

BEDFONT LAKES TRUST FUND

England & Wales · Charity number 1053137

Details

Status Registered

Legal form Trust

Registered 1996-02-22

Register [View on the Charity Commission register](#)

Contact

Address London Borough Of Hounslow
Hounslow House
7 Bath Road
Hounslow
TW3 3EB

Phone 02085833356

Email democratic.services@hounslow.gov.uk

Website <http://www.hounslow.info/parks-open-spaces/find-your-park/bedfont-lakes/about-the-lakes/>

Activities

Objects: PROMOTING PUBLIC RECREATION AND EDUCATION BY THE PROVISION OF RESOURCES FOR THE MAINTENANCE IMPROVEMENT MANAGEMENT AND PRESERVATION OF THE LAND AS OPEN SPACE LAND FOR RECREATIONAL AND LEISURE TIME USE BY THE PUBLIC AT LARGE AND FOR THEIR EDUCATION ENJOYMENT AND BENEFIT.

Activities: Manage the trust fund on behalf of Hounslow Council for the benefit of Bedfont Lakes Country Park

Classification

- **How:** Other Charitable Activities
- **What:** General Charitable Purposes
- **Who:** The General Public/mankind

Geography

- **Area of benefit:** LONDON BOROUGH OF HOUNSLOW AND ADJOINING BOROUGHES
- Hounslow

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£237,939	£260,031	-	-
2024-03-31	£238,351	£243,676	-	-
2023-03-31	£283,382	£225,605	-	-
2022-03-31	£193,540	£237,969	-	-
2021-03-31	£177,773	£241,995	-	-

Trustees

Name	Role	Appointed
Councillor Adesh Farmahan		2023-05-23
Councillor Bishnu Bahadur Gurung		2023-05-23
Councillor Farah Kamran		2023-05-23
Councillor Lily Bath		2025-05-27
Councillor Raghwinder Siddhu		2023-05-23

BEDFONT LAKES TRUST FUND

England & Wales - Charity number 1053137

Accounts

BEDFONT LAKES TRUST FUND

TRUSTEES' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2025

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Registered charity no. 1053137

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2025 (continued)

1 Reference and Administrative Details

TRUSTEE: The Mayor and Burgesses of the London Borough of Hounslow

ADDRESS: Hounslow House
7 Bath Road
Hounslow
TW3 3EB

REGISTERED CHARITY NO.: 1053137

SOLICITOR: Assistant Director Corporate Governance
London Borough of Hounslow
Hounslow House
7 Bath Road
Hounslow
TW3 3EB

TREASURER: Executive Director of Finance and Resources
London Borough of Hounslow
Hounslow House
7 Bath Road
Hounslow
TW3 3EB

AUDITORS: Clemence Hoar Cummings
Chartered Accountants and Registered Auditors
1 – 5 Como Street
Romford
RM7 7DN

BANKERS: NatWest Bank
275 - 277 High Street
Hounslow
TW3 1ZA

FUND MANAGERS: Schroder & Co
31 Gresham Street
London
EC2V 7QA

INTERNAL AUDITORS: Head of Internal Audit
London Borough of Hounslow
Hounslow House
7 Bath Road
Hounslow
TW3 3EB

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2025 (continued)

2 Structure, Governance and Management

- 2.1 The Trust was formally established on 20 December 1995 with the declaration of a charitable trust between Hanover Property Unit Trust and the Mayor and Burgesses of the London Borough of Hounslow ("the Council"). The Trust Fund is devoted to the general charitable purposes defined in the declaration of Trust.
- 2.2 The Trust Fund initially set up comprised a sum of £200,000, which had been previously paid over to the Council and a further sum of £1,000,000 enhanced as provided for in a previous agreement between Rutland Hall Limited and the Council (dated 13 May 1988). An additional sum of £750,000, enhanced as provided for, became transferable to the Trust Fund in accordance with the terms of an agreement dated 4 April 1990 between Keenhalf Limited and the Council.
Enhanced sums of £1,859,608 and £1,192,998 were paid to the Council on 20 December 1995 by Hanover Property Unit Trust and Keenhalf respectively.
On the formation of the Trust, £3,200,000 was transferred to Schroder Investment Management Limited (now named Schroder & Co) for appropriate investment.
- 2.3 The Bedfont Lakes Country Park Trust Fund Panel has been established by the Council to oversee the investment of the Trust Fund and to ensure that the resources are used in a manner consistent with the agreed lease. The Councillors appointed to the Panel for the year to date were: -

Adesh Farmahan	appointed 23rd May 2023
Farah Kamran	appointed 23rd May 2023
Raghwinder Siddhu	appointed 23rd May 2023
Bahadur Gurung	appointed 23rd May 2023
Lily Bath	appointed 27 th May 2025

The Councillors are appointed to the Panel annually by the full Council.

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2025 (continued)

The Trust Fund Panel meets annually to monitor investment performance, review operational costs at the Country Park, and set the annual budget. The management and maintenance of the Country Park is delivered by Lampton Greenspace 360 Limited.

3 Objectives and Activities

- 3.1 The charitable trust is established with the object of promoting public recreation and education by the provision of resources for the maintenance, improvement, management and preservation of the country park (which is held on a 999-year lease) as open space land for recreational and leisure time use by the public at large and for their education, enjoyment and benefit.
- 3.2 We have referred to the guidance in the Charity Commission's general guidance on Public Benefit including its guidance 'public benefit: running a charity (PB2)' when reviewing our aims and objectives and planning our future activities. In particular, the trustees consider how planned activities will contribute to the aims and objectives they have set. The trustees believe that providing access to the park facilities is of direct benefit to the well-being and enjoyment of the general public. The park is open to access by any member of the public free of charge.

4 Achievements and Performance: Year ended 31 March 2025

- 4.1 The charitable trust has used the resources generated for the maintenance, improvement, management and preservation of the country park.
- 4.2 The investment funds are actively managed throughout the year to provide sufficient return to meet the net budget for the management and maintenance of the Country Park over the longer term. For 2024/25 actual income was £237,939 against expenditure of £260,031 resulting in a loss of £22,092 (excluding movements on investments).

5 Financial Review

5.1 Reserves and Investments Policy

- 5.1.1 The Trustees aim to manage the Trust Fund so that it generates sufficient income to fund the annual maintenance of the park. For the immediate future, the assets of the Trust Fund are considered adequate for this purpose.
- 5.1.2 The Trust Fund will continue to be carefully invested and managed to help ensure it generates the required annual return to provide for the development and upkeep of the Park.
- 5.1.3 The principal source of funding for the Trust is the investment fund. Income from the investment fund has supported the key objective of the charitable trust by providing resources for the upkeep of the country park.
- 5.1.4 It is the Trust's policy to retain funds in the form of investments that generate sufficient income to cover the cost of upkeep of the park in the future. The value of the investments held at 31st March 2025 was £ 5,581,272. Each year a budget is produced of the expected cost of the upkeep of the park for the coming year. The Trustees have reviewed the level of funds, along with the expected

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2025 (continued)

budget cost of the upkeep of the park and consider the funds to be adequate to derive sufficient investment return to finance such activities in forthcoming years.

- 5.1.5 The Trust's investment policy is to maximise total returns after consideration of the annual budget requirement for the park's upkeep. The investment funds have provided sufficient return to meet the net budget requirement for the park.
- 5.1.6 The investments are managed by Schroders. The fund has a balanced portfolio that is actively managed in order to provide the required return at an acceptable level of risk.

5.2 Statement of trustees' responsibilities in respect of the trustees' report and the financial statements

- 5.2.1 Under the trust deed of the charity and charity law, the Trustees 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). The law applicable to charities in England & Wales 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 charity and of the incoming resources and application of resources of the charity for that period. 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 2019;
 - make judgements and estimates that are reasonable and prudent;
 - state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
 - prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.
- 5.2.2 The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

5.3 Risk Management Strategy

- 5.3.1 The major risks to which the Trust is exposed have been identified and considered by the Trustees. The risks identified, the anticipated effect, and the steps taken and systems in place to mitigate those risks, are contained in a risk management strategy statement, which has been reviewed by the Trust Fund Panel.

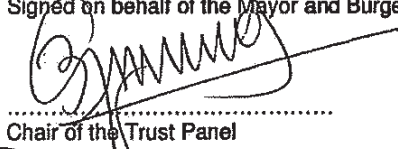
BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2025 (continued)

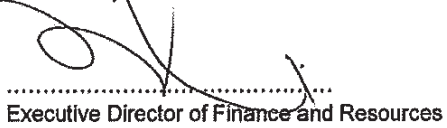
6 Plans for Future Periods

- 6.1 The Trustees intend to continue to manage the Trust Fund in order to generate funds sufficient to continue carrying out the key objective of the charitable trust.

Signed on behalf of the Mayor and Burgesses of the London Borough of Hounslow by:


.....
Chair of the Trust Panel

Date 19/11/2025


.....
Executive Director of Finance and Resources

Date 19/11/2025

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2025 (continued)

7 Independent Auditor's Report to the Trustees of Bedford Lakes Trust Fund

Opinion

We have audited the financial statements of Bedford Lakes Trust for the year ended 31 March 2025 which comprise the Statement of Financial Activities, the Balance Sheet and the related notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 'The Financial Reporting Standard Applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2025 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The trustees are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2025 (continued)

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities Act 2011 requires us to report to you if, in our opinion:

- the information given in the Trustees' Annual Report is inconsistent in any material respect with the financial statements; or
- the charity has not kept adequate accounting records; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we required for our audit.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement on page 4, the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustee determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustee either intends to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 145 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material mis-statements in respect of irregularities including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

- We have designed our work to ensure that laws and regulations have been adhered to, and that the transactions of the charity are properly reflected in the financial statements
- We have obtained a detailed understanding of the Charity's internal control systems and we have used the knowledge gained to identify any areas of risk of mis-statement or fraud. We have then designed our audit tests in each area to identify whether in respect of the transactions we have selected for testing the relevant controls have operated as expected.
- The charity is in receipt of investment income and we ensure that the reports of investment performance and asset valuations produced by the fund managers are properly reflected in the accounts. We then check the valuations themselves to ensure they are consistent with other third party information.
- The charity has a contract for the provision of services for the park area and we ensure that expenditures on this are properly authorised, and that the charges are reasonable.

A further description of our responsibilities for the audit of financial statements is located in the Financial Reporting Council's website at www.frc.org.uk/auditors responsibilities. This description forms part of our Report of the Independent Auditors.

BEDFONT LAKES TRUST FUND
YEAR END 31ST MARCH 2025 (continued)

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Chapter 3 of Part 8 of the Charities Act 2011. Our audit work has been undertaken so that we might state to the charity's trustee those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to any party other than the charity and charity's trustees as a body, for our audit work, for this report, or for the opinion we have formed.



D.M. Belbin BSc BFP FCA DChA
Senior Statutory Auditor
Clemence Hoar Cummings
Riverside House
1-5 Como Street
Romford
Essex
RM7 7DN

Date: 18 November 2025

Clemence Hoar Cummings is eligible to act as auditor in terms of Section 1212 of the Companies Act 2006.

BEDFONT LAKES TRUST FUND
YEAR END 31ST MARCH 2025 (continued)

8 Statement of Financial Activities

	Notes	Unrestricted Fund £	Restricted Fund £	Total 2024/25 £	Total 2023/24 £
Income from:					
Investment Income		165,757	72,182	237,939	238,351
Total Incoming		165,757	72,182	237,939	238,351
Expenditure on:					
Investment management costs		10,093	3,878	13,971	13,196
Charitable Activities	2	173,292	66,588	239,880	224,612
Charitable Support Costs	3	4,464	1,716	6,180	5,868
Total Expenditure		187,849	72,182	260,031	243,676
Net Incoming/(Outgoing) Resources for the Year		(22,092)	0	(22,092)	(5,325)
Net (losses)/gains on investments		(117,495)	(51,166)	(168,660)	298,962
Net (expenditure)/income and net movement in funds		(139,587)	(51,166)	(190,752)	293,637
Fund Balances brought forward at 1st April		4,321,461	1,881,867	6,203,328	5,909,690
Fund Balances carried forward 31st March		4,181,874	1,830,701	6,012,575	6,203,328

Bedfont Lakes Trust has no recognised gains or losses for the year, other than the net movement in funds shown above. The Trust has neither discontinued any of its operations nor acquired new ones, and all amounts relate to continuing operations.

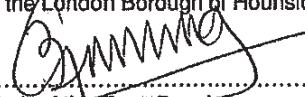
The notes on pages 11 to 16 form part of these financial statements.

BEDFONT LAKES TRUST FUND
YEAR END 31ST MARCH 2025 (continued)

9 Balance Sheet as at 31st March 2025

	Notes	2025 £	2024 £
Fixed Assets			
Investments	4	5,581,272	5,763,782
		<u>5,581,272</u>	<u>5,763,782</u>
Current Assets			
Debtors	5	59,307	59,863
Cash		627,414	613,523
		<u>686,721</u>	<u>673,386</u>
Liabilities			
Creditors	6	(255,417)	(233,840)
		<u>(255,417)</u>	<u>(233,840)</u>
Net Current Assets		431,304	439,546
Net Assets		<u>6,012,575</u>	<u>6,203,328</u>
Funds			
Restricted	7	1,830,701	1,881,867
Unrestricted		4,181,874	4,321,461
Funds Carried Forward		<u>6,012,575</u>	<u>6,203,328</u>

These financial statements were approved and authorised for issue on behalf of the Mayor and Burgesses of the London Borough of Hounslow and signed on its behalf by:



 Chair of the Trust Panel

Date 19/11/2025



 Executive Director of Finance and Resources

Date 19/11/2025

The notes on pages 11 to 16 form part of these financial statements.

