been Treasurer & Chair, He finally stepped down at the end of 2020 after 11 years of service for which the Trust will always be grateful.

Sarah Hodgson was twice Chair and a Trustee for the best part of 20 years. We are delighted that she has offered to continue to be involved with the Trust. Her historical knowledge of the Trust and Canoe Club, and her calming influence is much missed.

Melany Hughes joined the Trustees in 2017 and before she left undertook an extremely useful study of the roles Trustees of a charity must abide by. As Trustees we need to regularly remind ourselves that it is the Trust and its aims that we serve, and Melany did a splendid job helping to re-define our aims.

Penny Franks was a Trustee for a good 11 years and did a sterling job of Chairing the D&A sub-committee that is responsible for putting on events at the Pier.

James McConnell joined us in 2020 and took over the vital role of Treasurer. He has already done a thorough job, undertaking a detailed review of our income and outgoings, and ensuring that the Trust continues to have a solid financial grounding and future, despite the pandemic cutting events and fund raising activities. Colin Winchester also joined us in 2020 and has made great inroads reaching out to local schools and other groups which we hope can benefit from the Trust's core users and offerings, thus meeting our aims. We look forward to broadening this to other groups such as minority and ethnic groups, handicapped and older local residents and broadening out our audience through virtual offerings.

Since April 2021 we have had three more trustees join us, bringing new experiences, contacts and expertise to the Trust and we look forward to seeing the impact they will have on the new future for the Trust.

We had hoped to hold our AGM in person but sadly it had to be held virtually but was well attended.

Despite the pandemic, we have been able to put on some successful events, but I will leave the detailed report on them to the D & A Committee. I would like to mention the Party on the Pier which we were able to hold in 2021 and which was wonderfully supported by the public who flocked to experience a boat trip on the river, as well as kayak taster sessions, mud-larking and many other inventive games and entertainment. I would like to thank all the team who persisted in the organisation, even when it was unclear whether restrictions would mean the event would have to be cancelled. The public seemed to appreciate our persistence when so many other river events had to be cancelled, such as the Boat Race and the Great River Race. These events normally attract many observers who appreciate the best view on the River from Chiswick Pier.

We continued to benefit from sponsorship from Fullers and from the supply of beer from Asahi for which of course we remain very grateful. We continue to look for sponsorship and collaboration with local firms and organisations for this event and any others.

Re Pissarro's, the Party Wall Award was made on 23 October 2020 and demolition and some construction has commenced. However, as is inevitable it seems with any building project, progress has been slow. As use of the Pier House has been limited by the pandemic the impact of any disruption has been less than might have been expected, but there is no doubt plenty more to come which we will work with the builders to keep to a minimum.

Discussions on the leases which we hold for the Pier and Pier House continue to be slow moving but the new Lease Negotiation Team of myself, Colin, James (with the assistance of Anne Gill) hit the road (or should it be pontoon) running at the beginning of 2021. We have kept the pressure up, either through surveyors, appointed by ourselves and the Council, or directly with the Council. The Trust is conscious of its charitable responsibilities and therefore continue to seek to renew the leases for at least 15 years, which we are entitled to, but would prefer 30 years, as was originally granted to us. 30

years would allow us and our core users to make plans and invest in the Pontoon and Pier House in order to make the best use of our facilities and meet our charitable aims.

As restrictions ease, we are looking at ways to increase our income, and also spending that income to encourage more people to understand and use the River Thames.

We are currently carrying out brainstorming sessions amongst the Core Users & Trustees which have produced some original and exciting ideas, including

- The possibility of a regular café (trialled at the beginning of the summer),
- Providing a venue for exciting projects, such as the exhibition to be held at the end of September 2021 called Mudlarks and the Thames, accompanied by walks, talks and hands on mudlarking events undertaken with our core user, Thames Explorer Trust,
- Providing a venue and support to pressure groups linked to the river, such as Seal Protection groups
- Continuing to offer our popular talks in a virtual setting to broaden our audience, recording them and offering them a resource to local schools
- Improving the facilities at the Pier House, with the cooperation and support of our Core Users, to make it an even more attractive venue for a wide range of users.

We also are seeking to support our other Core Users, RNLI the Sea Cadets and the Chiswick Pier Canoe Club who have continued to provide their wonderful service to the community. I confess to experiencing a surge of pride as I saw the very smartly dressed young cadets confidently directing over 600 members of the public keen to experience the river on our free boat trips at our 2021 Party on the Pier. It is also an amazing fact that the Chiswick RNLI is the second busiest RNLI station in the country. The pandemic has tested their resources, as more people have sought refuge on and in the river. I wish to acknowledge how proud CPT is to provide the RNLI with a venue at Chiswick Pier.

So, a year which started with huge uncertainty, and some anxiety, has turned out to be a successful one for CPT, and the future for the Trust looks challenging but exciting with so many new projects already in the pipeline to move the Trust forward into the next 30 years.

