The Bedford Park Society CIO
Trustees' Annual Report for 2025

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

Administrative Information

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

This report covers the period from January 1, 2025 to December 31, 2025.

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

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

The trustees who served during the 2025 calendar year were as follows.

Chair: Helen Jameson
Hon. Treasurer: Elisabeth Bassett
Hon. Secretary: Anna Nikoulina
Nicholas Bueno de Mesquita
David Blackburn
Catherine Bowes
Barbara Boehm
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.

Structure, Governance and Management

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

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

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

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

Chair
Vice Chair
Secretary
Treasurer.

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

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

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

Objectives, Activities and Public Benefit.

The principal objective of the society is the preservation and protection of the buildings of Bedford Park. The Society delivers public benefit through architectural preservation, community education, participation in local planning and enhancement of the neighbourhood. In addition to its core role of preserving the character of Bedford Park, the Society works on behalf of the local community to improve the amenities of the area and the environment, representing residents' views and interests.

The Bedford Park Society aims to protect the amenities of the conservation area, the buildings and their setting, and to ensure any development is in keeping with the original character of the garden suburb. The Society informs and supports its members on issues affecting the Bedford Park street scene, the quality of the environment and the services provided to the community by the local authorities 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. Bedford Park continues to retain its identity, community spirit and unique character bequeathed by the inspiration and genius of its original founder and architects.

Annual Report & Annual General Meeting Summary

1. Executive Summary & Meeting Overview

The 3rd Annual General Meeting (AGM) of The Bedford Park Society Charitable Incorporated Organisation (CIO) was held at The ArtsEd, 14 Bath Road, Chiswick, W4 1LY on Wednesday, 3 June 2026 at 7:30pm.

- **President's Welcome**: President Nigel Woolner welcomed members, expressing warm gratitude to the Executive Committee for their dedicated work during the year and noting the Society's significantly raised public profile and record intake of new members during its 150th anniversary year.
- **Apologies Received**: Apologies were received from Ian Armstrong, Barbara Boehm, Kevin Cummings, Peter Gorle, Patrick and Louise Grattan, Frances Hall, Paul Jameson, Tim Knox, Martin Landy, Anna (Anya) Nikoulina, Duncan Ouseley, Andrew Pears, Peter Walton, and Michael Wilson.
- **Meeting Structure**: Chair Helen Jameson outlined the structure of the meeting: a review of the Society's activities in 2025, special projects, core planning work, and local infrastructure, followed by audience questions; then a financial report by Hon Treasurer Libby Bassett, financial questions, and formal AGM resolutions.

2. Chair's Report, Objectives & Review of 2025 Activities

Core Mandate & Portfolio

The primary statutory objective of The Bedford Park Society is to preserve and enhance the architectural heritage and unique character of Bedford Park, which remains at the very center of its work. Complementing this core duty, the Society covers a broad portfolio of civic, environmental, and community work on behalf of Bedford Park and its residents, as detailed in the Annual Review delivered to members.

150th Anniversary Special Celebrations & Events

2025 marked the 150th anniversary of the founding of Bedford Park as the world's first garden suburb, providing a landmark opportunity to celebrate its special architectural heritage and rich social history:

- **Anniversary Exhibition ("The Community at Bedford Park 1875–2025 — 'Ahead of the World in Everything?'")**: Launched at a celebratory party in May 2025 and displayed at various venues throughout the year. The exhibition examined the political, social, professional, and recreational communities formed in Bedford Park over 150 years. Supported by a team of 12 volunteer researchers, it featured newly researched details, rarely seen illustrations, and recently discovered early photographs. Material that could not be included in the physical exhibition is being published in the *Bedford Park Journal* and forms the basis for further historical research.
- **150th Anniversary Publication**: The Society commissioned and produced a special 150th anniversary publication celebrating the architectural beauty, open vistas, interiors, and

gardens of Bedford Park. It detailed founder Jonathan Carr's vision and Norman Shaw's architectural legacy across both central streets and the surrounding streets of "outer" Bedford Park. Copies were distributed to all households across Bedford Park and made available to anyone requesting a copy.

- **Anniversary Merchandise**: New items launched to mark the milestone included William de Morgan "Bedford Park Daisy" mugs, a folding umbrella, a limited edition silk scarf in a 150th presentation box, and continued sales of Maurice B. Adams map Giclée prints.
- **Anniversary Events**:
    - **Annual Launch Party**: Featured guest speaker Peter Murray, who spoke on the foresight of Bedford Park's early architects and the relevance of the architecture to housing development today.
    - **Annual Betjeman Lecture**: Delivered by Nicholas Friend, taking the audience on a journey through the creative, political, and cultural landscapes of 1875.
    - **Green Days Stall**: Hosted a merchandise stand and community hub for members and local residents to meet and chat.
- **Sponsorship Acknowledgments**: The Society expressed sincere gratitude to Knight Frank, Savills, Whitman & Co, and the Hounslow Thriving Communities Fund for generously sponsoring both the exhibition and publication projects.

