

CHISWICK PIER TRUST

COMPANY REGISTERED NUMBER: 2856997

REGISTERED CHARITY NUMBER 1026957

ANNUAL REPORT AND ACCOUNTS

FOR THE YEAR ENDED 5 APRIL 2016



CHARITY COMMISSION
FIRST CONTACT

22 FEB 2017

ACCOUNTS
RECEIVED

REPORT OF THE CHAIR 2015 – 2016

The visiting boats are always a bonus and we were fortunate to have Glorianna, the Royal Barge, here for a few days and she sailed away with a Chiswick Pier Trust banner on her flagpole, waving in the breeze.

John Savage has done a marvellous job in sorting out the residential boats' licences, these have been under review for several years and we now hope that the changes will benefit the Boat Owners who are a major part of the Trust, making it simpler for them to sell their boats if they so wish to do. It has been very important to have a residential boat owner as a Trustee.

We had two successful cruises this year, unfortunately the fireworks were cancelled though the 'Fireworks Cruise' did take place (sans fireworks!) You will hear about these, the talks and other events that have taken place over the last year and the plans for future ones in the report from the D & A Committee, who do a wonderful job every year organising everything.

The diversity of the events that the Trust has organised, or been part of, attracts a large number of people to the Pier and puts us firmly on the map. This is due to good marketing and the high profile that we now enjoy. Social media now plays an important part in alerting people as to what we are doing.

Party on the Pier is an event that brings the Core users together to promote the Trust, ensuring that we have a large number of visitors to participate in all the very varied activities.

The Core Users are the life blood of the Trust, bringing a diversity and energy and help to fulfil our charitable objectives. Their reports will give you an indication of the spectrum of activities that take place at the Pier, attracting a wide ranging audience, both in ages and backgrounds.

The staff here make certain that the highest standard is always achieved, that the Pier House is inviting and welcoming, also showing that it is a wonderful venue for parties, (especially those that will not upset our neighbours!) Our obligation to the boat owners and the local community ensures that the pier and surroundings are well maintained.

The trustees, staff and volunteers make sure that the talks and events run smoothly, that our guests are welcomed and encouraged to join the Trust.

There is still no resolution to the planning application for flats to replace our neighbouring Pissaro's restaurant. The Trust and local residents endeavour to make sure that we all will remain as well informed as possible, not letting any planning application take us unawares.

We are looking into dealing with the overgrown vegetation on the river bank, the responsibility of the maintenance is not clear at the moment, letters are going to and fro between the Trust, the London Borough of Hounslow and the other bodies such as the Port of London Authority. It would be so much more pleasant if the Pier House could have a view of the river and that would please many of the hirers as well.

Please continue to support us, come to our events throughout the year, offer to volunteer if you have time, inundate us with ideas of other activities that we might be able to pursue, help us to engage with the local community and maintain our aims in introducing people to the river.

Sarah Louise Hodgson

Sarah Hodgson
Chair of the Trustees

28 September 2016

BACKGROUND TO THE CHISWICK PIER TRUST

The Chiswick Pier Trust is a charitable company limited by guarantee with no share capital and is registered as a charity. It was originally incorporated as the Corney Reach Development Trust on 23 August 1993, and changed its name to the Chiswick Pier Trust on 5th February 1997.

The objects of the Trust

In summary, the Trust's objectives are to:

- Preserve and increase access to and from the River Thames in and around Hounslow.
- Raise public awareness of the River Thames, its history, ecology and wildlife.
- Provide facilities for leisure, recreation and other charitable purposes in the local area.

The Trust manages the Chiswick Pier and Pier House, on which it has two, thirty-year leases - both dated 1st November 1996 - from the London Borough of Hounslow. The existence of the Pier, the Pier House and the Trust owes much to the foresight of the Borough in committing funds to the creation of this community asset where there was once a run-down works depot, and creating the Trust to manage it.

The Pier provides permanent moorings for eight residential boats, visitors' moorings, moorings for two RNLI (Royal National Lifeboat Institution) rescue boats, the Sea Cadets' boat, and storage and access to the River for the Chiswick Pier Canoe Club. The square and kiosk adjoining the Pier House are the property, not of the Trust, but of the Corney Reach Estate.

The Pier House provides accommodation for the Trust and the four core users described below. It also has a hall and a committee room, which overlook the River and are available for hire for social, community or other use. The hall is used for events and on a regular basis by two of our core users.

The Trust's core users

The RNLI, which has the **Chiswick Lifeboat Station** based on the first floor and its lifeboats moored at the Pier;

The **Thames Explorer Trust**, an educational charity working with schools and young people to raise awareness of the River, which has its office in the Pier House and uses the hall on a regular basis;

The **Chiswick Sea Cadets**, who have a store in the Pier House, use the hall twice a week and have their boat moored on the Pier, and

The **Chiswick Pier Canoe Club**, which stores kyaks in the Pier House and canoes on the Pier, and gains access to the river from the Pier.

