
GUNNERSBURY MUSEUM AND PARK DEVELOPMENT TRUST

REPORT OF THE TRUSTEES

AND

FINANCIAL STATEMENTS

FOR THE YEAR ENDING 31st March 2021

COMPANY LIMITED BY GUARANTEE NO: 9152522

AND

REGISTERED CHARITY NO: 1168709

Registered Office

**THE LARGE MANSION, GUNNERSBURY PARK, POPE'S
LANE,**

LONDON, W3 8LQ

Address for Correspondence

**c/o The Honorary Secretary, 25 Hartington Road,
Chiswick, London, W4 3TL**

GUNNERSBURY MUSEUM & PARK DEVELOPMENT TRUST



Gunnersbury Museum and Park Development Trust

Company No: 9152522

Charity No: 1168709

Trustees' Annual Report for the year ended 31st March 2021

The Trustees (who are also the Company Directors) present their report and the financial statements of the charitable company for the year ended 31st March 2021

The following served as Trustees in the year to 31st March 2021

Val Bott	(Honorary Secretary)
Kevin Mahoney	(Honorary Treasurer)
Michael Rowan	
Howard Simmoms	(Honorary Chairperson)
Corinna Smart	
Yvonne Johnson	

Registered Office

The Large Mansion, Gunnersbury Park, Pope's Lane, London, W3 8LQ

GUNNERSBURY MUSEUM & PARK DEVELOPMENT TRUST

Structure, Governance and Management

The Gunnersbury Museum and Park Development Trust is a Company Limited by Guarantee No 9152522 and a Registered Charity No 1168709. The Trust became an incorporated charity in August 2016, adopting a Memorandum and Articles of Association as the governing documents.

The Trust was established in response to the need to address the decline of the significant Gunnersbury Estate in West London which until recently had 50 historic structures and buildings on the official Historic England “At Risk” Register. The principal objectives of the Trust are to work with other agencies in seeking to restore and develop a sustainable future for the Estate, raising funds and developing policies and alliances to achieve these ends while maximising community access and benefit.

The Board of Trustees, which meets formally on a monthly basis, is responsible for overall policy, strategic direction and management of the Trust. Sub committees and working groups are formed as and when needed on a time and purpose specific basis. The Trustees are also the directors of the company and as required by the Articles are all members of the Trust and are kept aware of their statutory duties to both bodies and the need to comply with both Company Law and Regulation and Charity Commission Guidance.

In seeking new Trustees consideration is given to the balance of skills, experience and knowledge that the Trust requires and all Trustees are encouraged to undertake appropriate training in order to be up to date in relation to best practice and regulatory compliance.

GUNNERSBURY MUSEUM & PARK DEVELOPMENT TRUST



Vision and Objectives

The Trust's Vision is to work in order to achieve the regeneration of the overall Gunnersbury Estate, a hugely important historic, recreational, educational and cultural asset in West London and establish a vibrant and sustainable future for Gunnersbury as both a Regional and London wide resource and attraction with the widest possible community and public access.



Delivering Public Benefit

The Trustees have had regard to the Charity Commission's guidance and confirm that the activities of the Trust provide public benefit and are aligned to its governing documents for the preservation, conservation and interpretation of the Museum collections, historic buildings and landscape of the Gunnersbury Estate, helping to

GUNNERSBURY MUSEUM & PARK DEVELOPMENT TRUST

develop the museum service and to support the provision of sporting and leisure facilities for the enjoyment and benefit of all. During the covid lockdown while access to the Museum and other facilities was restricted, the public use and enjoyment of the Park overall grew exponentially with significant benefit for physical and mental wellbeing. Visitor numbers exceeded 1M for the year.

Risk Management

The Trustees regularly examine the strategic, business and operational risks that the Trust faces. A Fund Raising Strategy has been developed and is regularly reviewed and updated in relation to external activities while internal control risks are minimised by the implementation of clear procedures for all transactions. Responding to the covid pandemic had a significant impact on fund raising opportunities and activities.

