

The Bedford Park Society

Trustees' Annual Report for 2022

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

The Society has already circulated its 2022 Annual Review to members. The Annual Review can be used to supplement the information given in the section below on 'The achievements of the Year'. It is available on the Society's website at <https://www.bedfordpark.org.uk/>

1. Administrative information

The Bedford Park Society is registered with the Charity Commission. Its registration number is 288204.

The office of the Society is 10 Blenheim Road, London W4 1UA.

The Society's website is at <https://www.bedfordpark.org.uk>

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

The trustees of the Society at the date of the approval of this report (October 2023). were as follows.

Chair: Helen Jameson
Hon. Treasurer: Elisabeth Bassett
Hon. Secretary: Nicholas Bueno de Mesquita
David Blackburn
Catherine Bowes
Simon Hillyard
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.

The names of all the trustees who served during 2022 were as follows.

Chair: Helen Jameson
Hon Treasurer: Elisabeth Bassett
Hon Secretary: Nicholas Bueno de Mesquita

Minutes Secretary: Simon Hillyard
David Blackburn
Catherine Bowes
Ruth Clarke (until May 2022)
Carol Woolner DipArch RIBA (retired)

Nigel Woolner MBE, Martin Landy, special adviser to the Society, Nick Cowell, Road Representative Coordinator and Joint Chair of the Events and Merchandise Committee and John Bailey, the Membership Secretary, all attend meetings of the Trustees by invitation.

2. Structure, governance and management

The structure, governance and management of the Bedford Park Society is governed by its constitution in the version as amended by the Society's AGM of 17/05/2018.

The Society is an unincorporated association. Members are entitled to vote at the AGM.

In 2022 there were a total of 631 members of the Society (2021 - 610).

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

The members of the Executive Committee are elected by the membership at the Annual General Meeting.

The Executive Committee has the power to co-opt additional members of the Executive Committee for a period up until the following AGM, at which point co-opted members must stand down, but can offer themselves for election. Committee Members are elected for a term of three years but can then offer themselves for re-election for a maximum of three terms.

The Executive Committee appoints officers as follows as well as appointing to all other posts in the Society including to chair and membership of the specialist committees.

Chair
Vice Chair
Secretary
Treasurer.

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

The specialist committees who support the work of the Society either on a long-term basis or for specific ad-hoc reviews or projects are listed below. The Chairs of these groups are members of the Executive Committee or attend by invitation (except for the Planning Steering Group). The specialist committees report on a regular basis to the Executive Committee. The following committees were active during 2022:

Planning Committee
Infrastructure and Environment Committee
Events and Merchandise Committee
Communications Review Group.
Heritage Group

In addition, a Planning Steering Group, made up of distinguished and experienced specialists in the fields of architecture and planning, under the chairmanship of Sir Donald Insall CBE provides advice to the Planning Committee and to the Executive Committee.

The Society's Road Representatives play an important role in the two-way communication with members.

The trustees and members of specialist committees receive no remuneration or other benefits for their work for the Society.

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 9-19 of the Society's constitution.

The Executive Committee continued to use virtual meetings at the beginning of the year in view of the continuing prevalence of Covid infection. However at the third meeting of the year held on 27 April face to face meetings were reinstated. Following 2020 when the Annual General Meeting of members had been cancelled due to Covid-19, and 2021 when it been virtual, a face to face Annual General Meeting was held on May 25.

The Society took account of the Charity Commission guidance for charities affected by the Covid -19 epidemic.

During the year the Society took the first steps towards converting its structure from that of an unincorporated charitable organisation towards becoming a Charitable Incorporated organisation (CIO). Following approval by members at the 2022 AGM, a Charitable Incorporated Organisation (Charity Number 1198788) has been set up and approved by the Charity Commission, and we have initiated steps to complete the transfer of assets to the new CIO as soon as practical.

4. Financial Review

The financial review for 2022 is submitted as a separate document. It contains details of financial policies and results.

