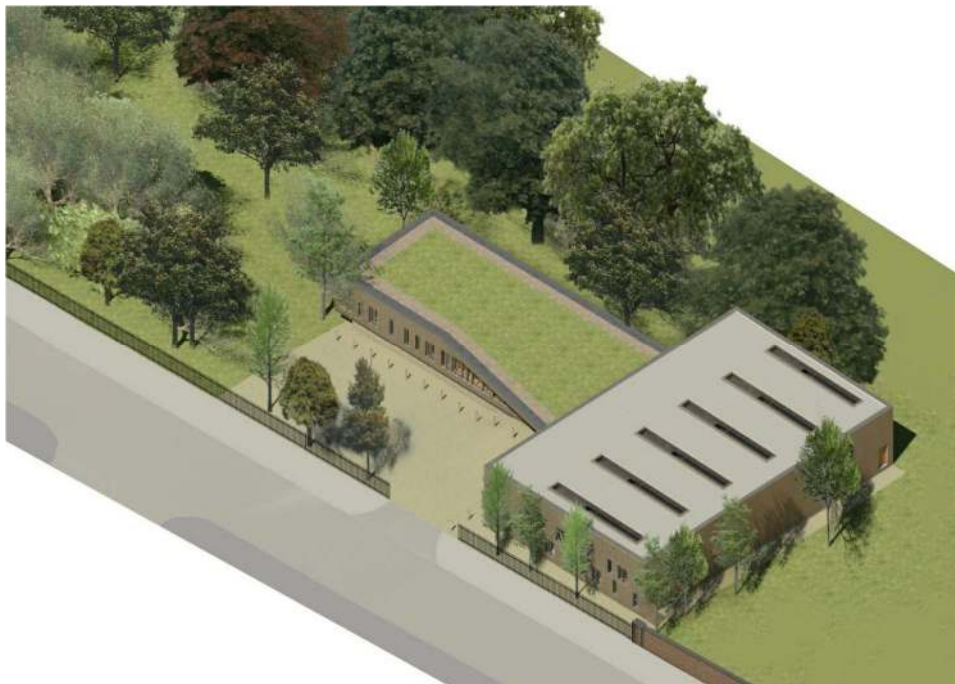


# **ANNUAL REPORT**

**2019/2020**

**Trustees of Busen Martial Arts & Sports Trust**  
**Charitable Incorporated Organisation**

**Charity No: 1169053**



**Annual Report of the Trustees of Busen Martial Arts & Sports Trust  
for the period 1 April 2019 to 31 March 2020**

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1. The Charity is named Busen Martial Arts & Sports Trust. The Trust's Charity Registration number is 1169053.
2. The principal office of the trust is c/o Walker Morris LLP, King's Court, 12 King Street, Leeds, LS1 2HL.
3. The current trustees are as follows:  
Colin Sinclair, Chair  
Roger Mills  
Mark Oakley
4. Key advisor to the trust is as follows:  
Frank Perry, Chief Instructor, Martial Arts
5. The objects of the charity are, through the management of a Martial Arts and Fitness Centre for amateur sport, to:
  - Promote accessible, affordable sport and fitness activities for adults and young people catering for a range of different abilities.
  - Be a Centre of Excellence for martial arts, particularly Karate and Judo, providing adults and young people with opportunities ranging from beginner level to international standard.
6. Busen Martial Arts & Sports Trust was granted charitable status in September 2016.
7. In October 2016, the Charity entered into an Agreement to Lease with the London Borough of Richmond upon Thames, with the purpose of building a new Martial Arts and Fitness Centre at a site owned by Richmond Council in Stanley Road, Twickenham. The Agreement to Lease included commitments by the Charity and Richmond Council including the following:
  - Busen Martial Arts & Sports Trust to contribute £450,000 towards the capital costs of the new centre, with the balance of capital funding committed by Richmond Council, Sport England and the London Marathon Charitable Trust. Busen Martial Arts and Sports Trust is additionally committed to funding the costs of fit out and equipment for the new centre.
  - Richmond Council to let and manage the building contract with work to be completed by a long stop date of September 2017.

- Busen Martial Arts & Sports Trust to be granted a 30 year lease with a right to renew for a further 10 years, with the lease coming into operation on the handover of the building to Busen on completion of the building works.

8. Limited progress was made on this project during 2016/17 and 2017/18. During 2018/19, the project was re-costed by the Council's Quantity Surveyors and a funding gap of £867,300 agreed.

In September 2019, the Council's Finance, Policy & Resources Committee agreed to fund the outstanding £867,300 in order to progress the project.

9. During October 2019 to March 2020, the Council's Quantity Surveyor reappraised building design and specification and prepared for the project to be retendered in Spring 2020.

10. The proposed timescale for the project is now as follows:

May 2020	– Project out to tender
July to August 2020	– Evaluation of tenders
September 2020	– Appointment of contractor
October to December 2020	– Resolution of planning conditions and agreement with adjacent landowner, Network Rail
January 2020/21	– Start on site
July 2021	– Completion of building and handover
September 2021	– New centre opens

11. Financial Matters

Capital funding towards the new building

- Busen Martial Arts & Sports Trust	£450,000
- Sport England	£250,000
- London Marathon Charitable Trust	£150,000
- London Borough of Richmond upon Thames	£1,282,300

Revenue Funding

Busen Martial Arts & Sports Trust will begin trading once the new centre is completed.

12. Assets of the Charity

- Agreement to Lease.
- 30 year lease with 10 year right to renew to be signed on handover / completion of the new centre.
- Offers of capital funding listed above

### 13. Risks to the Charity

The Charity exists to deliver its objectives through the management of a new centre. Current risks are real and are:

- The Council fails to fulfil its commitment as set out in the signed Agreement to Lease. This now seems a minimal risk given the Council's renewed commitment to the project, in particular agreeing to provide a further £867,300 at its meeting in September 2019.
- Project costs rise with inflation such that there is insufficient capital funding available to cover these costs. This is considered unlikely given that the Council's Quantity Surveyor has been tasked to re-evaluate all aspects of the project prior to retendering.
- Funders including Sport England and the London Marathon Charitable Trust, withdraw their funding due to the delay in progressing the build. Given the Council's additional investment in the project, withdrawal by these funders now seems unlikely.
- Effects of COVID-19 virus. As of 31/3/20, the Council is in lockdown and indoor sports activities are not permitted. It is anticipated, however, that any restrictions imposed by the virus will have passed by the opening of the new facility in September 2021.

### 14. Public Benefit Statement

The new centre is projected to provide 2,500 attendances per week, providing for a range of sports, a range of abilities and for a range of different age groups.

Unfortunately, the Busen Martial Arts & Sports Trust is unable to deliver this projected benefit until such a time as the new centre is built and opened. It is projected that the new centre will open in September 2021.

Signed:

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Colin Sinclair, Chair of Trustees  
Busen Martial Arts & Sports Trust