GUNNERSBURY MUSEUM & PARK DEVELOPMENT TRUST



Overview of Activities and Achievements during the 2020/21

During the first two years of the Trust's existence the focus was on raising capital grants to fund in whole or as matching funding significant regeneration costs or new facilities across the Gunnersbury Estate working closely with the Gunnersbury CIC. Funding was successfully obtained from bodies such as the Foyle Foundation, Garfield Weston Trust, the Country Houses Foundation and Heritage of London Trust.

GUNNERSBURY MUSEUM & PARK DEVELOPMENT TRUST

Over the third and current year of activities the Trust has focused on taking a strategic lead role in building effective partnerships to tackle the significant disrepair of the major heritage buildings at risk such as the Grade ii Small Mansion and derelict Stables complex. The Trust successfully obtained a grant from the Architectural Heritage Fund to explore the options for short term repair and consolidation of these buildings and long-term possibilities for sustainable use.

A Small Mansion and Stables Steering Group was formed as a collaborative working group chaired by the Trust and bringing together Historic England, the London Boroughs of Hounslow and Ealing (Joint owners of Gunnersbury Park), the Highways Authority (Gunnersbury being adjacent to and much affected by the A4 and M4 roads), the Gunnersbury Estate (2026) Community Interest Company (which manages the Estate), and the long-standing Friends of Gunnersbury Park.

The Steering Group sought to consider and make recommendations on the future sustainable use of the Small Mansion and Stables with the initial objective of preparing a Project Viability Report funded through the Architectural Heritage Fund Grant. This Report identified several development options for the buildings which could public use, heritage value, community access and enjoyment whilst providing a sustainable business model with funding potential. Of these options and arts and cultural development concept emerged through rigorous assessment as the preference.

Following this a second stage Architectural Heritage Fund Grant was obtained by the Trust together with partnership funding to commission a detailed Feasibility Study carried out by Jura Consultancy on behalf of the Trust.

The primary purpose was to examine detailed costings for repair and renovation and to thoroughly test the feasibility of the preferred options. The Feasibility Study process and Report drew on further work by Jura Consultants together with the architectural development work undertaken by Rodney Melville and Partners (conservation architects) and Walker Associates (cost consultants). The work also included public consultation – carried out despite the challenges of the Covid pandemic – with contributions by more than 650 members of the public. Workshops were held to thoroughly test and evaluate the Feasibility Study and to include wider consultation with stakeholders before defining final conclusions and recommendations.

The Feasibility Study will be an essential part of any future funding applications, underpinning the outline design proposals, business case, public access to heritage and conservation approach as well as cost estimates.

More immediately the costings and identification of repair and consolidation works have led to securing partnership funding of over

GUNNERSBURY MUSEUM & PARK DEVELOPMENT TRUST

£3 million for urgent investment in the Small Mansion and Stables with very generous contributions from Historic England and Highways England. These monies will be invested in repair works through 2021 and 2022. While the Trust will continue to develop in conjunction with partners a fundraising strategy to address the long-term sustainable use of these buildings and the broader implementation of the Masterplan for the Gunnersbury Estate.

Fund Raising and Other Activities of the Trust

The Trust has sought to encourage strong partnership working between the organisations that have a stake in Gunnersbury's future success, the two local authorities that own the estate and museum, the embryonic Community Interest Company that will operationally manage these in the future, the long-established Friends of Gunnersbury Park and Museum, Capel Manor Horticultural College which is based on the site, and community organisations and businesses

In the period up to March 31st, 2021, the fund ensured the distribution of funds raised in the previous period in accordance with various terms of support and initiated, not only the identification of potential funds and funders for the Small mansion and stables, but also identified Jura the leading advisor for the preparation and execution of the necessary independent advice needed to create the fundraising, implementation and reporting strategy to the stakeholders and the trust.

Towards the end of the period under review, the Trust was leading on developing a funding bid to the Architectural Heritage Fund to explore the feasibility of identifying sustainable heritage and community uses for these important buildings that can complement the Museum, Park and Recreational uses that are the major features of the current Heritage Lottery Fund and related investment. This formed a major part of the work programme over 2018/19 and the Trust continues working with Historic England, the London Boroughs of Hounslow and Ealing, and the Community Interest Company.