5. 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”):

- (a) 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
- (b) 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
- (c) 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
- (d) 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
- (e) to promote the advancement of culture, heritage and civic pride, concerning the Bedford Park area; and/or
- (f) 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 undertaken for the public benefit in relation to these objectives

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 with 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.

6. Summary of the main achievements of the Society during the year 2022.

A summary of the main achievements of the Society during the year 2022 is contained in our Annual Review for 2022 distributed to our members and available on request. The main elements of the text from this review appear as an appendix to this report.

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

Planning, including commenting on all planning applications within the Bedford Park Conservation Areas and making contributions to the ongoing programmes of Ealing and Hounslow Borough Councils for the revision of their Conservation Area Management Plans

Engagement in issues affecting the Bedford Park Conservation Area including Pandemic Traffic Schemes, Streetspace Schemes, Low Traffic Neighbourhood Schemes, Temporary Cycle Lanes and the Heathrow Third Runway and issues concerning Street Trees.

Actions and Development of knowledge about Bedford Park's Heritage, including the Triangle Phone Box, The Tabard Pub and Sign, the relaunch of the Bedford Park Logbooks.

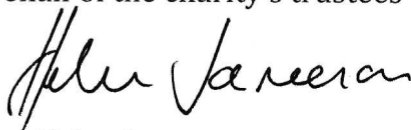
The Society communicated actively with its membership, published the 2022 edition of its journal and issued regular email newsletters which focussed on the architecture and history of Bedford Park.

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 18.10.2023

Signature



Full name Nicholas Bueno de Mesquita

Position Hon. Secretary

Date 18/10/2023.

Appendix. Annual Report of the Society for the year 2022.

The following texts are taken from the society's Annual Review for 2022 circulated to members of the society.

(a). Chair's summary of the year's activities

Working to prevent threats to Bedford Park's important heritage, reviving our programme of live events and protecting the Bedford Park street scene formed the focus of our work in 2022.

In our regular communications this year we continued to update members on key local developments, publishing stories of notable residents and celebrating the architectural history and beauty of the Bedford Park heritage. Once again, the Society commented on a high number of planning applications. Although most reflected the local authorities' own clear guidance for the two Conservation Areas, it was disappointing that a significant number of proposals submitted and approved by the boroughs' planning teams did not, resulting in an adverse impact on Bedford Park's heritage. More details and our response are outlined in our report on planning, where we strongly emphasise the importance of householders, architects and the local planning departments all playing their part in preserving our heritage.

This year we have again been active in seeking to ensure that Bedford Park trees are maintained and thrive, by working constructively with the local authority teams, and have kept members informed of transport matters affecting Bedford Park and those living in the garden suburb, and opportunities for members to make their views known. Grant funding has enabled work to commence on conserving the original Tabard sign and for the manufacture of the war memorial replacement, which will be installed this summer.

Following approval by members at the 2022 AGM, a Charitable Incorporated Organisation has been set up and approved by the Charity Commission, and we have initiated steps to complete the transfer of assets to the new CIO as soon as practical. We were delighted to be able to resume some of our programme of live events post-pandemic, including the opportunity for members to meet at the reinstated annual party.

Membership and volunteers

We are extremely grateful to all our volunteers who have worked so hard this year on behalf of Bedford Park. We were very sorry that Ruth Clarke relocated to Cornwall this year, making it impractical for her to remain an active member of our Executive Committee, our Infrastructure Committee and Chair of our Events and Merchandise Committee. We are extremely grateful to Ruth for the time she put into her roles, and her tenacity in following up infrastructure issues in particular. We would also like to thank Martin Landy for the very many years he has contributed to the work of the Society, having stood down from the Infrastructure Committee this year. Fortunately, the Society continues to benefit from his extensive knowledge of and love for Bedford Park in his role as a Special Adviser to the Executive Committee. We are delighted that Libby Basset and Nick Cowell have kindly volunteered to jointly chair the Events and Merchandise Committee.

