COMPANY REGISTRATION NUMBER: 12137089
CHARITY REGISTRATION NUMBER: 1191366

Blackwall Reach Trust

Company Limited by Guarantee

Unaudited Financial Statements

31 January 2026

Blackwall Reach Trust

Company Limited by Guarantee

Financial Statements

Year ended 31 January 2026

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Blackwall Reach Trust

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Director's Report)

Year ended 31 January 2026

The trustees, who are also the directors for the purposes of company law, present their report and the unaudited financial statements of the charity for the year ended 31 January 2026.

Reference and administrative details

Registered charity name	Blackwall Reach Trust	
Charity registration number	1191366	
Company registration number	12137089	
Principal office and registered office	6 Trull Farm Buildings Tetbury Gloucestershire GL8 8SQ	
The trustees	Karen Swift	
	Ian Haworth	
	Mary Monica Frost	(Resigned 1 July 2025)
	Stefanie Turton	(Resigned 31 January 2026)
	Hasina Chand	
	Fola Ademoye	(Appointed 3 April 2025)
	Simon Clennell-Jones	(Appointed 4 March 2025)
Independent Examiner	Stephen Jones 132 Burnt Ash Road Lee London SE12 8PU	
Accountants	Trust Accounting Limited 6 Trull Farm Buildings Trull, Tetbury Gloucestershire GL8 8SQ	
Bankers	CAF Bank 25 Kings Hill Avenue West Malling Kent ME19 4TA	
Grant administrators	The Trust Partnership (Foundations) Ltd 6 Trull Farm Buildings Trull, Tetbury Gloucestershire GL8 8SQ	

Structure, governance and management

Blackwall Reach Trust (the company) is a charitable company, limited by guarantee (company number 12137089), registered in England and Wales. It was incorporated on 2 August 2019 and remained dormant until the bank account was opened in September 2021 and monies that had been held by both London Borough of Tower Hamlets and SWAN Housing Association were transferred on 5 and 10 November 2021 respectively. It is governed by the Articles of Association adopted on incorporation (as amended 9 January 2024).

The charity was registered under the Charities Act 2011, Charity Registration Number 1191366 on 21 September 2020.

Trustees

The names of the trustees who were in place on 31 January 2026 together with subsequent appointments up to the date of approval of these accounts are set out as part of the reference and administrative details on page 1 of this annual report and accounts. The governing document allows for a maximum of ten Trustees:

Two individuals (each a '**Resident Trustee**') who are residents of Blackwall Reach.

Two individuals (each a '**Co-opted Trustee**') who live or work within the London Borough of Tower Hamlets, who have been identified by the Board as having skills which will benefit the Charity.

Six individuals (each a '**Nominated Trustee**') nominated by the following Nominating Bodies:

- Two individuals who are employees of, and nominated by, the London Borough of Tower Hamlets;
- Up to two appointees of Sanctuary Housing Association Ltd or one of the entities in its Group ('the Sanctuary Group') who must each be employed by the Sanctuary Group (a Sanctuary director);
- One individual who is either an employee of Woolmore Primary School or a member of its Board of Governors, and who is nominated by its Board of Governors; and
- Following the end of the period identified in Article 6.6 and not before, one individual who is a resident of Blackwall Reach and nominated by the Blackwall Reach Estates Residents' Board.

The power of appointing new trustees is vested in the trustees. The trustees do not receive any remuneration. Trustees are required to disclose all relevant interests and withdraw from decisions where a conflict of interest arises.

The trustees held a full board meeting four times during the year and an Annual General Meeting. Trustees conducted a Skills Audit this year and will use the outcomes to ensure that future recruitment to the board complements the existing skills of Trustees and fills gaps where possible.

The trustees hold ultimate responsibility for the policies, activities and assets of the charity. The trustees agree the broad strategy of the charity, review and confirm policy decisions, review proposals, approve grants, assess and discuss grant-holder performance reports and discuss financial and investment issues and performance.

Trustees keep the skill requirements of the Trustee body under review and seek to address any skill shortages upon vacancies. Trustees are inducted and training offered where necessary.

