

# **The Bedford Park Society CIO** **Trustees' Annual Report for 2024**

This Trustees' Annual Report has been prepared by the Bedford Park Society CIO to fulfil its reporting obligations as a charity under the Charities (Accounts and Reports) Regulations, 2008.

## **1. Administrative information**

The Bedford Park Society CIO was registered with the Charity Commission on 29 April, 2022. Its registration number is 1198788.

This report covers the period from January 1, 2024 to December 31, 2024.

The Society's financial and reporting period will correspond to the calendar year.

The office of the Society is 15 Blenheim Road, London W4 1UB.

The trustees who served during the 2024 calendar year were as follows.

Chair: Helen Jameson  
Hon. Treasurer: Elisabeth Bassett  
Hon. Secretary: Anya Nikoulina  
Nicholas Bueno de Mesquita  
David Blackburn  
Catherine Bowes  
Barbara Boehm  
Rhoda Avonzado Phillips  
Simon Hillyard (resigned 04/2025)  
Carol Woolner Dip.Arch. RIBA (retired)

The President of the Society is Nigel Woolner, MBE. The President does not act as a trustee of the Society.

Anya Nikoulina replaced Nicholas Bueno de Mesquita as Hon. Secretary on 24th of July 2024.

## **2. Structure, governance and management**

The CIO has been created as part of a programme to convert the Bedford Park Society (Charity Commission Number 288204) from operating as an Unincorporated Charity to operating as a CIO. This envisages that as of 01/01/2024 all the activities together with all assets and liabilities of the Unincorporated Charity are transferred to the CIO.

The structure, governance and management of the Bedford Park Society CIO is governed by its constitution as approved by the trustees on 29 April 2022.

The Bedford Park Society CIO is managed by the committee of its trustees, known as the Executive Committee.

The Executive Committee appoints officers as follows as well as appointing to all other posts in the Society.

Chair  
Vice Chair  
Secretary  
Treasurer.

The role of Vice-Chair is currently vacant, no candidates having presented themselves for this role.

During the year the members of the Executive Committee were reminded that their responsibilities are laid down in Charity Commission documents 'The Essential Trustee' and The Essential Trustee: what you need to know, what you need to do'.

The functioning of the Executive Committee and the specialist committees is regulated by sections 12-21 of the constitution.

### **3. Financial Review**

#### **Receipts and Payments for the period 01 January 2024 to December 31 2024**

Receipts	£21,113
Payments	£21,170
Net income	£(57)
Opening reserves at 01 January 2024	£54,869
Closing reserves at 31 December 2024	£54,812

#### **Statement of Assets and Liabilities for the period 01 January 2024 to December 31 2024**

Assets	£54,812
Liabilities	£0
Net Assets	£54,812

#### **4. Objectives and Activities**

##### **Summary of the objectives of the Society set out in its governing document.**

The Society is established for the public benefit for the following purposes in respect of the locality known as Bedford Park, in Chiswick, London W4, (which is bounded by Abinger Road, Woodstock Road, Whellock Road, Speldhurst Road, St Albans Avenue, Kingscote Road, South Parade, Bath Road, Flanders Road and Gainsborough Road and includes the two conservation areas designated by the London Boroughs of Ealing and Hounslow) (the "Bedford Park area"):

- to promote and endeavour to secure the preservation and protection of the buildings in the Bedford Park area that are now or ought to be listed on the statutory list of buildings of special architectural or historic interest or designated as an asset of community value and other buildings and features of historic, architectural, environmental or public interest and importance in the conservation areas or that significantly contribute to the general character and ambience of the Bedford Park area; and/or
- to promote and endeavour to secure high standards of design, architecture, construction and planning for buildings, additions and developments in or affecting the Bedford Park area; and/or
- to promote and endeavour to secure high standards of maintenance and improvement of the buildings, trees, fabric, infrastructure, public amenities, streetscape and environment in or affecting the Bedford Park area; and/or
- to promote the advancement of education of the public concerning the special architectural and historic interest and character of the Bedford Park area; and/or
- to promote the advancement of culture, heritage and civic pride, concerning the Bedford Park area; and/or
- such other charitable purposes consistent with the above as the Executive Committee in their absolute discretion determine from time to time.

##### **Summary of the main activities of the Society which will be undertaken for the public benefit in relation to these objectives**

The following is a description of the current activities of the existing Bedford Park Society Unincorporated Charity which are now taken over by the CIO.

Considered the world's first garden suburb, Bedford Park continues to retain its identity, community spirit and unique character bequeathed by the inspiration and genius of its original founder and architects

In addition to our core role of preserving the character of Bedford Park, the Society works on behalf of the local community to improve the amenities of the area and the environment, representing residents' views and interests.

The Bedford Park Society aims to protect the amenities of the conservation area, the buildings and their setting, and to ensure any development is in keeping with the original character of the garden suburb

The Society informs and supports its members on issues affecting the Bedford Park street scene, the quality of the environment and the services provided to the community by the local authorities, police and other agencies.