Catherine Jago
5th September 2021

TREASURERS REPORT 2020-2021

Summary

The Trust made an operating deficit of £1,710 in the year to March 2021 on a turnover of £137,307 (Note: Net Income deficit was £17,267 but this was reduced to £1,720 by furlough grants from HMRC.) This is now the 3rd year in succession that the Trust has shown an operating deficit (2019: £23,957; 2020: £3,584).

Excluding the furlough grants, total income would have been £12,266 lower than in 2020. This was mainly due to the impact of Covid restrictions meaning all main events were cancelled and we were not able to generate extra income from the Pier House.

Again, there was no additional income from boat sales this year.

The full impact of the council decision to remove the charitable rent rebate was felt with rent increasing from £4,600 to £19,600. We also increased our provision for PLA licence fees to £128,226 (2020: £100,482) to cover un-invoiced river works licence fees. (see below on specific comments on PLA)

Breakdown of Accounts

Total deficit of £1,710 for the year.

Residential mooring fees income increased 2.1%

Pier House income decreased 22% to £30,283 due to the impact of lockdown closure.

Pier Fees and Visitor moorings were actually up from £23,469 to £27,053, despite the closure of Hammersmith Bridge to river traffic and Covid.

Income from Events was £1,406 versus £9,175 the previous year. This was from the one cruise that were able to run in October 2020.

Licence fees, rates & insurance increased to £51,901 from £38,773 due to the full impact of the rent increase from the council.

Works, Repairs and Cleaning expenditure was £7,947 slightly down from previous year due to less cleaning expenditure.

Due to pressure on costs, we had to cut £6,600 funding for Thames Explorer Trust.

Legal Fees were £5,875 higher as the Trust sought legal advice regarding the lease.

Staff Salaries were effectively flat on previous year at £42,314. As mentioned earlier we additionally received furlough grants from HRMC of £15,557 for periods when staff were furloughed.

Proposed Improvement to the Pier House

Planning consent has now lapsed. (July 2020) Until we have confirmation on the terms of our lease renewal beyond 2026 these plans remain on hold.

PLA Licence Fee

We received no further communication or invoices from the PLA during this financial year. However, the VAT dispute needs to be resolved and a key objective of the Trust is to resolve this in 2021. We also note that the river licence fee review is overdue and that increased fees are on the cards. We have increased our accrual for PLA River licence fees to £128,226.

FUTURE OUTLOOK

The trust has been put under significant financial pressure from the drastically increased rent, river licence fees and the threat of promise of further increased rent demands from the council as part of the lease renewal from 2026.

However, the arrival of several new trustees has given the Trust the extra impetus needed to complete a review and revitalise key elements of fund raising and charitable expenditure.

A revision of residential mooring fees has established a “market benchmark” using a combination of other moorings on the river and the PLA nominal mooring fee for Chiswick. Residential mooring fees will be increased from April 1st, 2021, and in the future be pegged to this benchmark. In the same way, we have also reviewed recreational, private and commercial mooring fees.

Both these reviews will result in significant increases for mooring fees for 2021-2022.

We also plan a number of other ways to raise extra income such as more events, talks, hall hire and a coffee pop-up.

We anticipate that our above actions to increase revenue will mean we achieve a minimum break-even of £15,000 net surplus in 2021-22. We also expect to increase revenue in subsequent years in order to expand the number and level of charitable activities.

In the longer term we face significant unknowns – the PLA licence fee review and most significantly what Hounslow Council will demand for the new lease in 2026.

So far, the council are rigidly closed to our proposals for CPT to invest in the Pier House with a 30-year lease renewal. The irony is that if we were able to secure that, it would enable us to justify investment into building improvements which in turn would increase our ability to raise more income from activities in the building and expand our level of charitable activities and ability to pay a higher rent.

We maintain a reserve of £115,395 which is partially earmarked for this investment and a further £223,243 which is designated for ongoing and future repairs of the Pier and Pier House. A structural review of the Pier identified no major issues and we will maintain this level of reserve as we approach the end of the current lease in 2026.

James McConnell
Treasurer

21st September 2021

BACKGROUND TO THE CHISWICK PIER TRUST

The Chiswick Pier Trust is a charitable company limited by guarantee with no share capital and is registered as a charity. It was originally incorporated as the Corney Reach Development Trust on 23 August 1993, and changed its name to the Chiswick Pier Trust on 5th February 1997.

The objects of the Trust

In summary, the Trust's objectives are to:

- Preserve and increase access to and from the River Thames in and around Hounslow
- Raise public awareness of the River Thames, its history, ecology and wildlife
- Provide facilities for leisure, recreation and other charitable purposes in the local area

The Trust manages the Chiswick Pier and Pier House, on which it has two, thirty-year leases - both dated 1st November 1996 - from the London Borough of Hounslow. The existence of the Pier, the Pier House and the Trust owes much to the foresight of the Borough in committing funds to the creation of this community asset where there was once a run-down works depot, and creating the Trust to manage it.

The Pier provides permanent moorings for eight residential boats, visitors' moorings, moorings for two RNLI (Royal National Lifeboat Institution) rescue boats, the Sea Cadets' boats, and storage and access to the River for the Chiswick Pier Canoe Club. The square and kiosk adjoining the Pier House are the property, not of the Trust, but of the Corney Reach Estate.