When necessary, the trustees seek advice and support from professional advisors, including legal advisors and auditors. The Trust receives funds as each phase of new redevelopment of Blackwall Reach Estate is completed. There is also an annual principle rent payment made, drawn from a service charge which all leaseholders who have purchased on the Blackwall Reach Estate have to pay annually. All monies are paid into its bank account at CAF Bank which it then uses to make grants and to cover its administrative costs.

The Trustees are also the Directors of 'the Company' and, under the terms of its Articles, every Member promises, if the Charity is dissolved while he or she remains a member, or within 12 months afterwards, to pay up to £1 towards the costs of dissolution and the liabilities incurred by the Charity while he or she was a member.

Key management

The Trustees comprise the key management personnel of the charity in charge of directing and controlling, running and operating the charity on a day-to-day basis. The day-to-day management and operation of the charity has been supported by The Trust Partnership which has provided administrative, secretarial and bookkeeping support, including trustees' policy statements and risk management procedures. This has increased efficiency and allowed the charity to maintain cost-effective operations. Where appropriate, advice is also taken from the charity's auditor, legal and other professional advisors.

Objectives and activities

The Objects of the Trust are to provide the open space, known as Robin Hood Millenium Green, for the Blackwall Reach community and members of the public for recreation and social welfare purposes and to benefit the community of Blackwall reach through charitable activities.

The Charity's Statement of Aims provides Trustees with guidance on how they may wish to further the Objects set out in the Articles of Association:

- Make a substantial contribution to the life of the whole community at Blackwall Reach;
- Be able to be enjoyed by people of all ages and physical abilities;
- Be open to visitors to Blackwall Reach as well as Blackwall Reach residents;
- Be an attractive place for people to take air and exercise, meet others and pursue leisure activities and pastimes consistent with shared enjoyment of the whole of the Robin Hood Millennium Green;

- Be used for community events and celebrations; and make a positive contribution to the local environment.

The Articles define Blackwall Reach as a specific geographical area within which grant applications must demonstrate benefit.

Public benefit

The trustees confirm that they have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charities aims and objectives, managing the charities assets and considering applications for financial assistance.

Grant-making policy and aims

Following registration with the Charity Commission, the Trustees of the Charity introduced a grant-making policy on the 29 January 2020. The purpose of the grant-making policy is to outline the principles and procedures to which Trustees must adhere in making grants of its funds in furtherance of its charitable purposes. Ensuring that each grant is made in furtherance of a charitable purpose that offers an identifiable benefit to the public or a significant section of the public and due diligence steps are followed. This policy is regularly reviewed by the board. This year's review led to the removal of the three-year rule, which stated that organisations could not reapply within three years of receiving a grant. Removal of this allows for organisations to reapply more quickly and be considered on merit.

There are five grant categories:
Give it a Go. A maximum award of £500 available to individuals to initiate new and innovative community projects where there is currently an unmet need.

Helping Hand. A maximum award of £500 specifically available to family households claiming Universal Credit to enable participation in a leisure or sporting activity which supports the child's personal development. A third-party referral is required.

Grants to Organisations. A maximum award of £20,000 available to fully constituted groups and organisations delivering beneficial community projects.

The Big Project Fund. Awards between £20,000 and £50,000 for a 1 year or 2 year project applied for by a fully constituted group with a track record of project delivery.

Crisis Fund. This fund was introduced in 2024 in response to the cost-of-living crisis. Any member of the Blackwall Reach community may apply for essential household items or clothing. Awards are anticipated of £250 but could increase to a maximum of £500 depending on the circumstances.

Achievements and performance

During the year ended 31 January 2026, nine grants were awarded (2025: 2) to the value of £101,993 (2025: £40,000).

The grants were as follows:

Active Wellbeing and Arts: Keep Fit: Big Walk and Exercise, awarded £20,000

Sports Inspired: Blackwall Reach Games and Community Club, awarded £13,008

Poplar Vets: Football, awarded £500

SPLASH: 25th anniversary celebration and coach trips to Margate, awarded £2,495

London Tigers: School holiday programme, awarded £20,000

Osmani Trust: REACH Empowering Youth Project, £25,000 a year for two years (subject to satisfactory end of year one reporting)

Active Wellbeing and Arts: Reviving Mind and Soul, awarded £19,990

Food Preservation: Community Workshop, awarded £500.