The Executive Committee of the Society ensures that the Society meets the requirement of carrying out the charity's purposes for the public benefit through ensuring that its decisions reflect its charitable purposes and its understanding of the way in which these purposes benefit the public, both its members and the public in general.

## **5. Summary of the main achievements of the Society during the year 2024.**

The Bedford Park Society (the Society) achieved significant milestones in 2024, focusing on celebrating its heritage, managing conservation efforts, and strengthening its organisational capacity:

- **150th Anniversary Preparations:** During 2024 the Society dedicated extensive time to planning, researching, producing an exhibition focussed on the communities in Bedford Park, and a special publication to celebrate the 150th anniversary of Bedford Park in 2025.
- **Securing Sponsorship and Grant Funding:** The Society successfully secured sponsorship for the exhibition and publication from Knight Frank, Savills, and Whitmans, and secured grant funding from the Hounslow Thriving Communities Fund.
- **Successful Planning and Conservation Outcomes:** The Society's core role of commenting on planning and listed building applications continued, with 72 applications considered. A notable achievement was the refusal of an application for two extensions to a house due to its "alien design and excessive scale," which was detrimental to the Conservation Area.
- **Strengthened Planning Committee Leadership:** The Society welcomed Barbara Boehm, an architect and long-standing resident, as the new Chair of the Planning Committee in January 2025, following her joining the team in 2024.
- **Membership Growth:** Membership numbers increased to 651 at the end of 2024, up from 640 the previous year, with 46 new residents in 30 households joining the Society.
- **Successful Volunteer Mobilisation:** A total of 12 people volunteered to research material for the 150th exhibition, many of whom were first-time volunteers, unearthing new and interesting material. Overall, 14 new volunteers became involved in 2024, mostly for the exhibition.
- **Successful Financial Management and Governance Modernisation:**

- The Society's finances remained strong, with total funds of £54,812 at the end of 2024.
- Routine income was healthy, with a 40% increase in events income and higher merchandise sales.
- The issue with the 2022 Gift Aid claim was resolved early in 2024, and the 2023 claim was made and paid during the year, getting the process back on track.
- The transition to a Charitable Incorporated Organisation (CIO) was guided to completion by the retiring Hon Sec, Nick Mesquita, modernising the Society's governance.

## **6. Summary of the main activities of the Society undertaken for the public benefit in relation to its objectives**

The Society's main objective is to preserve and enhance the architectural heritage of Bedford Park. The activities undertaken in 2024 for public benefit in relation to this objective, and its broad portfolio of work for the community, include:

### **1. Preservation and Enhancement of Architectural Heritage (Core Objective)**

- **Planning Consultation and Advice:** The Society considered 72 planning and listed building applications submitted to Local Authorities (up from 63 in 2023). It provided advice and guidance to householders at the early stages of design projects, which often resulted in better outcomes for the householder and Bedford Park's heritage.
- **Working to Address Conservation Issues:** The Society continued to work constructively with both local authorities to address issues like the trend for oversized/unsympathetic extensions, unsympathetic alterations to roofscapes, and the loss of period detail in listed houses.
- **Publishing and Information Dissemination:** The annual *Bedford Park Journal* was produced, celebrating the architecture, people, and history of the suburb. Information to help householders undertaking work on their houses was made available on the Society's website.

### **2. Community Engagement and Education**

- **150th Anniversary Exhibition and Publication:** plans were made for the launch of the 150th-anniversary exhibition, focusing on the history of communities in Bedford Park, and the development of a special publication for distribution to all homes, to showcase and educate the public about the suburb's heritage.
- **Betjeman Annual Lecture:** The Society held its annual Betjeman lecture, which was delivered by textile authority Mary Schoeser, providing members with an educational tour of the history of the Sanderson family,

their Chiswick connections, and the technological developments in wallpaper and textile production illustrated with Arts and Crafts designs.

- **Regular Communications:** The Society maintained contact with members through regular e-news, including updates on relevant developments and contributed photographs.

### 3. Advocating on Local Amenities and Issues

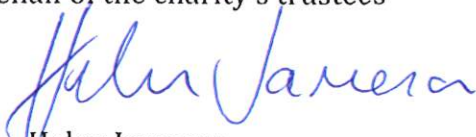
- **Streetscape and Infrastructure Engagement:** The Infrastructure team actively engaged with residents and borough teams to highlight and seek solutions for streetscape issues, including the use of tarmac, the build-up of weeds, heavy leaf fall, management of street trees, and the selection of locations for bike hangers.
- **Heathrow Third Runway Monitoring:** The Society continued to monitor the threat of a third runway at Heathrow, working with the No 3rd Runway Coalition and CHATR, and planned to alert and guide members and local residents on consultations to submit their views on this major threat to Bedford Park and Chiswick.
- **Eco Guide Distribution:** Expenditure for the year included the production and distribution of an Eco guide for the community.

## Declaration

The trustees declare that they have approved the Trustees' Report above.

Signed on behalf of the charity's trustees

Signature



Full name. Helen Jameson

Position Chair

Date

17/10/2025

Signature



Full name Anya Nikoulina

Position Hon. Secretary

Date

17/10/2025