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2025 (continued)

10 Notes to the Financial Statements

1) Accounting Policies

a) Accounting Bases

A Summary of the principle accounting policies adopted, judgements and key sources of estimation of uncertainty, is set out below.

The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (The FRS102 Charities SORP 2019) and Charities Act 2011. The charity is a public benefit entity for the purposes of FRS 102.

b) Funds

Bedfont Lakes is managed and developed as a complete site, albeit it is cut in two by a railway line. On the establishment of the Trust, Keenhalf Ltd required that the funds they introduced be restricted to expenditure on that part of Bedfont Lakes which lies to the north of the railway line. The funds provided by Keenhalf Limited are therefore held as restricted funds. The funds provided by Hanover Property Unit Trust are held as unrestricted funds as they can be applied for the maintenance of the entire parkland area.

c) Investment Income

Investment income is accounted for on an accruals basis.

The movement in investment values was apportioned between the restricted and unrestricted funds in the year 1995/96 (being the year the Trust was formally established) on the basis of the capital sum originally invested with Schroders, and in subsequent years on the balance of investments brought forward at 1 April.

d) Other Incoming Resources

Other incoming resources are accounted for on an accruals basis when there is entitlement to income, receipt is probable and the amount can be measured reliably.

Other incoming resources are allocated between the restricted and unrestricted funds on the basis of the direct costs of maintaining the parkland.

e) Resources Expended

All expenditure is accounted for on an accruals basis and has been classified under headings that accord with the Statement of Recommended Practice. Expenditure is allocated between the restricted and unrestricted funds on the basis of the direct costs of maintaining the parkland to the extent to which incoming resources in the year relating to the restricted fund are available to meet such expenditure. Any excess is borne by the unrestricted fund. 70% of Bedfont Lakes' direct costs relate to the northern side of the park.

f) Fixed Asset Investments

Investments are stated at market value i.e. the realisable value of investments at the balance sheet date.

g) Financial Instruments

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Basic financial assets and liabilities are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method.

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2025 (continued)

Investments are initially recognised at their transactions value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. The statement of financial activities includes the net gains and losses arising on revaluation and disposals throughout the year.

h) Cash Flow Statement

No cash flow statement has been prepared. As a small reporting entity, the Trust is exempt from the requirement to prepare a cash flow statement.

i) Taxation

As a charity the Trust is exempt from tax on the income and gains arising from its charitable activities and its investments, to the extent that such income and gains are applied for charitable purposes only.

j) Value Added Tax (VAT)

VAT is not recoverable by the Charity and, as such, is included in the relevant costs in the Statement of Financial Activities.

k) Treatment of Losses

In the event that there are net outgoing resources in a year (being an excess of total resources expended over incoming resources) losses are allocated pro rata to the fund balances brought forward at 1 April (except 1995/96 when they were allocated to the funds on the basis of actual expenditure incurred in the year) unless the loss results from significant expenditure on one half of the site, in which case expenditure would be charged to the relevant fund.

l) Treatment of Surpluses

In the event that there is an excess of total incoming resources over total resources expended, such surpluses are deemed to relate to the unrestricted fund and are added to that fund each year. There is no allocation of any surplus to the restricted fund as the income from the restricted fund is insufficient to meet the cost of maintaining the northern side of Bedfont Lakes, the northern side being the only part of Bedfont Lakes that the restricted fund can be used to maintain. Therefore, any surplus by implication must relate to the unrestricted fund.

m) Governance Costs

These are accounted for on an accruals basis and included within support costs. They represent the fee payable to the Trust's external auditors.

n) Liabilities

These are accounted for on an accruals basis.

o) Investment Income

The Trust Fund incurs a fund manager's fee for the management of its investments. Reports provided by the fund manager separately identify investment management fees, and so these have been separately charged and recognised as a cost of generating funds.

p) Critical accounting estimates and areas of judgement

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

In the view of the trustees in applying the accounting policies adopted, the only critical judgement considered to have a significant effect on the amounts recognised in the financial statements is the allocation of deficits/surpluses between funds.

BEDFONT LAKES TRUST FUND
YEAR END 31ST MARCH 2025 (continued)

2) Direct Cost of Charitable Activities

The Trust has one key charitable activity which is the maintenance, improvement, management and preservation of the country park.

The management and maintenance of the Park was carried out by Lampton Greenspace 360 Limited and costs were recharged to the Charity.

	2025	2024
	£	£
Management of Bedfont Lakes Country Park	233,380	218,112
Support Services	6,500	6,500
	<u>239,880</u>	<u>224,612</u>

3) Charitable Support Costs

No charges have been made to the Trust with regard to the preparation of the statutory accounts, the costs of Trustees meetings or legal fees. Other costs comprise the governance costs for the year which were:

	2025	2024
	£	£
External Audit Fees	6,180	5,868
Legal & Professional Fees	0	0
	<u>6,180</u>	<u>5,868</u>

4) Fixed Assets – Investments

Fixed asset investments are recognised in the balance sheet at their market value as at 31st March 2025.

a) The movements on investments during the year are summarised below:

	2025	2024
	£	£
Market Value at 1 April	5,763,782	5,477,927
Acquisitions during the year at cost	-	(298)
Disposals during year at carrying value	(7,162)	(16,959)
Net gains/(losses) on revaluation	(168,660)	298,961
Net increase / (decrease) in cash awaiting investment	(6,688)	4,149
Closing Value	<u>5,581,272</u>	<u>5,763,782</u>

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2025 (continued)

Realised losses on the sale of investments are calculated based on the carrying value of the investment at the start of the year. Unrealised investment gains and losses are based on movements in the market value of the investment.

Investments with a brought forward book value of £7,328 were disposed of in the year for proceeds of £7,162 realising a loss on disposal of £167.

b) Fixed asset investments are recorded at their market value at 31st March. The historic cost of these assets is disclosed below:

	Number of Units	Market Value £	Cost £
31st March 2024			
Schroder Cash Pool Account	0	6,955	6,955
SUTL Cazenove Charity Responsible	10,225,269	5,756,827	5,698,900
		<u>5,763,782</u>	<u>5,705,855</u>

	Number of Units	Market Value £	Cost £
31st March 2025			
Schroder Cash Pool Account	0	268	268
SUTL Cazenove Charity Responsible	10,212,269	5,581,005	5,691,655
		<u>5,581,273</u>	<u>5,691,923</u>

BEDFONT LAKES TRUST FUND
YEAR END 31ST MARCH 2025 (continued)

5) Debtors

	2025	2024
	£	£
Accrued investment Income	59,119	59,675
Accrued Licence Income	188	188
	<u>59,307</u>	<u>59,863</u>

6) Liabilities: amounts falling due within one year

	2025	2024
	£	£
Sums due to London Borough of Hounslow	239,880	224,612
Investment management fees due	3,489	3,360
Audit Fees	12,048	5,866
Total	<u>255,417</u>	<u>233,840</u>

7) Analysis of Funds

Analysis of Net Assets by Fund

	Unrestricted Fund £	Restricted Fund £	Total £
Fixed Assets			
Investments	3,886,368	1,694,904	5,581,272
Total Fixed Assets	<u>3,886,368</u>	<u>1,694,904</u>	<u>5,581,272</u>
Current Assets	480,924	225,797	686,721
Current Liabilities	(165,417)	(90,000)	(255,417)
Net Assets at 31st March 2025	<u>4,181,874</u>	<u>1,830,701</u>	<u>6,012,575</u>

8) Related Parties

The charity is administered by London Borough of Hounslow, and Bedford Lakes itself is managed by Greenspace 360, a 100% owned subsidiary of LBH. During the year £239,880 (2024: £224,612), was charged by London Borough of Hounslow as a contribution to the management of Bedford Lakes. None of the Trust Fund Panel had any relationships with related parties.

BEDFONT LAKES TRUST FUND
YEAR END 31ST MARCH 2025 (continued)

9) Employee Information

The Trust has no employees (2023/24 – none).

10) Remuneration of Trustees

None of the members of the Panel receive any emoluments or reimbursed expenses (2023/24 – none).

11) Comparative SoFA split of funds

	Unrestricted Fund £	Restricted Fund £	Total 2023/24 £
Income from:			
Investment Income	166,106	72,245	238,351
Other Incoming Resources	0	0	0
Total Income	166,106	72,245	238,351
Expenditure on:			
Investment management costs	9,284	3,912	13,196
Charitable Activities	158,019	66,593	224,612
Charitable support costs	4,128	1,740	5,868
Total Expenditure	171,431	72,245	243,676
Net (losses)/gains on Investments	208,346	90,617	298,962
Net (expenditure)/income and net movement in funds	203,021	90,617	293,637
Fund Balances brought forward at 1st April	4,118,440	1,791,250	5,909,690
Fund Balances carried forward 31st March 2024	4,321,461	1,881,867	6,203,328

BEDFONT LAKES TRUST FUND

England & Wales - Charity number 1053137

Accounts

BEDFONT LAKES TRUST FUND

TRUSTEES' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2024

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BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2024 (continued)

1 Reference and Administrative Details

TRUSTEE: The Mayor and Burgesses of the London Borough of Hounslow

ADDRESS: Hounslow House
7 Bath Road
Hounslow
TW3 3EB

REGISTERED CHARITY NO.: 1053137

SOLICITOR: Assistant Director Corporate Governance
London Borough of Hounslow
Hounslow House
7 Bath Road
Hounslow
TW3 3EB

TREASURER: Director of Finance and Corporate Services
London Borough of Hounslow
Hounslow House
7 Bath Road
Hounslow
TW3 3EB

AUDITORS: Clemence Hoar Cummings
Chartered Accountants and Registered Auditors
1 – 5 Como Street
Romford
RM7 7DN

BANKERS: NatWest Bank
275 - 277 High Street
Hounslow
TW3 1ZA

FUND MANAGERS: Schroder & Co
31 Gresham Street
London
EC2V 7QA

INTERNAL AUDITORS: Head of Internal Audit
London Borough of Hounslow
Hounslow House
7 Bath Road
Hounslow
TW3 3EB

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2024 (continued)

2 Structure, Governance and Management

- 2.1 The Trust was formally established on 20 December 1995 with the declaration of a charitable trust between Hanover Property Unit Trust and the Mayor and Burgesses of the London Borough of Hounslow ("the Council"). The Trust Fund is devoted to the general charitable purposes defined in the declaration of Trust.
- 2.2 The Trust Fund initially set up comprised a sum of £200,000, which had been previously paid over to the Council and a further sum of £1,000,000 enhanced as provided for in a previous agreement between Rutland Hall Limited and the Council (dated 13 May 1988). An additional sum of £750,000, enhanced as provided for, became transferable to the Trust Fund in accordance with the terms of an agreement dated 4 April 1990 between Keenhalf Limited and the Council.
Enhanced sums of £1,859,608 and £1,192,998 were paid to the Council on 20 December 1995 by Hanover Property Unit Trust and Keenhalf respectively.
On the formation of the Trust, £3,200,000 was transferred to Schroder Investment Management Limited (now named Schroder & Co) for appropriate investment.
- 2.3 The Bedfont Lakes Country Park Trust Fund Panel has been established by the Council to oversee the investment of the Trust Fund and to ensure that the resources are used in a manner consistent with the agreed lease. The Councillors appointed to the Panel for the year to date were: -

Adesh Farmahan	appointed 23rd May 2023
Farah Kamran	appointed 23rd May 2023
Raghwinder Siddhu	appointed 23rd May 2023
Bishnu Gurung	appointed 23rd May 2023
Noor Kaleem	Ceased to be a trustee, 30 th May 2024

The Councillors are appointed to the Panel annually by the full Council.

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2024 (continued)

The Trust Fund Panel meets annually to monitor investment performance, review operational costs at the Country Park, and set the annual budget. The management and maintenance of the Country Park is delivered by Lampton Greenspace 360 Limited.

3 Objectives and Activities

- 3.1 The charitable trust is established with the object of promoting public recreation and education by the provision of resources for the maintenance, improvement, management and preservation of the country park (which is held on a 999-year lease) as open space land for recreational and leisure time use by the public at large and for their education, enjoyment and benefit.
- 3.2 We have referred to the guidance in the Charity Commission's general guidance on Public Benefit including its guidance 'public benefit: running a charity (PB2)' when reviewing our aims and objectives and planning our future activities. In particular, the trustees consider how planned activities will contribute to the aims and objectives they have set. The trustees believe that providing access to the park facilities is of direct benefit to the well-being and enjoyment of the general public. The park is open to access by any member of the public free of charge.