The Pier House provides accommodation for the Trust and the four core users described below. It also has a hall and a committee room, which overlook the River and are available for hire for social, community or other use. The hall is used for events and on a regular basis by two of our core users.

The Trust's core users

The **RNLI**, which has the **Chiswick Lifeboat Station** based on the first floor and its lifeboats moored at the Pier;

The **Thames Explorer Trust**, an educational charity working with schools and young people to raise awareness of the River, which has its office in the Pier House and uses the hall on a regular basis;

The **Chiswick Sea Cadets**, who have a store in the Pier House, use the hall twice a week and have their boat moored on the Pier, and

The **Chiswick Pier Canoe Club**, which stores canoes in the Pier House and on the Pier, and gains access to the river from the Pier.

These are charities or community organisations with similar aims to the Trust, and through which the Trust realises some of its own charitable aims. They also contribute in different ways to Trust events. The Thames Explorer Trust, the Sea Cadets and the Canoe Club have submitted reports on their work and activities, and these are attached at Annex C.

Public Benefit

The Trust encourages people to get close to the River Thames by organising events either in its own right, such as the Party on the Pier or around external activities such as the Boat Race. These events are open to all members of the public. At the last Party on the Pier free boat trips were available for most of the afternoon. It also organises regular river cruises, for which there is a charge to cover expenses, providing a different view of London.

There are also talks over the winter months on a wide variety of topics relating to the Thames and its history, to make people aware of what is happening or has happened around them. Admission is free to members or for a small charge to others.

In addition the Trust supports other river based activities, the Canoe Club and Sea Cadets, by providing a subsidised base for them to operate from.

Finally, since 2002 it has provided a base for the Chiswick Lifeboat Station, continuously manned to provide the security of an immediate response service for those on, or adjoining the river.

Trust Administrative details

Company Number 2856997
Charity Number 1026957

Registered office and operational address
The Pier House, Corney Reach Way, Chiswick, London. W4 2UG.

Bankers
CAF Bank Ltd, 25 Kings Hill Avenue, Kings Hill, West Malling, Kent ME19 4JQ

Independent Examiners
PK Audit LLP, Chartered Accountants, 1 Parkshott, Richmond, Surrey TW9 2RD

People at the Pier

Trustees

The Trust may have up to twenty trustees at any one time, who form a Management Committee to manage the Trust in the same way that Company Directors manage commercial companies.

The Trustees are made up as follows:

Not less than six nor more than twelve representatives of individual members, to be elected by members at the AGM for a period of two years. There are currently seven member trustees.

Up to six representatives from Group Members (i.e. the core user organisations mentioned above). There are currently four: one from each organisation.

Two representatives of the London Borough of Hounslow, appointed by Hounslow Council

The Management Committee may co-opt members as trustees between AGMs but not more than a third of the total membership. Co-opted trustees may hold office until the next AGM, and are then eligible for re-election.

The Trust's sub-committees may also co-opt people to their committees.

Trustees during the year 2020-21:

Jan Wright	(Member Trustee – re-elected 25 th February 2021)
Peter Roberts	(Member Trustee – re-elected 25 th February 2021)
Catherine Jago	(Member Trustee – elected 3 rd December 2019)
John Impey	(Member Trustee – elected 3 rd December 2019)
James McConnell	(Member Trustee – elected 25 th February 2021)
Colin Winchester	(Member Trustee – elected 25 th February 2021)
Robert McAdie	(Member Trustee – co-opted 8 th March 2021)
Richard Bryson	(Member Trustee – co-opted 12 th July 2021)
Simon Clarke	(Thames Explorer Trust representative)

Jaclyn Horton
Sarah Deeks

(Chiswick Pier Sea Cadets representative)
(Chiswick Pier Canoe Club representative)

Nominated by LB Hounslow:

Cllr Corinna Smart
Cllr Gabriella Giles

(LB Hounslow representative)
(LB Hounslow representative)

The Trust always requires new independent member trustees to bring fresh ideas and commitment to the Trust. While we now have nine (minimum six, maximum twelve), some may be conflicted on some issues as members of the Canoe Club or as Residential Boat Owners

Existing elected or co-opted Trustees, whose tenure is about to expire, and who will need to stand down or stand for re-election at the forthcoming 2021 AGM, are Cathy Jago, John Impey

We are grateful to all the trustees, who freely contribute their time and have made a significant contribution to the successful operation of the Trust.

Members

The Trust had 100 paid up members on its books at the year end (31st March 2021). Membership of the Trust is open to anyone, subject to their being approved by the Management Committee. Membership subscription is currently £10 per annum, with a family membership of £15 for more than one person at the same address, plus a concessionary rate of £3.

Paid up members may vote at the AGM, and may attend meetings of the Management Committee, although they need permission to speak. They also receive a regular e-mail newsletter. The fall in membership is disappointing even though members are able to attend any of the Trust's winter talks without charge. However it should be borne in mind that, with passing of Pissarro's we are unable to offer some of the membership benefits that were previously on offer.