The Trust continued to work in support of the CIC and assisted with the audience development, community engagement and fundraising necessary to ensure the successful long-term sustainability of the Gunnersbury Estate.

GUNNERSBURY MUSEUM & PARK DEVELOPMENT TRUST

The Trust has been very active in fund raising and in offering support and expert advice to the overall regeneration project at Gunnersbury. The Chair is a member of the overall Project Board and an Independent Director for the CIC and attends the regular meetings to help steer the regeneration efforts.

Another strategic development on which the Trust has taken the initiative is that of reviewing the governance arrangements for Gunnersbury to see if a more effective arrangement could be put in place.

Currently there is a weakness where the Trust and CIC are separate bodies and the Trust while acceptable to some funders, does not have clear legal title to the Estate assets which limits fundraising capabilities.

At the same time the CIC which does have legal title is not recognised by some funders and falls outside the charitable funding of others.

Working in partnership with the CIC and the two Local Authorities, Ealing and Hounslow, a joint working group has been set up to investigate the best way forward.

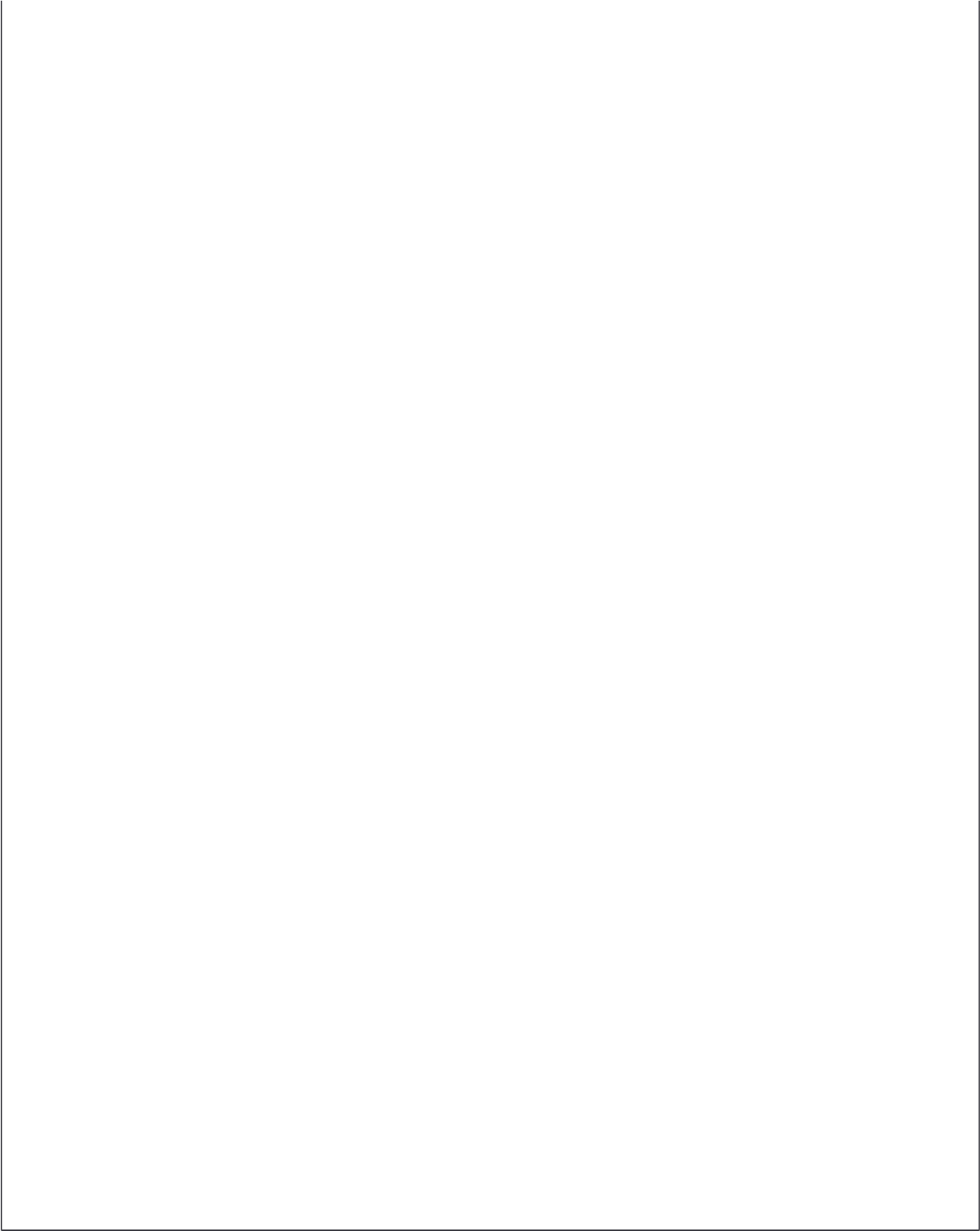
This will consider whether the more established model of a parent charity with a subsidiary trading company might be better suited. The working group started to meet in January 2021 and has made good progress with the intention of making recommendations to the two Boards and two Local Authorities for adoption by the end of 2021.