One payment of £500 was also made to a resident via the Crisis Fund

Feedback from these funded projects was heartening, demonstrating an impact on mental health and wellbeing, friendships made and community cohesion.

Active Wellbeing and Arts: Big Walk and Exercise

This multigenerational group planned 39 weekly sessions and 'Big Walk' Challenges, and completed walking challenges from Poplar to Greenwich Park as well as the Thames Barrier Park. There were further trips to Kew Gardens and Holland Park and a picnic to celebrate the walking milestones achieved.

Outcomes: There were 72 participants in all who now undertake around 150 minutes of weekly activity. Participants reported reduced stress and improved mood, had made new friendships and furthered community cohesion.

"Before I joined the walking and exercise sessions, I used to feel like the four walls of my home was my world. I used to feel so depressed and lonely but didn't feel like going out. After joining, the world around me changed! I made new friends, started exploring my local area and went to Kew Gardens and Holland Park trips. I was so happy and felt very relaxed! Thank you for organising these sessions and trips for us." M

SPLASH: Sunday 27th July Celebration of the Robin Hood Garden Millennium Green.

On this sunny day, the Green was alive with stalls selling home cooked foods, a Bouncy Castle, Arts and Craft Workshop, BBQ, face painting, Mendhi, Games and Cake cutting. Activities culminated in a tug of war of children versus adults – and the children won!

Outcomes: The Fun Day brought over 130 new and longtime residents together, with people making new friends, and creating a joyful sense of community spirit.

SPLASH: Trips to Margate

August saw two full coaches take groups of mums of all ages, and their children, to a trip to the seaside. Of these 100 participants, most had never visited the English seaside before.

Outcomes: 100 participants travelled together with family, friends and neighbours, making new friendships that will last beyond the day trip. Individuals enjoyed the opportunity to get out of the city and experience the joys of a therapeutic trip to the sea.

Financial review

Results for the year

A summary of the results for the year can be found on page 9 of this report and accounts.

During the year, total income amounted to £61,854 (2025: £36,927).

During the year, total expenditure amounted to £128,337 (2025: £52,715). Grants amounting to £101,993 (2025: £40,000) were awarded during the year and £26,344 (2025: £12,715) was spent on administration and governance costs.

This results in net expenditure during the year of £66,483 (2025: net expenditure £15,788).

Reserves policy and financial position

Reserves policy

The trustees' policy is to operate on the basis of having sufficient income to use towards meeting their charitable objects and to accord with their principal aims. The trustees are of the opinion that the charity's funds as at 31 January 2026 together with anticipated contributions from the annual principle rent charge, remain sufficient to enable them to continue this ongoing objective. Income is also derived from the leasehold sale of properties, but no sum has been received during this financial year.

The charity has sufficient, but not excessive, funds to maintain its anticipated level of charitable distributions.

Going Concern

The accounts have been prepared on a going concerns basis. Given the level of reserves the trustees are confident that the charity will remain a going concern.

Financial position

The balance sheet shows total funds of £314,676 (2025: £381,159). The unrestricted fund comprises amounts which ultimately are free reserves, but which are held by the trustees. The size of the unrestricted fund sustains and supports the level of donations which the trustees wish to make over time. The trustees consider free reserves to be adequate but not excessive in the light of the charity's reserves policy set out above.

Plans for the future

Trustees continue to review their policies and their success in achieving their objectives.

In the next twelve months, Trustees plan to:

- Review the success of their grant funding streams to ensure that residents are aware of these and find the process accessible
- Continue to strengthen the board by filling some of the vacancies, including representation by the Residents' Board
- Review the potential for recruiting a Community Connector to support community engagement.

Trustees will continue their work to improve awareness of the Trust and the funds available for organisations and individuals.

Small company provisions

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

The trustees' annual report was approved on 7 July 2026 and signed on behalf of the board of trustees by:

Ian Haworth
Trustee

Karen Swift
Trustee

Blackwall Reach Trust

Company Limited by Guarantee

Independent Examiner's Report to the Trustees of Blackwall Reach Trust

Year ended 31 January 2026

I report to the trustees on my examination of the financial statements of Blackwall Reach Trust ('the charity') for the year ended 31 January 2026.