The Trust hopes that more members will become involved in the Trust in a number of ways, including becoming trustees or volunteers at events.

Volunteers

Although the Trust employs a small number of part-time staff (see below), it also relies on the work of trustees and volunteers who contribute through helping with events, in the office, acting as part-time Pier Masters, or in some cases by being seconded to sub-committees where their skills and experience are invaluable.

We are always pleased to receive offers of help. Members or others who would like to support the Trust in a practical way are invited to contact any Trustee or member of staff.

Staff

The staff employed by the Trust are as follows:

Anne Gill as Trust Officer (Administration) for 21 hours per week, spread over five weekdays. The Trust office is open 11am to 3pm on all these days.

Gill Exton, Events Organiser, working just over 7 hours a week.

Kate Vick, Trust Officer (PR, Marketing and Development), who works 10 hours per week.

Isabel Augusto, Cleaner, working 48 hours plus per month.

We also have a contract with Luis Garcia's company, MGB Cleaning Services Ltd, to provide first line maintenance which averages one day a week.

This is a cost effective allocation of human resources to meet the Trust's particular needs, and we appreciate the skills, expertise and commitment which all our staff, and our maintenance contractor, bring to their work for the Trust.

Our thanks also go to Patricia Green and Beverley Smith who both support the Trust in a number of ways.

The Trust's structure and how it operates

The Trust's Management Committee, which meets every two months and on which all trustees sit, is the main decision-making body of the Trust. The Trust also has three sub-committees, which also meet as required and may take some executive decisions, e.g. on the organisation of individual events, but make recommendations on policy and more important decisions to the Management Committee for approval. Increasingly, the Management Committee has considered issues under the headings of the relevant sub-committees, and this report takes a similar approach, reporting on the financial year 1st April 2019 to 31st March 2020, but also on more recent developments and plans for the future.

SF & E (Services, Facilities & Environment) SUB-COMMITTEE REPORT 2020-21

During a year under Covid-19 restrictions the sub-committee didn't meet, and matters relating to the Pier & Pier House were dealt with on an ad hoc basis, including the segregation of the Pier House to enable the core users to use it as and when restrictions allowed it. Since the beginning of the new financial year, in April 2021, the sub-committee has been active, looking at the necessary repairs to the Pier, the control of pigeons on the pier, the servicing of the Pump outs, the fitting of water meters and reviewing the use of the Pier House.

Following a number of retirements and a resignation the membership of the committee has changed, and is now:-

Peter Roberts: Chair

Members: Jaclyn Horton, Robert McAdie

Staff/Contractor: Anne Gill (Secretary) MGB Cleaning Services Ltd (Maintenance)

F & A (Finance & Admin) SUB-COMMITTEE REPORT 2020-21

Right at the end of 2019/20 the F&A met and ahead of the main agenda decided how to respond to the Coronavirus crisis (the building was closed to all but the RNLI, all staff were to work from home, and all future events were cancelled) A review of the letting fees was initiated, and visitors mooring fees were increased by approximately 10% and small craft mooring fees were increased

and were accompanied by an annual licence to ensure that the craft were used. There were no meetings during the 2020/21 financial year.

The retirement of a number of trustee members necessitated a new committee which met for the first time in May 2021 under the following composition:-

James McConnell: Chair

Membership: Sarah Deeks, Robert McAdie, Jan Wright

Staff: Anne Gill (Secretary)

D & A (Development & Activities) SUB-COMMITTEE REPORT 2020-21

The D&A had a full programme of activities, including a Mothering Sunday Brunch Cruise, the Boat Race Party, a Watercolour Workshop, an Emergency First Aid at Work course, a Walk Tall Alexander Technique course and Party on the Pier, when the pandemic brought them all to a shuddering halt. A series of winter talks were also in the advance planning stage, and work on a new Houseboat Sign was underway.

Despite the restrictions the Houseboat Sign was completed and installed and has been much admired and enjoyed by passers-by. By December, when we met again, but virtually, we were beginning to think about the possibility of cruises and webinars by Zoom were in the final stages of planning. Monthly free webinars were held from February to May with many people generously responding to the suggestion to make a donation. The new financial year brought the trial arrival of a coffee-bike, which proved very successful for a number of months; and it also brought a change in composition of the Sub-committee, with several trustee members deciding that it was time to retire and a new trustee joining. The Midsummer Jazz Cruise was able to go ahead as was Party on the Pier.

As with other sub-committees the composition has changed and from 1st April 2021 was:-

Colin Winchester: Chair

Membership: Gill Exton, Kate Vick

Staff: Anne Gill (Secretary)

CORE USER REPORTS

TET annual report summary 2020-2021

Thames Explorer continues its work: that of engaging with members of the public and educational establishments to teach them about the benefits of preserving the ecology and heritage of the tidal Thames. At the end of the 2020 financial year, in the grip of the pandemic we took the decision to furlough our staff under the government's job retention scheme until such time as we were able to re-establish our audience. The first of our furloughs came on April 1 and was followed a cycle of lockdowns and furloughs throughout the year. Preserving our finances was key to our continued operation and, faced with no viable audience, furloughing our staff was the best way to achieve this. Towards the end of this series of lockdowns we began to un-furlough our staff for an increasing amount of time. It was during these periods that we were able to secure government grants to pay our core costs as well as developing new and innovative ways of working. Firstly, the Heritage Emergency Fund (HEF) was able to offer £40,300 support. This was followed by the two Cultural Recovery Funds, CRF1 for £64,400 and CRF 2 for £30,300. Due to this funding and the government's job retention initiatives, we have been able to retain all of our staff and have opened up our operation once more with organisations and individuals showing great enthusiasm to join us on the foreshore.