Schools & Youth Heritage Engagement

Building on visits by children and parents from two local schools, Southfield and Orchard House, to the 150th exhibition, the Society launched a joint project in Spring 2026. This initiative directly engages local school children in exploring the architectural design, heritage, and community of Bedford Park.

Overview of Key Planning Concerns (Core Mandate)

Commenting on planning and listed building applications submitted to Ealing and Hounslow Councils is central to the Society's statutory role and core objective.

In 2025, the Society reviewed 80 planning applications (an increase from 72 in 2024). Of these, local planning authorities approved 47, refused 12, and 1 was withdrawn. A marked increase was seen in undetermined applications, with 20 still pending at year-end—indicating that both local authorities were struggling with application volume due to resource constraints. Additionally, 3 appeals were considered during the year, resulting in 1 allowed, 1 dismissed, and 1 undetermined at year-end.

- **Major Planning Concerns & Negative Trends**:
    - **Inconsistency with Conservation Area Guidelines**: A continuing trend of applications that breach established guidelines.
    - **Over-development**: Increasing proposals representing over-development in both listed and unlisted houses, alongside large or very large garden outbuildings that significantly reduce precious green amenity spaces.

    - **Proliferation of Unnecessary Roof Lights**: Proliferation of roof lights on front roof slopes and street-visible rear roofs (with up to seven on a single property without practical purpose), severely damaging Bedford Park's sweeping roofscapes.
    - **Loss of Historic Details**: Loss of original historic doors (even when repairable) and alterations to fences following individual preference rather than historical character.
    - **Misuse of "Non-Material Amendments"**: Frequent approval by councils of amendments that the Society considers material, without prior notification to the Society.
- **Advocacy, Guidance & Technical Expertise**:
    - Driven by a strong voluntary team of experienced heritage architects who carefully consider every application.
    - Pre-application advice offered via the website and consultations to help householders achieve better architectural outcomes.
    - Constructive engagement with council planners, balancing necessary criticism of indefensible decisions against the need to maintain good working relationships to protect local heritage.

Infrastructure, Streetscape & Local Issues

- **Heathrow 3rd Runway Threat**: Government support announced in 2025 poses a major threat regarding noise and potential loss of runway alternation respite. Monitored by David Blackburn and the Infrastructure Committee in coordination with the No 3rd Runway Coalition and Chiswick Against the Third Runway.
- **Streetscape Maintenance**: Active engagement with borough teams on non-tarmac alternatives for damaged paving, weed build-up (due to non-chemical weed policies), heavy leaf clearance, and street tree care.
- **Resident Advocacy & Action**: Members are strongly encouraged to submit individual feedback and report streetscape issues directly via online council tools, as individual reports carry significant weight alongside Society representations.

Community Engagement, Governance & Membership

- **Record Membership Growth**: A record 75 new members joined in 2025 (likely aided by 150th anniversary visibility), bringing total membership to **721 individual members** across **463 households** (up from 651 members / 422 households in 2024).
- **Patronage Transition**: Sir Donald Insall CBE retired after 24 years of distinguished service as Patron (honoured in his 100th birthday year). Tim Knox CVO FSA (Director of The Royal Collection) was appointed as the new Patron.
- **Volunteers**: Sincere thanks were expressed to departing volunteers Simon Hillyard (Minutes Secretary & Infrastructure) and Paul Hopper (Infrastructure), and to newly appointed Membership Secretary Rhoda Alvanzado Phillips.

3. Financial Report for Year Ended 31 December 2025

Presented on a receipts and payments basis by Hon Treasurer Libby Bassett, the Society's finances remain strong and well-managed.

The Society's assets breakdown at year-end includes a Strategic Reserve of £30,000 maintained for exceptional legal or consultancy costs needed to protect local heritage, the restricted Tom Greeves Fund of £34,620, and an unrestricted Revenue Reserve of £8,334.