4 Achievements and Performance: Year ended 31 March 2024

- 4.1 The charitable trust has used the resources generated for the maintenance, improvement, management and preservation of the country park.
- 4.2 The investment funds are actively managed throughout the year to provide sufficient return to meet the net budget for the management and maintenance of the Country Park over the longer term. For 2023/24 actual income was £238,351 against expenditure of £243,676 resulting in a loss of £5,325 (excluding movements on investments).
- 4.3

5 Financial Review

5.1 Reserves and Investments Policy

- 5.1.1 The Trustees aim to manage the Trust Fund so that it generates sufficient income to fund the annual maintenance of the park. For the immediate future, the assets of the Trust Fund are considered adequate for this purpose.
- 5.1.2 The Trust Fund will continue to be carefully invested and managed to help ensure it generates the required annual return to provide for the development and upkeep of the Park.
- 5.1.3 The principal source of funding for the Trust is the investment fund. Income from the investment fund has supported the key objective of the charitable trust by providing resources for the upkeep of the country park.
- 5.1.4 It is the Trust's policy to retain funds in the form of investments that generate sufficient income to cover the cost of upkeep of the park in the future. The value of the investments held at 31st March 2024 was £ 5,763,782. Each year a budget is produced of the expected cost of the upkeep of the park for the coming year. The Trustees have reviewed the level of funds, along with the expected

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2024 (continued)

budget cost of the upkeep of the park and consider the funds to be adequate to derive sufficient investment return to finance such activities in forthcoming years.

- 5.1.5 The Trust's investment policy is to maximise total returns after consideration of the annual budget requirement for the park's upkeep. The investment funds have provided sufficient return to meet the net budget requirement for the park.
- 5.1.6 The investments are managed by Schroders. The fund has a balanced portfolio that is actively managed in order to provide the required return at an acceptable level of risk.

5.2 Statement of trustees' responsibilities in respect of the trustees' report and the financial statements

- 5.2.1 Under the trust deed of the charity and charity law, the Trustees 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). The law applicable to charities in England & Wales 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 charity and of the incoming resources and application of resources of the charity for that period. 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;
 - state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
 - prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.
- 5.2.2 The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

5.3 Risk Management Strategy

- 5.3.1 The major risks to which the Trust is exposed have been identified and considered by the Trustees. The risks identified, the anticipated effect, and the steps taken and systems in place to mitigate those risks, are contained in a risk management strategy statement, which has been reviewed by the Trust Fund Panel.

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2024 (continued)

6 Plans for Future Periods

- 6.1 The Trustees intend to continue to manage the Trust Fund in order to generate funds sufficient to continue carrying out the key objective of the charitable trust.

Signed on behalf of the Mayor and Burgesses of the London Borough of Hounslow by:


.....
Chair of the Trust Panel

Date 20/11/2024


.....
Director of Finance and Corporate Services

Date 04/12/2024

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2024 (continued)

7 Independent Auditor's Report to the Trustees of Bedfont Lakes Trust Fund

Opinion

We have audited the financial statements of Bedfont Lakes Trust for the year ended 31 March 2024 which comprise the Statement of Financial Activities, the Balance Sheet and the related notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 'The Financial Reporting Standard Applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2024 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The trustees are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2024 (continued)

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities Act 2011 requires us to report to you if, in our opinion:

- the information given in the Trustees' Annual Report is inconsistent in any material respect with the financial statements; or
- the charity has not kept adequate accounting records; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we required for our audit.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement on page 4, the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustee determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustee either intends to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 145 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material mis-statements in respect of irregularities including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

- We have designed our work to ensure that laws and regulations have been adhered to, and that the transactions of the charity are properly reflected in the financial statements
- We have obtained a detailed understanding of the Charity's internal control systems and we have used the knowledge gained to identify any areas of risk of mis-statement or fraud. We have then designed our audit tests in each area to identify whether in respect of the transactions we have selected for testing the relevant controls have operated as expected.
- The charity is in receipt of investment income and we ensure that the reports of investment performance and asset valuations produced by the fund managers are properly reflected in the accounts. We then check the valuations themselves to ensure they are consistent with other third party information.
- The charity has a contract for the provision of services for the park area and we ensure that expenditures on this are properly authorised, and that the charges are reasonable.

A further description of our responsibilities for the audit of financial statements is located in the Financial Reporting Council's website at www.frc.org.uk/auditors responsibilities. This description forms part of our Report of the Independent Auditors.

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2024 (continued)

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Chapter 3 of Part 8 of the Charities Act 2011. Our audit work has been undertaken so that we might state to the charity's trustee those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to any party other than the charity and charity's trustees as a body, for our audit work, for this report, or for the opinion we have formed.



D.M. Belbin BSc BFP FCA DChA
Senior Statutory Auditor
Clemence Hoar Cummings
Riverside House
1-5 Como Street
Romford
Essex
RM7 7DN

Date: 6.12.2024

Clemence Hoar Cummings is eligible to act as auditor in terms of Section 1212 of the Companies Act 2006.

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2024 (continued)

8 Statement of Financial Activities

	Notes	Unrestricted Fund £	Restricted Fund £	Total 2023/24 £	Total 2022/23 £
Income from:					
Investment Income		166,106	72,245	238,351	283,382
Other Incoming Resources					0
Total Incoming		166,106	72,545	238,351	283,382
Expenditure on:					
Investment management costs		9,284	3,912	13,196	13,422
Charitable Activities	2	158,019	66,593	224,612	206,603
Charitable Support Costs	3	4,128	1,740	5,868	5,580
Total Expenditure		171,431	72,245	243,676	225,605
Net Incoming/(Outgoing) Resources for the Year		(5,325)	0	(5,325)	57,777
Net (losses)/gains on investments		208,346	90,617	298,962	(375,038)
Net (expenditure)/income and net movement in funds		203,021	90,617	293,637	(317,261)
Fund Balances brought forward at 1st April		4,118,440	1,791,250	5,909,690	6,226,951
Fund Balances carried forward 31st March		4,321,461	1,881,867	6,203,328	5,909,690

Bedfont Lakes Trust has no recognised gains or losses for the year, other than the net movement in funds shown above. The Trust has neither discontinued any of its operations nor acquired new ones, and all amounts relate to continuing operations.

The notes on pages 11 to 16 form part of these financial statements.

BEDFONT LAKES TRUST FUND
YEAR END 31ST MARCH 2024 (continued)

9 Balance Sheet as at 31st March 2024

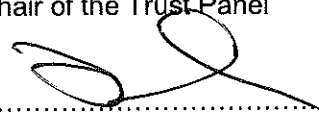
	Notes	2024 £	2023 £
Fixed Assets			
Investments	4	5,763,782	5,477,927
		5,763,782	5,477,927
Current Assets			
Debtors	5	59,863	58,980
Cash		613,523	588,251
		673,386	647,231
Liabilities			
Creditors	6	(233,840)	(215,468)
		(233,840)	(215,468)
Net Current Assets		439,546	431,763
Net Assets		6,203,328	5,909,690
Funds	7		
Restricted		1,881,867	1,791,250
Unrestricted		4,321,461	4,118,440
Funds Carried Forward		6,203,328	5,909,690

These financial statements were approved and authorised for issue on behalf of the Mayor and Burgesses of the London Borough of Hounslow and signed on its behalf by:



 Chair of the Trust Panel

Date 20/11/2024



 Director of Finance and Corporate Services

Date 04/12/2024

The notes on pages 11 to 16 form part of these financial statements.

BEDFONT LAKES TRUST FUND
YEAR END 31ST MARCH 2024 (continued)

10 Notes to the Financial Statements

1) Accounting Policies

a) Accounting Bases

A Summary of the principle accounting policies adopted, judgements and key sources of estimation of uncertainty, is set out below.

The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (The FRS102 Charities SORP) and Charities Act 2011. The charity is a public benefit entity for the purposes of FRS 102.

b) Funds

Bedfont Lakes is managed and developed as a complete site, albeit it is cut in two by a railway line. On the establishment of the Trust, Keenhalf Ltd required that the funds they introduced be restricted to expenditure on that part of Bedfont Lakes which lies to the north of the railway line. The funds provided by Keenhalf Limited are therefore held as restricted funds. The funds provided by Hanover Property Unit Trust are held as unrestricted funds as they can be applied for the maintenance of the entire parkland area.

c) Investment Income

Investment income is accounted for on an accruals basis.

The movement in investment values was apportioned between the restricted and unrestricted funds in the year 1995/96 (being the year the Trust was formally established) on the basis of the capital sum originally invested with Schroders, and in subsequent years on the balance of investments brought forward at 1 April.

d) Other Incoming Resources

Other incoming resources are accounted for on an accruals basis when there is entitlement to income, receipt is probable and the amount can be measured reliably.

Other incoming resources are allocated between the restricted and unrestricted funds on the basis of the direct costs of maintaining the parkland.

e) Resources Expended

All expenditure is accounted for on an accruals basis and has been classified under headings that accord with the Statement of Recommended Practice. Expenditure is allocated between the restricted and unrestricted funds on the basis of the direct costs of maintaining the parkland to the extent to which incoming resources in the year relating to the restricted fund are available to meet such expenditure. Any excess is borne by the unrestricted fund. 70% of Bedfont Lakes' direct costs relate to the northern side of the park.

f) Fixed Asset Investments

Investments are stated at market value i.e. the realisable value of investments at the balance sheet date.

g) Financial Instruments

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Basic financial assets and liabilities are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method.

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2024 (continued)

Investments are initially recognised at their transactions value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. The statement of financial activities includes the net gains and losses arising on revaluation and disposals throughout the year.

h) Cash Flow Statement

No cash flow statement has been prepared. As a small reporting entity, the Trust is exempt from the requirement to prepare a cash flow statement.

i) Taxation

As a charity the Trust is exempt from tax on the income and gains arising from its charitable activities and its investments, to the extent that such income and gains are applied for charitable purposes only.

j) Value Added Tax (VAT)

VAT is not recoverable by the Charity and, as such, is included in the relevant costs in the Statement of Financial Activities.

k) Treatment of Losses

In the event that there are net outgoing resources in a year (being an excess of total resources expended over incoming resources) losses are allocated pro rata to the fund balances brought forward at 1 April (except 1995/96 when they were allocated to the funds on the basis of actual expenditure incurred in the year) unless the loss results from significant expenditure on one half of the site, in which case expenditure would be charged to the relevant fund.

l) Treatment of Surpluses

In the event that there is an excess of total incoming resources over total resources expended, such surpluses are deemed to relate to the unrestricted fund and are added to that fund each year. There is no allocation of any surplus to the restricted fund as the income from the restricted fund is insufficient to meet the cost of maintaining the northern side of Bedford Lakes, the northern side being the only part of Bedford Lakes that the restricted fund can be used to maintain. Therefore, any surplus by implication must relate to the unrestricted fund.

m) Governance Costs

These are accounted for on an accruals basis and included within support costs. They represent the fee payable to the Trust's external auditors.

n) Liabilities

These are accounted for on an accruals basis.

o) Investment Income

The Trust Fund incurs a fund manager's fee for the management of its investments. Reports provided by the fund manager separately identify investment management fees, and so these have been separately charged and recognised as a cost of generating funds.

p) Critical accounting estimates and areas of judgement

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

In the view of the trustees in applying the accounting policies adopted, the only critical judgement considered to have a significant effect on the amounts recognised in the financial statements is the allocation of deficits/surpluses between funds.

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2024 (continued)

2) Direct Cost of Charitable Activities

The Trust has one key charitable activity which is the maintenance, improvement, management and preservation of the country park.

The management and maintenance of the Park was carried out by Lampton Greenspace 360 Limited and costs were recharged to the Charity.

	2024	2023
	£	£
Management of Bedfont Lakes Country Park	218,112	200,103
Support Services	6,500	6,500
	224,612	206,603

3) Charitable Support Costs

No charges have been made to the Trust with regard to the preparation of the statutory accounts, the costs of Trustees meetings or legal fees. Other costs comprise the governance costs for the year which were:

	2024	2023
	£	£
External Audit Fees	5,868	5,580
Legal & Professional Fees	0	0
	5,868	5,580

4) Fixed Assets – Investments

Fixed asset investments are recognised in the balance sheet at their market value as at 31st March 2024.

a) The movements on investments during the year are summarised below:

	2024	2023
	£	£
Market Value at 1 April	5,477,927	5,890,178
Acquisitions during the year at cost	(298)	189,194
Disposals during year at carrying value	(16,959)	(191,968)
Net gains/(losses) on revaluation	298,961	(375,038)
Net increase / (decrease) in cash awaiting investment	4,149	(34,439)
Closing Value	5,763,782	5,477,927

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2024 (continued)

Realised losses on the sale of investments are calculated based on the carrying value of the investment at the start of the year. Unrealised investment gains and losses are based on movements in the market value of the investment.

Investments with a brought forward book value of £16,925 were disposed of in the year for proceeds of £16,959 realising a gain on disposal of £34.

b) Fixed asset investments are recorded at their market value at 31st March. The historic cost of these assets is disclosed below:

	Number	Market Value	Cost
31st March 2023	of Units	£	£
Schroder Cash Pool Account	0	2,806	2,806
SUTL Cazenove Charity Responsible	10,256,877	5,475,121	5,722,720
		5,477,927	5,725,526

	Number	Market Value	Cost
31st March 2024	of Units	£	£
Schroder Cash Pool Account	0	6,955	6,955
SUTL Cazenove Charity Responsible	10,225,269	5,756,827	5,698,900
		5,763,782	5,705,855

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2024 (continued)

5) Debtors

	2024	2023
	£	£
Accrued Investment Income	59,675	58,762
Accrued Licence Income	188	188
	59,863	58,980

6) Liabilities: amounts falling due within one year

	2024	2023
	£	£
Sums due to London Borough of Hounslow	224,612	206,603
Investment management fees due	3,360	3,285
Audit Fees	5,868	5,580
Total	233,840	215,468

7) Analysis of Funds

Analysis of Net Assets by Fund

	Unrestricted	Restricted	
	Fund	Fund	Total
	£	£	£
Fixed Assets			
Investments	4,019,923	1,743,859	5,763,782
Total Fixed Assets	4,019,923	1,743,859	5,763,782
Current Assets	451,166	222,220	673,386
Current Liabilities	(149,628)	(84,212)	(233,840)
Net Assets at 31st March 2024	4,321,461	1,881,867	6,203,328

8) Related Parties

The charity is administered by London Borough of Hounslow, and Bedfont Lakes itself is managed by Greenspace 360, a 100% owned subsidiary of LBH. During the year £224,612 (2023: £206,603), was charged by London Borough of Hounslow as a contribution to the management of Bedfont Lakes. None of the Trust Fund Panel had any relationships with related parties.