The Trust is grateful to those bodies that have so generously funded the developments at Gunnersbury so far, and for the advice and assistance from a wide range of people and organizations including the Friends of Gunnersbury Park, Historic England and The Architectural Heritage fund.

Balance Sheet

FINANCIAL STATEMENT

GUNNERSBURY MUSEUM & PARK DEVELOPMENT TRUST



GUNNERSBURY MUSEUM & PARK DEVELOPMENT TRUST

Produced 18 March 2019 15:51:53

The Gunnersbury Museum and Park Development Trust

(A company limited by guarantee)

Formatted trial balance

for the year ended 31 March 2018

Code	Description	Mar 18 Current £	Mar 17 Comp. £	Variance £
Resources expended				
Costs of generating funds				
Costs of generating voluntary income				
Activity 1				
1338	Bank charges	50	35	15
		50	35	15
Charitable activities				
Activity 1				
2833	Examination fees	600	-	600
2846	Miscellaneous	-	375	(375)
2847	Marketing & Advertising	8,843	2,274	6,569
		9,443	2,649	6,794
Total resources expended		9,493	2,684	6,809

Levy + Partners Limited
LEVY + PARTNERS LIMITED
 CHARTERED ACCOUNTANTS
 7-8 RITZ PARADE, PFD
 WESTERN AVENUE
 LONDON W5 3RA
 TEL: 020 8932 1932 FAX: 020 8932 0122
 18th March, 2019.

Charity number: 1168709
Company number: 09152522

The Gunnersbury Museum and Park Development Trust

(A company limited by guarantee)

Trustees' report and financial statements

for the year ended 31 March 2021

The Gunnersbury Museum and Park Development Trust
(A company limited by guarantee)

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The Gunnersbury Museum and Park Development Trust
(A company limited by guarantee)

Legal and administrative information

Charity number 1168709

Company registration number 09152522

Business address 25 Hartington Road
London
W4 3TL
02089957413

Registered office The Small Mansion Gunnersbury Park
Pops Lane
London
W3 8LQ

Trustees	Howard William Simmons	(Honorary Chairperson)
	Kevin Mahoney BSC MRICS	(Treasurer)
	Valerie Bott	
	Cllr Corinna Smart	
	Michael Rowan	

Accountants Arvind Joshi FCA,CTA,DchA
7-8 Ritz Parade
Western Avenue
London
W5 3RA

The Gunnersbury Museum and Park Development Trust
(A company limited by guarantee)

Report of the trustees (incorporating the directors' report)
for the year ended 31 March 2021

The trustees present their report and the financial statements for the year ended 31 March 2021. The trustees, who are also directors of The Gunnersbury Museum and Park Development Trust for the purposes of company law and who served during the year and up to the date of this report are set out on page 1.

Please refer to the attached addendum which comprises a detailed information and explanation of the Trustees' Report.