Receipts and Payments for the period 01 January 2025 to December 31 2025

Receipts	£ 53,555
Payments	£(35,413)
Net income	£ 18,142
Opening reserves at 01 January 2025	£ 54,812
Closing reserves at 31 December 2024	£ 72,954

Statement of Assets and Liabilities for the period 01 January 2025 to December 31 2025

Assets	£ 72,954
Liabilities	£ 0
Net Assets	£ 72,954

4. Categorized Member Questions & Formal Responses (Q&A)

Planning, Conservation & Enforcement

- **Question 1 (Front Garden Paving & Porcelain Tiles)**
  - **Resident Query**: Tess Canfield noted that some houses were installing porcelain tiles in front gardens and asked if anything could be done to prevent this.
  - **Society Response**: Chair Helen Jameson noted that the Society's guidance documents explicitly promote porous or semi-porous surfaces and traditional garden planting.
- **Question 2 (Council Approval of Non-Compliant Applications & Remedies)**
  - **Resident Query**: Mary Chapman expressed surprise that applications contravening council guidance were being approved, asking if councils could be requested to make a public statement and what remedies exist.
  - **Society Response**: The Chair explained that objectors/third parties have no right of appeal when an application is approved (appeals are only open to applicants upon refusal). Nigel Woolner added that councils frequently grant permissions to avoid costly appeals against persistent, well-resourced applicants.
- **Question 3 (Importance of Planning Committee Expertise)**
  - **Resident Query / Comment**: John Scott emphasized that council planning staff lack in-depth knowledge of specific historic suburb architecture, making the expert input of the BPS Planning Committee essential for sound decisions.
  - **Society Response**: Carol Woolner added that while planning officers are good listeners, they do not always act on BPS advice or consult the committee when required.
- **Question 4 (De-listing Heavily Altered Buildings)**
  - **Resident Query**: Liz Ross asked if it was possible to 'de-list' a building that had been heavily altered.
  - **Society Response**: The Chair replied that there would be no practical benefit or protection gained from de-listing.
- **Question 5 (Victorian Society Relationship)**
  - **Resident Query / Comment**: Carol Douglas commended John Scott for strengthening ties with the Victorian Society.
  - **Society Response**: Helen Jameson and Libby Bassett acknowledged the Victorian Society and expressed appreciation for the use of their meeting room for Planning Committee deliberations.

Streetscape & Local Environmental Issues

- **Question 6 (Overgrown Hedges & Sidewalk Obstruction)**
  - **Resident Query**: Tess Canfield highlighted pedestrian hazards caused by overhanging privet hedges encroaching onto sidewalks.
  - **Society Response**: The Chair agreed that this was becoming challenging and committed to publishing a polite reminder in an upcoming e-news asking residents to keep foliage trimmed.
- **Question 7 (Tree Removals & Borough Tree Management - Ealing vs. Hounslow)**

- **Resident Query**: Torin Douglas asked about tree removal notices posted by Ealing Council.
- **Society Response**: David Blackburn explained that Ealing Council proactively notifies the Society, removes only dead/dying/dangerous trees, and maintains a comprehensive tree database. Conversely, Hounslow Council operates haphazardly with no new tree planting. Both boroughs suffer from 40+ years of legacy underinvestment.

Financial & Operational Clarifications

- **Question 8 (SMAAA Restoration Fund Contribution)**
  - **Resident Query**: Inquiry regarding whether the £1,000 contribution to the SMAAA Restoration Fund was an annual commitment or a one-off.
  - **Treasurer Response**: Libby Bassett confirmed that this was a one-off contribution made as a gesture of thanks for housing the refurbished Tabard sign in the Michael Room.
- **Question 9 (Society Insurance Coverage)**
  - **Resident Query**: Inquiry regarding whether the Society carries formal insurance policies.
  - **Treasurer Response**: Libby Bassett confirmed that the Society maintains comprehensive public liability and directors' insurance.

5. Formal Resolutions & AGM Decisions

1. **Adoption of Financial Statements**: Proposed and seconded, the financial statements for the year ended 31 December 2025 were **unanimously adopted** by a show of hands (all in favor, no objections).
2. **Appointment of Independent Examiner**: George Hay & Co (Chartered Accountants) were **unanimously re-appointed** as independent examiners for the CIO going forward.
3. **Executive Committee Elections**: No new nominations were received; existing trustees continue in office.