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2024 (continued)

9) Employee Information

The Trust has no employees (2023/24 – none).

10) Remuneration of Trustees

None of the members of the Panel receive any emoluments or reimbursed expenses (2023/24 – none).

11) Comparative SoFA split of funds

	Unrestricted Fund	Restricted Fund	Total 2022/23
	£	£	£
Income from:			
Investment Income	196,640	86,742	283,382
Other Incoming Resources	0	0	0
Total Income	196,640	86,742	283,382
Expenditure on:			
Investment management costs	8,261	5,161	13,422
Charitable Activities	127,167	79,436	206,603
Charitable support costs	3,345	2,145	5,580
Total Expenditure	138,863	86,742	225,605
Net (losses)/gains on investments	(260,240)	(114,798)	(375,038)
Net (expenditure)/income and net movement in funds	(202,463)	(114,798)	(317,261)
Fund Balances brought forward at 1st April	4,320,903	1,906,048	6,226,951
Fund Balances carried forward 31st March 2023	4,118,440	1,791,250	5,909,690

BEDFONT LAKES TRUST FUND

England & Wales - Charity number 1053137

Accounts

BEDFONT LAKES TRUST FUND

TRUSTEES' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2023

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BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2023 (continued)

1 Reference and Administrative Details

TRUSTEE: The Mayor and Burgesses of the London Borough of Hounslow

ADDRESS: Hounslow House
7 Bath Road
Hounslow
TW3 3EB

REGISTERED CHARITY NO.: 1053137

SOLICITOR: Assistant Director Corporate Governance
London Borough of Hounslow
Hounslow House
7 Bath Road
Hounslow
TW3 3EB

TREASURER: Director of Finance and Corporate Services
London Borough of Hounslow
Hounslow House
7 Bath Road
Hounslow
TW3 3EB

AUDITORS: CHC Accountancy Limited T/A
Clemence Hoar Cummings
Chartered Accountants and Registered Auditors
1 – 5 Como Street
Romford
RM7 7DN

BANKERS: NatWest Bank
275 - 277 High Street
Hounslow
TW3 1ZA

FUND MANAGERS: Schroder & Co
31 Gresham Street
London
EC2V 7QA

INTERNAL AUDITORS: Head of Internal Audit
London Borough of Hounslow
Hounslow House
7 Bath Road
Hounslow
TW3 3EB

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2023 (continued)

2 Structure, Governance and Management

- 2.1 The Trust was formally established on 20 December 1995 with the declaration of a charitable trust between Hanover Property Unit Trust and the Mayor and Burgesses of the London Borough of Hounslow ("the Council"). The Trust Fund is devoted to the general charitable purposes defined in the declaration of Trust.
- 2.2 The Trust Fund initially set up comprised a sum of £200,000, which had been previously paid over to the Council and a further sum of £1,000,000 enhanced as provided for in a previous agreement between Rutland Hall Limited and the Council (dated 13 May 1988). An additional sum of £750,000, enhanced as provided for, became transferable to the Trust Fund in accordance with the terms of an agreement dated 4 April 1990 between Keenhalf Limited and the Council.
- Enhanced sums of £1,859,608 and £1,192,998 were paid to the Council on 20 December 1995 by Hanover Property Unit Trust and Keenhalf respectively.
- On the formation of the Trust, £3,200,000 was transferred to Schroder Investment Management Limited (now named Schroder & Co) for appropriate investment.
- 2.3 The Bedfont Lakes Country Park Trust Fund Panel has been established by the Council to oversee the investment of the Trust Fund and to ensure that the resources are used in a manner consistent with the agreed lease. The Councillors appointed to the Panel for the year to date were: -

Adesh Farmahan	appointed 23rd May 2022
Noreen Kaleem	appointed 23rd May 2022
Farah Kamran	appointed 23rd May 2022
Raghwinder Siddhu	appointed 23rd May 2022
Bishnu Gurung	appointed 23rd May 2022

The Councillors are appointed to the Panel annually by the full Council.

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2023 (continued)

The Trust Fund Panel meets regularly during the year to monitor investment performance, review operational costs at the Country Park, and set the annual budget. The management and maintenance of the Country Park is delivered by Lampton Greenspace 360 Limited.

3 Objectives and Activities

- 3.1 The charitable trust is established with the object of promoting public recreation and education by the provision of resources for the maintenance, improvement, management and preservation of the country park (which is held on a 999-year lease) as open space land for recreational and leisure time use by the public at large and for their education, enjoyment and benefit.
- 3.2 We have referred to the guidance in the Charity Commission's general guidance on Public Benefit including its guidance 'public benefit: running a charity (PB2)' when reviewing our aims and objectives and planning our future activities. In particular, the trustees consider how planned activities will contribute to the aims and objectives they have set. The trustees believe that providing access to the park facilities is of direct benefit to the well-being and enjoyment of the general public. The park is open to access by any member of the public free of charge.

4 Achievements and Performance: Year ended 31 March 2023

- 4.1 The charitable trust has used the resources generated for the maintenance, improvement, management and preservation of the country park.
- 4.2 The investment funds are actively managed throughout the year to provide sufficient return to meet the net budget for the management and maintenance of the Country Park over the longer term. For 2022/23 actual income was £283,382 against expenditure of £225,605 resulting in a gain of £57,777 (excluding movements on investments).

5 Financial Review

5.1 Reserves and Investments Policy

- 5.1.1 The Trustees aim to manage the Trust Fund so that it generates sufficient income to fund the annual maintenance of the park. For the immediate future, the assets of the Trust Fund are considered adequate for this purpose.
- 5.1.2 The Trust Fund will continue to be carefully invested and managed to help ensure it generates the required annual return to provide for the development and upkeep of the Park.
- 5.1.3 The principal source of funding for the Trust is the investment fund. Income from the investment fund has supported the key objective of the charitable trust by providing resources for the upkeep of the country park.
- 5.1.4 It is the Trust's policy to retain funds in the form of investments that generate sufficient income to cover the cost of upkeep of the park in the future. The value of the investments held at 31st March 2023 was £ 5,477,927. Each year a budget is produced of the expected cost of the upkeep of the park for the coming year. The Trustees have reviewed the level of funds, along with the expected

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2023 (continued)

budget cost of the upkeep of the park and consider the funds to be adequate to derive sufficient investment return to finance such activities in forthcoming years.

- 5.1.5 The Trust's investment policy is to maximise total returns after consideration of the annual budget requirement for the park's upkeep. The investment funds have provided sufficient return to meet the net budget requirement for the park.
- 5.1.6 The investments are managed by Schroders. The fund has a balanced portfolio that is actively managed in order to provide the required return at an acceptable level of risk.

5.2 Statement of trustees' responsibilities in respect of the trustees' report and the financial statements

- 5.2.1 Under the trust deed of the charity and charity law, the Trustees 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). The law applicable to charities in England & Wales 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 charity and of the incoming resources and application of resources of the charity for that period. 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;
 - state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
 - prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.
- 5.2.2 The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

5.3 Risk Management Strategy

- 5.3.1 The major risks to which the Trust is exposed have been identified and considered by the Trustees. The risks identified, the anticipated effect, and the steps taken and systems in place to mitigate those risks, are contained in a risk management strategy statement, which has been reviewed by the Trust Fund Panel.

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2023 (continued)

6 Plans for Future Periods

6.1 The Trustees intend to continue to manage the Trust Fund in order to generate funds sufficient to continue carrying out the key objective of the charitable trust.

Signed on behalf of the Mayor and Burgesses of the London Borough of Hounslow by:



.....
Chair of the Trust Panel

Date

22/11/23



.....
Director of Finance and Corporate Services

Date

30/11/2023,

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2023 (continued)

7 Independent Auditor's Report to the Trustees of Bedfont Lakes Trust Fund

Opinion

We have audited the financial statements of Bedfont Lakes Trust for the year ended 31 March 2023 which comprise the Statement of Financial Activities, the Balance Sheet and the related notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 'The Financial Reporting Standard Applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2023 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The trustees are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2023 (continued)

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities Act 2011 requires us to report to you if, in our opinion:

- the information given in the Trustees' Annual Report is inconsistent in any material respect with the financial statements; or
- the charity has not kept adequate accounting records; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we required for our audit.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement on page 4, the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustee determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustee either intends to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 145 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material mis-statements in respect of irregularities including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

- We have designed our work to ensure that laws and regulations have been adhered to, and that the transactions of the charity are properly reflected in the financial statements
- We have obtained a detailed understanding of the Charity's internal control systems and we have used the knowledge gained to identify any areas of risk of mis-statement or fraud. We have then designed our audit tests in each area to identify whether in respect of the transactions we have selected for testing the relevant controls have operated as expected.
- The charity is in receipt of investment income and we ensure that the reports of investment performance and asset valuations produced by the fund managers are properly reflected in the accounts. We then check the valuations themselves to ensure they are consistent with other third party information.
- The charity has a contract for the provision of services for the park area and we ensure that expenditures on this are properly authorised, and that the charges are reasonable.

A further description of our responsibilities for the audit of financial statements is located in the Financial Reporting Council's website at www.frc.org.uk/auditors responsibilities. This description forms part of our Report of the Independent Auditors.

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2023 (continued)

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Chapter 3 of Part 8 of the Charities Act 2011. Our audit work has been undertaken so that we might state to the charity's trustee those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to any party other than the charity and charity's trustees as a body, for our audit work, for this report, or for the opinion we have formed.



D.M. Belbin BSc BFP FCA DChA
Senior Statutory Auditor
Clemence Hoar Cummings
Riverside House
1-5 Como Street
Romford
Essex
RM7 7DN

Date: *23 November 2023*

Clemence Hoar Cummings is eligible to act as auditor in terms of Section 1212 of the Companies Act 2006.

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2023 (continued)

8 Statement of Financial Activities

	Notes	Unrestricted Fund £	Restricted Fund £	Total 2022/23 £	Total 2021/22 £
Income from:					
Investment Income		196,640	86,742	283,382	193,540
Other Incoming Resources					0
Total Incoming		196,640	86,742	283,382	193,540
Expenditure on:					
Investment management costs		8,261	5,161	13,422	41,954
Charitable Activities	2	127,167	79,436	206,603	191,500
Charitable Support Costs	3	3,435	2,145	5,580	4,875
Total Expenditure		138,863	86,742	225,605	237,969
Net Incoming/(Outgoing) Resources for the Year		57,777	0	57,777	(44,429)
Net (losses)/gains on investments		(260,240)	(114,798)	(375,038)	525,473
Net (expenditure)/income and net movement in funds		(202,463)	(114,798)	(317,261)	481,044
Fund Balances brought forward at 1st April		4,320,903	1,906,048	6,226,951	5,745,907
Fund Balances carried forward 31st March		4,118,440	1,791,250	5,909,690	6,226,951

Bedfont Lakes Trust has no recognised gains or losses for the year, other than the net movement in funds shown above. The Trust has neither discontinued any of its operations nor acquired new ones, and all amounts relate to continuing operations. Feltham & District Scouts license to operate had expired on 30/09/2018 and has not been renewed yet.

The notes on pages 11 to 16 form part of these financial statements.


BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2023 (continued)

9 Balance Sheet as at 31st March 2023

	Notes	2023	2022
		£	£
Fixed Assets			
Investments	4	5,477,927	5,890,178
		5,477,927	5,890,178
Current Assets			
Debtors	5	58,980	66,819
Cash		588,251	470,189
		647,231	537,008
Liabilities			
Creditors	6	(215,468)	(200,235)
		(215,468)	(200,235)
Net Current Assets		431,763	336,773
Net Assets		5,909,690	6,226,951
Funds	7		
Restricted		1,791,250	1,906,048
Unrestricted		4,118,440	4,320,903
Funds Carried Forward		5,909,690	6,226,951

These financial statements were approved and authorised for issue on behalf of the Mayor and Burgesses of the London Borough of Hounslow and signed on its behalf by:


.....
Chair of the Trust Panel

Date 22/4/23


.....
Director of Finance and Corporate Services

Date 30/11/2023

The notes on pages 11 to 16 form part of these financial statements.

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2023 (continued)

10 Notes to the Financial Statements

1) Accounting Policies

a) Accounting Bases

A Summary of the principle accounting policies adopted, judgements and key sources of estimation of uncertainty, is set out below.