Statement of trustees' responsibilities

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

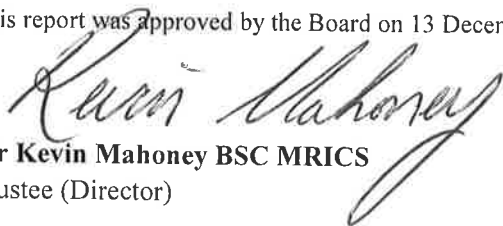
Company law requires the trustees to prepare financial statements for each financial year. Under company law the trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company 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 UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation.

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

The charity trustees who served during the year and up to the date of this report are set out on page 1.

This report was approved by the Board on 13 December 2021 and signed on its behalf by:



Mr Kevin Mahoney BSC MRICS
Trustee (Director)

The Gunnersbury Museum and Park Development Trust
(A company limited by guarantee)

Independent examiner's report to the trustees on the unaudited financial statements of The Gunnersbury Museum and Park Development Trust.

I report on the accounts of The Gunnersbury Museum and Park Development Trust for the year ended 31 March 2021 set out on pages 2 to 9.

Responsibilities and basis of report

As the charity's trustees of the Company (who are also the directors of the company for the purposes of company law), you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ("the 2006 Act").

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

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention which gives me cause to believe that:

- accounting records were not kept in accordance with section 386 of the Companies Act 2006; or
- the accounts do not accord with such records; or
- the accounts do not comply with relevant accounting requirements under section 396 of the Companies Act 2006 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination; or
- the accounts have not been prepared in accordance with the Charities SORP (FRS102).

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



Arvind Joshi FCA CTA DChA

Independent examiner

Levy + Partners Limited
7-8 Ritz Parade
Western Avenue
London
W5 3RA

13 December 2021

The Gunnersbury Museum and Park Development Trust
(A company limited by guarantee)

Statement of financial activities (incorporating the income and expenditure account)

For the year ended 31 March 2021

	Notes	Unrestricted funds £	2021 Total £	2020 Total £
Incoming resources				
Incoming resources from generating funds:				
Voluntary income	2	27,110	27,110	7,500
Total incoming resources		<u>27,110</u>	<u>27,110</u>	<u>7,500</u>
Resources expended				
Governance costs	3	12,456	12,456	10,378
Total resources expended		<u>12,456</u>	<u>12,456</u>	<u>10,378</u>
Total funds brought forward		24,277	24,277	27,155
Total funds carried forward		<u>38,931</u>	<u>38,931</u>	<u>24,277</u>

The statement of financial activities includes all gains and losses in the year and therefore a separate statement of total recognised gains and losses has not been prepared.

All of the above amounts relate to continuing activities.

The notes on pages 7 to 9 form an integral part of these financial statements.

The Gunnersbury Museum and Park Development Trust
(A company limited by guarantee)

Balance sheet
as at 31 March 2021

	Notes	£	2021	£	£	2020	£
Current assets							
Cash at bank and in hand		39,531			25,597		
		<u>39,531</u>			<u>25,597</u>		
Creditors: amounts falling due within one year	6	(600)			(1,320)		
Net current assets				38,931			24,277
Net assets				<u>38,931</u>			<u>24,277</u>
Funds	7						
Unrestricted income funds				<u>38,931</u>			<u>24,277</u>
Total funds				<u>38,931</u>			<u>24,277</u>

The Balance Sheet continues on the following page.

The notes on pages 7 to 9 form an integral part of these financial statements.

The Gunnersbury Museum and Park Development Trust
(A company limited by guarantee)

Balance sheet (continued)

Trustees statements required by the Companies Act 2006
for the year ended 31 March 2021

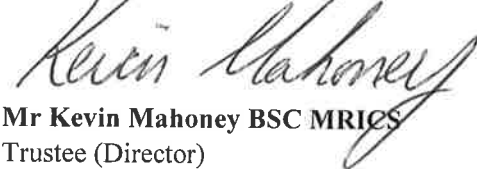
In approving these financial statements as Trustees (directors) of the charitable company, we hereby confirm;

that for the year stated above the charitable company was entitled to the exemption from an audit under section 477 of the Companies Act 2006.