Simon Clarke
Director
Thames Explorer Trust
08/11/21

Report for CPT Annual Report Oct 2021 Chiswick Sea Cadets

2021 started with the instructors continuing to provide virtual training but come April, meetings could be face-to-face, albeit with arrangements to take into account the continuing threat of Covid 19. A major piece of guidance was to work outside as much as possible, so the instructors (ever flexible) moved to holding the colour ceremonies at the beginning and end outside, where they currently remain, despite the evenings getting colder and darker.

The initial focus of Sea Cadets' (the unit's umbrella organisation) Regeneration plan was to get instructors back up and running, renewing their qualifications if necessary, such as First Aid, and extending them. Chiswick instructors seized the opportunity, so the unit now has 2 dinghy instructors, 3 powerboat instructors, 2 rowing instructors (fixed seat) and 3 beginner paddlesport instructors. They used their qualifications thoroughly for a fortnight during the summer where they joined with several other local units to provide a fortnight 'on the water' for the cadets. Every Chiswick cadet involved achieved at least one boating qualification and overall the members of the unit accumulated 400 plus hours boating. More training opportunities are gradually coming back as well as participation in events such as Trafalgar Day Parade and Lord Mayor's Parade. The unit, in particular, is preparing to join the Remembrance Sunday Parade in Chiswick, as it has done for many years.

The unit numbers are such that the future looks busy. Although a high proportion of the

original cadets left during the pandemic, mainly because they reached 18 years old, the reputation of Sea Cadets in general and word of mouth about Chiswick unit in particular, has attracted plenty of enquiries such that the numbers are up to the permitted capacity of Chiswick Pier House. The Junior section (10/11 year olds), which was only formed in 2019, is thriving. Chiswick is now a unit with a rather younger than normal spread of cadet ages but they are not to be underestimated. When given the challenge of assisting at CPT's Party on the Pier in July they rose to the challenge and did an excellent job.

Our thanks go to the following for helping the unit during the year

- Donations from The Worshipful Company of World Traders and Mrs Pat Davies
- Jack Petchey Foundation awards to young people scheme
- Chiswick Pier Trust
- Sea Cadets, especially Captain Sea Cadet, for giving a clear route through the Covid-19 regulations

Jaclyn Horton
Unit Management Team
Chiswick Sea Cadets
25/10/21

Chiswick RNLI annual report to Chiswick Pier Trust November 2021

Rescue activities

In 2020 Chiswick RNLI Lifeboat attended 186 incidents and rescued 47 people. By the beginning of November 2021 there were already 199 incidents and 43 people rescued, making 2021 likely to be among the busiest in 20 years.

Adapting to unique problems

Following the relaxation of lockdown rules in the middle of the year the lifeboat station is still taking additional precautions. There are no visitors to the crew area of the station except for operational reasons. Some outreach activities are held in the Trust's large room downstairs.

Following additional monitoring and protection measures, Hammersmith Bridge is now open for navigation with a traffic light system. Should sensors exceed limits the navigation light will go from green to red when all navigation will be prohibited.

Education and Outreach

Open air visits for school parties have resumed but school visits have not yet resumed.

Awareness and Fundraising

Social media activities have continued to be the main method of outreach to over 14,000 followers across three platforms. Online donations through *JustGiving* have continued to be important.

The first event since lockdown was the Chiswick House dog show in September. The next fund-raising activity is the Reindeer Run (a national RNLI initiative) on 5 December organised in conjunction with the Hogarth Club.

Notable rescues and Media coverage

The crew have dealt with a number of serious incidents including four fatalities, as well as the usual haul of capsized rowers and broken down craft. Among the animal incidents was the sad end of the whale that made its way as far as Teddington. There was much coverage on national news media at the time. The incident was featured on the BBC Saving Lives at Sea programme, which included interviews with RNLI crew members from Chiswick and Teddington.

Chiswick Pier Canoe Club Annual Report November 2021

Chiswick Pier Canoe Club (CPCC) is a Kayak and Canoe member club for adults and children over 14 years accompanied by a parent. We run coached paddles once a week on a Sunday from Chiswick Pier, weekly pool sessions on a Wednesday at the Phoenix Fitness Centre and Janet Adegoke Swimming Pool in conjunction with Putney Canoe Club and other longer ad-hoc paddles from the pier and from other locations. The club also runs taster-training courses to introduce non-members to the sport and as an access point into membership during the warmer months.