These are charities or community organisations with similar aims to the Trust, and through which the Trust realises some of its own charitable aims. They also contribute in different ways to Trust events. The Thames Explorer Trust, the Sea Cadets and the Canoe Club have submitted reports on their work and activities, and these are attached at Annex C.

Public Benefit

The Trust encourages people to get close to the River Thames by organising events either in its own right, such as the Party on the Pier or around external activities such as the Boat Race. These events are open to all members of the public. At the last Party on the Pier free boat trips were available for most of the afternoon. It also organises regular river cruises, for which there is a charge to cover expenses, providing a different view of London.

There are also talks over the winter months on a wide variety of topics relating to the Thames and its history, to make people aware of what is happening or has happened around them. Admission is free to members or for a small charge to others.

In addition the Trust supports other river based activities, the Canoe Club and Sea Cadets, by providing a subsidised base for them to operate from.

Finally, since 2002 it has provided a base for the Chiswick Lifeboat Station, continuously manned to provide the security of an immediate response service for those on, or adjoining the river.

Trust Administrative details

Company Number 2856997
Charity Number 1026957

Registered office and operational address
The Pier House,orney Reach Way, Chiswick, London. W4 2UG.

Bankers
CAF Bank Ltd, 25 Kings Hill Avenue, Kings Hill, West Malling, Kent ME19 4JQ

Independent Examiners
PK Audit LLP, Chartered Accountants, 454-458 Chiswick High Road, London W4 5TT

PEOPLE AT THE PIER

Trustees

The Trust may have up to twenty trustees at any one time, who form a Management Committee to manage the Trust in the same way that Company Directors manage commercial companies.

The Trustees are made up as follows:

Not less than six nor more than twelve representatives of individual members, to be elected by members at the AGM for a period of two years. There are currently seven member trustees.

Up to six representatives from Group Members (i.e. the core user organisations mentioned above). There are currently four: one from each organisation.

Two representatives of the London Borough of Hounslow, appointed by Hounslow Council

The Management Committee may co-opt members as trustees between AGMs but not more than a third of the total membership. Co-opted trustees may hold office until the next AGM, and are then eligible for re-election.

The Trust's sub-committees may also co-opt people to their committees.

Trustees during the year 2015-2016:

Sarah Hodgson	(Member Trustee – re-elected 24th November 2015)
John Savage	(Member Trustee – re-elected 25th November 2014)
Penny Franks	(Member Trustee – re-elected 25th November 2014)
Dave Gledhill	(Member Trustee – re-elected 12th November 2013) resigned 24 th November 2015
Catherine Beckett	(Member Trustee – re-elected 25th November 2014)
Oliver West	(Member Trustee – re-elected 24th November 2015)
Nigel Baker	(Member Trustee – elected 12th November 2013) resigned 24 th June 2015)
Jim Christensen	(Member Trustee – omitted to stand for re-election 24 th November 2015, co-opted December 2015)
Wayne Bellamy	(RNLI representative)
Simon Clarke	(Thames Explorer Trust representative)
Jaclyn Horton	(Chiswick Pier Sea Cadets representative)
Dean White	(Chiswick Pier Canoe Club representative)

Nominated by LB Hounslow:

Cllr Corinna Smart	(LB Hounslow representative)
Cllr Sam Hearn	(LB Hounslow representative)

Since the year end Jan Wright, a Boat Owner, has been co-opted as a Trustee on 22nd June.

The Trust always requires new independent member trustees to bring fresh ideas and commitment to the Trust. While we now have seven (minimum six, maximum twelve), four may be conflicted on some issues as members of the Canoe Club or as Residential Boat Owners

Existing elected or co-opted Trustees, whose tenure is about to expire, and who will need to stand down or stand for re-election at the forthcoming 2015 AGM, are John Savage, Penny Franks, Catherine Beckett, Jim Christensen and Jan Wright

We are grateful to all the trustees, who freely contribute their time and have made a significant contribution to the successful operation of the Trust.

Members

The Trust currently (1st Sept 2016) has 183 members on its books, of which 93 are paid up. Membership of the Trust is open to anyone, subject to their being approved by the Management Committee. Membership subscription is currently £10 per annum, with a family membership of £15 for more than one person at the same address, plus a concessionary rate of £3.

Paid up members may vote at the AGM, and may attend meetings of the Management Committee, although they need permission to speak. They also receive a regular e-mail newsletter. The increase in membership has been in large part due to the fact that members are able to attend any of the Trust's winter talks without charge. The Trust hopes that more members will become involved in the Trust in a number of ways, including becoming trustees or volunteers at events.

