



**TRUSTEES' REPORT
AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2025**

**CHARITABLE INCORPORATED ORGANISATION
CHARITY REGISTRATION NUMBER: 1169079**

THE RICHMOND SOCIETY CHARITY INFORMATION

PATRONS

Ms Anita Anand, Professor Ian Bruce, Baroness Ronny Van Dedem,
Lord Lee of Trafford, Sir Trevor McDonald, Lord Watson of Richmond

EXECUTIVE COMMITTEE

Acting Chair Louise Fluker

Hon Treasurer Andrew Coleman

Hon Secretary: Barbara Allen

Brigitte Clausen, Ginny Curry, Lizzie Danckwerts, Pamela Fleming, Ian Galbraith, Roger Mosey, Stephen Speak, Nicky Wood

HONORARY REPORTING ACCOUNTANT

Marian Williams

COMMITTEES AND WORKING GROUPS

PLANNING

Louise Fluker *Chair*, Pamela Fleming, Tony Hall, Kenneth Roberts, Beverley Rumsey, Christopher Saunders

LANDSCAPING & RIVERSIDE (including Friends of Terrace Gardens)

Nicky Wood *Chair*, Frances Bouchier, Susanna Edwards, Julia Stead, Carol Ward, Dr Jonathan Wheeldon

INFRASTRUCTURE & AIR QUALITY

Stephen Speak, Pamela Fleming

TOWN CENTRE

Stephen Speak, Pamela Fleming

LICENSING

Ginny Curry

POLICE LIAISON

Pamela Fleming

RICHMOND HEATHROW CAMPAIGN

Peter Willan, Robert Tudway representatives from The Kew Society and Friends of Richmond Green, and co-opted experts

MEMBERSHIP, MARKETING & COMMUNICATIONS

Ginny Curry (Membership), Richard Baldwin (Membership Database), Roger Mosey (Communications)

Shimei Zhou (Social Media)

EVENTS

Lizzie Danckwerts, Paul Velluet (Walks Organiser)

MEMBERSHIP or AFFILIATION of the SOCIETY to OTHER BODIES

Arts Richmond, Habitats & Heritage,

The London Forum of Amenity & Civic Societies

The Richmond Society also nominates a member to serve on

Old Deer Park Working Group (Nicky Wood), Petersham Meadows Advisory Group (Dr Jonathan Wheeldon),

Richmond Foundation, (Stephen Speak), South Richmond Police Liaison Group (Pamela Fleming), Thames

Landscape Strategy Community Advisory Group (Nicky Wood)

REGISTERED OFFICE

13 Fitzwilliam Avenue

Richmond TW9 2DQ

BANKERS

Lloyds Bank PLC, Business Banking BX1 1LT

Saffron Building Society, Saffron House, 1a Market Street, Saffron Walden, CB10 1HX

United Trust Bank, One Ropemaker Street, London EC2Y 9AW

WEBSITE

www.richmondsociety.org

The Richmond Society continues to champion our special town and to preserve its unique character while encouraging beneficial changes.

We are lucky to live in such a beautiful place. This year Richmond upon Thames was ranked number 1 in the Telegraph Travel's list of the best London Boroughs to live in. Richmond stood out for its:

- Abundant green spaces like Richmond Park, with 37.6% of public open space, boasting 9,111 wildlife species and 8 of London's "Great Trees"
- Culture appeal and range of activities on offer
- Lowest population density
- Low crime rate
- Overall "Good vibes"

However, this popularity brings challenges. Richmond Council relies more than many London boroughs on Council tax and local business rates. Yet the town centre, like many others, continues to lose retailers and the Council's strategy is to develop the night-time economy and to encourage visitors to the town. This creates a tension between encouraging visitors whilst enabling residents to sleep at night!

Whilst Richmond is affluent, its population is ageing and more than 60% of the Council's income is spent on social care. This means that less than 5% is spent on libraries, parks and community venues although over 57% of the Borough is open space and 24% green space, being the principal attraction for both local residents and visitors. The Parks Department of the Council are to be commended for the projects which they undertake.

Being the London Borough with the lowest crime rate has meant that the Borough is a target for cuts by the Metropolitan Police. The special Parks' constabulary has been abolished and the manned police station at Twickenham is to close meaning that there will be no counter service in the Borough.

As a wealthy Borough with high property prices (the average house price was £801,000 as of July 2025), it is increasingly difficult for people on average incomes to buy property. Yet there is also a shortage of smaller houses to which people can downsize. Only 109 property sales were recorded recently, down 46% compared to last year.

The Annual Review of our activities during the year ended 30th September 2025 set out below discusses how we have addressed these challenges.

The Executive Committee has been strengthened since the last AGM by the election as trustees of Barbara Allen (secretary), Brigitte Clausen (IT) and the appointment of Roger Mosey (communications). They are helping us to address the challenges faced by the Society: communicating effectively with members, supporters and the general public; using technology better and providing an interesting range of activities.

Communications The Annual Review gives more details about our progress. The main change has been that the Society is much more visible on Facebook, X, Instagram and You Tube (recordings of meetings). This means our message reaches a much wider audience than before. Our particular challenge is communicating better electronically with the Society's members. The Chair's emails have mainly given advance notice of

meetings whilst our email Bulletins (also available to non-members) evolved to report on events that had happened. We are working on a better balance.

Technology Our new trustees are helping us use technology more efficiently.

Members' activities We have continued to run a varied events programme and summer walks with a new members' party at Asgill House, a summer party at Trumpeter's House, a Routemaster jaunt and a Christmas party.

My thanks go to all our Patrons, Trustees and our other volunteers without whom the Society could not operate.

Thank you for your support. The Executive Committee welcomes your comments, suggestions and information about what is happening in Richmond and the actions the Richmond Society should be taking.

ANNUAL REVIEW FOR THE YEAR ENDED 30 SEPTEMBER 2025

The members of the Executive Committee, in their capacity as Trustees, present their report on the activities of the Society for the year ended 30 September 2025.