The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (The FRS102 Charities SORP) and Charities Act 2011. The charity is a public benefit entity for the purposes of FRS 102.

b) Funds

Bedfont Lakes is managed and developed as a complete site, albeit it is cut in two by a railway line. On the establishment of the Trust, Keenhalf Ltd required that the funds they introduced be restricted to expenditure on that part of Bedfont Lakes which lies to the north of the railway line. The funds provided by Keenhalf Limited are therefore held as restricted funds. The funds provided by Hanover Property Unit Trust are held as unrestricted funds as they can be applied for the maintenance of the entire parkland area.

c) Investment Income

Investment income is accounted for on an accruals basis.

The movement in investment values was apportioned between the restricted and unrestricted funds in the year 1995/96 (being the year the Trust was formally established) on the basis of the capital sum originally invested with Schrodgers, and in subsequent years on the balance of investments brought forward at 1 April.

d) Other Incoming Resources

Other incoming resources are accounted for on an accruals basis when there is entitlement to income, receipt is probable and the amount can be measured reliably.

Other incoming resources are allocated between the restricted and unrestricted funds on the basis of the direct costs of maintaining the parkland.

e) Resources Expended

All expenditure is accounted for on an accruals basis and has been classified under headings that accord with the Statement of Recommended Practice. Expenditure is allocated between the restricted and unrestricted funds on the basis of the direct costs of maintaining the parkland to the extent to which incoming resources in the year relating to the restricted fund are available to meet such expenditure. Any excess is borne by the unrestricted fund. 70% of Bedfont Lakes' direct costs relate to the northern side of the park.

f) Fixed Asset Investments

Investments are stated at market value i.e. the realisable value of investments at the balance sheet date.

g) Financial instruments

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Basic financial assets and liabilities are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method.

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2023 (continued)

Investments are initially recognised at their transactions value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. The statement of financial activities includes the net gains and losses arising on revaluation and disposals throughout the year.

h) Cash Flow Statement

No cash flow statement has been prepared. As a small reporting entity, the Trust is exempt from the requirement to prepare a cash flow statement.

i) Taxation

As a charity the Trust is exempt from tax on the income and gains arising from its charitable activities and its investments, to the extent that such income and gains are applied for charitable purposes only.

j) Treatment of Losses

In the event that there are net outgoing resources in a year (being an excess of total resources expended over incoming resources) losses are allocated pro rata to the fund balances brought forward at 1 April (except 1995/96 when they were allocated to the funds on the basis of actual expenditure incurred in the year) unless the loss results from significant expenditure on one half of the site, in which case expenditure would be charged to the relevant fund.

k) Treatment of Surpluses

In the event that there is an excess of total incoming resources over total resources expended, such surpluses are deemed to relate to the unrestricted fund and are added to that fund each year. There is no allocation of any surplus to the restricted fund as the income from the restricted fund is insufficient to meet the cost of maintaining the northern side of Bedfont Lakes, the northern side being the only part of Bedfont Lakes that the restricted fund can be used to maintain. Therefore, any surplus by implication must relate to the unrestricted fund.

l) Governance Costs

These are accounted for on an accruals basis and included within support costs. They represent the fee payable to the Trust's external auditors.

m) Liabilities

These are accounted for on an accruals basis.

n) Investment Income

The Trust Fund incurs a fund manager's fee for the management of its investments. Reports provided by the fund manager separately identify investment management fees, and so these have been separately charged and recognised as a cost of generating funds.

o) Critical accounting estimates and areas of judgement

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

In the view of the trustees in applying the accounting policies adopted, the only critical judgement considered to have a significant effect on the amounts recognised in the financial statements is the allocation of deficits/surpluses between funds.

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2023 (continued)

2) Direct Cost of Charitable Activities

The Trust has one key charitable activity which is the maintenance, improvement, management and preservation of the country park.

The management and maintenance of the Park was carried out by Lampton Greenspace 360 Limited and costs were recharged to the Charity.

	2023	2022
	£	£
Management of Bedfont Lakes Country Park	200,103	185,000
Support Services	6,500	6,500
	206,603	191,500

3) Charitable Support Costs

No charges have been made to the Trust with regard to the preparation of the statutory accounts, the costs of Trustees meetings or legal fees. Other costs comprise the governance costs for the year which were:

	2023	2022
	£	£
External Audit Fees	5,580	4,875
Legal & Professional Fees	0	0
	5,580	4,875

4) Fixed Assets – Investments

Fixed asset investments are recognised in the balance sheet at their market value as at 31st March 2023.

a) The movements on investments during the year are summarised below:

	2023	2022
	£	£
Market Value at 1 April	5,890,178	5,392,577
Acquisitions during the year at cost	189,194	5,533,367
Disposals during year at carrying value	(191,968)	(5,571,517)
Net gains/(losses) on revaluation	(375,038)	525,472
Net increase / (decrease) in cash awaiting investment	(34,439)	10,279
Closing Value	5,477,927	5,890,178

BEDFONT LAKES TRUST FUND**YEAR END 31ST MARCH 2023 (continued)**

Realised losses on the sale of investments are calculated based on the carrying value of the investment at the start of the year. Unrealised investment gains and losses are based on movements in the market value of the investment.

Investments with a brought forward book value of £222,894 were disposed of in the year for proceeds of £191,968 realising a loss on disposal of £30,926.

b) Fixed asset investments are recorded at their market value at 31st March. The historic cost of these assets is disclosed below:

	Number of Units	Market Value £	Cost £
31st March 2022			
Schroder UK Real Estate Fund	4,270	222,894	167,548
Schroder Cash Pool Account	0	37,245	37,245
SUTL Cazenove Charity Responsible	9,891,141	5,630,039	5,533,367
		5,890,178	5,738,160

	Number of Units	Market Value £	Cost £
31st March 2023			
Schroder Cash Pool Account	0	2,806	2,806
SUTL Cazenove Charity Responsible	10,256,877	5,475,121	5,722,720
		5,477,927	5,725,526

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2023 (continued)

5) Debtors

	2023	2022
	£	£
Accrued Investment Income	58,792	66,631
Accrued Licence Income	188	188
	<u>58,980</u>	<u>66,819</u>

6) Liabilities: amounts falling due within one year

	2023	2022
	£	£
Sums due to London Borough of Hounslow	206,603	191,500
Investment management fees due	3,285	3,443
Audit Fees	5,580	5,292
Total	<u>215,468</u>	<u>200,235</u>

7) Analysis of Funds

Analysis of Net Assets by Fund

	Unrestricted	Restricted	
	Fund	Fund	Total
	£	£	£
Fixed Assets			
Investments	3,822,283	1,655,644	5,477,927
Total Fixed Assets	<u>3,822,283</u>	<u>1,655,644</u>	<u>5,477,927</u>
Current Assets	433,082	214,149	647,231
Current Liabilities	(136,925)	(78,543)	(215,468)
Net Assets at 31st March 2023	<u>4,118,440</u>	<u>1,791,250</u>	<u>5,909,690</u>

8) Related Parties

None of the Trust Fund Panel had any relationships with related parties.

9) Employee Information

The Trust has no employees (2022/23 – none).

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2023 (continued)

10) Remuneration of Trustees

None of the members of the Panel receive any emoluments or reimbursed expenses (2022/23 – none).

11) Comparative SoFA split of funds

	Unrestricted Fund £	Restricted Fund £	Total 2021/22 £
Income from:			
Investment Income	134,718	58,822	193,540
Other Incoming Resources	0	0	0
Total Income	134,718	58,822	193,540
Expenditure on:			
Investment management costs	31,313	10,281	41,594
Charitable Activities	144,164	47,336	191,500
Charitable support costs	3,670	1,205	4,875
Total Expenditure	179,147	58,822	237,969
Net (losses)/gains on investments	365,767	159,706	525,473
Net (expenditure)/income and net movement in funds	321,338	159,706	481,044
Fund Balances brought forward at 1st April	3,999,565	1,746,342	5,745,907
Fund Balances carried forward 31st March 2023	4,320,903	1,906,048	6,226,951

BEDFONT LAKES TRUST FUND

England & Wales - Charity number 1053137

Accounts

Agenda Item 4

BEDFONT LAKES TRUST FUND

TRUSTEES' REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2022

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Registered charity no. 1053137

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2022 (continued)

1 Reference and Administrative Details

TRUSTEE: The Mayor and Burgesses of the London Borough of Hounslow

ADDRESS: Hounslow House
7 Bath Road
Hounslow
TW3 3EB

REGISTERED CHARITY NO.: 1053137

SOLICITOR: Assistant Director Corporate Governance
London Borough of Hounslow
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1 – 5 Como Street
Romford
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RM7 7DN

BANKERS: NatWest Bank
275 - 277 High Street
Hounslow
TW3 1ZA

FUND MANAGERS: Schroder & Co
31 Gresham Street
London
EC2V 7QA

INTERNAL AUDITORS: Head of Internal Audit
London Borough of Hounslow
Hounslow House
7 Bath Road
Hounslow
TW3 3EB

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2022 (continued)

2 Structure, Governance and Management

- 2.1 The Trust was formally established on 20 December 1995 with the declaration of a charitable trust between Hanover Property Unit Trust and the Mayor and Burgesses of the London Borough of Hounslow ("the Council"). The Trust Fund is devoted to the general charitable purposes defined in the declaration of Trust.
- 2.2 The Trust Fund initially set up comprised a sum of £200,000, which had been previously paid over to the Council and a further sum of £1,000,000 enhanced as provided for in a previous agreement between Rutland Hall Limited and the Council (dated 13 May 1988). An additional sum of £750,000, enhanced as provided for, became transferable to the Trust Fund in accordance with the terms of an agreement dated 4 April 1990 between Keenhalf Limited and the Council.
- Enhanced sums of £1,859,608 and £1,192,998 were paid to the Council on 20 December 1995 by Hanover Property Unit Trust and Keenhalf respectively.
- On the formation of the Trust, £3,200,000 was transferred to Schroder Investment Management Limited (now named Schroder & Co) for appropriate investment.
- 2.3 The Bedfont Lakes Country Park Trust Fund Panel has been established by the Council to oversee the investment of the Trust Fund and to ensure that the resources are used in a manner consistent with the agreed lease. The Councillors appointed to the Panel for the year to date were: -

Sachin Gupta	ceased to be a Trustee 22nd May 2017
Elizabeth Hughes	ceased to be a Trustee 22nd May 2017
Hina Mir	ceased to be a Trustee 22nd May 2018
Keith Anderson	ceased to be a Trustee 22nd May 2018
Sam Christie	ceased to be a Trustee 22nd May 2018
Alan Mitchell	ceased to be a Trustee 22nd May 2018
Bishnu Gurung	ceased to be a Trustee 22nd May 2018
Raghwinder Siddhu	ceased to be a Trustee 4th May 2021
Mohammed Umair	ceased to be a Trustee 4th May 2021
Adriana Gheorghie	appointed 23rd May 2018
Javed Akhunzada	appointed 23rd May 2018
Vickram Singh Grewal	appointed 4th May 2021

The Councillors are appointed to the Panel annually by the full Council.

- 2.4 The Trust Fund Panel meets regularly during the year to monitor investment performance, review operational costs at the Country Park, and set the annual budget. The management and maintenance of the Country Park is delivered by Lampton Greenspace 360 Limited.

3 Objectives and Activities

- 3.1 The charitable trust is established with the object of promoting public recreation and education by the provision of resources for the maintenance, improvement, management and preservation of the country park (which is held on a 999-year lease) as open space land for recreational and leisure time use by the public at large and for their education, enjoyment and benefit.
- 3.2 We have referred to the guidance in the Charity Commission's general guidance on Public Benefit including its guidance 'public benefit: running a charity (PB2)' when reviewing our aims and objectives and planning our future activities. In particular, the trustees consider how planned

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2022 (continued)

activities will contribute to the aims and objectives they have set. The trustees believe that providing access to the park facilities is of direct benefit to the well-being and enjoyment of the general public. The park is open to access by any member of the public free of charge.

4 Achievements and Performance: Year ended 31 March 2022

- 4.1 The charitable trust has used the resources generated for the maintenance, improvement, management and preservation of the country park.
- 4.2 The investment funds are actively managed throughout the year to provide sufficient return to meet the net budget for the management and maintenance of the Country Park over the longer term. For 2021/22 actual income was £193,540 against expenditure of £237,969 resulting in a deficit of £44,429 (excluding movements on investments).

5 Financial Review

5.1 Reserves and Investments Policy

- 5.1.1 The Trustees aim to manage the Trust Fund so that it generates sufficient income to fund the annual maintenance of the park. For the immediate future, the assets of the Trust Fund are considered adequate for this purpose.
- 5.1.2 The Trust Fund will continue to be carefully invested and managed to help ensure it generates the required annual return to provide for the development and upkeep of the Park.
- 5.1.3 The principal source of funding for the Trust is the investment fund. Income from the investment fund has supported the key objective of the charitable trust by providing resources for the upkeep of the country park.
- 5.1.4 It is the Trust's policy to retain funds in the form of investments that generate sufficient income to cover the cost of upkeep of the park in the future. The value of the investments held at 31st March 2022 was £ 5,890,178. Each year a budget is produced of the expected cost of the upkeep of the park for the coming year. The Trustees have reviewed the level of funds, along with the expected budget cost of the upkeep of the park and consider the funds to be adequate to derive sufficient investment return to finance such activities in forthcoming years.
- 5.1.5 The Trust's investment policy is to maximise total returns after consideration of the annual budget requirement for the park's upkeep. The investment funds have provided sufficient return to meet the net budget requirement for the park.
- 5.1.6 The investments are managed by Schroders. The fund has a balanced portfolio that is actively managed in order to provide the required return at an acceptable level of risk.