Responsibilities and basis of report

As the trustees of the company (and also its directors for the purposes of company law) you are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

I confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales (ICAEW), which is one of the listed bodies.

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

1. accounting records were not kept in respect of the charity as required by section 386 of the 2006 Act; or

2. the financial statements do not accord with those records; or

3. the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination; or

4. the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

01/07/2026

Stephen Jones 2026
Independent Examiner

132 Burnt Ash Road
Lee
London
SE12 8PU

Blackwall Reach Trust

Company Limited by Guarantee

Statement of Financial Activities (including income and expenditure account)

Year ended 31 January 2026

	Note	2026 Unrestricted funds £	2026 Total funds £	2025 Total funds £
Income and endowments				
Principle rents	**5**	55,382	**55,382**	31,470
Investment income	**6**	6,472	**6,472**	5,457
Total income		61,854	**61,854**	36,927
Expenditure				
Expenditure on charitable activities	**7**	128,337	**128,337**	52,715
Total expenditure		128,337	**128,337**	52,715
Net (expenditure) and net movement in funds		(66,483)	**(66,483)**	(15,788)
Reconciliation of funds				
Total funds brought forward		381,159	**381,159**	396,947
Total funds carried forward		314,676	**314,676**	381,159

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

The notes on pages 12 to 16 form part of these financial statements.

Blackwall Reach Trust

Company Limited by Guarantee

Statement of Financial Position

31 January 2026

	Note	2026 £	2025 £
Current assets			
Debtors	12	**57,944**	55,785
Cash at bank and in hand		**312,130**	377,794
		370,074	433,579
Creditors: amounts falling due within one year	13	**55,398**	52,420
Net current assets		**314,676**	381,159
Total assets less current liabilities		**314,676**	381,159
Net assets		**314,676**	381,159
Funds of the charity			
Unrestricted funds		**314,676**	381,159
Total charity funds	14	**314,676**	381,159

For the year ending 31 January 2026 the charity was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

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

These financial statements were approved by the board of trustees and authorised for issue on 7th July 2026, and are signed on behalf of the board by:

Ian Haworth
Trustee

Karen Swift
Trustee

The notes on pages 12 to 16 form part of these financial statements.

Blackwall Reach Trust

Company Limited by Guarantee

Statement of Cash Flows

Year ended 31 January 2026

	2026 £	2025 £
Cash flows from operating activities		
Net (expenditure)	**(66,483)**	(15,788)
Adjustments for:		
Interest receivable and similar income	**(6,472)**	(5,457)
Changes in:		
Accrued expenses	**2,211**	18,880
Trade and other debtors	**(2,159)**	(26,471)
Trade and other creditors	**767**	873
Cash generated from operations	**(72,136)**	(27,963)
Interest received	**6,472**	5,457
Net cash (expended) in operating activities	**(65,664)**	(22,506)
Net (decrease) in cash and cash equivalents	**(65,664)**	(22,506)
Cash and cash equivalents at beginning of year	**377,794**	400,300
Cash and cash equivalents at end of year	**312,130**	377,794

The notes on pages 12 to 16 form part of these financial statements.

1. General information

The charity is a public benefit entity and a private company limited by guarantee, registered in England and Wales and a registered charity in England and Wales. The address of the registered office is 6 Trull Farm Buildings, Trull, Tetbury, Gloucestershire, GL8 8SQ.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (Charities SORP (FRS 102)) and the Companies Act 2006.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Going concern

There are no material uncertainties about the charity's ability to continue.

Disclosure exemptions

The entity satisfies the criteria of being a qualifying entity as defined in FRS 102. Its financial statements are consolidated into the financial statements of (enter name of group financial statements) which can be obtained from (enter detail). As such, advantage has been taken of the following disclosure exemptions available under paragraph 1.12 of FRS 102.

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds.