PLANNING

Louise Fluker

The Planning Committee's main activity is to review planning applications and appeals in the Richmond part of the Borough (the wards of North and South Richmond and the relevant part of Ham, Petersham and Richmond Riverside). Where appropriate, we make submissions to the local authority and engage with developers and stakeholders. Our focus is on planning proposals that would be visible from the public domain. Our objective is to ensure that which is beautiful or special is conserved and that which is ugly, or overbearing is opposed. This does not mean we oppose good or radical modern designs!

Set out below are examples of our work during the year.

Applications for commercial parking on The Old Deer Park (Athletic Grounds and London Welsh/Cricket Ground adjacent to Kew Gardens)

The Council refused permission for both applications which sought to extend parking to customers unconnected with the sports activities. We (through the Old Deer Park Working Group) had objected that the proposals compromised the conservation and heritage aspects of the sites.

Richmond Local Plan 2024-29

Planning Inspectors eventually published their report which made relatively minor changes to the draft local plan on which work started in 2019. Richmond Council finally adopted the Plan on 5th October 2025. Richmond Station remains considered suitable for redevelopment with mid-rise buildings on top of the station. We continue to think this is inappropriate especially in view of the splendid refurbishment of the station facade.

Change of use from office to residential use

Demand for office space in old buildings is very limited. Where an owner can demonstrate that it has unsuccessfully tried to let the space as offices, the Council is now more inclined to consent for example, 9 The Green and 47 George St.

Increasing the height of buildings

This is a new trend. In certain circumstances the applicant can claim permitted development rights. The owner of a 5-storey block of flats behind the fire station sought to add another two storeys. The Council refused noting that the design was overbearing and would result in a loss of amenity for neighbours but more such applications are likely.

The Gosling, 80 George Street (formerly the House of Fraser site)

Sticks'n'Sushi and a gym, Third Space, seem to be the only active tenants but Lindt will join them. The freehold was apparently on the market. This illustrates how difficult the commercial and retail market is.

Onslow Hall

We were invited to meet the owners of the building and expressed our opposition to the plans to turn the building into a boutique hotel and bar. This application was abandoned and another one to turn the ground floor into a nursery (which we thought had problems) has also been dropped. A residential conversion is the most likely outcome and probably the most satisfactory. In an ideal world the building or part of it with its location could become a community asset for the arts. Without funders with deep pockets this, in the real world, is unlikely.

George Street and Town Centre

The main artery of Richmond continues in a sorry state with the exteriors of buildings festooned with agents' boards. Large spaces remain unoccupied (such as the former H&M site) whilst there is churn of existing businesses. For example, Blank St Coffee has taken over the former site of Oree. Apart from a few remaining chains (such as M&S, Boots and banks) the main retailers seem to be coffee shops, beauty salons, and retailers of chocolates and ice cream.

Former Richmond Inn, Sheen Road

After demolition work in December 2024, the site sat empty with the front a fertile ground for weeds. Enquires of the developers elicited that work was going to start in Autumn 2025 following a change of contractor. This has now happened.

Turks' Pontoon

Continued use of the pontoon for storage by the restaurant (Peggy Jean) using the adjacent barge might have seemed surprising given that the Planning Inspectors upheld Richmond Council's enforcement action. For some reason the decision was withdrawn and there will be another hearing in January 2026.

Homebase Site, Manor Road

The site remained derelict throughout the year and initially a dumping ground for rubbish until the owners took action. We were invited by Avanton to a recent meeting to discuss revised plans which were subsequently part of a public consultation.

Richmond Society Awards for 2024 for contributions to Richmond's amenity

The Society's Annual Awards review made two Awards: to Richmond Charities for their solar panel project in their almshouses, many of which are listed buildings and to "Explore" which was a redevelopment of a tired office block at the top of Eton St. Three projects were commended: the restoration of Aphrodite's Fountain ("Bulbous Betty") and surrounding garden in Terrace Gardens; the refurbishment of "The Roebuck" on Richmond Hill and phase one of the restoration of Richmond Station.

TOWN CENTRE

Pam Fleming, Stephen Speak

Vision for Richmond Town

Last year the Society responded to the Council's consultations for developing the Borough's Night Time Strategy. The strategy was formally launched in January 2025 and included some of our recommendations for Richmond Town. Our response challenged the Council to show leadership by enabling more night time use of the Council owned buildings and spaces.

In January 2025 the Council set out the next phases and a round of consultations on the Vision for Richmond. This followed over five years of work by Steer, the We Made That engagement in 2023, the Night Time Strategy consultations and studies undertaken during the preparatory work for the draft Local Plan. We are therefore disappointed that after all this historical work and the time elapsed that the Vision continues to be presented as broad concepts that will involve yet more consultation.

The Society spoke at the Council's Finance Committee when the Vision was discussed and raised concerns that the We Made That consultancy report engaged with 1,482 people but that over 2/3^{rds} of the responses arose from an online survey which we considered was too heavily focused on traffic, transport and journeys. We also highlighted that the Council made no reference to the £0.45 million allocated through the Local Implementation Plan over the next three years and designated for "engagement with local stakeholders and exploring opportunities for further town centre improvements and the potential for significant pedestrianisation of key areas to reallocate carriageway space."

The Vision for Richmond Town being promoted by Council consultants, Hemingway Design, is based on three core values:

- Global City Energy meets Market Town Charm
- Space to breathe, Escapism, Exploration, Enrichment
- Natural leaders, champions of environmental action and social value

These core values are to be developed across five focus areas:

1. Roads & Public Access
2. River & Riverside
3. Retail
4. Young People
5. Night time economy

Over the spring and summer Hemingway Design held workshops with key stakeholders to solicit feedback on the Vision for Richmond. Four Richmond Society trustees attended a session on 10th July and agreed that the consultant's ideas were not well presented and insufficiently developed, particularly those relating to the Riverside.