Volunteers

Although the Trust employs a small number of part-time staff (see below), it also relies on the work of trustees and volunteers who contribute through helping with events, in the office, acting as part-time pier masters, or in some cases by being seconded to sub-committees where their skills and experience are valuable.

We are always pleased to receive offers of help. Members or others who would like to support the Trust in a practical way are invited to contact any Trustee or member of staff.

Staff

Lucinda Macpherson has resigned as Trust Officer, PR, Marketing and Development, though she continues to assist during the handover period to her successor, Kristina Fearnley.

The staff employed by the Trust are as follows:

Anne Gill as Trust Officer (Administration) for 21 hours per week, spread over five weekdays. The Trust office is open 11am to 3pm on all these days.

Gill Exton, Events Organiser, working just over 7 hours a week.

Kristina Fearnley, Trust Officer (PR, Marketing and Development), who works 12 hours per week.

Isabel Augusto, Cleaner, working 48 hours plus per month.

Lucinda Macpherson – see above

We also have a contract with Luis Garcia's company, MGB Cleaning Services Ltd, to provide first line maintenance which averages one day a week.

This is a cost effective allocation of human resources to meet the Trust's particular needs, and we appreciate the skills, expertise and commitment which all our staff, and our maintenance contractor, bring to their work for the Trust.

Our thanks also go to Patricia Green, who supports the Trust in a number of ways including providing office cover when required.

The Trust's structure and how it operates

The Trust's Management Committee, which meets every two months and on which all trustees sit, is the main decision-making body of the Trust. The Trust also has three sub-committees, which also meet as required and may take some executive decisions, e.g. on the organisation of individual events, but make recommendations on policy and more important decisions to the Management Committee for approval. Increasingly, the Management Committee has considered issues under the headings of the relevant sub-committees, and this report takes a similar approach, reporting on the financial year April 2015 to April 2016, but also on more recent developments and plans for the future.

SF & E SUB-COMMITTEE REPORT 2015 – 2016

Wayne Bellamy (RNLI): Chair

Members: Nigel Baker (part), Jaclyn Horton, John Savage, Oliver West, Catherine Beckett, Sarah Hodgson

Staff/Contractor: Anne Gill (Secretary), MGB Cleaning Services Ltd (Maintenance)

The sub-committee continues to meet when required and addresses the general maintenance and cleaning and improvements of the facilities.

The distortion of the inner pontoon has now been corrected (in the main) by Walcon, we are still considering the repair/replacement of the decking. In the meantime our Maintenance Contractor continues to replace boards as necessary. The pump-outs on the pontoon are becoming a cause for concern and may need replacement in the foreseeable future. Other issues around the pontoons are the rubbish collecting around the boats (a perennial problem) and the maintenance of the trees and vegetation on the river bank. The latter is currently the subject of discussion with the riparian owners.

The sub-Committee continues to deal with the plan of refurbishment for the building. We have a reduced scheme for extension of the First Floor to accommodate the requirements of the RNLI and we have a preferred option for improvements to the Ground Floor to better serve the interests of our Core Users.

F & A SUB-COMMITTEE REPORT 2015 – 2016

John Savage: Chair

Membership: Wayne Bellamy (RNLI), Sarah Hodgson

Staff: Anne Gill (Secretary)

The sub-committee deals with office administration, finance and funding. It meets when required and reports to the next Management Committee.

Issues Addressed

Several issues have become more relevant during the year, notably the wording of the Mooring Licence agreement and VAT on the PLA Licence fee for the pontoons.

We are close now to an agreed text for the revised Mooring Licence, subject always to the agreement of our Landlord, the London Borough of Hounslow.

VAT on the PLA fee is also a complex issue, and one that appears to have been approached inconsistently by the PLA on other sites. We believe that we have now submitted all of the information required by the PLA to show that the PLA Licence Fees on the pontoons should be zero-rated for some boats and exempt for the others. The VAT element on the Commercial Pier is not in dispute.

We have considered, and approved, an application from one of our Core Users (Thames Explorer Trust) for financial aid to allow them to support an additional administrator. This enables them to reach out to more young people in the area.

The sub-committee has ensured that funding is available for the proposed improvements to the Pier House and that funding is available for all necessary maintenance of the Pier as it exists.

We have moved some of our investments to other funds due to changes in interest rates, while maintaining a limit placed with each provider to protect the investment.

Finally we have found the replacement for Lucinda Macpherson, our Trust Officer (PR, Marketing and Development) and Kristina Fearnley joined us earlier in the year.