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2022 (continued)

5.2 Statement of trustees' responsibilities in respect of the trustees' report and the financial statements

5.2.1 Under the trust deed of the charity and charity law, the Trustees 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). The law applicable to charities in England & Wales 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 charity and of the incoming resources and application of resources of the charity for that period. 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;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

5.2.2 The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

5.3 Risk Management Strategy

5.3.1 The major risks to which the Trust is exposed have been identified and considered by the Trustees. The risks identified, the anticipated effect, and the steps taken and systems in place to mitigate those risks, are contained in a risk management strategy statement, which has been reviewed by the Trust Fund Panel.

6 Plans for Future Periods

6.1 The Trustees intend to continue to manage the Trust Fund in order to generate funds sufficient to continue carrying out the key objective of the charitable trust.

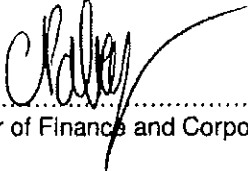
BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2022 (continued)

Signed on behalf of the Mayor and Burgesses of the London Borough of Hounslow by:


.....
Chair of the Trust Panel

Date 23/11/2022


.....
Director of Finance and Corporate Services

16.1.23
Date

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2022 (continued)

7 Independent Auditor's Report to the Trustees of Bedfont Lakes Trust Fund

Opinion

We have audited the financial statements of Bedfont Lakes Trust for the year ended 31 March 2022 which comprise the Statement of Financial Activities, the Balance Sheet and the related notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 'The Financial Reporting Standard Applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2022 and of its Incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The trustees are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2022 (continued)

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities Act 2011 requires us to report to you if, in our opinion:

- the information given in the Trustees' Annual Report is inconsistent in any material respect with the financial statements; or
- the charity has not kept adequate accounting records; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we required for our audit.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement on page 4, the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustee determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustee either intends to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 145 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material mis-statements in respect of irregularities including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

- We have designed our work to ensure that laws and regulations have been adhered to, and that the transactions of the charity are properly reflected in the financial statements
- We have obtained a detailed understanding of the Charity's internal control systems and we have used the knowledge gained to identify any areas of risk of mis-statement or fraud. We have then designed our audit tests in each area to identify whether in respect of the transactions we have selected for testing the relevant controls have operated as expected.
- The charity is in receipt of investment income and we ensure that the reports of investment performance and asset valuations produced by the fund managers are properly reflected in the accounts. We then check the valuations themselves to ensure they are consistent with other third party information.
- The charity has a contract for the provision of services for the park area and we ensure that expenditures on this are properly authorised, and that the charges are reasonable.

A further description of our responsibilities for the audit of financial statements is located in the Financial Reporting Council's website at www.frc.org.uk/auditors responsibilities. This description forms part of our Report of the Independent Auditors.

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2022 (continued)

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustee those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to any party other than the charity and charity's trustees as a body, for our audit work, for this report, or for the opinion we have formed.



Clemence Hoar Cummings,
Statutory Auditor
Riverside House
1-5 Como Street
Romford
Essex
RM7 7DN

Date: *16 January 2023*

Clemence Hoar Cummings is eligible to act as auditor in terms of Section 1212 of the Companies Act 2006.

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2022 (continued)

9 Statement of Financial Activities

	Note s	Unrestricted Fund £	Restricted Fund £	Total 2021/22 £	Total 2020/21 £
Income from:					
Investment Income		134,718	58,822	193,540	177,773
Other Incoming Resources		0	0	0	0
Total Incoming		134,718	58,822	193,540	177,773
Expenditure on:					
Investment management costs		31,313	10,281	41,594	45,030
Charitable Activities	2	144,164	47,336	191,500	191,507
Charitable Support Costs	3	3,670	1,205	4,875	5,458
Total Expenditure		179,147	58,822	237,969	241,995
Net Incoming/(Outgoing) Resources for the Year		(44,429)	0	(44,429)	(64,222)
Net (losses)/gains on investments		365,767	159,706	525,473	754,655
Net (expenditure)/income and net movement in funds		321,338	159,706	481,044	690,433
Fund Balances brought forward at 1st April		3,999,565	1,746,342	5,745,907	5,055,474
Fund Balances carried forward 31st March		4,320,903	1,906,048	6,226,951	5,745,907

Bedfont Lakes Trust has no recognised gains or losses for the year, other than the net movement in funds shown above. The Trust has neither discontinued any of its operations nor acquired new ones, and all amounts relate to continuing operations. Feltham & District Scouts license to operate had expired on 30/09/2018 and has not been renewed yet.

The notes on pages 11 to 16 form part of these financial statements.

BEDFONT LAKES TRUST FUND
YEAR END 31ST MARCH 2022 (continued)

10 Balance Sheet as at 31st March 2022

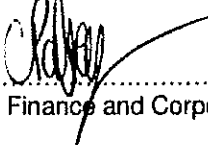
	Notes	2022 £	2021 £
Fixed Assets			
Investments	4	5,890,178	5,392,577
		5,890,178	5,392,577
Current Assets			
Debtors	5	66,819	73,967
Cash		470,189	488,096
		537,008	562,063
Liabilities			
Creditors	6	(200,235)	(208,733)
		(200,235)	(208,733)
Net Current Assets			
		336,773	353,330
Net Assets			
		6,226,951	5,745,907
Funds			
Restricted	7	1,906,048	1,746,342
Unrestricted		4,320,903	3,999,565
Funds Carried Forward		6,226,951	5,745,907

These financial statements were approved and authorised for issue on behalf of the Mayor and Burgesses of the London Borough of Hounslow and signed on its behalf by:

.....

 Chair of the Trust Panel

Date 23/4/2022

.....

 Director of Finance and Corporate Services

16.1.23
 Date

The notes on pages 11 to 16 form part of these financial statements.

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2022 (continued)

11 Notes to the Financial Statements

1) Accounting Policies

a) Accounting Bases

A Summary of the principle accounting policies adopted, judgements and key sources of estimation of uncertainty, is set out below.

The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (The FRS102 Charities SORP) and Charities Act 2011. The charity is a public benefit entity for the purposes of FRS 102.

b) Funds

Bedfont Lakes is managed and developed as a complete site, albeit it is cut in two by a railway line. On the establishment of the Trust, Keenhalf Ltd required that the funds they introduced be restricted to expenditure on that part of Bedfont Lakes which lies to the north of the railway line. The funds provided by Keenhalf Limited are therefore held as restricted funds. The funds provided by Hanover Property Unit Trust are held as unrestricted funds as they can be applied for the maintenance of the entire parkland area.

c) Investment Income

Investment income is accounted for on an accruals basis.

The movement in investment values was apportioned between the restricted and unrestricted funds in the year 1995/96 (being the year the Trust was formally established) on the basis of the capital sum originally invested with Schroders, and in subsequent years on the balance of investments brought forward at 1 April.

d) Other Incoming Resources

Other incoming resources are accounted for on an accruals basis when there is entitlement to income, receipt is probable and the amount can be measured reliably.

Other incoming resources are allocated between the restricted and unrestricted funds on the basis of the direct costs of maintaining the parkland.

e) Resources Expended

All expenditure is accounted for on an accruals basis and has been classified under headings that accord with the Statement of Recommended Practice. Expenditure is allocated between the restricted and unrestricted funds on the basis of the direct costs of maintaining the parkland to the extent to which incoming resources in the year relating to the restricted fund are available to meet such expenditure. Any excess is borne by the unrestricted fund. 70% of Bedfont Lakes' direct costs relate to the northern side of the park.

f) Fixed Asset Investments

Investments are stated at market value i.e. the realisable value of investments at the balance sheet date.

g) Financial Instruments

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Basic financial assets and liabilities are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method.

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2022 (continued)

Investments are initially recognised at their transactions value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. The statement of financial activities includes the net gains and losses arising on revaluation and disposals throughout the year.

h) Cash Flow Statement

No cash flow statement has been prepared. As a small reporting entity, the Trust is exempt from the requirement to prepare a cash flow statement.

i) Taxation

As a charity the Trust is exempt from tax on the income and gains arising from its charitable activities and its investments, to the extent that such income and gains are applied for charitable purposes only.

j) Treatment of Losses

In the event that there are net outgoing resources in a year (being an excess of total resources expended over incoming resources) losses are allocated pro rata to the fund balances brought forward at 1 April (except 1995/96 when they were allocated to the funds on the basis of actual expenditure incurred in the year) unless the loss results from significant expenditure on one half of the site, in which case expenditure would be charged to the relevant fund.

k) Treatment of Surpluses

In the event that there is an excess of total incoming resources over total resources expended, such surpluses are deemed to relate to the unrestricted fund and are added to that fund each year. There is no allocation of any surplus to the restricted fund as the income from the restricted fund is insufficient to meet the cost of maintaining the northern side of Bedfont Lakes, the northern side being the only part of Bedfont Lakes that the restricted fund can be used to maintain. Therefore, any surplus by implication must relate to the unrestricted fund.

l) Governance Costs

These are accounted for on an accruals basis and included within support costs. They represent the fee payable to the Trust's external auditors.

m) Liabilities

These are accounted for on an accruals basis.

n) Investment Income

The Trust Fund incurs a fund manager's fee for the management of its investments. Reports provided by the fund manager separately identify investment management fees, and so these have been separately charged and recognised as a cost of generating funds.

o) Critical accounting estimates and areas of judgement

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

In the view of the trustees in applying the accounting policies adopted, the only critical judgement considered to have a significant effect on the amounts recognised in the financial statements is the allocation of deficits/surpluses between funds.

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2022 (continued)

2) Direct Cost of Charitable Activities

The Trust has one key charitable activity which is the maintenance, improvement, management and preservation of the country park.

The management and maintenance of the Park was carried out by Lampton Greenspace 360 Limited and costs were recharged to the Charity.

	2022	2021
	£	£
Management of Bedfont Lakes Country Park	185,000	185,007
Support Services	6,500	6,500
	<u>191,500</u>	<u>191,507</u>

3) Charitable Support Costs

No charges have been made to the Trust with regard to the preparation of the statutory accounts, the costs of Trustees meetings or legal fees. Other costs comprise the governance costs for the year which were:

	2022	2021
	£	£
External Audit Fees	4,874	5,457
Legal & Professional Fees	0	0
	<u>4,874</u>	<u>5,457</u>

4) Fixed Assets – Investments

Fixed asset investments are recognised in the balance sheet at their market value as at 31st March 2022.

a) The movements on investments during the year are summarised below:

	2022	2021
	£	£
Market Value at 1 April	5,392,577	4,699,388
Acquisitions during the year at cost	5,533,367	470,586
Disposals during year at carrying value	(5,571,517)	(515,309)
Net gains/(losses) on revaluation	525,473	754,655
Net increase / (decrease) in cash awaiting investment	10,279	(16,743)
Closing Value	<u>5,890,176</u>	<u>5,392,577</u>

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2022 (continued)

Realised losses on the sale of investments are calculated based on the carrying value of the investment at the start of the year. Unrealised investment gains and losses are based on movements in the market value of the investment.

Investments with a brought forward book value of £5,540,978 were disposed of in the year for proceeds of £5,571,517 realising a gain on disposal of £30,540.

b) Fixed asset investments are recorded at their market value at 31st March. The historic cost of these assets is disclosed below:

	Number	Market Value	Cost
31st March 2021	of Units	£	£
Schroder Corporate Bond Fund	763,949	485,337	409,314
Schroder Income Fund	3,606,406	1,932,312	988,421
Schroder Income Maximiser Fund	1,007,660	388,050	502,275
Schroder UK Real Estate Fund	4,270	198,640	167,548
Schroder Cash Pool Account		26,966	26,966
M&G Strategic Corporate Bond - PP	609,758	620,307	467,485
Trojan Income Fund	425,765	748,963	643,263
Charities Property Fund	706,674	877,406	752,155
Vontobel Fund	1,110	114,596	114,985
		5,392,577	4,072,411

	Number	Market Value	Cost
31st March 2022	of Units	£	£
Schroder UK Real Estate Fund	4,270	222,894	167,548
Schroder Cash Pool Account	0	37,245	37,245
SUTL Cazenove Charity Responsible	9,891,141	5,630,038	5,533,367
		5,890,178	5,738,160

BEDFONT LAKES TRUST FUND
YEAR END 31ST MARCH 2022 (continued)

5) Debtors

	2022	2021
	£	£
Accrued Investment Income	66,631	73,779
Accrued Licence Income	188	188
	66,819	73,967

6) Liabilities: amounts falling due within one year

	2022	2021
	£	£
Sums due to London Borough of Hounslow	191,500	191,507
Investment management fees due	3,443	11,769
Audit Fees	5,292	5,457
Total	200,235	208,733

7) Analysis of Funds

Analysis of Net Assets by Fund

	Unrestricted Fund £	Restricted Fund £	Total £
Fixed Assets			
Investments	4,085,365	1,804,813	5,890,178
Total Fixed Assets	4,085,365	1,804,813	5,890,178
Current Assets	362,742	174,266	537,008
Current Liabilities	(127,204)	(73,031)	(200,235)
Net Assets at 31st March 2022	4,320,903	1,906,048	6,226,951

8) Related Parties

None of the Trust Fund Panel had any relationships with related parties.