The Society supports town centre actions that help to address the challenges to Richmond's shops and businesses from internet shopping, changes in lifestyle post Covid and cost of living pressures. We therefore support initiatives that will encourage more residents and visitors to visit and use the town but will also continue our long-standing campaigns for improvements to local policing and public toilet facilities.

At the "Centre Stage Festival" on September 13th the Council tested some of Hemingway Design's ideas around reclaiming the streets for the community. Along George Street there were market stalls, children's activities and live performances plus a music stage at Whittaker Avenue. Attendance was good, especially considering the inclement weather, but many attendees and residents questioned whether such events would be better located on Richmond Green where there is more space and less need for traffic and bus route diversions.

The Vision for Richmond and feedback from the Centre Stage Event were the central topics selected for discussion at the Society's Annual Forum in September. Cllr Katie Mansfield, who is leading on the project, and Cllr Phil Giesler, lead Councillor for business and the Night Time Strategy, gave presentations on the Council's current thinking. Thereafter the audience broke out into six groups aligned to the Vision's subject themes and with each group moderated by a Trustee who recorded the discussions. A full house of attendees at the Forum and the quality of discussions showed how much residents and businesses care about Richmond and its future.

The full report of the Forum discussions and links to You Tube clips of the event are available on the Society's web site at: richmondsociety.org.uk/2025_forum_report.

COMMUNITY SAFETY

Pam Fleming

Burglaries

At the end of 2024 there were several high value burglaries around Richmond Green, Queen's Road, Denbigh Gardens and East Sheen. Residents were dissatisfied with the way these were handled by the police, particularly the lack of communication and there were meetings and briefings with senior police and officers from the Burglary Unit. The police increased patrols in the hotspot areas, and some residents have contracted private security. Most of these burglaries had a similar modus operandi and the perpetrators have not been caught. There have been reports of break-ins over the last few months, but we are told there is no connection with the earlier incidents.

Police Resources

The Met Budget has been cut again and TFL is cutting funding from the Transport Police. They will no longer have an office at Richmond Station and the Safe Space at the Station has been reduced to Friday nights. The Front Counter at Twickenham Police Station has been closed leaving the Borough with no 24-hour access, although Kingston will be open with reduced hours.

Good news is that the two Safer Neighbourhood Teams covering South Richmond, and Ham Petersham and Richmond Riverside have moved to Holly Lodge into space previously used by the now disbanded Parks Police. The Teams will continue to concentrate on neighbourhood policing, and the Police response unit will be responsible for policing the Park.

CCTV Cameras

In April the Council agreed that the pilot project for managing Richmond and Wandsworth's CCTV networks at the Joint Control Centre ("JCC") should be made permanent. This has increased the level of live monitoring in partnership with the police. In addition to the fixed cameras the JCC manage 24 deployable CCTV cameras that can be installed to tackle criminal and anti-social issues. There have been many requests for CCTV coverage on Richmond Green and the Council adapted two of the heritage light columns to install two deployable cameras. These were instrumental in identifying a group lighting a fire in a litter bin who were then tracked on the town centre cameras. The pilot period for the cameras has been extended for a further two months.

TRANSPORT & INFRASTRUCTURE

Pam Fleming, Stephen Speak

Transport Strategy

The Society has advocated for a Borough-wide transport and traffic study over many years and we support development of the Council's "Transport Strategy 2040" although feel it should include traffic surveys to collect evidence around how vehicles move through the Borough – particularly because there is a traffic funnelling impact caused by the river crossings. We feel it would be unwise to pursue plans that would reduce the capacity of George Street to handle through traffic volumes without knowing where that traffic might displace to and any knock-on effects for Hill Rise, Richmond Hill and residential areas.

To inform the transport strategy the Council conducted a public consultation during the spring and early summer with the results considered at the Transport and Air Quality Committee in September ahead of the strategy's publication which is anticipated in spring 2026. Public transport is a top issue and although we benefit from good public transport serving the Richmond Society area, the services can be poor in other parts of the Borough which undoubtedly contributes to traffic congestion and higher car use.

The Council's report outlines certain key pillars as the basis of the strategy including:

- improving public transport services
- improving the look and feel of town centres
- ensuring areas and locations where large-scale development is expected are supported by investment and wider improvement in transport services
- working with Network Rail, TFL and neighbouring boroughs to unblock bottlenecks in the transport system, including the provision of new infrastructure such as additional bridges
- support for transitioning to electric vehicles
- prioritising investment in routes for pedestrians in terms of accessing town centres and transport hubs

The committee papers highlight that the Council's Administration intends to apply current political priorities to informing the Transport Strategy 2040.

E Bikes and Scooters

Following a short public engagement the Transport and Air Quality Committee discussed a paper on e-bikes and scooters at their meeting in June 2025. We contributed to the debate around mandatory parking locations vs. "free float" parking expressing our view that the current hybrid model is best. However, we expressed concerns that there are locations in the town (especially near the station) where too many bikes are being squeezed into mandatory parking locations. Hirers can only end their rental when a bike is close enough to areas defined by geo-fencing and in the absence of a capacity limit this is leading to Lime bikes blocking the footpath and preventing other cyclists from using public cycle hoops. The Council expects to increase the number of mandatory e-bike parking spaces by converting more on-street car parking spaces.

In some cases, this utilisation of vehicle parking spaces may be on a temporary basis - to accommodate the demand during events for example.

The Committee's discussions also covered the impact of different contractual arrangements between boroughs which creates difficulties for Richmond residents wanting to use a Lime bike to travel to Hounslow for example. Unfortunately changes in national or London-wide regulation are some way off and so the Council must go ahead with procuring Borough-specific e-bike services, but these include proposals to increase the Borough's fleet.

While the Council's clear priority is for better management of e-bikes the Department for Transport is extending the e-scooter trial scheme until 31st May 2026. Richmond will continue to participate in the trial.