**DEVELOPMENT AND ACTIVITIES SUB-COMMITTEE REPORT 2015 - 2016
APRIL 2015 TO APRIL 2016**

Penny Franks: Chair

Membership: Gill Exton, Lucinda Macpherson/Kristina Fearnley, Sarah Hodgson

Staff: Anne Gill (Secretary)

This was another busy year for the D & A committee, with at least one activity and often more in almost every month (as may be seen in the accompanying Calendar of Events). The Information Board unveiled in April continues to be a source of great pride and pleasure; it looks as pristine today as it did when it was unveiled in April 2015 and draws the interest of many who pass by.

We had our usual offer of cruises: Mother's Day, Jazz and Lord Mayor's Fireworks. The Jazz cruise in June was rated a great success but the Mothers' Day cruise failed to attract sufficient interest and the Fireworks Cruise proceeded without the fireworks. It is always difficult to predict the up-take for cruises. Mother's Day last year was very early in the year and the weather leading up to it had been poor; this year, on the other hand, the cruise was very popular. And enthusiasm for the fireworks cruise remains undimmed; at the time of writing in early October the cruise is almost full. This year we are planning a new cruise: Cruising to Christmas will sail in early December to enjoy the festive lights strung out along the river bank from the water.

Our traditional parties – Boat Race, Party on the Pier and Great River Race – have been happy, well-attended affairs. The Boat Race 2015 crowd was swelled by enthusiastic women supporters there to cheer on the first ever women's race. PoP was blessed by the weather and had a very cheerful family atmosphere. The free cruises, as always, were immensely popular and full throughout the day and the trust is very grateful to Fullers for sponsoring this attraction by paying for the boat. We are equally grateful to Fullers for supplying the beer for our party bars, where there is always an appreciative queue. The GGR was less busy; sadly, the publicity from the organisers appears to aim solely at attracting spectators to the finish at Ham and, despite our own extensive publicity, the crowds are not what they used to be when the race ran downstream instead of up. Gill Exton is our tireless and highly experienced organiser of cruises and parties and is the cheerful presence behind her faithful but not always well-behaved Urn at our events.

We were delighted with the response to our programme of Winter Talks and grateful as ever to our speakers. Topics ranged widely but all had a connection with the river – a standard feature of our talks. Audiences have continued to benefit from the improved audio-visual technology in the hall and the talks have all been beautifully illustrated. Several of the talks were by authors speaking on the theme of their books and many people took the opportunity to buy books afterwards at a special rate.

This year we have been pleased to put on more so-called "double badge" events than before. The presentation about swifts was done with the RSPB, for instance; Dr Scott Pereira of the Thames Society spoke about houseboats on the Thames and we also organised a Heritage Walk with the Thames Society. Sarah Hodgeson, CPT chair, led a similar walk recently as part

of our contribution to Tidefest in Totally Thames month in September. This double badging extends our reach and attracts people new to the Pier. We have also continued to work with our core user, the Thames Explorer Trust; we sponsored two river dipping events for children and a visit by children from a special school in Hounslow. This proved a great success and we are hoping to support a second visit this year from the school. We also sponsored TET to work with children who attend the Swan Centre at Strand-on-the-Green School; they have had two river based mornings on the foreshore this month.

We were sad to lose Lucinda McPherson from the committee this year. She had been primarily responsible for PR and Marketing for the Trust for nine years and has moved on to take on more consultancy work in the field of arts and culture. But she has remained for this year our organiser and promoter of the Winter Talks and she will be with us in that capacity until April 2017. Into her place as PR and Marketing Officer we have been very pleased to welcome Kristina Fearnley, who will continue the work of getting the committee's activities on the map as widely as possible, producing our newsletter and managing the content of our website, which is currently undergoing some modifications. Kristina is keen, among other things, to develop more activities for children and has already produced a children's trail leading from Pier House to Duke's Meadows playground which is available to download.

Lastly, we are grateful as always to Anne Gill, who runs the Trust Office with charm and efficiency and is a constant support for all the D&A committee's activities, and to Sarah Hodgson for her encouragement and boundless enthusiasm for all that the committee does.