We help improve active lifestyles and provide an opportunity to try Paddlesport on the Thames in a cost effective way that reduces barriers to participation. In particular we are proud to reach many people that sports clubs traditionally struggle to reach. For example we have over 50% female membership and reach a range of ages from 14 to over 70. As a club we prioritise giving people their first experience of paddle sport on the Thames and believe we provide more taster session than any other clubs in our area. The club is run solely by volunteer members, and all of its activities are only possible because of the tireless work of our committee and coaches – all of whom give significant amounts of their time and, in the case of coach's money (to complete formal training), to make this possible.

Despite Covid restrictions we managed to maintain a wide range of activities for members with reduced numbers to meet COVID rules during 2020 and have expanded back to pre-COVID levels since lockdown has relaxed. We currently have 68 members and completed around 134 individual taster sessions in 2021 across 10 weekends. We estimate that club members will take over 1,500 trips during the year. Experienced club members have also taken trips to the Isle of White, Devon, Cornwall, Cambridge, various locations along the Jurassic Coast, Lee Valley Sheperton Weir, the Houses of Parliament and as far up river as Chertsey, using club resources.

Currently the club uses half the garage at Chiswick Pier House to store kayaks and kit required to paddle and maintain our fleet of boats. It also uses a designated space on the pontoon to store boats. With Chiswick Pier Trust giving the club a discounted rent because the club makes a significant contribution to achieving its charitable objectives.

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(Company Limited by Guarantee)

COMPANY REGISTERED NUMBER: 2856997

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ANNUAL REPORT AND ACCOUNTS

FOR THE YEAR ENDED 31 MARCH 2021

INDEPENDENT EXAMINER'S REPORT TO THE
TRUSTEES OF CHISWICK PIER TRUST

I report to the charity trustees on the examination of the accounts of the company for the year ended 31 March 2021 which comprise the Statement of Financial Activities, the Balance Sheet, and the related notes 1 to 15.

Responsibilities and basis of report

As the charity trustees of the company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your company's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- accounting records were not kept in respect of the company as required by section 386 of the 2006 Act; or
- the accounts do not accord with those records; or
- the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination; or
- the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

A. E. Harraghy

Anne Harraghy (BA, FCA)
PK Audit LLP
Chartered Accountants
1 Parkshot
Richmond
Surrey
TW9 2RD

Date 13/12/2021

CHISWICK PIER TRUST

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2021
(including Income and Expenditure Account)

	<u>Notes</u>	Unrestricted Funds	Designated Funds	Total Funds 2021	Unrestricted Funds	Designated Funds	Total Funds 2020
		£	£	£	£	£	
<u>INCOMING RESOURCES</u>							
Donations	(2a)	2,242	-	2,242	3,191	-	3,191
Charitable activities	(2b)	115,208	-	115,208	117,981	-	117,981
Other trading activities	(2c)	1,406	-	1,406	9,190	-	9,190
Investment income	(2d)	1,980	914	2,894	2,558	1,096	3,654
Other income- furlough grants		15,557		15,557	-	-	
Total incoming resources		136,393	914	137,307	132,920	1,096	134,016
<u>RESOURCES EXPENDED</u>							
Raising funds	(3a)	4,525	-	4,525	9,973	-	9,973
Charitable activities	(3b)	134,492	-	134,492	127,627	-	127,627
Total resources expended		139,017	-	139,017	137,600	-	137,600
Net (expenditure)/income resources before transfers		(2,624)	914	(1,710)	(4,680)	1,096	(3,584)
Transfers between funds		-	-	-			-
Net movement in funds		(2,624)	914	(1,710)	(4,680)	1,096	(3,584)
Balance at 31 March 2020		118,019	222,329	340,348	122,699	221,233	343,932
Balance at 31 March 2021		115,395	223,243	338,638	118,019	222,329	340,348

CHISWICK PIER TRUST
BALANCE SHEET - 31 MARCH 2021

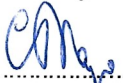
	<u>Notes</u>	<u>2021</u>	<u>2020</u>
		£	£
FIXED ASSETS			
Tangible assets	6	-	-
		-	-
CURRENT ASSETS			
Debtors	7	16,383	13,318
Cash at bank and in hand		450,481	427,512
		<u>466,864</u>	<u>440,830</u>
CREDITORS:			
Amounts falling due within one year	8	(128,226)	(100,482)
		<u>(128,226)</u>	<u>(100,482)</u>
NET CURRENT ASSETS		<u>338,638</u>	<u>340,348</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>338,638</u>	<u>340,348</u>
NET ASSETS		<u>338,638</u>	<u>340,348</u>
FUNDS			
Unrestricted Funds		115,395	118,019
Designated Funds	9	<u>223,243</u>	<u>222,329</u>
TOTAL CHARITY FUNDS		<u>338,638</u>	<u>340,348</u>

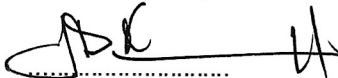
For the year ended 31 March 2021 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.
The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibility for complying with the requirements of the Act with respect to accounting records and for the preparation of accounts.