Bike Hub

After so many years in gestation it is a relief to see the Bike Hub at Richmond Station finally completed with parking spaces for 650 bikes and following a £664,000 contribution from the Council towards the cost. There is good support for better and more secure bicycle parking at the station especially to facilitate more commuting by bicycle and train. The Bike Hub is the 3rd largest such facility in the country and it remains to be seen whether users will overcome concerns around bike security and accept the effort and time needed to push a bike up the stairs for access to parking spaces on the upper floors.

Air Quality

During the year the Society participated as a stakeholder in discussions leading up to the publication of the Council's Air Quality Action Plan 2025-30 ("AQAP"). Our response to the consultation document in January 2025 generally agreed with the proposals but questioned the appropriateness of using Public Space Protection Orders to enforce anti-idling measures outside Richmond Station and what signage would be needed to make it enforceable. We also argued that a cost/benefit analysis should be used to assess the key recommendations and a hierarchy created for prioritising the more effective proposals.

Our suggestions were not adopted and, following adoption of the AQAP, the Council has initiated a consultation in October 2025 to follow Hillingdon's lead and make the entire Borough subject to a PSPO. This allows the Council to enforce anti-idling anywhere in the Borough with higher fines and a reduced intervention threshold. We think a Borough-wide PSPO is a disproportionate use of a legal power intended to control anti-social behaviour - most especially because engine idling tends to occur at specific and identifiable locations. The Highway Code does not allow idling and the Council already has legal powers to enforce anti-idling but has not provided evidence to show why these powers are not sufficient for the purpose of improving air quality.

LANDSCAPING AND RIVERSIDE

Nicky Wood

As in previous years, the Society has continued to:

- Report public realm problems including damaged street furniture, overflowing bins, unauthorised parking on the towpath, blocked drains and leaking water mains
- Respond to the Council's Events Consultations regarding applications for licences to use Parks and Open Spaces
- Respond to planning applications affecting vistas and landscapes
- Report dead, damaged, or diseased trees, and any damage to planting and lawns
- Report rough sleepers and anti-social behaviour in Parks and Open Spaces
- Liaise with Council Officers over plans for new trees & other plantings/maintenance
- Report damaged benches, including memorial benches

Thames Water

During the summer we took part in a further consultation on Thames Water's Teddington Direct River Abstraction (TDRA) plan to abstract water from the river at Teddington, for transfer to the Lea Valley during drought periods. The abstracted water would be replaced with treated effluent from Mogden. Local opposition has been fierce, and strongly supported by local MPs Sarah Olney and Munira Wilson, but Thames Water still intends to pursue a Development Consent Order ("DCO") in 2026. The Local Planning Authority will have no say on the matter, as the scheme has been declared a Nationally Significant Infrastructure Project meaning that the Secretary of State will take the decision.

Petersham Meadows Advisory Group

Last year four Belted Galloways were brought to the Meadow by Tom's Farm, a charity based in Wandsworth. It was a worthy initiative, but the charity was overstretched and unable to continue the arrangement. This year the National Trust, which manages the Meadow, chose one of their tenant farmers to provide cattle for conservation grazing. The presence of seven Hereford Angus cross heifers, with some supplementary mowing using heavy horses, has kept the Meadow in good condition.

Old Deer Park Working Group (ODPWG)

New applications for events in Old Deer Park are scrutinised by the Group for their potential to cause harm to the fabric of the park, or undue disturbance to neighbours. One large new event this year did lead to several issues, including unacceptable noise disturbance for nearby residents: this is under investigation after an ODPWG report to Richmond Council.

The Group has responded to the Council's consultation on a refreshed Events Policy.

As noted in the Planning section above, objections were lodged to retrospective planning applications for car parking unconnected with the use of the land as a sports and recreational club at the Richmond Athletic Ground and by the Cricket Ground. Both applications were refused planning permission by Richmond Council.

Further information on predicted flooding, and the effect of Kew towpath repairs, is needed to feed into proposals to improve the resilience of the Link Path Project, which connects Richmond Town to the river via ODP.

Work continues to maintain historic vistas and provide succession planting of trees.

Thames Landscape Strategy ("TLS") Community Advisory Group ("CAG")

The "Vision for Richmond" document, produced by Hemingway Design, was presented at a workshop in July. Concern about some of the proposals for Richmond's riverside led to counterproposals from TLS, supported by our CAG member. Revised Activation proposals are awaited.

Much of TLS's work this year had been on a joint strategy refresh, extending far beyond its Weybridge to Kew stretch. Predicted flooding in London and environs, due to both climate change and new operational procedures for the Thames Barrier after 2035, is a key part of the joint strategy refresh. In our area the

strategy will include proposals for new wet woodland areas, and fish refuges to protect breeding populations in the important intertidal zone.

RSPCA Cattle Trough & Canopy

The granite bowl and ornate ironwork canopy of this Grade II listed monument were damaged in October 2024 when a stolen car rammed into it. It was left in a sorry state for about 9 months, with no one prepared to take responsibility. The Council was finally persuaded the Grade II listed structure was at risk when we sent photos showing the deterioration. Much to our relief, full repairs were completed in October 2025.

LICENSING

Ginny Curry

The Society continues to monitor the development of the town centre with regards to licensed premises. The change of use from shops to cafes and the (almost inevitable) application for an alcohol license continues. We examine every application and, in most cases, work with applicants so that the requirements of the business, the concerns of residents (who are often very nearby), and the police are considered. Most of the town's licensed premises are well run and cause no problems.

The emphasis on the night-time economy has come into sharper focus and we were disappointed that the application from Popeyes (adjacent to Richmond Station) was granted a late-night refreshment license. The Society put up a robust argument against this license variation, but the Council decided otherwise. The nearby Amazon shop has now closed (but the license remains extant) so we are keeping a watchful eye on the premises for any future development. We predicted that, because of the result of the decision taken over Popeyes, there would be movement among other premises in the location to extend their late-night opening hours. We were not surprised when an application for a late-night refreshment extension from a nearby business surfaced and we will keep this application under scrutiny. Over the last twelve months we have examined and commented upon fourteen applications for either new licenses, or variations of existing licenses.