3. **Accounting policies** *(continued)*

Incoming resources

All incoming resources are included in the statement of financial activities when entitlement has passed to the charity; it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

- income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable, and its amount can be measured reliably.
- legacy income is recognised when receipt is probable and entitlement is established.
- income from donated goods is measured at the fair value of the goods unless this is impractical to measure reliably, in which case the value is derived from the cost to the donor or the estimated resale value. Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.
- income from contracts for the supply of services is recognised with the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.

Resources expended

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

Financial instruments

A financial asset or a financial liability is recognised only when the charity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the amount receivable or payable including any related transaction costs.

3. Accounting policies *(continued)*

Financial instruments (continued)

Current assets and current liabilities are subsequently measured at the cash or other consideration expected to be paid or received and not discounted.

Debt instruments are subsequently measured at amortised cost.

Where investments in shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in income and expenditure. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in the statement of financial activities, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised under the appropriate heading in the statement of financial activities in which the initial gain was recognised.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

4. Limited by guarantee

The liability of members is limited.

Under the terms of its Articles, every Member promises, if the Charity is dissolved while he or she remains a member, or within 12 months afterwards, to pay up to £1 towards the costs of dissolution and the liabilities incurred by the Charity while he or she was a member.

5. Other trading activities

	Unrestricted Funds	**Total Funds 2026**	Unrestricted Funds	Total Funds 2025
	£	**£**	£	£
Principle rents	55,382	**55,382**	31,470	31,470

6. Interest income

	Unrestricted Funds £	**Total Funds 2026 £**	Unrestricted Funds £	Total Funds 2025 £
Interest on cash deposits	6,472	**6,472**	5,457	5,457

7. Expenditure on charitable activities by fund type

	Unrestricted Funds £	**Total Funds 2026 £**	Unrestricted Funds £	Total Funds 2025 £
Grants	101,993	**101,993**	40,000	40,000
Support costs (see note 8)	26,344	**26,344**	12,715	12,715
	128,337	**128,337**	52,715	52,715

8. Support and governance costs

	Support costs £	**Total funds 2026 £**	Total funds 2025 £
Trust and financial administration	25,093	**25,093**	10,848
Other costs	-	**-**	497
Governance costs	1,251	**1,251**	1,370
	26,344	**26,344**	12,715

9. Independent examination fees

	2026 £	2025 £
Fees payable to the independent examiner for: Independent examination of the financial statements	**1,008**	960

10. Staff costs

The Charity considers its key management personnel to the Trustees. There were no employees in the charity in 2026 or 2025.

11. Trustee remuneration and expenses

No Trustee received any remuneration from the charity nor were reimbursed any expenses during the year (2025: nil).

12. Debtors

	2026	2025
	£	£
Trade debtors	**57,544**	55,185
Accrued income	**400**	600
	57,944	55,785

13. Creditors: amounts falling due within one year

	2026	2025
	£	£
Trade creditors	**1,640**	873
Accruals and deferred income	**53,758**	51,547
	55,398	52,420

14. Analysis of charitable funds

Unrestricted funds

	At 1 February 2025	Income	Expenditure	At 31 January 2026
	£	£	£	£
General funds	381,159	61,854	(128,337)	**314,676**

	At 1 February 2024	Income	Expenditure	At 31 January 2025
	£	£	£	£
General funds	396,947	36,927	(52,715)	381,159

15. Analysis of changes in net debt

	At 1 Feb 2025	Cash flows	At 31 Jan 2026
	£	£	£
Cash at bank and in hand	377,794	(65,664)	**312,130**

BLACKWALL REACH TRUST

Tel: 01285 841900 | admin@blackwallreachtrust.org.uk | Reg charity no. 1191366

Blackwall Reach Trust
c/o The Trust Partnership
6 Trull Farm Buildings
Tetbury
Gloucestershire
GL8 8SQ

R.E.Jones & Co.,
132 Burnt Ash Road,
Lee,
London SE12 8PU

Dear Sir,

This representation letter is provided in connection with your preparation of the financial statements of Blackwall Reach Trust for the year ended 31 January 2026 for the purpose of filing the financial statements with Companies House and the Charity Commission in accordance with The Companies Act 2006, The Charities Act 2011 and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

1. We have fulfilled our responsibilities as directors (Trustees), as set out in the terms of your engagement letter for preparing financial statements in accordance with The Companies Act 2006 and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), which you have drafted on our behalf, which give a true and fair view of the financial position of Blackwall Reach Trust as of 31 January 2026 and of the results of its operations for the year then ended and for making accurate representations to you.