Calendar of Events at Chiswick Pier April 2015 – April 2016

APRIL 2015	10	Easter River Dipping Organised in association with Thames Explorer Trust.
	11	Boat Race It was agreed to have been a very great success with the best turn-out ever and a terrific atmosphere. Much of this was undoubtedly due to the inclusion of the women's race this year, making it even more of an event.
	16	Information Board The unveiling by the Mayor, and followed by a party, was a great success. There was a gratifying turnout and the board was much admired and has attracted passers-by ever since.
	21	The History of Swimming in the River Thames A talk by author Caitlin Davies. This brought a new group of people to the Pier.
JUNE 2015	19	Midsummer Jazz Cruise A great success with excellent food and very good feedback. It was especially pleasing that it drew people from new sources, such as the large contingent from St Paul's Church.
JULY 2015	2	Marjorie Kinnan School visit Sponsored by CPT and run by TET. The students, who have moderate learning needs, enjoyed a full day's programme which included the River of Life game, Pier activities, a bird walk, river dipping and Flood Bingo! The highlight of the day for many pupils was going on to the foreshore at low tide and catching eels, crabs and other river creatures, allowing the students to discover that the Thames is in fact the cleanest city river in the world.
	19	Party on the Pier PoP had a different and especially vibrant feel to it this time because there were many more children due to the extensive publicity aimed particularly at parents. All the cruises, kindly sponsored by Fullers as always, were full.
AUGUST 2015	7	Summer River Dipping Organised in association with Thames Explorer Trust.
SEPTEMBER 2015	12	Great River Race Numbers were down on last year, although they have never been the same since the organisers switched the race to run upstream instead of down. This year we were in competition with the Devonshire Road street party too.
	22	Eyots and Alts: Islands in the Thames Talk by author Miranda Vickers This was part of CPT's contribution to Totally Thames month and was well advertised on their website, attracting an audience new to the Pier.

OCTOBER 2015	27	Magnificent Moments on the Thames Talk by Malcolm Knight, who organises events for the Queen's Rowbarge, Gloriana
NOVEMBER 2015	14 24	Lord Mayor's Fireworks Cruise Sadly, news came through just as the boat was setting off to say the fireworks had been cancelled in view of events in Paris. Almost everyone continued with the cruise, however. The trust offered to reimburse half the ticket price as a gesture of goodwill, although few passengers took up the offer. Turner and the Thames Talk by Matthew Morgan from the National Gallery
JANUARY 2016	19	The CPT Thames Heritage Trail created by Lucinda was launched on our website this month and attracted much interest and media coverage. Houseboats on the Thames Talk by Dr Scott Pereira, held in conjunction with the Thames Society
FEBRUARY 2016	23	Londoners before London A talk about the people who lived along the Thames in West London in prehistoric times by Jon Cotton, a former senior curator at the Museum of London.
MARCH 2016	15 27	Save the Swifts A talk by Catherine Day of the RSPB and Brenna Boyle of Wild Capital on how we can support the swifts by setting up nesting boxes. Double badging with the RSPB produced a large and enthusiastic audience. Boat Race Our Boat Race party is always well attended by an eager crowd but, compared with last year, the date (Easter Sunday) and weather were negatives and the takings were somewhat down,
APRIL 2016	10 26	Heritage Walk An event jointly organised with the River Thames Society. The group were led by Peter Finch of the RTS and walked along the river from Pier House to Hammersmith. Social Change along the River Thames Jill Sanders and John Inglis showed Samuel Leigh's 1829 panorama in contrast to the contemporary Thames Panorama Project's video of the present day Thames.

**INDEPENDENT EXAMINER'S REPORT TO THE
TRUSTEES OF CHISWICK PIER TRUST**

report on the accounts of the company for the year ended 5 April 2016, which comprise the Statement of Financial Activities, the Balance Sheet, and the related notes.

Respective responsibilities of trustees and examiner

The trustees (who are also the directors of the company for the purposes of company law) are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my 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:
 - a) to keep accounting records in accordance with section 386 of the Companies Act 2006; and
 - b) to prepare accounts which accord with the accounting records, comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charities
- Have not been met; or
- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

A. E. Harraghy
Anne Harraghy (BA, FCA)
PK Audit LLP
Chartered Accountants
454-458 Chiswick High Road
London
W4 5TT

Date 5.12.2016

CHISWICK PIER TRUST
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 5 APRIL 2016

	<u>Notes</u>	<u>Unrestricted Funds</u>	<u>Designated Funds</u>	<u>Total Funds</u>	
		<u>£</u>	<u>£</u>	<u>2016</u>	<u>2015</u>
<u>INCOMING RESOURCES</u>		<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>
Voluntary income	(2a)	1,578	-	1,578	2,691
Charitable activities	(2b)	107,684	-	107,684	101,574
Activities for generating funds	(2c)	6,757	-	6,757	7,834
Investment income	(2d)	3,443	1,475	4,918	5,300
Total incoming resources		119,462	1,475	120,937	117,399
 <u>RESOURCES EXPENDED</u>					
Fund generating activities	(3a)	7,642	-	7,642	10,456
Charitable activities	(3b)	92,064	-	92,064	76,335
Governance	(3c)	34,681	-	34,681	32,607
Total resources expended		134,387	-	134,387	119,398
Net (outgoing)/ incoming resources before transfers		(14,925)	1,475	(13,450)	(1,999)
Transfers between funds		-	-	-	-
Net movement in funds		(14,925)	1,475	(13,450)	(1,999)
Balance at 6 April 2015		346,369	152,945	499,314	501,313
Balance at 5 April 2016		331,444	154,420	485,864	499,314