9) Employee Information

The Trust has no employees (2020/21 – none).

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2022 (continued)

10) Remuneration of Trustees

None of the members of the Panel receive any emoluments or reimbursed expenses (2020/21 – none).

11) Comparative SoFA split of funds

	Unrestricted Fund	Restricted Fund	Total 2020/21
	£	£	£
Income from:			
Investment Income	124,340	53,433	177,773
Other Incoming Resources	0	0	0
Total Income	124,340	53,433	177,773
Expenditure on:			
Investment management costs	35,087	9,943	45,030
Charitable Activities	149,222	42,285	191,507
Charitable support costs	4,253	1,205	5,458
Total Expenditure	188,561	53,433	241,995
Net (losses)/gains on investments	527,829	226,826	754,655
Net (expenditure)/Income and net movement in funds	463,607	226,826	690,433
Fund Balances brought forward at 1st April	3,535,958	1,519,516	5,055,474
Fund Balances carried forward 31st March	3,999,566	1,746,342	5,745,907

BEDFONT LAKES TRUST FUND

England & Wales - Charity number 1053137

Accounts

Our ref: DMB/DS/KC/3104

The Trustees
Bedfont Lakes Trust Fund
Hounslow House
7 Bath Road
Hounslow
TW3 3EB

11 November 2021

Dear Sirs

Report to Management Committee

As part of our auditing practice, we are required to report to management if during the course of our audit any matters arise, which we consider should be brought to your attention. Where there have been no such matters we make a positive statement to that effect.

We are pleased to report that following our audit for the year ended 31 March 2021 that there were no matters, which arose which we consider should be brought to your attention.

Our normal audit tests are designed to assist us in forming our opinion on the financial statements. Our tests may not necessarily disclose all errors or irregularities and should not be relied upon to do so. However, if any irregularity did come to our attention during our audit tests, we would, of course, inform you immediately.

We have complied with the Financial Reporting Council's Ethical Standard and all threats to our independence have been properly addressed through appropriate safeguards. No additional facts or matters have arisen during the course of the audit that we wish to draw to your attention and we confirm that we are independent and able to express an objective opinion on the financial statements.

This report has been prepared for the sole use of the management committee of Bedfont Lakes Trust Fund and must not be shown to third parties without our prior consent. No responsibilities are accepted by Clemence Hoar Cummings towards any party acting or refraining from action as a result of this report.

Finally, we would like to express our thanks to all members of the organisation's staff who assisted us in carrying out our work.

Yours faithfully



Clemence Hoar Cummings
Chartered Accountants

Tel: 01708 333303
Email: david.belbin@chc.uk.com

BEDFONT LAKES TRUST FUND

TRUSTEES' REPORT AND FINANCIAL STATEMENTS **FOR THE YEAR ENDED 31ST MARCH 2021**

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BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2021 (continued)

1 Reference and Administrative Details

TRUSTEE:	The Mayor and Burgesses of the London Borough of Hounslow
ADDRESS:	Hounslow House 7 Bath Road Hounslow TW3 3EB
REGISTERED CHARITY NO.:	1053137
SOLICITOR:	Assistant Director Corporate Governance London Borough of Hounslow Hounslow House 7 Bath Road Hounslow TW3 3EB
TREASURER:	Director of Finance and Corporate Services London Borough of Hounslow Hounslow House 7 Bath Road Hounslow TW3 3EB
AUDITORS:	Clemence Hoar Cummings 1 – 5 Como Street Romford Essex RM7 7DN
BANKERS:	NatWest Bank 275 - 277 High Street Hounslow TW3 1ZA
FUND MANAGERS:	Schroder & Co 31 Gresham Street London EC2V 7QA
INTERNAL AUDITORS:	Head of Internal Audit London Borough of Hounslow Hounslow House 7 Bath Road Hounslow TW3 3EB

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2021 (continued)

2 Structure, Governance and Management

- 2.1 The Trust was formally established on 20 December 1995 with the declaration of a charitable trust between Hanover Property Unit Trust and the Mayor and Burgesses of the London Borough of Hounslow ("the Council"). The Trust Fund is devoted to the general charitable purposes defined in the declaration of Trust.
- 2.2 The Trust Fund initially set up comprised a sum of £200,000, which had been previously paid over to the Council and a further sum of £1,000,000 enhanced as provided for in a previous agreement between Rutland Hall Limited and the Council (dated 13 May 1988). An additional sum of £750,000, enhanced as provided for, became transferable to the Trust Fund in accordance with the terms of an agreement dated 4 April 1990 between Keenhalf Limited and the Council.
- Enhanced sums of £1,859,608 and £1,192,998 were paid to the Council on 20 December 1995 by Hanover Property Unit Trust and Keenhalf respectively.
- On the formation of the Trust, £3,200,000 was transferred to Schroder Investment Management Limited (now named Schroder & Co) for appropriate investment.
- 2.3 The Bedfont Lakes Country Park Trust Fund Panel has been established by the Council to oversee the investment of the Trust Fund and to ensure that the resources are used in a manner consistent with the agreed lease. The Councillors appointed to the Panel for the year to date were: -

Sachin Gupta	ceased to be a Trustee 22nd May 2017
Elizabeth Hughes	ceased to be a Trustee 22nd May 2017
Keith Anderson	ceased to be a Trustee 22nd May 2018
Sam Christie	ceased to be a Trustee 22nd May 2018
Alan Mitchell	ceased to be a Trustee 22nd May 2018
Bishnu Gurung	appointed 23rd May 2017, ceased to be a Trustee 22nd May 2018
Hina Mir	appointed 23rd May 2017, ceased to be a Trustee 22nd May 2018
Javed Akhunzada	appointed 23rd May 2018
Adriana Gheorghe	appointed 23rd May 2018
Raghwinder Siddhu	appointed 23rd May 2018
Bishnu Gurung	appointed 23rd May 2018
Mohammed Umair	appointed 23rd May 2018

The Councillors are appointed to the Panel annually by the full Council.

- 2.4 The Trust Fund Panel meets regularly during the year to monitor investment performance, review operational costs at the Country Park, and set the annual budget. The management and maintenance of the Country Park is delivered by Lampton Greenspace 360 Limited.

3 Objectives and Activities

- 3.1 The charitable trust is established with the object of promoting public recreation and education by the provision of resources for the maintenance, improvement, management and preservation of the country park (which is held on a 999-year lease) as open space land for recreational and leisure time use by the public at large and for their education, enjoyment and benefit.
- 3.2 We have referred to the guidance in the Charity Commission's general guidance on Public Benefit including its guidance 'public benefit: running a charity (PB2)' when reviewing our aims and

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2021 (continued)

objectives and planning our future activities. In particular, the trustees consider how planned activities will contribute to the aims and objectives they have set. The trustees believe that providing access to the park facilities is of direct benefit to the well-being and enjoyment of the general public. The park is open to access by any member of the public free of charge.

4 Achievements and Performance: Year ended 31 March 2021

- 4.1 The charitable trust has used the resources generated for the maintenance, improvement, management and preservation of the country park.
- 4.2 The investment funds are actively managed throughout the year to provide sufficient return to meet the net budget for the management and maintenance of the Country Park over the longer term. For 2020/21 actual income was £177,773 against expenditure of £241,995 resulting in a deficit of £64,222 (excluding movements on investments) mainly due to the impact of the Covid-19 Pandemic leading to companies temporarily suspending dividends and reducing the Charity's investment income for the year.
- 4.3 There was a considerable reduction in the number of events that were held during the year due to COVID 19. Events held were work experience placements and community volunteer sessions which were limited to 5 attendees.

5 Financial Review

5.1 Reserves and Investments Policy

- 5.1.1 The Trustees aim to manage the Trust Fund so that it generates sufficient income to fund the annual maintenance of the park. For the immediate future, the assets of the Trust Fund are considered adequate for this purpose.
- 5.1.2 The Trust Fund will continue to be carefully invested and managed to help ensure it generates the required annual return to provide for the development and upkeep of the Park.
- 5.1.3 The principal source of funding for the Trust is the investment fund. Income from the investment fund has supported the key objective of the charitable trust by providing resources for the upkeep of the country park.
- 5.1.4 It is the Trust's policy to retain funds in the form of investments that generate sufficient income to cover the cost of upkeep of the park in the future. The value of the investments held at 31st March 2021 was £ 5,392,577. Each year a budget is produced of the expected cost of the upkeep of the park for the coming year. The Trustees have reviewed the level of funds, along with the expected budget cost of the upkeep of the park and consider the funds to be adequate to derive sufficient investment return to finance such activities in forthcoming years.
- 5.1.5 The Trust's investment policy is to maximise total returns after consideration of the annual budget requirement for the park's upkeep. The investment funds have provided sufficient return to meet the net budget requirement for the park.
- 5.1.6 The investments are managed by Schroders. The fund has a balanced portfolio that is actively managed in order to provide the required return at an acceptable level of risk.

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2021 (continued)

5.2 Statement of trustees' responsibilities in respect of the trustees' report and the financial statements

- 5.2.1 Under the trust deed of the charity and charity law, the Trustees 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). The law applicable to charities in England & Wales 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 charity and of the incoming resources and application of resources of the charity for that period. 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;
 - state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
 - prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.
- 5.2.2 The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

5.3 Risk Management Strategy

- 5.3.1 The major risks to which the Trust is exposed have been identified and considered by the Trustees. The risks identified, the anticipated effect, and the steps taken and systems in place to mitigate those risks, are contained in a risk management strategy statement, which has been reviewed by the Trust Fund Panel.

6 Plans for Future Periods

- 6.1 The Trustees intend to continue to manage the Trust Fund in order to generate funds sufficient to continue carrying out the key objective of the charitable trust.

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2021 (continued)

Signed on behalf of the Mayor and Burgesses of the London Borough of Hounslow by:

.....
Chair of the Trust Panel

Date



.....
Executive Director of Finance and Resources

Date 03/12/21

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2021 (continued)

7 Independent Auditor's Report to the Trustees of Bedfont Lakes Trust Fund

Opinion

We have audited the financial statements of Bedfont Lakes Trust for the year ended 31 March 2020 which comprise the Statement of Financial Activities, the Balance Sheet and the related notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 'The Financial Reporting Standard Applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2021, and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report..

Other information

The trustees are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2021 (continued)

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities Act 2011 requires us to report to you if, in our opinion:

- the information given in the Trustees' Annual Report is inconsistent in any material respect with the financial statements; or
- the charity has not kept adequate accounting records; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we required for our audit.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement on page 4, the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustee determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustee either intends to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 145 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material mis-statements in respect of irregularities including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

- We have designed our work to ensure that laws and regulations have been adhered to, and that the transactions of the charity are properly reflected in the financial statements
- We have obtained a detailed understanding of the Charity's internal control systems and we have used the knowledge gained to identify any areas of risk of mis-statement or fraud. We have then designed our audit tests in each area to identify whether in respect of the transactions we have selected for testing the relevant controls have operated as expected.
- The charity is in receipt of investment income and we ensure that the reports of investment performance and asset valuations produced by the fund managers are properly reflected in the accounts. We then check the valuations themselves to ensure they are consistent with other third party information.
- The charity has a contract for the provision of services for the park area and we ensure that expenditures on this are properly authorised, and that the charges are reasonable.

A further description of our responsibilities for the audit of financial statements is located in the Financial Reporting Council's website at www.frc.org.uk/auditors responsibilities. This description forms part of our Report of the Independent Auditors.

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2021 (continued)

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Chapter 3 of Part 8 of the Charities Act 2011. Our audit work has been undertaken so that we might state to the charity's trustee those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to any party other than the charity and charity's trustees as a body, for our audit work, for this report, or for the opinion we have formed.

D.M. Belbin FCA DChA
Senior Statutory Auditor
Clemence Hoar Cummings
Riverside House
1-5 Como Street
Romford
Essex
RM7 7DN

Date:

Clemence Hoar Cummings is eligible to act as auditor in terms of Section 1212 of the Companies Act 2006.

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2021 (continued)

9 Statement of Financial Activities

	Notes	Unrestricted Fund £	Restricted Fund £	Total 2020/21 £	Total 2019/20 £
Income from:					
Investment Income		124,340	53,433	177,773	263,407
Other Incoming Resources		0	0	0	(75)
Total Incoming		124,340	53,433	177,773	263,331
Expenditure on:					
Investment management costs		35,087	9,943	45,030	50,927
Charitable Activities	2	149,222	42,285	191,507	186,500
Charitable Support Costs	3	4,253	1,205	5,458	5,458
Total Expenditure		188,561	53,433	241,995	242,885
Net Incoming/(Outgoing) Resources for the Year		(64,222)	0	(64,222)	20,447
Net (losses)/gains on investments		527,829	226,826	754,655	(1,056,985)
Net (expenditure)/income and net movement in funds		463,607	226,826	690,433	(1,036,538)
Fund Balances brought forward at 1st April		3,535,958	1,519,516	5,055,474	6,092,012
Fund Balances carried forward 31st March		3,999,565	1,746,342	5,745,907	5,055,474

Bedfont Lakes Trust has no recognised gains or losses for the year, other than the net movement in funds shown above. The Trust has neither discontinued any of its operations nor acquired new ones, and all amounts relate to continuing operations. Feltham & District Scouts license to operate had expired on 30/09/2018 and has not been renewed yet.