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 25/10/2026

Signature 

Full name Anna Nikoulina

Position Hon. Secretary

Date 25/10/2026

THE BEDFORD PARK SOCIETY

Receipts and Payments Accounts
for the Year Ended 31 December 2025
for The Bedford Park Society
Charitable Incorporated Organisation (CIO)

Charity Number 1198788

Contents

Receipts and Payments Accounts	**Page 2**
Statement of Assets and Funds	**Page 3**
Notes to the Financial Statements	**Page 4**
Independent Examiner's Report	**Page 5**

The Bedford Park Society

Receipts and Payments Account for the Year Ended 31 December 2025

	2025		2025		2025		2024	
	Unrestricted		Restricted		Total funds		Total funds	
	£	£	£	£	£	£	£	£
Receipts								
Annual subcriptions	5,160		-		**5,160**		**5,270**	
Proceeds from events	7,635		-		**7,635**		**5,215**	
Proceeds from sale of goods	5,301		-		**5,301**		**5,512**	
Other donations *(See Note 4)*	1,478		20,436		**21,914**		**2,033**	
150th Anniversary related receipts *(see Note 1)*	-		13,077		**13,077**			
Gift Aid	-		-		**-**		**2,485**	
Interest	468		-		**468**		**598**	
		20,042		33,513		**53,555**		**21,113**
Payments								
Costs of events	6,801		-		**6,801**		**2,716**	
Costs of goods sold	3,754		-		**3,754**		**6,972**	
Member communications *(See Note 2)*	2,525		-		**2,525**		**1,624**	
Printing, stationery and postage	494		-		**494**		**857**	
Subscriptions and donations	1,230		-		**1,230**		**230**	
Insurance	695		-		**695**		**707**	
Website and IT	553		-		**553**		**468**	
AGM and Annual Review	523		-		**523**		**574**	
Storage	1,248		-		**1,248**		**646**	
Meeting rooms	600				**600**		**-**	
Finance fees	45		-		**45**		**15**	
Accountancy	360		-		**360**		**330**	
Repairs and restoration	-		-		**-**		**2,844**	
150th Anniversary activies *(See Note 1)*	3,472		13,084		**16,556**		**823**	
Energy Guide	-		-		**-**		**1,945**	
Miscellaneous	29		-		**29**		**419**	
		(22,329)		(13,084)		**(35,413)**		**(21,170)**
Net Income/(Expenditure)		(2,287)		20,429		**18,142**		**(57)**
Opening Reserves as at 1 January		40,628		14,184		**54,812**		**54,869**
Transfer of funds		-		-		**-**		**-**
Closing Reserves as at 31 December		38,341		34,613		**72,954**		**54,812**

The Bedford Park Society

Statement of Assets and Liabilities for Year Ended 31 December 2025

	2025	2024
	£	£
Assets		
Cash at bank	72,954	54,812
	72,954	54,812
Liabilities		
Creditors	-	-
	-	-
Net Assets	72,954	54,812
Unrestricted funds		
Strategic fund *(See Note 3)*	30,000	30,000
Revenue reserve	8,334	10,628
	38,334	40,628
Restricted funds		
Tom Greeves Bedford Park Society Fund *(See Note 4)*	34,620	14,184
	34,620	14,184
Total funds	72,954	54,812

Notes to the Financial Statements for the Year Ended 31 December 2025

1. 2025 was the **150th anniversary** of the founding of Bedford Park. To celebrate this milestone the Society arranged a special exhibition and publication. These were funded by the sponsorship of three local organisations and a grant from the Hounslow Thriving Communities Fund with the balance being funded from the Society's own reserves.

2. **Member communications** includes the costs of producing and distributing the Bedford Park Journal, the photographs which are used online and in our publications and managing member mailing lists.

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** brought forward 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.

   During the year the successors to Eleanor Greeves proposed that the capital be transferred to The Bedford Park Society. The receipt of the income is included as **Other Donations** within the Receipts and Payments account.

   Expenditure from the income and the capital of the fund continues to require approval from the successors to Eleanor Greeves, and so the accumulated reserves are shown on the balance sheet as a Restricted Fund. There was no expenditure from the fund in the year.

5. The Society had a total of 721 individual members (2024: 651 individual members) and 463 households (2024: 422 households) at the year end, with 75 new members (2024: 46 new members) joining during the period.

6. No guarantee has been given by the CIO, where any potential liability under that guarantee is outstanding at the date of the statement of assets and liabilities.

7. At the date of the statement of assets and liabilities no debt was outstanding which was owed by the CIO and which was secured by an express charge on any of the assets of the CIO.

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

I report to the trustees on my examination of the accounts of the above charitable incorporated organisation ("the Trust") for the year ended 31 December 2025, which are set out on pages 1 to 4.