CHISWICK PIER TRUST
BALANCE SHEET - 5 APRIL 2016

	<u>Notes</u>	<u>2016</u>	<u>2015</u>
		£	£
FIXED ASSETS			
Tangible assets	6	-	3,881
		-	3,881
CURRENT ASSETS			
Debtors	7	7,696	2,980
Cash at bank and in hand		485,300	501,197
		<u>492,996</u>	<u>504,177</u>
CREDITORS;			
Amounts falling due within one year	8	7,132	8,744
		<u>7,132</u>	<u>8,744</u>
NET CURRENT ASSETS		<u>485,864</u>	<u>495,433</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>485,864</u>	<u>499,314</u>
		<u><u>485,864</u></u>	<u><u>499,314</u></u>

CHISWICK PIER TRUST
BALANCE SHEET - 5 APRIL 2016
(continued)

	<u>Notes</u>	<u>2016</u>	<u>2015</u>
		£	£
FUNDS			
Unrestricted Funds		331,444	346,369
Designated Funds	9	154,420	152,945
		<u>485,864</u>	<u>499,314</u>

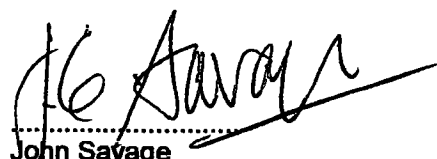
For the year ended 5 April 2016 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibility for complying with the requirements of the Act with respect to accounting records and for the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

Approved by the Trustees on 28th September 2016 and signed on their behalf by



John Savage
Trustee and Director

CHISWICK PIER TRUST

NOTES TO THE ACCOUNTS - 5 APRIL 2016

1 ACCOUNTING POLICIES

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 for Smaller Entities published on 16/07/14, the Financial Reporting Standard for Smaller Entities (effective January 2015) and the Companies Act 2006. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accountancy policy note(s).

b) Incoming Resources:

i) Voluntary income

Donations and gifts are included in full in the Statement of Financial Activities (SOFA) when receivable. The value of services provided by volunteers has not been included.

ii) Grants

Grants including for the purchase of fixed assets, are recognised in full in the SOFA in the year in which they are receivable.

iii) Mooring fees and investment income

These are included in the SOFA when received.

c) Resources expended

Resources are accounted for when payable and allocated to the particular activity where the cost relates directly to that activity.

The cost of overall direction and administration on each activity, comprising the salary and overhead costs of the central function is not apportioned.

Staff salaries are allocated to charitable activities or governance costs in accordance with the activity carried out by the member of staff.

d) Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life: Furniture and Equipment - 25% on cost.

Fixed assets are capitalised if they can be used for more than one year and the cost exceeds £1,000.

CHISWICK PIER TRUST

NOTES TO THE ACCOUNTS - 5 APRIL 2016 (CONTINUED)

- e) Fund accounting.
General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds which have been earmarked by the Board of Trustees for particular purposes.

Restricted funds are used for specific purposes as laid down by the donor. Expenditure which meets the donor's criteria is charged to the fund.

2 INCOMING RESOURCES:

2a VOLUNTARY INCOME

	Unrestricted Fund	Designated Fund	Total Funds	
			<u>2016</u>	<u>2015</u>
	£	£	£	£
Grants and donations	1,090	-	1,090	1,110
Membership	488	-	488	1,581
Miscellaneous income	-	-	-	-
	<u>1,578</u>	<u>-</u>	<u>1,578</u>	<u>2,691</u>

CHISWICK PIER TRUST

NOTES TO THE ACCOUNTS - 5 APRIL 2016
(CONTINUED)

2b CHARITABLE ACTIVITIES

	Unrestricted Fund	Designated Fund	Total Funds	
			<u>2016</u>	<u>2015</u>
	£	£	£	£
Pier house and boat stores	39,623	-	39,623	39,927
RNLI rents receivable	1,500	-	1,500	1,500
Mooring fees from boat residents	43,272	-	43,272	42,669
Pier fees and visitor moorings	23,264	-	23,264	17,287
Miscellaneous income	25	-	25	191
	<u>107,684</u>	<u>-</u>	<u>107,684</u>	<u>101,574</u>