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

The trustees/directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts.

The financial statements were approved by the board on 13 December 2021 and signed on its behalf by



Mr Kevin Mahoney BSC MRICS
Trustee (Director)

Company number: 09152522

The notes on pages 7 to 9 form an integral part of these financial statements.

The Gunnersbury Museum and Park Development Trust
(A company limited by guarantee)

Notes to financial statements
for the year ended 31 March 2021

1. Statement of compliance

The principal accounting policies are summarised below. The accounting policies have been applied consistently throughout the year and the preceding year.

1.1. Basis of accounting

The financial statements have been prepared under the historical cost convention and in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015)' and the Companies Act 2006 as it applies from 1 January 2015. The charity is a Public Benefit Entity as defined by FRS 102.

1.2. Incoming resources

All incoming resources are included in the statement of financial activities when the charity is entitled to the income and the amount can be quantified with reasonable accuracy.

Voluntary income is received by way of grants, donations and gifts and is included in full in the statement of financial activities when receivable. Grants where entitlement is not conditional on the delivery of a specific performance by the charity, are recognised when the charity becomes unconditionally entitled to the grant.

Donated services and facilities are included at the value to the charity where this can be quantified. The value of services provided by volunteers has not been included.

1.3. Resources expended

Expenditure is recognised on an accrual basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is reported as part of the expenditure to which it relates.

Costs of generating funds comprise the costs associated with attracting voluntary income and the costs of trading for fundraising purposes including the charity's shop.

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

2. Voluntary income

	Unrestricted funds £	2021 Total £	2020 Total £
Grant	21,600	21,600	7,500
Donations	5,510	5,510	-
	<u>27,110</u>	<u>27,110</u>	<u>7,500</u>

The Gunnersbury Museum and Park Development Trust
(A company limited by guarantee)

Notes to financial statements
for the year ended 31 March 2021

3. Governance costs

	Unrestricted funds £	2021 Total £	2020 Total £
Independent examination fee	-	-	720
Professional - Auditor remuneration	600	600	-
Office expenses - Communication & IT	65	65	-
Event catering	-	-	34
Bank charges	69	69	60
Development of Museum & educational program	11,722	11,722	9,564
	<u>12,456</u>	<u>12,456</u>	<u>10,378</u>

4. Employees

Employment costs

No salaries or wages have been paid to employees during the year (2020: Nil).

No trustees have received any remuneration, benefits or expenses from the Charity (2020: Nil).

5. Taxation

The company is exempt from tax on its charitable activities as it is a registered charity.

**6. Creditors: amounts falling due
within one year**

	2021 £	2020 £
Accruals and deferred income	<u>600</u>	<u>1,320</u>

7. Analysis of net assets between funds

Fund balances at 31 March 2021 as represented by:

**Total
funds
£**

-

The Gunnersbury Museum and Park Development Trust
(A company limited by guarantee)

Notes to financial statements
for the year ended 31 March 2021

8. Unrestricted funds

	At 1 April 2020 £	Incoming resources £	Outgoing resources £	At 31 March 2021 £
Unrestricted funds	24,277	27,110	(12,456)	38,931

9. Related party transactions

There were no related party transactions during the year (2019: Nil).

10. Going concern

The financial statements have been prepared on the assumption that the charitable company is able to carry on operations as a going concern, which the directors consider appropriate having regard to the circumstances.

11. Company limited by guarantee

The Gunnersbury Museum and Park Development Trust is a company limited by guarantee and accordingly does not have a share capital.

Every member of the company undertakes to contribute such amount as may be required not exceeding £1 to the assets of the charitable company in the event of its being wound up while he or she is a member, or within one year after he or she ceases to be a member.

The Gunnersbury Museum and Park Development Trust
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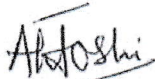
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Arvind Joshi FCA CTA DChA

Independent examiner

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13 December 2021