We are also taking significant interest in the plans by the Government to update and reform the current Licensing Act which has been in place since 2003. We have depended on this Act and the Cumulative Impact Zone to give us the tools to protect our town centre. There are some proposals put forward so far – and they are by no means set in stone – that cause us some concern. We have been invited to take part in a “tick box” exercise in the first instance to register our initial thoughts and concerns. The Society will continue to keep a watching brief as the details emerge.

RICHMOND HEATHROW CAMPAIGN

Robert Tudway, Peter Willan

www.richmondheathrowcampaign.org

Richmond Heathrow Campaign (“RHC”) acts on behalf of the Kew & Richmond Societies and Friends of Richmond Green on Heathrow matters. We believe it would be preferable to aim for a better rather than bigger Heathrow and to capitalise on the world-beating advantage of the southeast's five major airports by improving surface access.

Night Flights

Noise from night flights is, for many residents, the most acute Heathrow issue. During the year RHC made progress opening the door to progressive deferral of night flights to the day. The Department for Transport (“DfT”) has now commissioned a study on the economics of night flights, taking account of the initiatives of RHC’s and others with results early in 2026. Results from a night noise study “ANNE” and a noise/annoyance study “ANAS” are due early 2026.

Heathrow Airspace Modernisation

Airspace design took a radical turn in 2025. The Government and Civil Aviation Authority (“CAA”) claimed design conflicts between airports were not being solved and they decided to place responsibility for design with UK Airspace Design Service (“UKADS”) run by National Air Traffic Services (“NATs”). Heathrow’s role and community engagement will be much reduced. Extensive work over three years by Heathrow and communities will be redundant and potentially flight path changes will harm communities. A major risk is that of night arrivals curving over Richmond and Kew from the south and north onto the final descent instead of a straight-line approach starting 10 or so miles to the east as at present. Turning aircraft produce greater noise impact for multiple reasons but there is also the risk of any particular home experiencing overflight of descent to three runways instead of one.

Heathrow Expansion

Estimates of larger aircraft loads are sufficient to provide for modest growth in UK passenger demand within the constraints of aviation net zero carbon. Furthermore, across the UK there is substantial existing spare runway capacity to cater for any small increase in the number of flights otherwise constrained by the carbon ceiling and more so now that Gatwick’s plan for a second runway has been given Government consent. Under these circumstances there is no need for a 3rd runway at Heathrow, especially since 75% of the 3rd runway capacity would be used to concentrate flights in the southeast and increase international-to-international transfers that are no value to the UK economy. RHC believes it would be far better to invest in quality of service and surface access at Heathrow and other airports and to support regional aviation.

In January 2025 the UK Chancellor announced strong support for Heathrow expansion followed by Heathrow publishing its proposal for a northwest runway in July with costs of £50bn plus. A 3rd runway requires a planning Development Consent Order (“DCO”) and therefore Parliament’s approval of an updated 2018 Airports National Policy Statement (“APNS”) against which the detail of the DCO will be assessed. It is likely an updated APNS will be consulted on in 2026; Heathrow aims for a first flight in 2035. Considerable challenges arise from a 3rd runway’s negative impact on the UK aviation market, surface access congestion, noise, air pollution and climate change and lack of economic benefit and affordability, financial viability and deliverability.

Summary of RHC Activities

During the year RHC responded to CAA consultations on Airspace Modernisation and Environment and made presentations to Heathrow’s Noise & Airspace Community Forum (“NACF”) on Night Flights, to Mortlake with East Sheen Society on Heathrow and to the Richmond Society Forum. RHC responded to Heathrow’s planning application to Hillingdon for Easterly Alternation. We attended the Richmond Council Standing Committee on Heathrow. RHC also attended 26 meetings (some virtual) including: NACF (4), Heathrow workshop (1), Community Noise Group (“CNG”) (7), other organisations (3) and RHC (11).

MEMBERSHIP

Ginny Curry

Membership of the Society as of 30 September 2025 was 1,063 members. The current membership subscription rate is being held at £10 per annum for a single membership and £16 for a household membership. Changes in the way many members choose to pay their membership subscriptions means that a standard membership year of 1st October to the following 30th September has become administratively unwieldy. A resolution is being proposed at the Annual General Meeting in December to amend the Society's constitution to re-define the membership year as running for 12 months from the anniversary of joining the Society.

We continue to upgrade our membership database.

COMMUNICATIONS

Roger Mosey

The Society has stepped up its communications with the local community mainly by increasing the frequency, and seeking to improve the impact, of its social media activity. We recognise that members and followers receive their news in a multitude of different ways, and the website and individual email communications still have an important role. But social media platforms - mainly in our case Facebook and Instagram - have proved remarkably successful in reaching large numbers and prompting debate. In the 90 days until the end of October 2025, our more active policy meant we received 466,000 views on Facebook - which compares with 43,000 in the previous three months.

Two posts on the Draw Off in the River Thames had more than 100,000 views in total. We believe that the large public response to our highlighting of the damage to the RSPCA Fountain on Richmond Hill was a significant factor in the Council moving ahead with repairs. Other items also produced large responses: a report on the Society's Forum, focused on the discussion about retail in Richmond high street, drew more than 100 comments and the individual post was viewed by more than 37,000.

This is valuable in showing that local people are engaged by these issues, and it helps shape the Society's position when it is represented to the relevant authorities. We will continue to offer a platform for debate, and in the coming months we plan to revitalise our website and also devise new ways of communicating with members - including a dedicated WhatsApp group where those interested will be able to hear about developments as soon as they happen.

We are reviewing how we can communicate better with members. In common with other local societies, we have stopped printing and posting newsletters and instead produced Chair's Letters advertising forthcoming events and Bulletins for any interested subscriber on local issues of interest. In future we will produce one communication approximately monthly for members as well as using social media.