2c ACTIVITIES GENERATING INCOME

	Unrestricted Fund	Designated Fund	Total Funds	
			<u>2016</u>	<u>2015</u>
	£	£	£	£
Events and refreshments	6,757	-	6,757	7,267
Book sales	-	-	-	567
	<u>6,757</u>	<u>-</u>	<u>6,757</u>	<u>7,834</u>

CHISWICK PIER TRUST
NOTES TO THE ACCOUNTS - 5 APRIL 2016
(CONTINUED)

2d INVESTMENT INCOME

	Unrestricted Fund	Designated Fund	Total Funds	
			<u>2016</u>	<u>2015</u>
	£	£	£	£
Bank Interest	3,443	1,475	4,918	5,300
	<u>3,443</u>	<u>1,475</u>	<u>4,918</u>	<u>5,300</u>

3. RESOURCES EXPENDED
3a COST OF GENERATING FUND

	Unrestricted Fund	Designated Fund	Total Funds	
			<u>2016</u>	<u>2015</u>
	£	£	£	£
Events and refreshment costs	7,160	-	7,160	9,124
Advertising and publicity	246	-	246	606
Book costs	236	-	236	726
	<u>7,642</u>	<u>-</u>	<u>7,642</u>	<u>10,456</u>

CHISWICK PIER TRUST
NOTES TO THE ACCOUNTS - 5 APRIL 2016
(CONTINUED)

3b CHARITABLE ACTIVITIES

	Unrestricted Fund	Designated Fund	Total Funds	
			<u>2016</u>	<u>2015</u>
	£	£	£	£
Rent, rates & insurance	22,227	-	22,227	23,715
Water, gas & electricity	7,596	-	7,596	6,279
Works, repairs & cleaning	35,303	-	35,303	12,688
Staff salaries	14,051	-	14,051	19,890
Pier house & pier rebates	11,643	-	11,643	10,439
Legal & Professional	1,206	-	1,206	-
Information board	-	-	-	3,204
Miscellaneous expenses	38	-	38	120
	<u>92,064</u>	<u>-</u>	<u>92,064</u>	<u>76,335</u>

CHISWICK PIER TRUST
NOTES TO THE ACCOUNTS - 5 APRIL 2016
(CONTINUED)

3c GOVERNANCE

	Unrestricted Fund	Designated Fund	Total Funds	
			<u>2016</u>	<u>2015</u>
			£	£
Telephone and postage	1,748	-	1,748	838
Printing and stationery	110	-	110	410
Staff salaries	22,834	-	22,834	22,384
Payroll expenses	1,073	-	1,073	614
Accountancy & examination fees	2,304	-	2,304	2,664
Other professional fees & subscription	605	-	605	554
Depreciation	3,881		3,881	2,492
Website & equipment costs	1,187	-	1,187	1,131
Bank charges	543	-	543	540
Miscellaneous	396	-	396	980
	<u>34,681</u>	<u>0</u>	<u>34,681</u>	<u>32,607</u>

4. STAFF COSTS

	<u>2016</u>	<u>2015</u>
	£	£
Gross salaries	36,885	40,556
Employer's National Insurance	0	1,718
	<u>36,885</u>	<u>42,274</u>

Average full time equivalent staff

1.5

1.5

No employee received remuneration amounting to more than £60,000 in either year.

CHISWICK PIER TRUST
NOTES TO THE ACCOUNTS - 5 APRIL 2016
(CONTINUED)

5. FEES FOR EXAMINATION OF THE ACCOUNTS

	<u>2016</u>	<u>2015</u>
	£	£
Independent examiner's fee	1,560	1,560
Other fees for accountancy and taxation services	744	1,104
	<u>2,304</u>	<u>2,664</u>

6. TANGIBLE FIXED ASSETS

	Office Furniture & Equipment	Total
	£	£
Cost		
As at 6 April 2015	15,661	15,661
Additions	-	-
Disposals	-	-
On 5 April 2016	<u>15,661</u>	<u>15,661</u>
Depreciation		
On 6 April 2015	11,780	11,780
Charge for the year	3,881	3,881
Deduct for disposals	-	-
On 5 April 2016	<u>15,661</u>	<u>15,661</u>
Net book value		
On 5 April 2016	<u>-</u>	<u>-</u>
On 6 April 2015	<u>3,881</u>	<u>3,881</u>

CHISWICK PIER TRUST
NOTES TO THE ACCOUNTS - 5 APRIL 2016
(CONTINUED)

7. DEBTORS

	<u>2016</u>	<u>2015</u>
	£	£
Trade Debtors	7,696	2,980
Prepayments	-	-
	<u>7,696</u>	<u>2,980</u>

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	<u>2016</u>	<u>2015</u>
	£	£
Trade creditors	5,069	2,355
Fees paid in advance	-	622
Taxes and social security	453	-
Accruals	1,610	5,767
	<u>7,132</u>	<u>8,744</u>

9. DESIGNATED FUND

Pier Fund	<u>2016</u>	<u>2015</u>
	£	£
Balance at 6 April 2015	152,945	151,345
Incoming resources:	1,475	
Investment income	-	1,600
Outgoing resources	-	-
Balance at 5 April 2016	<u>154,420</u>	<u>152,945</u>

Pier Fund:

The purpose of the fund is for the repairs and reinstatement of the Pier at the end of the Lease, created out of the merged Property Maintenance Fund and Contingency Reserve Fund.