(b).Planning report

During 2022, there were 78 planning applications in the Bedford Park Conservation Areas. The local authorities approved 57 applications, eight were refused, four withdrawn by applicants, and four were not determined.

In most cases both Ealing and Hounslow correctly applied their own guidelines and Conservation Area Management plans in reaching decisions and took account of comments made by the Society. However, there has been a disturbing rise over the past few years of approvals where, in the Society's view, guidelines were not applied, resulting in a significant number of changes detrimental to the Conservation Areas and a gradual erosion of the precious Bedford Park heritage. Notably, there has been approval for "garden rooms" above the size specified in the guidance, eroding the open spaces and changing the relation of built space to gardens. We took legal advice on one such application and communicated its conclusions to Ealing. Changes to roofscapes were approved, for the addition of roof lights, diminishing the impact of Bedford Park's exuberant original roof level landscapes. There has also been an erosion of the character of some listed house interiors and applications approved for inappropriate window or door details.

The Society expressed strong reservations in 2018 about Ealing's decision to dispense with conservation officers, which has contributed to major problems in fulfilling the borough's responsibilities for conservation areas and listed buildings. The Society has developed and maintains good relationships with both borough planning teams and works with them to improve team knowledge and achieve better outcomes for Bedford Park. However, planning departments clearly have difficulty fulfilling their conservation roles without employing conservation specialists. Ealing should reverse its 2018 decision. Additional difficulties have arisen because of the poor quality of some applications. Both local authorities should insist on applications drawn up by professionals with conservation experience, and with proposed changes shown clearly. In the case of listed buildings, for which permission is required for all interior changes, applications should include detailed illustrations of the existing state as well as proposed changes.

Architectural significance

It is regrettable that Ealing's Bedford Park Management Plan and Hounslow's plan for the Conservation Area have not progressed during 2022. The Society hopes very much that it will be possible to finalise these documents in 2023 — greater precision on certain issues will ensure that applicants and planners take closer note of the requirements. Against this background, the Society reasserted its belief in the architectural and social significance of Bedford Park by making a joint proposal with Brentham Garden Suburb to the Department of Culture, Media and Sport to be included on the UNESCO World Heritage List. The application was endorsed by both Ealing and Hounslow councils and welcomed by the Victorian Society, who emphasised the great social and architectural importance of Bedford Park and its worldwide impact.

The Society's remit is to preserve this architectural heritage, but we cannot do this alone. Architects, householders and the borough planning teams all have a part to play as guardians of the Bedford Park heritage in respecting the Conservation Area Management Plans and guidelines if we are to ensure the important Bedford Park heritage is not eroded further.

The decision to grant planning permission or listed building consent rests with Ealing and Hounslow councils. The Society's very experienced Planning Committee comments on all applications though the councils are not obliged to take note of these views. The Planning team is happy to be consulted by owners and their architects before an application is made, often leading to adjustments, facilitating an approval.

(c). Tackling issues and improving the streetscape

This year we continued to focus our work on a range of local issues affecting members whilst keeping everyone up to date with any important developments via regular editions of our electronic newsletter: E-news.

We would like to remind members that it's important for everyone to submit individual feedback on surveys and consultations and to lodge any complaints directly with the relevant council. This invariably has more impact on local councils or government policies than a single response from the Society.

Roads and pavements

Some road resurfacing work was carried out in Ealing, including The Avenue and South Parade. Prior to the start of the work on The Avenue, the Society arranged an on-site meeting with Ealing Council and the contractor to discuss the implications of the work and request confirmation of certain details. Since the work also included kerbs, we asked that any granite sets be retained, and that work to the pavements did not involve replacing paving stones with tarmac, except where tree roots have lifted paving stones and they cannot be replaced.

The number of uneven pavements seems to be increasing, mainly caused by the tree roots of very large trees. We asked members to help bring these problems to the attention of the local councils by reporting any issues, emphasising safety, and to advise the councils when street gullies become blocked after heavy rain to ask them to take prompt action.