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

Approved by the trustees on 11.12.21 and signed on their behalf by


Cathy Jago, Trustee and Director


James McConnell, Treasurer
10/11/21

CHISWICK PIER TRUST

NOTES TO THE ACCOUNTS – 31 MARCH 2021

1. ACCOUNTING POLICIES

Company information

Chiswick Pier Trust is a charitable company limited by guarantee. The registered office is The Pier House, Corney Reach Way, Chiswick, London, W4 2UG.

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

- a) **Basis of preparation.**

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing accounts in accordance with Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (second edition October 2019) – (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

The financial statements are prepared in sterling which is the functional currency. Monetary amounts in these financial statements are rounded to the nearest £1. The financial statements have been prepared under the historical cost connection.

The Trust meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.
- b) **Preparation of the financial statements on a going concern basis.**

The Trust reported a net deficit for the year ended 31 March 2021 of £1,710 (2020: £3,584). The trustees are, however, of the view that the charity is a going concern on the basis of the level of reserves held.
- c) **Incoming Resources:**
 - i) **Donations**

Donations and gifts are included in full in the Statement of Financial Activities (SOFA) when receivable. The value of services provided by volunteers has not been included.
 - ii) **Mooring fees and investment income**

These are included in the SOFA when receivable.
 - iii) **Furlough grants**

Government grants are accounted for when receivable. Grants are credited to the Statement of Financial Activities as soon as the conditions of receipt have been satisfied.
- d) **Resources expended**

Resources are accounted for when payable and allocated to the particular activity where the cost relates directly to that activity. All costs are inclusive of VAT.

CHISWICK PIER TRUST

NOTES TO THE ACCOUNTS – 31 MARCH 2021
(CONTINUED)

The cost of overall direction and administration on each activity, comprising the salary and overhead costs of the central function is not apportioned.

All staff salaries are allocated to charitable activities. Where costs have been re-allocated to charitable activities, the relevant comparative amounts have also been re-allocated.

e) Tangible fixed assets

Fixed assets are capitalised if they can be used for more than one year and the cost exceeds £1,000.

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life: Furniture and Equipment - 25% on cost per annum.

f) Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered.

g) Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of deposit or similar account.

h) Creditors and provision

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discount due.

i) Financial Instruments

The trust only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

j) Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds which have been earmarked by the Board of Trustees for particular purposes.

Restricted funds are used for specific purposes as laid down by the donor. Expenditure which meets the donor's criteria is charged to the fund.

CHISWICK PIER TRUST

NOTES TO THE ACCOUNTS - 31 MARCH 2021
(CONTINUED)

2 INCOMING RESOURCES:

2a DONATIONS

	Unrestricted Funds	Designated Funds	Total Funds <u>2021</u>	Unrestricted Funds	Designated Funds	Total Funds <u>2020</u>
	£	£	£	£	£	£
Donations	1,284	-	1,284	2,110	-	2,110
Membership	958	-	958	1,081	-	1,081
						3191
	2,242	-	2,242	3,191	-	3,191

2b CHARITABLE ACTIVITIES

	Unrestricted Funds	Designated Funds	Total Funds <u>2021</u>	Unrestricted Funds	Designated Funds	Total Funds <u>2020</u>
	£	£	£	£	£	
Pier house and boat stores	30,283	-	30,283	38,763	-	38,763
RNLI rents receivable	2,467	-	2,467	1,500	-	1,500
Mooring fees from boat residents	55,405	-	55,405	54,249	-	54,249
Pier fees and visitor moorings	27,053	-	27,053	23,469	-	23,469
	115,208	-	115,208	117,981	-	117,981

CHISWICK PIER TRUST

NOTES TO THE ACCOUNTS - 31 MARCH 2021 (CONTINUED)

2c OTHER TRADING ACTIVITIES

	Unrestricted Funds £	Designated Funds £	Total Funds <u>2021</u> £	Unrestricted Funds £	Designated Funds £	Total Funds <u>2020</u> £
Events and refreshments	1,406	-	1,406	9,175	-	9,175
Book sales	-	-	-	15	-	15
	1,406	-	1,406	9,190	-	9,190

2d INVESTMENT INCOME

	Unrestricted Funds £	Designated Funds £	Total Funds <u>2021</u> £	Unrestricted Funds £	Designated Funds £	Total Funds <u>2020</u> £
Bank Interest	1,980	914	2,894	2,558	1,096	3,654
	1,980	914	2,894	2,558	1,096	3,654

3. RESOURCES EXPENDED

3a COST OF RAISING FUNDS

	Unrestricted Funds £	Designated Funds £	Total Funds <u>2021</u> £	Unrestricted Funds £	Designated Funds £	Total Funds <u>2020</u> £
Events and refreshment costs	1,169	-	1,169	9,597	-	9,597
Advertising and publicity	3,098	-	3,098	120	-	120
Book costs	258	-	258	256	-	256
	4,525	-	4,525	9,973	-	9,973

CHISWICK PIER TRUST

NOTES TO THE ACCOUNTS - 31 MARCH 2021
(CONTINUED)