CHISWICK PIER TRUST
NOTES TO THE ACCOUNTS - 5 APRIL 2016
(CONTINUED)

10. MEMBERS

2016

2015

Number of members

105

113

11. LIMITED LIABILITY

Every member of the company agrees to contribute £1 or any smaller amount required if the company is wound up while he or she is a member or within a year afterwards and if the company has debts and liabilities which it cannot meet out of its assets.

In the case of winding up none of the accumulated funds are distributable to the members, but shall be given, or transferred to, some other charitable institution having similar objectives.

12. FUTURE FINANCIAL COMMITMENTS

Under the terms of the lease agreement with the London Borough of Hounslow, the company shall return the Pier and Pier House in good condition at the end of the lease in August 2026.

13. CONTINGENT LIABILITY

The company is in disagreement with the Port of London Authority over the treatment of VAT charged on resident moorings. The Port of London Authority has charged VAT amounting to £8,258 (2015: £5,733). The company has obtained advice on and has contested this amount, as it is considered to be charged in error. No provision has been made in these accounts in respect of this amount.

14. RELATED PARTY TRANSACTIONS

There were no material transactions with related parties in the year (2015: Nil) except where shown elsewhere in the accounts.

15. TAXATION

Chiswick Pier Trust is a registered charity and therefore is not liable to income tax or corporation tax on income derived from its charitable activities, as they fall within the various exemptions available to registered charities.

TREASURER'S REPORT 2015 - 2016

Summary

The Trust made an operating loss of £13,450 in the year to April 2016 on turnover of just under £121,000. There has been no exceptional income (from boat sales) in the year. However the costs include the redecoration of the Hall and toilets, without which there would have been a small surplus.

Total reserves at the year-end stood at £485,864 including an end of lease reinstatement fund for the pier of £154,420

Breakdown of Accounts

The accounts show a deficit of £13,450 for the year.

Residential Mooring Fees income is increased by 1.4% following last year's review.

The Pier House and Boat Store income is slightly down at £39,623 (from £39,927).

Pier Fees and Visitor Moorings have increased again this year, from £17,287 to £23,624, with increases in both Commercial and Visitor moorings.

The cruises were again disappointing, this year due to the cancellation of the fireworks just before the Fireworks Cruise (which proceeded without the fireworks). A refund of 50% was offered but many generously chose not to claim it. As noted in last year's report, the Jazz cruise was better attended perhaps because it took place out of the August holiday period.

Investment income is, predictably, slightly down at £4,918.

Works, Repairs and Cleaning are much higher again at £35,303 reflecting the considerable expenditure on the redecorating of the Hall and toilets, and the first payment to Walcon for repairs to the pontoons.

Staff Salaries have reduced again overall due to less 'overtime' hours being worked.

Proposed Improvements to the Pier House

The Trustees are still considering the provision of additional space for the RNLI on the First Floor. However, in the meantime it has been proposed that the upgrading work to the Ground Floor should proceed independently.

Designated Funds

The Pier Fund remains at £150,000 plus the annual increase attributed to its share of investment income. It now stands at £154,420

PLA Licence Fee

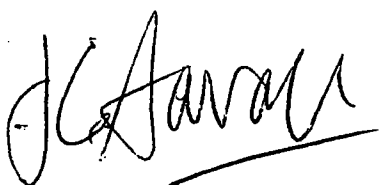
The Trustees are still in dispute with the PLA over the imposition by them of VAT on the Licence Fee for the Residential Moorings. It was hoped that this would have been resolved

by the end of the previous financial year, but the PLA has been very slow in responding to the information we have provided. In the meantime, this has been noted in the accounts as a contingent liability amounting to £8,258 (see Note 13 to the Accounts). We believe that we are now close to agreement on this issue.

Outlook

Operating costs and revenue remain generally in balance and the Trust continues to benefit from the income on boat sales as provided for in the Mooring Licence Agreements.

The Trust is actively seeking ways in which it can use surplus funds to benefit the wider community in accordance with its charitable objects.

A handwritten signature in black ink, appearing to read 'John Savage', with a horizontal line underneath.

John Savage
Treasurer