EVENTS

Lizzie Danckwerts

Members and guests were able to enjoy a full and varied programme of events this last year, including talks, walks and parties.

The Annual Awards - October 2024

Details of the Awards and Commendations are set out in the report on Planning above.

Forum - November 2024

We were joined by fellow civic groups to discuss a range of Borough-wide issues including: the town centre; community safety; transport; Heathrow; and the river.

The AGM & Christmas Party in December 2024

This was held once again at Queen Charlotte's Hall, Richmond & Hillcroft Adult Community College. After the AGM, members and guests enjoyed a festive buffet provided by The Sun Inn while listening to local jazz band, The Raccateers.

Retrofitting Richmond - January 2025

In January, scientist Michael de Podesta gave an inspiring talk, 'Retrofitting Richmond – creating a future for Richmond's past', in which he explained how renewable energy technologies can transform our homes to lower our carbon footprint.

The Cambrian Centre & The Real Junk Food Project - February 2025

Sue Pendle, Chair of Trustees, spoke about the Centre's role in the community and its range of activities. She was followed by Sarah Ritchie of The Real Junk Food Project who highlighted how it operates across Richmond, including from the Centre every Wednesday with its popular lunch café.

Almshouses in Richmond – March 2025

Juliet Ames-Lewis, Chief Executive Officer of The Richmond's Charities, looked back over 400 years of providing help and support for the elderly of the Borough in need of housing.

20th Century Architecture and Design – April 2025

At a Joint meeting in April with the Richmond Local History Society, architect and historian, Paul Velluet, celebrated Richmond's 20th-century architecture and design.

May Fair – May 2025

The Society promoted its activities at its stall at The May Fair on Richmond Green.

Heritage Walks – May, June, July 2025

Three evening Heritage Walks were devised by Paul Velluet with Adam Harrison: 1. From Asgill House to The Vineyard; 2. Along the towpath led by local guide, Rowland Mynors, to Marble Hill Park and Orleans Gardens; and 3. Great Trees of Richmond, led by Lord Lee and Julia Lourie.

The Summer Party - June 2025

The Party was again held in the grounds of Trumpeters' House by kind permission of Baroness Ronny Van Dedem, one of the Society's Patrons. Members and guests enjoyed afternoon tea while entertained by The Raccateers.

Vintage Bus Trip – July 2025

Lord Hendy drove members in his vintage Routemaster bus, with Paul Velluet as guide, on an evening excursion around Richmond and Barnes, followed by a buffet supper at The Sun Inn.

New Members Party - September 2025

A reception to welcome members who had recently joined the Society was held in the riverside garden of Asgill House by kind permission of Petina Hauptfuhrer.

Forum Meeting – September 2025

This year's Forum reviewed the Council's Vision for Richmond as reported in the Town Centre section above.

Event volunteers

These events could not have taken place without our volunteers' help. We are most grateful to Bella Hobson, Carey Clark, Catriona Dobbie, Deirdre Clenet, Iain Mulligan, Ian McKenzie, Jane Mills, Jane Parkinson, Jenny Pugsley, Linda Duffield, Lindsey Andrews, Lynne Cox, Marie Leigh, Sarah Turner, Valerie Reading-Kitchen and Zhijing Zhang.

TRUSTEES' REPORT FOR THE YEAR ENDED 30 SEPTEMBER 2025

The members of the Executive Committee, in their capacity as Trustees, present their report and financial statements for the year ended 30 September 2025.

INFORMATION ABOUT THE SOCIETY

The Richmond Society is a Charitable Incorporated Organisation (CIO - registered charity number 1169079) governed by a Constitution dated 7 September 2016, revised on 29 September 2020. It was set up to take forward the work of the Unincorporated Association, The Richmond Society (registered charity number 285805). To distinguish the CIO, we refer to this as "NewRic" and the previous charity as "OldRic" where necessary in this report.

The activities and net assets of "OldRic" were transferred to "NewRic" in prior years. Any membership subscriptions, donations and other income received by "OldRic" are remitted to "NewRic" and included in these financial statements.

CHARITABLE OBJECTIVES AND PUBLIC BENEFIT

The charitable objects of the Society may be summarised to:

- campaign to preserve and enhance Richmond's historic character, unique features and amenities
- promote high standards in planning, building and landscaping in or affecting Richmond
- protect the quality of life, balancing the interests of residents, business and visitors
- encourage civic pride, an active interest in Richmond and its community, and to provide a focus for members to meet and socialise.

In carrying out its work to make Richmond a better place in which to live, work and visit, the Trustees confirm they have complied with the duty to have due regard to the Charity Commission's guidance on providing public benefit.

ACTIVITIES OF THE SOCIETY

The review of the activities of the Society is set out on pages 3-14.

FINANCIAL REVIEW FOR THE YEAR

Income for the year was £19,678 and expenditure £22,326, resulting in a deficit for the year of £2,648. There was a deficit of £641 on revaluation of investments to market value at the year-end. The resulting total deficit of £3,289 has been met from the Society's reserves. Given that the Society met a cost of £9,380 for one-off project and landscaping spend benefitting Richmond during the year, this is a very satisfactory outcome. We would expect such one-off items would be wholly or partially met from our reserves.

In comparison with the previous year:

- Income was 5% down. Publication sales of our "*Richmond's Trees*" book were down 48% to what we hope will be a stable level of annual sales. Income from events and walks was down by 13%. Subscription income was down by 6%. Donation income was sharply up, nearly doubling. This is principally due to the deemed value of software subscriptions donated from Microsoft and Google. Investment income was up a little this year due to higher balances on deposit although rates of interest on deposit are gradually decreasing.
- Expenses are up by 89%. Primarily this is due to one-off expenditure of £9,380 on projects and landscaping. This was £9,000 more than the previous year. The expenditure comprised a donation to the Orange Tree towards their important redevelopment programme, the cost of an information board at the historic Bethlehem Chapel, and a contribution towards the cost of the Council's elegant and functional circular tree bench on Terrace Walk. Excluding projects and landscaping, total expenditure for the year was up by 13%. – an increase substantially attributable to the deemed cost of the donated software referred to above.