2. We confirm significant assumptions used by us in making accounting estimates, including those measured at fair value, are reasonable.

3. We have no plans or intentions that may materially alter the carrying value and where relevant the fair value measurements or classification of assets and liabilities reflected in the financial statements.

4. We have disclosed all known actual or possible litigation and claims whose effects should be considered when preparing the financial statements and these have been disclosed in accordance with the requirements of accounting standards.

5. We confirm all related party relationships and transactions have been appropriately accounted for and disclosed in accordance with the requirements of accounting standards.

6. We confirm that all events since the balance sheet date which require disclosure or which would materially affect the amounts in the financial statements have been adjusted or disclosed in the financial statements.

7. We confirm the financial statements are free of material misstatements, including omissions. Where applicable we believe that those uncorrected misstatements identified during the accounts preparation are immaterial both individually and in aggregate to the financial statements as a whole and a list of these items is attached to this letter of representation, together with our reasons for not correcting them.

8. We confirm that, having considered our expectations and intentions for the next twelve months, and the availability of working capital, the company is a going concern. We confirm that the disclosures in the accounting policies are an accurate reflection of the reasons for our consideration that the financial statements should be drawn up on a going concern basis.

9. We confirm all accounting records and relevant information have been made available to you for the purpose of your accounts preparations. We have provided to you all other information requested and given unrestricted access to persons within the entity from whom you have deemed it necessary to obtain information. All other records and related information have been made available to you.

10. We confirm all transactions undertaken by the company have been properly reflected in the accounting records and are reflected in the financial statements.

11. We acknowledge our responsibility for the design, implementation and maintenance of controls to prevent and detect fraud. We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.

12. We have disclosed to you all information in relation to fraud or suspected fraud that we are aware of and that affects the entity and involves, management, employees who have significant roles in internal control, or others, where fraud could have a material effect on the financial statements.

13. We have disclosed to you all information in relation to allegations of fraud, or suspected fraud affecting the entity's financial statements communicated by employees, former employees, analysts, regulators or others.

14. We confirm that we are not aware of any possible or actual instance of non-compliance with those laws and regulations which provide a legal framework within which the company conducts its business and which could affect the financial statements. The company has complied with all aspects of contractual agreements that could have a material effect on the financial statements in the event of non-compliance.

15. We confirm that we have disclosed to you the identity of the entity's related parties and all related party relationships and transactions relevant to the company that we are aware of.

16. We confirm that the company has satisfactory title to all assets, and there are no liens or encumbrances on the assets except for those disclosed in the financial statements.

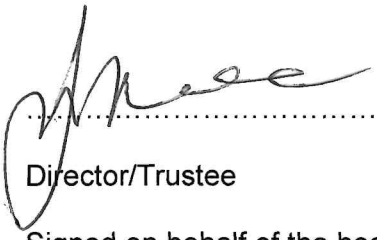
17. We confirm that there are no liabilities, contingent liabilities or guarantees to third parties other than those disclosed in the financial statements.

18. We confirm that the company has at no time during the year entered into any arrangement, transaction or agreement to provide credit facilities (including loans, quasi loans or credit transactions) for directors, nor to guarantee or provide security for such matters, except as disclosed in the financial statements.

19. The financial statements have been fully explained and discussed, and we are of the opinion that they show a true and fair view of the financial position of the company as of 31 January 2026 and of the results of its operations for the year then ended.

We confirm to the best of our knowledge and belief that the above representations are made on the basis of enquiries of management and staff with relevant knowledge and experience and, where appropriate, of inspection of supporting documentation sufficient to satisfy ourselves that we can properly make each of the above representations to you.

Yours faithfully



.....(Signature) 30/6/2026

Director/Trustee Date

Signed on behalf of the board of Trustees as agreed at the AGM

Blackwall Reach Trust ARAA

Final Audit Report 2026-07-01

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