3b COST OF CHARITABLE ACTIVITIES

	Unrestricted Funds	Designated Funds	Total Funds <u>2021</u>	Unrestricted Funds	Designated Funds	Total Funds <u>2020</u>
	£	£	£	£	£	£
Licence fees, rates & insurance	51,901	-	51,901	38,773	-	38,773
Water, gas & electricity	7,009	-	7,009	8,244	-	8,244
Works, repairs & cleaning	7,947	-	7,947	10,972	-	10,972
Staff salaries	42,314	-	42,314	41,968	-	41,968
Pier house & pier rebates	10,439	-	10,439	10,439	-	10,439
Legal & professional fees	7,059	-	7,059	1,184	-	1,184
Core user funding	-	-	-	6,600	-	6,600
Charitable activities	-	-	-	-	-	-
Telephone and postage	765	-	765	1,457	-	1,457
Printing and stationery	141	-	141	273	-	273
Accountancy & examination fees	3,900	-	3,900	3,960	-	3,960
Other professional fees & subscription	399	-	399	411	-	411
Website & equipment costs	1,915	-	1,915	2,160	-	2,160
Bank charges	668	-	668	730	-	730
Miscellaneous	35	-	35	456	-	456
Bad debts	-	-	-	-	-	-
	134,492	-	134,492	127,627	-	127,627

CHISWICK PIER TRUST

NOTES TO THE ACCOUNTS - 31 MARCH 2021 (CONTINUED)

4. STAFF COSTS

	<u>2021</u>	<u>2020</u>
	£	£
Gross salaries	42,314	41,968
Employer's NIC's	-	-
	<u>42,314</u>	<u>41,968</u>

Average number of staff employed during the year 4 4

No employee received remuneration amounting to more than £60,000 in either year.

The charitable company operates a defined contribution pension scheme. There was no cost to the charity this year.

5. FEES FOR EXAMINATION OF THE ACCOUNTS

	<u>2021</u>	<u>2020</u>
	£	£
Independent examiner's fee	2,520	2,520
Other fees for accountancy and taxation services	1,380	1,320
Under-provision from previous years	-	120
	<u>3,900</u>	<u>3,960</u>

CHISWICK PIER TRUST

NOTES TO THE ACCOUNTS - 31 MARCH 2021 (CONTINUED)

6. TANGIBLE FIXED ASSETS

	Office Furniture & Equipment	Total
	£	£
Cost		
As at 31 March 2020	15,661	15,661
Additions	-	-
Disposals	-	-
On 31 March 2021	15,661	15,661
Depreciation		
As at 31 March 2020	15,661	15,661
Charge for the year	-	-
On 31 March 2021	15,661	15,661
Net book value		
On 31 March 2021	-	-
On 31 March 2020	-	-

7. DEBTORS

	<u>2021</u>	<u>2020</u>
	£	£
Trade Debtors	4,816	4,634
Undeposited funds	349	349
Other debtors	2,042	-
Prepayments and accrued income	9,176	8,335
	<u>16,383</u>	<u>13,318</u>

CHISWICK PIER TRUST

NOTES TO THE ACCOUNTS - 31 MARCH 2021 (CONTINUED)

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	<u>2021</u>	<u>2020</u>
	£	£
Trade creditors	1,667	2,362
Taxes and social security	392	393
Accruals	126,167	97,727
	<u>128,226</u>	<u>100,482</u>

9. DESIGNATED FUND

Reinstatement Fund	<u>2021</u>	<u>2020</u>
	£	£
Balance at 1 April 2020	222,329	221,233
Incoming resources:		
Investment income	914	1,096
Transfer from general funds	-	-
Balance at 31 March 2021	<u>223,243</u>	<u>222,329</u>

The purpose of the Designated Fund is for the ongoing repairs of the Pier House and Pier and reinstatement on the expiry of the current lease in 2026.

CHISWICK PIER TRUST

NOTES TO THE ACCOUNTS - 31 MARCH 2021
(CONTINUED)

10. MEMBERS

	<u>2021</u>	<u>2020</u>
	No.	No.
Number of members of the charity	100	109

11. LIMITED LIABILITY

Every member of the company agrees to contribute £1 or any smaller amount required if the company is wound up while he or she is a member or within a year afterwards and if the company has debts and liabilities which it cannot meet out of its assets.

In the case of winding up none of the accumulated funds are distributable to the members, but shall be given, or transferred to, some other charitable institution having similar objectives.

12. FUTURE FINANCIAL COMMITMENTS

Under the terms of the lease agreement with the London Borough of Hounslow the company shall return the Pier and Pier House in good condition at the end of the lease in August 2026.

13. ACCRUED LICENCE FEES

The accounts include an accrual for licence fees due to the Port of London Authority of £122,267 (2020: £93,887) which have not yet been invoiced. The amount is in accordance with the PLA's advice of fees payable for resident moorings.

14. TRUSTEE REMUNERATION

No trustees received any remuneration or expenses in the year (2020: Nil)

15. TAXATION

Chiswick Pier Trust is a registered charity and therefore is not liable to income tax or corporation tax on income derived from its charitable activities as they fall within the various exemptions available to registered charities.