Both councils struggled to keep up with the heavy leaf fall in the autumn although they said that they employed additional teams of sweepers and gave priority to streets with the heaviest fall. We advised members how to report any dangerous build-up of leaves to request a spot clearance, and how to request equipment to carry out leaf clearance on their own road via Ealing Council's website. Although Hounslow do not have a similar scheme, action taken by the local community showed that it is possible to apply for bags to be delivered if neighbours wanted to organise leaf clearing in their road.

Cycle Lane and bike storage

The re-opening of Cycleway 9 on Chiswick High Road in July provided a segregated cycle lane between Kew Bridge and Hammersmith, with changes made since the initial construction to improve safety. Additional changes were made later in the year requiring more closures to the cycle lane. In October, a six-month public consultation on the revised experimental scheme was launched, described as an opportunity for local people to help Transport for London decide whether to make the experimental scheme permanent. We advised members of this opportunity to comment.

In November Hounslow Council invited residents in certain roads to respond to a consultation about the installation of a community bike hangar in their roads and to apply for rental space in the hangar as part of their commitment to increase cycling in the borough. The Society helped to spread the word about the consultation and sought

more information about the proposals with the intention of working with the Council to find suitable solutions for bicycle parking in Bedford Park. Whilst the Society fully supports measures which encourage more people to cycle, we are concerned about any storage solutions which might negatively affect the architectural heritage, setting and environment of the Bedford Park Conservation Area without providing a clear public benefit.

Street trees

The combination of the post-pandemic backlog and continuing budgetary constraints once again affected the quality of tree management by local councils. However, our renewed contact with the relevant teams at Hounslow and Ealing helped us to raise issues about problem trees in Bedford Park and to be aware of future plans for pruning and pollarding of street trees, as well as replacements for felled trees. Both Hounslow and Ealing are due to carry out their 3-year inspection this Spring. Hounslow have a different approach to Ealing. Through our dialogue with Hounslow Highways it has been possible to help identify trees in need of pruning and the backlog largely been cleared.

Ealing manage their street trees in-house and use contractors for all work. It has become clear that problems with their contractors resulted in very little work being carried out in Southfield and a number of trees are now causing problems after some five-six years without pruning/pollarding. We continue to apply pressure on the Council and to work with residents whose complaints have not been resolved. Additionally, Ealing have more restricted criteria relating to the pruning schedule, meaning that the inspection is less likely to result in work being carried out. Anyone who is concerned about a fallen, overgrown or dangerous tree should report it to the relevant council and contact the Society if there is no response.

During the year we identified 12 new street trees within Bedford Park and co-ordinated volunteers to help provide supplementary watering. Young trees are particularly susceptible to heat and dry weather and need regular watering, but the councils don't have the resources to do this. We were grateful to everyone who helped check recently planted trees and was involved in the rota for watering them. We would ask members to look out for any trees near their home that might need watering and to bring them to the Society's notice.

Heathrow and the Third Runway

Public consultation is scheduled to begin in late 2024 about changes to aircraft flight paths on the approach to Heathrow. One outcome could be that more aircraft pass directly over Bedford Park, possibly without the relief of runway alternation.

Heathrow airport's company will be updating the case for building a Third Runway. However, the airport's finances have been damaged by the pandemic, and, critically, the pressure for businesses and Government to respond to the environmental crisis has intensified. It appears unlikely that much progress towards building a third runway will be made in the short term. The Society will continue to monitor developments particularly any changes that involve flight paths, which would have a significant impact on Bedford Park and Chiswick residents.

(d). Events, merchandise and membership

This was a busy year with the continuing programme of online lectures and then, as Covid restrictions were lifted, the welcome return of the Members' Party and other "live" events, together with the promotion of the Bedford Park Society merchandise.