The notes on pages 11 to 16 form part of these financial statements.

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2021 (continued)

10 Balance Sheet as at 31st March 2021

	Notes	2021	2020
		£	£
Fixed Assets			
Investments	4	5,392,577	4,699,388
		5,392,577	4,699,388
Current Assets			
Debtors	5	73,967	103,161
Cash		488,096	457,135
		562,063	560,296
Liabilities			
Creditors	6	(208,733)	(204,210)
		(208,733)	(204,210)
Net Current Assets		353,330	356,086
Net Assets		5,745,907	5,055,474
Funds	7		
Restricted		1,746,342	1,519,516
Unrestricted		3,999,565	3,535,958
Funds Carried Forward		5,745,907	5,055,474

These financial statements were approved and authorised for issue on behalf of the Mayor and Burgesses of the London Borough of Hounslow and signed on its behalf by:

.....
Chair of the Trust Panel

Date


.....

Executive Director of Finance and Resources

Date 03/12/21

The notes on pages 11 to 16 form part of these financial statements.

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2021 (continued)

11 Notes to the Financial Statements

1) Accounting Policies

a) Accounting Bases

A Summary of the principle accounting policies adopted, judgements and key sources of estimation of uncertainty, is set out below.

The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (The FRS102 Charities SORP) and Charities Act 2011. The charity is a public benefit entity for the purposes of FRS 102.

b) Funds

Bedfont Lakes is managed and developed as a complete site, albeit it is cut in two by a railway line. On the establishment of the Trust, Keenhalf Ltd required that the funds they introduced be restricted to expenditure on that part of Bedfont Lakes which lies to the north of the railway line. The funds provided by Keenhalf Limited are therefore held as restricted funds. The funds provided by Hanover Property Unit Trust are held as unrestricted funds as they can be applied for the maintenance of the entire parkland area.

c) Investment Income

Investment income is accounted for on an accruals basis.

The movement in investment values was apportioned between the restricted and unrestricted funds in the year 1995/96 (being the year the Trust was formally established) on the basis of the capital sum originally invested with Schroders, and in subsequent years on the balance of investments brought forward at 1 April.

d) Other Incoming Resources

Other incoming resources are accounted for on an accruals basis when there is entitlement to income, receipt is probable and the amount can be measured reliably.

Other incoming resources are allocated between the restricted and unrestricted funds on the basis of the direct costs of maintaining the parkland.

e) Resources Expended

All expenditure is accounted for on an accruals basis and has been classified under headings that accord with the Statement of Recommended Practice. Expenditure is allocated between the restricted and unrestricted funds on the basis of the direct costs of maintaining the parkland to the extent to which incoming resources in the year relating to the restricted fund are available to meet such expenditure. Any excess is borne by the unrestricted fund. 70% of Bedfont Lakes' direct costs relate to the northern side of the park.

f) Fixed Asset Investments

Investments are stated at market value i.e. the realisable value of investments at the balance sheet date.

g) Financial instruments

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Basic financial assets and liabilities are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method.

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2021 (continued)

Investments are initially recognised at their transactions value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. The statement of financial activities includes the net gains and losses arising on revaluation and disposals throughout the year.

h) Cash Flow Statement

No cash flow statement has been prepared. As a small reporting entity, the Trust is exempt from the requirement to prepare a cash flow statement.

i) Taxation

As a charity the Trust is exempt from tax on the income and gains arising from its charitable activities and its investments, to the extent that such income and gains are applied for charitable purposes only.

j) Treatment of Losses

In the event that there are net outgoing resources in a year (being an excess of total resources expended over incoming resources) losses are allocated pro rata to the fund balances brought forward at 1 April (except 1995/96 when they were allocated to the funds on the basis of actual expenditure incurred in the year) unless the loss results from significant expenditure on one half of the site, in which case expenditure would be charged to the relevant fund.

k) Treatment of Surpluses

In the event that there is an excess of total incoming resources over total resources expended, such surpluses are deemed to relate to the unrestricted fund and are added to that fund each year. There is no allocation of any surplus to the restricted fund as the income from the restricted fund is insufficient to meet the cost of maintaining the northern side of Bedfont Lakes, the northern side being the only part of Bedfont Lakes that the restricted fund can be used to maintain. Therefore, any surplus by implication must relate to the unrestricted fund.

l) Governance Costs

These are accounted for on an accruals basis and included within support costs. They represent the fee payable to the Trust's external auditors.

m) Liabilities

These are accounted for on an accruals basis.

n) Investment Income

The Trust Fund incurs a fund manager's fee for the management of its investments. Reports provided by the fund manager separately identify investment management fees, and so these have been separately charged and recognised as a cost of generating funds.

o) Critical accounting estimates and areas of judgement

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

In the view of the trustees in applying the accounting policies adopted, the only critical judgement considered to have a significant effect on the amounts recognised in the financial statements is the allocation of deficits/surpluses between funds.

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2021 (continued)

2) Direct Cost of Charitable Activities

The Trust has one key charitable activity which is the maintenance, improvement, management and preservation of the country park.

The management and maintenance of the Park was carried out by Lampton Greenspace 360 Limited and costs were recharged to the Charity.

	2021	2020
	£	£
Management of Bedfont Lakes Country Park	185,007	180,000
Support Services	6,500	6,500
	191,507	186,500

3) Charitable Support Costs

No charges have been made to the Trust with regard to the preparation of the statutory accounts, the costs of Trustees meetings or legal fees. Other costs comprise the governance costs for the year which were:

	2021	2020
	£	£
External Audit Fees	5,457	5,458
Legal & Professional Fees	0	0
	5,457	5,458

4) Fixed Assets – Investments

Fixed asset investments are recognised in the balance sheet at their market value as at 31st March 2021.

a) The movements on investments during the year are summarised below:

	2021	2020
	£	£
Market Value at 1 April	4,699,388	5,813,406
Acquisitions during the year at cost	470,586	0
Disposals during year at carrying value	(515,309)	(40,106)
Net gains/(losses) on revaluation	754,655	(1,056,985)
Net increase / (decrease) in cash awaiting investment	(16,743)	(16,927)
Closing Value	5,392,577	4,699,388

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2021 (continued)

Realised losses on the sale of investments are calculated based on the carrying value of the investment at the start of the year. Unrealised investment gains and losses are based on movements in the market value of the investment.

Investments with a brought forward book value of £603,709 were disposed of in the year for proceeds of £513,309 realising a loss on disposal of £88,400.

b) Fixed asset investments are recorded at their market value at 31st March. The historic cost of these assets is disclosed below:

	Number	Market Value	Cost
31st March 2020	of Units	£	£
Schroder Corporate Bond Fund	763,949	412,150	409,314
Schroder Income Fund	3,606,406	1,425,252	988,421
Schroder Income Maximiser Fund	1,007,660	314,591	502,275
Schroder UK Real Estate Fund	4,270	202,996	167,548
Schroder Cash Pool Account		43,709	43,709
M&G Strategic Corporate Bond	62,237	595,297	533,856
Trojan Income Fund	425,765	695,148	643,263
Charities Property Fund	706,674	899,101	752,155
Vontobel Fund	1,110	111,144	114,985
		4,699,388	4,155,526

	Number	Market Value	Cost
31st March 2021	of Units	£	£
Schroder Corporate Bond Fund	763,949	485,337	409,314
Schroder Income Fund	3,606,406	1,932,312	988,421
Schroder Income Maximiser Fund	1,007,660	388,050	502,275
Schroder UK Real Estate Fund	4,270	198,640	167,548
Schroder Cash Pool Account		26,966	26,966
M&G Strategic Corporate Bond - PP	609,758	620,307	467,485
Trojan Income Fund	425,765	748,963	643,263
Charities Property Fund	706,674	877,406	752,155
Vontobel Fund	1,110	114,596	114,985
		5,392,577	4,072,411

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2021 (continued)

5) Debtors

	2021	2020
	£	£
Accrued Investment Income	73,779	102,973
Accrued Licence Income	188	188
	73,967	103,161

6) Liabilities: amounts falling due within one year

	2021	2020
	£	£
Sums due to London Borough of Hounslow	191,507	186,500
Investment management fees due	11,769	12,252
Audit Fees	5,457	5,458
Total	208,733	204,210

7) Analysis of Funds

Analysis of Net Assets by Fund

	Unrestricted	Restricted	
	Fund	Fund	Total
	£	£	£
Fixed Assets			
Investments	3,776,121	1,616,456	5,392,577
Total Fixed Assets	3,776,121	1,616,456	5,392,577
Current Assets	377,836	184,227	562,063
Current Liabilities	(132,847)	(75,886)	(208,733)
Net Assets at 31st March 2021	4,021,109	1,724,798	5,745,907

8) Related Parties

None of the Trust Fund Panel had any relationships with related parties.

9) Employee Information

The Trust has no employees (2019/20 – none).

BEDFONT LAKES TRUST FUND

YEAR END 31ST MARCH 2021 (continued)

10) Remuneration of Trustees

None of the members of the Panel receive any emoluments or reimbursed expenses (2019/20 – none).

11) Comparative SoFA split of funds

	Unrestricted Fund £	Restricted Fund £	Total 2019/20 £
Income from:			
Investment Income	183,914	79,493	263,407
Other Incoming Resources	(23)	(53)	(75)
Total Income	183,891	79,440	263,332
Expenditure on:			
Investment management costs	34,270	16,656	50,927
Charitable Activities	125,501	60,999	186,500
Charitable support costs	3,673	1,785	5,458
Total Expenditure	163,444	79,440	242,885
Net (losses)/gains on investments	(737,998)	(318,987)	(1,056,985)
Net (expenditure)/income and net movement in funds	(717,551)	(318,987)	(1,036,538)
Fund Balances brought forward at 1st April	4,253,509	1,838,503	6,092,012
Fund Balances carried forward 31st March	3,535,958	1,519,516	5,055,474

Clemence Hoar Cummings
Riverside House
1-5 Como Street
Romford
RM7 7DN

Dear Sirs

The following representations are made on the basis of enquiries of management and staff with relevant knowledge and experience such as we consider necessary in connection with your audit of the charity's financial statements for the year ended 31 March 2020. These enquiries have included inspection of supporting documentation where appropriate and are sufficient to satisfy ourselves that we can make each of the following representations. All representations are made to the best of our knowledge and belief.

General

- 1 We have fulfilled our responsibilities as trustees as set out in the terms of your engagement letter dated 28 September 2020, under the Charities Act 2011 for preparing financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), for being satisfied that they give a true and fair view and for making accurate representations to you.
- 2 All the transactions undertaken by the charity have been properly reflected and recorded in the accounting records.
- 3 All the accounting records have been made available to you for the purpose of your audit. We have provided you with unrestricted access to all appropriate persons within the charity, and with all other records and related information requested, including minutes of all management and trustee meetings and correspondence with The Charity Commission.
- 4 The financial statements are free of material misstatements, including omissions.
- 5 The effects of uncorrected misstatements are immaterial both individually and in total.

Internal control and fraud

- 6 We acknowledge our responsibility for the design, implementation and maintenance of internal control systems to prevent and detect fraud and error. We have disclosed to you the results of our risk assessment that the financial statements may be misstated as a result of fraud.
- 7 We have disclosed to you all instances of known or suspected fraud affecting the entity involving management, employees who have a significant role in internal control or others that could have a material effect on the financial statements.
- 8 We have also disclosed to you all information in relation to allegations of fraud or suspected fraud affecting the entity's financial statements communicated by current or former employees, analysts, regulators or others.

Assets and liabilities

- 9 The charity has satisfactory title to all assets and there are no liens or encumbrances on the charity's assets, except for those that are disclosed in the notes to the financial statements.

10 All actual liabilities, contingent liabilities and guarantees given to third parties have been recorded or disclosed as appropriate.

11 We have no plans or intentions that may materially alter the carrying value and where relevant the fair value measurements or classification of assets and liabilities reflected in the financial statements.

Accounting estimates

12 Significant assumptions used by us in making accounting estimates, including those measured at fair value, are reasonable.

Legal claims

13 We have disclosed to you all claims in connection with litigation that have been, or are expected to be, received and such matters, as appropriate, have been properly accounted for, and disclosed in, the financial statements.

Laws and regulations

14 We have disclosed to you all known instances of non-compliance or suspected non-compliance with laws and regulations whose effects should be considered when preparing the financial statements.

Related parties

15 Related party relationships and transactions have been appropriately accounted for and disclosed in the financial statements. We have disclosed to you all relevant information concerning such relationships and transactions and are not aware of any other matters which require disclosure in order to comply with legislative and accounting standards requirements.

Subsequent events

16 All events subsequent to the date of the financial statements which require adjustment or disclosure have been properly accounted for and disclosed.

Going concern

17 We believe that the charity's financial statements should be prepared on a going concern basis on the grounds that current and future sources of funding or support will be more than adequate for the charity's needs. We have considered a period of twelve months from the date of approval of the financial statements. We believe that no further disclosures relating to the charity's ability to continue as a going concern need to be made in the financial statements.

Grants and donations

18 All grants, donations and other income, the receipt of which is subject to specific terms or conditions, have been notified to you. There have been no breaches of terms or conditions in the application of such income.

Yours faithfully

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Signed on behalf of the board of trustees

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Dated