Our financial position remains very strong.

Our thanks are due to our loyal members who support the Society through subscriptions, donations, and attendance at our events. Our thanks are also due to our loyal volunteers who give freely of their time and skills in handling the Society's casework, campaigns, and administration, and in organizing our events programme.

RESERVES POLICY

For the Society to function successfully, it must maintain an adequate financial position with sufficient reserves to finance its operations. At the end of the financial year, the Society's reserves comprised:

	2025
Unrestricted reserves	
General fund	33,734
Designated fund	6,398
Legacy fund	<u>46,738</u>
	86,870
Restricted reserve	
Landscaping fund	<u>850</u>
Total at 30 September	<u>£87,720</u>

The general fund comprises reserves necessary to support the Society's normal recurring activities. The balance now represents 28 months of budgeted routine annual expenditure (2024: 31 months). We will investigate additional spend on projects and landscaping in the coming year.

The designated fund represents reserves set aside to put up information boards at points of interest in the town. Further information boards are planned.

The legacy fund represents legacies received by the Society set aside for transformational projects that would otherwise be unaffordable.

The landscaping fund represents the unspent balance of monies raised specifically for landscaping projects.

The Trustees are satisfied that the Society's financial reserves are sufficient for it to continue at its current level of activities.

RISK MANAGEMENT

The major risks to which the Society is exposed, as identified by the Trustees, have been reviewed during the year and the Trustees are satisfied that action has been taken where appropriate to manage those risks.

INDEPENDENT EXAMINER

The Trustees are grateful to **Marian Williams** who has carried out the Independent Examination of the Society's accounts pro bono.

STATEMENT OF THE TRUSTEES' RESPONSIBILITIES FOR FINANCIAL STATEMENTS

Charity law requires the Trustees to prepare financial statements for each financial reporting period which give a true and fair view of the state of affairs of the Society and of the income and expenditure for the period then ended. In preparing those financial statements, the Trustees are required to select suitable accounting policies and apply them consistently, make judgments and estimates that are reasonable and prudent, and prepare the financial statements on a going concern basis unless it is inappropriate to presume that the Society will continue in business. The Trustees have responsibility for maintaining proper accounting records

that disclose with reasonable accuracy the financial position of the Society and enable it to ensure that the financial statements comply with charity regulations. The Trustees also have responsibility for safeguarding the assets of the Society and for taking reasonable steps for the prevention and detection of fraud and other irregularities.

By Order of the Trustees
Barbara Allen
Hon Secretary

11 November 2025

REPORT OF THE INDEPENDENT EXAMINER TO THE TRUSTEES OF THE RICHMOND SOCIETY

I report to the Trustees on my examination of the accounts of The Richmond Society for the year ended 30 September 2025 on pages 19 to 24.

Responsibilities and basis of report

As the charity's Trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 (the Act).

I report in respect of my examination of the charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent Examiner's statement

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

1. accounting records were not being kept in respect of the charity in accordance with section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 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.

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.

Marian Williams ACA
Richmond
11 November 2025

The Richmond Society

Statement of financial activities for the year ended 30 September 2025

	Note	General Funds £	Landscaping Fund £	2025 Total £	2024 Total £
Incoming resources					
<i>Income from donations</i>					
Subscriptions		7,823	-	7,823	8,390
Donations		1,917	-	1,917	678
<i>Income from charitable activities</i>					
Events and walks		5,041	539	5,580	6,442
Publication sales		1,215	-	1,215	2,351
<i>Investment income</i>		3,143	-	3,143	2,975
Total incoming resources		19,139	539	19,678	20,836
Resources expended					
<i>Expenditure on charitable activities</i>					
Projects and landscaping		7,838	1,542	9,380	380
Events and walks		8,131	87	8,218	7,402
Publications		394	-	394	72
Communications		629	-	629	1,153
Administration costs		3,606	99	3,705	2,802
Total expenditure	2	20,598	1,728	22,326	11,809
Net incoming/(outgoing) resources before investment gains/(losses)					
		(1,459)	(1,189)	(2,648)	9,027
Gains/(Losses) on investments		(641)	-	(641)	1,633
Net incoming/(outgoing) resources		(2,100)	(1,189)	(3,289)	10,660
Transfers between funds		-	-	-	-
Net movement of funds for the period		(2,100)	(1,189)	(3,289)	10,660
Reconciliation of funds					
Opening fund balances		88,970	2,039	91,009	80,349
Closing fund balances		86,870	850	87,720	91,009

The statement of financial activities includes all gains and losses recognised in the year.
All income and expenditure derives from continuing activities.

The Richmond Society
Balance sheet at 30 September 2025

	Note	General Funds	Landscaping Fund	2025 Total	2024 Total
		£	£	£	£
Fixed assets					
Investments	3	17,729	-	17,729	18,005
Current assets					
Stock	4	3,491	-	3,491	3,795
Debtors & prepayments		4,204	-	4,204	3,259
Deposit account		61,986	2,392	64,378	68,515
Cash at bank and in hand		2,668	-	2,668	2,541
		72,349	2,392	74,741	78,110
Current liabilities:					
amounts falling due within 1 year					
Creditors & accruals		472	1,542	2,014	1,968
Deferred subscription income	5	402	-	402	402
		874	1,542	2,416	2,370
Net current assets		71,475	850	72,325	75,740
Total assets less current liabilities		89,204	850	90,054	93,745
Liabilities and charges:					
due after more than one year					
Deferred subscription income	5	2,334	-	2,334	2,736
Net assets		86,870	850	87,720	91,009
Funds	6	86,870	850	87,720	91,009

Approved by the trustees on 11 November 2025

Louise Fluker – Acting Chair

Andrew Coleman - Treasurer

The Richmond Society
Notes to the financial statements for the year ended 30 September 2025

1. Accounting policies

The accounting period covered by these financial statements is for the year ended 30 September 2025. The comparative financial information is for the year ended 30 September 2024.