Successful lecture programme

Following the success of the first online lecture in 2021 by Nicholas Friend MA, FRSA, two further lectures exploring Bedford Park's origins, influences and original house interiors were held in January and March. The many participants in the Zoom presentation, including non-members from all over the UK and overseas, were entertained by Nicholas's passion for Bedford Park and his engaging style while his exceptional knowledge continued to impress.

In *Sources and influences of the First Garden Suburb – Bedford Park in context* Nicholas argued that although Bedford Park is often seen as the world's first garden suburb, it had precedents in estate, mill and retirement villages of the 18th and earlier 19th centuries. He illustrated the distinctive differences between those villages and Bedford Park's planning, ideas and ideals, and the influence Bedford Park's new thinking had on similar developments in Britain, Germany and the United States.

The March lecture: *The Aesthetic Movement – design influences on early Bedford Park house interiors* explored the meaning behind what Nicholas described as the early Bedford Park pioneers' belief in their own good taste and a sense of the beautiful. With a vast range of images, he looked at the decoration considered appropriate for the house of an artistically minded Bedford Park family of the 1870s and '80s.

Oscar Wilde – Up close and personal

We were delighted to be able to hold the Society's Annual Betjeman Lecture *Oscar Wilde – Up close and personal* on 14 September in the Andrew Lloyd Webber Foundation Theatre at the ArtsEd Schools in Bath Road. In his highly entertaining and personal insight into Wilde, Giles Ramsay, independent theatre producer, director and lecturer, examined the public and private life of one of the world's most original and controversial artists. Giles captured the audience's imagination early in the lecture with stories of Wilde's father – a surgeon – who led a double life with two separate families and was accused by one of his patients of assault, leading to a court case.

Painting the background to Wilde's writing, Giles covered his exotic early life, his marriage, affairs, and ultimate downfall. Referring to Wilde as the "poster boy of aestheticism," he compared Wilde to many modern day "celebrities" as "famous for being famous." The audience particularly enjoyed the way Giles drew links to some of the early literary and artistic residents of Bedford Park who were part of Wilde's circle of friends, including WB Yeats who Wilde first met at Burlington House in Chiswick when the Yeats family were living in Bedford Park.

Members' Party 22 April

There was a palpable extra buzz at the Society's Annual Members' Party held on 22 April in the Michael Room of St Michael & All Angels. The 100 guests were especially happy to celebrate the first "in person" event for members since just before the pandemic when the Society's last party was held in February 2020.

As in previous years, hard work behind the scenes and on the night by the Events Committee and other volunteers ensured a generous supply of delicious canapés, described as “very professional” and a constant flow of wine. The loud and lively conversation was briefly interrupted for the now established tradition of some special entertainment from students of the ArtsEd schools. Eight very accomplished students from the 2022 graduating class sang a selection of solo numbers from popular musicals and shows, producing a highly professional mini show that was a great success with all the audience. Thanks are due to the Society’s volunteers and to the students of the ArtsEd for contributing to the successful party.

Behind the scenes at ArtsEd

In May a group of Society members were given an exclusive opportunity to see behind the scenes of ArtsEd in a tour to find out more about the long-established drama school and Day School and to explore their new facilities. The well-arranged tour provided a great insight into the activities of both schools and the members very much appreciated the chance to sit in on several classes and watch a rehearsal in the theatre.

Green Days and merchandise

The Society’s team of volunteers had one of their busiest days ever running our stall at the Bedford Park Festival's Green Days Fete & Craft Fair on 11 June. As well as a very successful day selling merchandise items, the stall provided an opportunity for members to drop by to chat, for new members to join the Society, and annual subscriptions to be paid. It was encouraging to experience the support from members and local residents for the Society’s work.

In December the Events team arranged — for the second year — to offer some of the most popular items of merchandise as possible Christmas gifts, arranging free delivery within Bedford Park.