Responsibilities and basis of report

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

- **accounting records were not kept in accordance with section 130 of the Act or**
- **the accounts do not accord with the accounting records**

I have no concerns and have come across no other matters in connection with the examination to which 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: 8th June 2026

THE BEDFORD PARK SOCIETY

Receipts and Payments Accounts
for the Year Ended 31 December 2025
for The Bedford Park Society
Charitable Incorporated Organisation (CIO)

Charity Number 1198788

Contents

Receipts and Payments Accounts	**Page 2**
Statement of Assets and Funds	**Page 3**
Notes to the Financial Statements	**Page 4**
Independent Examiner's Report	**Page 5**

The Bedford Park Society

Receipts and Payments Account for the Year Ended 31 December 2025

	2025		2025		2025		2024	
	Unrestricted		Restricted		Total funds		Total funds	
	£	£	£	£	£	£	£	£
Receipts								
Annual subcriptions	5,160		-		**5,160**		**5,270**	
Proceeds from events	7,635		-		**7,635**		**5,215**	
Proceeds from sale of goods	5,301		-		**5,301**		**5,512**	
Other donations *(See Note 4)*	1,478		20,436		**21,914**		**2,033**	
150th Anniversary related receipts *(see Note 1)*	-		13,077		**13,077**			
Gift Aid	-		-		**-**		**2,485**	
Interest	468		-		**468**		**598**	
		20,042		33,513		**53,555**		**21,113**
Payments								
Costs of events	6,801		-		**6,801**		**2,716**	
Costs of goods sold	3,754		-		**3,754**		**6,972**	
Member communications *(See Note 2)*	2,525		-		**2,525**		**1,624**	
Printing, stationery and postage	494		-		**494**		**857**	
Subscriptions and donations	1,230		-		**1,230**		**230**	
Insurance	695		-		**695**		**707**	
Website and IT	553		-		**553**		**468**	
AGM and Annual Review	523		-		**523**		**574**	
Storage	1,248		-		**1,248**		**646**	
Meeting rooms	600				**600**		**-**	
Finance fees	45		-		**45**		**15**	
Accountancy	360		-		**360**		**330**	
Repairs and restoration	-		-		**-**		**2,844**	
150th Anniversary activies *(See Note 1)*	3,472		13,084		**16,556**		**823**	
Energy Guide	-		-		**-**		**1,945**	
Miscellaneous	29		-		**29**		**419**	
		(22,329)		(13,084)		**(35,413)**		**(21,170)**
Net Income/(Expenditure)		(2,287)		20,429		**18,142**		**(57)**
Opening Reserves as at 1 January		40,628		14,184		**54,812**		**54,869**
Transfer of funds		-		-		**-**		**-**
Closing Reserves as at 31 December		38,341		34,613		**72,954**		**54,812**

The Bedford Park Society

Statement of Assets and Liabilities for Year Ended 31 December 2025

	2025	2024
	£	£
Assets		
Cash at bank	72,954	54,812
	72,954	54,812
Liabilities		
Creditors	-	-
	-	-
Net Assets	72,954	54,812
Unrestricted funds		
Strategic fund *(See Note 3)*	30,000	30,000
Revenue reserve	8,334	10,628
	38,334	40,628
Restricted funds		
Tom Greeves Bedford Park Society Fund *(See Note 4)*	34,620	14,184
	34,620	14,184
Total funds	72,954	54,812

Notes to the Financial Statements for the Year Ended 31 December 2025

1. 2025 was the **150th anniversary** of the founding of Bedford Park. To celebrate this milestone the Society arranged a special exhibition and publication. These were funded by the sponsorship of three local organisations and a grant from the Hounslow Thriving Communities Fund with the balance being funded from the Society's own reserves.

2. **Member communications** includes the costs of producing and distributing the Bedford Park Journal, the photographs which are used online and in our publications and managing member mailing lists.

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** brought forward 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.

   During the year the successors to Eleanor Greeves proposed that the capital be transferred to The Bedford Park Society. The receipt of the income is included as **Other Donations** within the Receipts and Payments account.

   Expenditure from the income and the capital of the fund continues to require approval from the successors to Eleanor Greeves, and so the accumulated reserves are shown on the balance sheet as a Restricted Fund. There was no expenditure from the fund in the year.

5. The Society had a total of 721 individual members (2024: 651 individual members) and 463 households (2024: 422 households) at the year end, with 75 new members (2024: 46 new members) joining during the period.

6. No guarantee has been given by the CIO, where any potential liability under that guarantee is outstanding at the date of the statement of assets and liabilities.

7. At the date of the statement of assets and liabilities no debt was outstanding which was owed by the CIO and which was secured by an express charge on any of the assets of the CIO.

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

I report to the trustees on my examination of the accounts of the above charitable incorporated organisation ("the Trust") for the year ended 31 December 2025, which are set out on pages 1 to 4.

Responsibilities and basis of report

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

- **accounting records were not kept in accordance with section 130 of the Act or**
- **the accounts do not accord with the accounting records**

I have no concerns and have come across no other matters in connection with the examination to which 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: 8th June 2026