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

a Basis of accounting

The accounts have been prepared in accordance with "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 United Kingdom and Republic of Ireland (Charities SORP FRS 102)", the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), and the Charities Act 2011. The charity constitutes a public benefit entity as defined by FRS 102 and the Trustees are satisfied that the financial statements should be prepared on a going concern basis.

Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes. There are no assumptions about the future that the Trustees have been required to make that have a significant risk of causing material adjustment to the carrying amounts of assets and liabilities within the next reporting period.

b Income and expenditure

Income is brought into the financial statements when received or when there is certainty of receipt. Expenditure is accounted for on an accruals basis. No provision is made for any tax on the charity's net income as the charity is exempt from tax as all its income and expenditure relates to its charitable objectives.

c Fund accounting

The General Funds are unrestricted and can be used for any aspect of the Society's work. They comprise the General Fund and two designated funds, which the Trustees have decided, at their discretion, to set aside to use for a specific purpose. The Landscaping & Tree Fund is for income received from members and other donors and is restricted to funding these activities.

d Subscriptions and donations

Annual subscriptions are recognised in the period to which they relate. Life memberships are recognised in income on a straight-line basis over periods of 17 years.

Donations are recognised when received or when the charity is entitled to the amounts received. Donations in kind are recognised at their market value as a donation and the equivalent value included in expenditure.

Subscriptions and donations include the recovery of Gift Aid where applicable.

e Services provided

The Society benefits from the provision, without charge, of a variety of skills and other services by its members. The benefit is not reflected in these financial statements since it is not regarded as practicable to estimate its monetary value.

f Stock

Stock of plaques for presentation, stocks of books for sale and drinks for sale are stated at cost or realisable value if lower.

g Fixed assets - investments

Investments are stated at market value.

The Richmond Society**Notes to the financial statements for the year ended 30 September 2025 (continued)****2. Expenditure on charitable activities**

The Trustees believe that all the expenditure incurred relates to charitable activities. During the period:

- There were no employees.
- The Trustees were not paid nor did they receive any benefits from employment or payment for any services rendered to the charity. The Trustees did not receive any reimbursement of expenses other than for expenditure incurred as agent for the Society.
- There are no related party transactions that require disclosure.
- The Trustees are covered by insurance that is part of the charity's insurance policy and that part related to the cover for Trustees cannot be separately identified. The total cost of the insurance policy was £292 (2024: £238).
- The Independent Examiner did not charge a fee for her services.

3. Investments

	2025	2024
	£	£
Quoted investments		
Market value at beginning of period	18,005	15,974
Additions at cost	-	-
Accumulated dividends	366	398
Increase/(decrease) in valuation	(642)	1,633
Valuation at 30 September	<u>17,729</u>	<u>18,005</u>

4. Stock

	2025	2024
	£	£
Stock of books for sale	3,285	3,679
Stock of drinks for events	206	116
	<u>3,491</u>	<u>3,795</u>

5. Deferred subscription income

	2025	2024
	£	£
Movement for the year		
Amount brought forward:		
Due within one year	402	402
Due after one year	2,736	3,138
Additions for the year	-	-
Taken to income	(402)	(402)
Closing balance	<u>2,736</u>	<u>3,138</u>
The closing balance is:		
Due within one year	402	402
Due after one year	2,334	2,736
	<u>2,736</u>	<u>3,138</u>

The Richmond Society

Notes to the financial statements for the year ended 30 September 2025 (continued)

6. Reserves

(a) General Funds comprise:

	General Fund £	Designated Fund £	Legacy Fund £	Total £
Year ended 30 September 2025				
Income for the year	15,996	-	3,143	19,139
Expenditure for the year	17,760	2,838		20,598
Net incoming/(outgoing) before investment gains/(losses)	(1,764)	(2,838)	3,143	(1,459)
Gains/(Losses) on investments	-	-	(641)	(641)
Net incoming/(outgoing) resources	(1,764)	(2,838)	2,502	(2,100)
Transfers between funds	-	-	-	-
Net movement of funds for the period	(1,764)	(2,838)	2,502	(2,100)
Balance at 1 October 2024	35,498	9,236	44,236	88,970
Balance at 30 September 2025	33,734	6,398	46,738	86,870

The General Fund comprises reserves necessary to support the Society's normal recurring activities. As a result of income generated from the sales of the "Richmond's Trees" book the reserves are now around 28 months of budgeted routine annual expenditure (2024: 31 months). We will investigate additional spend on projects and landscaping in the coming year.

The Designated Fund represents reserves set aside to put up information boards at points of interest in the town. Further information boards are planned.

The Legacy Fund represents legacies received by the Society set aside for transformational projects that would otherwise be unaffordable.

	General Fund £	Designated Fund £	Legacy Fund £	Total £
Year ended 30 September 2024				
Income for the year	17,411	-	2,975	20,386
Expenditure for the year	11,326	-	-	11,326
Net incoming/(outgoing) before investment gains/(losses)	6,085	-	2,975	9,060
Gains/(Losses) on investments	-	-	1,633	1,633
Net incoming/(outgoing) resources	6,085	-	4,608	10,693
Transfers between funds	-	-	-	-
Net movement of funds for the period	6,085	-	4,608	10,693
Balance at 1 October 2023	29,413	9,236	39,628	78,277
Balance at 30 September 2024	35,498	9,236	44,236	88,970

The Richmond Society

Notes to the financial statements for the year ended 30 September 2025 (continued)

(b) Landscaping Fund

The Landscaping Fund represents the unspent balance of monies raised specifically for landscaping projects. The movements on the Landscaping Fund are fully disclosed in the Statement of Financial Activities.

(c) Overall adequacy of reserves

The Trustees are satisfied that the Society's financial reserves are sufficient for it to continue at its current level of activities.