Membership

This year again saw a number of members moving away from the area and cancelling their subscriptions. Despite this, 36 residents (26 new households) joined the Society. In 2022 individual membership numbers were 631 compared with 610 last year and the total number of households was 392 (405 last year). With increased opportunities to meet people face to face and promote the Society, it is hoped more new members will be attracted to join during 2023. Existing members not already paying their membership renewal by standing order, which makes administration easier for members as well as the Society, will be encouraged to consider paying this way.

(e). Heritage update

An important focus of the Society’s heritage projects during the year continued to be the restoration of the original Tabard Inn sign. Following the award of a grant by the Pilgrim Trust in 2021, further financial support was received from the Hounslow Thriving Communities Fund, ensuring that grants would cover most of the projected cost. This enabled the Society to commission chosen specialists McNeillage Conservation — highly experienced conservators who work regularly for English Heritage and for many cathedrals and churches — to start the work in October. After the first stage of removing layers of paint and varnish applied during previous restorations and repainting, the conservator reported that: “There is actually much more detail surviving in the repainted areas than I was expecting.” It is hoped that the restored work will be hung in St Michael’s Church Hall later in 2023.

Following the contribution by Hounslow Thriving Communities Fund, the Society's project for replacing the plaques of the vandalised Bedford Park War Memorial progressed with the manufacture of new plaques in visually "like for like" material. Installation of the plaques is planned to take place this summer.

The Society provided a financial contribution and information towards the production of the guide associated with "Enwrought Light", the sculpture by Conrad Shawcross commemorating W B Yeats. The downloadable guide "Discover Bedford Park with W B Yeats" includes informative text and images for each of eight locations around Bedford Park associated with Yeats, and a poem read by Ciaran Hinds.



Receipts and Payments Accounts for the Year Ended 31 December 2022 for The Bedford Park Society

Charity Number 288204

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The Bedford Park Society

Receipts and Payments Account for the Year Ended 31 December 2022

	2022		2022		2022		2021	
	Unrestricted		Restricted		Total funds		Total funds	
	£	£	£	£	£	£	£	£
Receipts								
Annual subscriptions	5,160		-		5,160		4,995	
Proceeds from events	5,039		-		5,039		2,065	
Proceeds from sale of goods	1,582		-		1,582		1,761	
Other donations <i>(See Note 1)</i>	1,273		11,050		12,323		3,066	
Gift Aid	3,446		-		3,446		2,167	
Interest	30		-		30		4	
Tom Greeves Bedford Park Society Fund CAF income	-		183		183		218	
		16,530		11,233		27,763		14,276
Payments								
Costs of events	3,700		-		3,700		560	
Costs of goods sold	448		-		448		3,455	
Member communications <i>(See Note 2)</i>	2,409		-		2,409		2,186	
Printing, stationery and postage	427		-		427		388	
Subscriptions and donations	730		-		730		285	
Insurance	680		-		680		664	
Website and IT	503		-		503		774	
AGM and Annual Review	554		-		554		557	
Recruitment	278		-		278		-	
Accountancy	300		-		300		-	
Repairs and restoration <i>(See Note 1)</i>	-		4,214		4,214			
Miscellaneous	159		-		159		425	
Legal and professional fees	5,280		-		5,280		3,180	
<i>Tom Greeves Bedford Park Society Fund</i>								
Logbook development	-				-		300	
		(15,468)		(4,214)		(19,682)		(12,774)
Net Income/(Expenditure)		1,062		7,019		8,081		1,502
Opening Reserves as at 1 January 2022		41,554		15,001		56,555		55,053
Closing Reserves as at 31 December 2022		42,616		22,020		64,636		56,555

The Bedford Park Society

Statement of Assets and Liabilities for the Year Ended 31 December 2022

	2022	2021
	£	£
Assets		
Cash at bank	64,636	56,555
	64,636	56,555
Liabilities		
Creditors	-	-
	-	-
Net Assets	64,636	56,555
Unrestricted funds		
Strategic fund <i>(See Note 3)</i>	30,000	30,000
Revenue reserve	12,616	11,554
	42,616	41,554
Restricted funds		
Tom Greeves Bedford Park Society Fund <i>(See Note 4)</i>	14,184	14,001
War memorial restoration fund <i>(See Note 1)</i>	436	1,000
Tabard sign restoration fund <i>(See Note 1)</i>	7,400	-
	22,020	15,001
Total funds	64,636	56,555

The Bedford Park Society

Notes to the Financial Statements

for the Year Ended 31 December 2022

1. **Other donations** includes £3,650 received from the London Borough of Hounslow being a restricted donation to be expended on the restoration of the War Memorial. £1,000 was donated in this regard in 2021 by an anonymous donor and was brought forward to be expended in this year. Costs of £4,214 were incurred in the year and are included in **Repairs and restoration**. The balance of £436 is to be carried as a restricted fund to be put towards the installation of the replacement plaques on to the War Memorial in 2023.

Also included in Other donations is £7,400 received from the London Borough of Hounslow to part fund the restoration of the Tabard sign. Although the relevant work was started before the year end, none of the funds were expended in the year and the whole total is therefore to be carried forward as the restricted **Tabard Sign Restoration Fund**.

2. **Member communications** includes the costs of producing the Bedford Park Journal and the photographs which are used online and in our publications, and managing member mailings.
3. The Society maintains a **Strategic Reserve** in order to be able to deal with any exceptional expenditure, which might be needed to protect the architectural heritage and amenities of Bedford Park, for example legal or consultant costs of contesting a particular scheme. The reserve balance was £30,000 at the year end. We believe this Strategic Reserve is at an appropriate level, taking account of estimated likely costs, the funds similar organisations have set aside, and the value of the Society's total assets.
4. The **Tom Greeves Bedford Park Society Fund** of £14,184 represents accumulated income from the capital held by the Charities Aid Foundation and donated by the late Eleanor Greeves in memory of her late husband Tom Greeves. The fund is to be used to promote the appreciation and preservation of Bedford Park, and for historical and present day architectural and design matters. Expenditure from the income and capital of the fund is controlled by the successors to Eleanor Greeves, and so the accumulated income is shown on the balance sheet as a Restricted Fund. There was no expenditure from the fund in the year.

Independent Examiner's report to the trustees of The Bedford Park Society

I report on the accounts of the Trust for the year ended 31 December 2022, which are set out on pages 2 to 4.

Respective responsibilities of members and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act,
- follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act), and
- state whether particular matters have come to our attention.

Basis of independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the Charity and a comparison of the Accounts presented with those records. It also includes consideration of any unusual items or disclosures in the Accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a "true and fair" view, and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

(1) which gives me reasonable cause to believe that in any material respect the requirements

- to keep accounting records in accordance with Section 130 of the 2011 Act; and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act have not been met; or

(2) to which, in our opinion, attention should be drawn in order to enable a proper understanding of the Accounts to be reached.

Colin Airey FCCA
George Hay Partnership LLP
Chartered Accountants

Brigham House
High Street
Biggleswade
Bedfordshire

Dated:

Independent Examiner's report to the trustees of The Bedford Park Society

I report on the accounts of the Trust for the year ended 31 December 2022, which are set out on pages 2 to 4.

Respective responsibilities of members and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act,
- follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act), and
- state whether particular matters have come to our attention.

Basis of independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the Charity and a comparison of the Accounts presented with those records. It also includes consideration of any unusual items or disclosures in the Accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a "true and fair" view, and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

(1) which gives me reasonable cause to believe that in any material respect the requirements

- to keep accounting records in accordance with Section 130 of the 2011 Act; and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act have not been met; or

(2) to which, in our opinion, attention should be drawn in order to enable a proper understanding of the Accounts to be reached.

Colin Airey FCCA
George Hay Partnership LLP
Chartered Accountants

Brigham House
High Street
Biggleswade
Bedfordshire

Dated: