

Company Number: 01870925  
Charity Number: 294117

**HAMPTON POOL TRUST**

**TRUSTEES' ANNUAL REPORT AND  
UNAUDITED FINANCIAL STATEMENTS**

**31 MARCH 2022**

RSM UK Tax and Accounting Limited  
Third Floor, One London Square,  
Cross Lanes, Guildford,  
Surrey GU1 1UN

**HAMPTON POOL TRUST**

**TRUSTEES' ANNUAL REPORT  
for the year ended 31 March 2022**

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The trustees present their report and the financial statements of Hampton Pool Trust ("the Trust") for the year ended 31 March 2022.

The financial statements have been prepared in accordance with the accounting policies set out in the notes to the financial statements and comply with the Charities Act 2011, the Companies Act 2006, the Memorandum and Articles of Association of the charitable company, and Accounting and Reporting by Charities: 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) (effective 1 January 2019).

**OBJECTIVES AND ACTIVITIES**

**Charitable objectives**

The Trust is established to provide swimming and associated facilities at Hampton Swimming Pool, High Street, Hampton for the benefit of all the inhabitants of Hampton, Hampton Hill and the local area aforesaid without distinction of sex or political or other opinions and to associate the local authorities, voluntary organisations and the said inhabitants in a common effort to provide in the interest of social welfare such swimming and associated facilities for recreation or other leisure time occupation with the object of improving the conditions of life of the said inhabitants.

**Charitable activities**

The Trust's principal activity in pursuit of its charitable objectives is the provision of swimming and associated facilities for the benefit of the community. To raise funds to pursue the charitable objectives, the trustees undertake to produce a series of six Summer Picnic Concerts. The activities to stage the concerts are led by the Summer Picnic Concerts Producer, who is appointed by the trustees.

**Public benefit**

The trustees have taken The Charity Commission's general guidance on public benefit (contained within their guidance publication "Charities and Public Benefit") into consideration in preparing their statement on public benefit contained within this trustees' annual report.

*Trustees' assessment of public benefit, benefits and beneficiaries*

The main beneficiaries of the Trust are those that make use of Hampton Swimming Pool and the associated facilities, and the main benefits provided to those beneficiaries are health and recreation related and other similar leisure-time occupations. The trustees' assessment of public benefit is therefore based upon the level of use by the local inhabitants of the pool and associated facilities and the feedback received from those inhabitants upon their experience of the pool and associated facilities.

**HAMPTON POOL TRUST****TRUSTEES' ANNUAL REPORT (Continued)**  
**for the year ended 31 March 2022**

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**ACHIEVEMENTS AND PERFORMANCE:**

2021/22 proved to be another incredibly challenging year, with major highs and lows. I would like to start this report by paying tribute once again to our amazing pool team, to the volunteers who support Hampton Pool by working as Board and committee members, to our wider Trust membership who continue to support the pool work and to the community of pool users without whom we couldn't have achieved the exceptional year this turned out to be.

Things didn't look so bright in the early months of this financial year however. We were emerging with some caution from the third national lockdown, following the roller coaster of lockdown closures during 2020-21 with inevitable consequences for the pool's operation and the financial position at the end of 2020-21. Sadly, this meant that with Covid numbers high throughout the summer and a lack of government indemnity for events, we were unable to hold our much-loved summer picnic concerts for a second consecutive year. Equally we were proceeding with extreme caution as we commenced reopening of swimming and dry side activities on 29 March following the third national lockdown.

The pool team were by now expert at staged reopening and many of the teething problems with the booking app had been ironed out. As such we were reasonably confident of a successful reopening. However, none of us could have predicted the unprecedented bounce back through the summer and into the autumn of 2021. The Hampton Pool community came back in large numbers, joined by many new customers. This was despite not being able to operate "as normal" for the remainder of the year due to continuation of high Covid numbers throughout this reporting period.

Against this background, with risk management measures in place, we were delighted to return to a face-to-face AGM in December 2021, following the postponement of the 2020 AGM which was finally held online in March 2021. This was an opportunity to make some significant changes to the Trust Articles to ensure flexibility to hold our AGM as an online meeting should this become necessary in future as recommended by the Charity Commission.

Perhaps the most notable high point of this year was the successful completion of the planning approval process for the Hampton Pool building redevelopment following the green light to proceed given by Richmond upon Thames Planning Committee in November 2020. During 2020/21 we completed all the remaining hurdles connected with sign off by the Greater London Authority as part of the Stage 2 process. The final approval was received in February 2022. Connected with this we were also very pleased that the Wimshurst Pelleriti design for the new Hampton Pool building won People's Choice at the New London Awards in November 2021.

Further welcome news came in the form of grant funding from Richmond upon Thames Community Fund to support the next step in our green transport plans. This award provided the funding to install much needed additional storage for bicycles at the pool in place early in 2022.

We continued to explore funding opportunities and potential grants in support of the new building seeking further professional advice during the period. This included meeting Mark Maidment, Chief Executive serving Richmond and Wandsworth Council to explore the role of Hampton Pool within borough provision and to enlist his support.

The other major area of work has been the preparation for the 100th birthday of Hampton Pool on 24th June 2022. The Centenary celebration will feature as a major achievement of the next annual reporting period, but this would not have been possible without significant planning and community engagement throughout the autumn and winter of 2021. We were also very pleased to be able to begin the series of Centenary concerts at the Hammond Theatre in February and March 2022.

## HAMPTON POOL TRUST

### TRUSTEES' ANNUAL REPORT (Continued) for the year ended 31 March 2022

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From the outset we were seeking to highlight the importance of the pool to the lives of local people, raising awareness of our significant birthday and engaging the community in contributing to the event. The celebrations were to be an opportunity to celebrate and recognise the wider social impact of Hampton Pool's presence in Hampton alongside the positive contribution made to health and wellbeing.

Significant work by the Centenary Steering Group, a joint Trust YMCA working group, supported by members of the Communications and Outreach Committee led to the launch of a number of initiatives during the period. These included collecting memories and photographs of Hampton Pool to illustrate its importance decade by decade. We had an amazing response from the community with some lovely stories and photographs provided, some of which have been included in a free booklet developed to mark the Centenary. Alongside this we researched the history of the pool to strengthen our growing archive.

As part of the community engagement, we launched community arts projects. Many members of the pool community and local 'Knit and Natter' groups knitted bunting pennants in many and varied colours. In addition, local quilt makers commenced work on a community quilt created to mark the Centenary, working to a design celebrating the pool created by Paula Doyle. We also reached out to local schools to encourage their involvement in the events we were planning.

As we approached the end of the 2021/22 it was clear that despite the continuing difficulties of the ongoing pandemic and the cautious approach we were taking, Hampton Pool had experienced what will probably be noted as the most successful year to date in term of attendance, largely due to the resilience and determination of our community of swimmers. This has in part compensated for the loss of concert income during the period. This enabled us to enter 2022/23 with confidence. This was fortunate given the significant rise in energy prices to follow in the next reporting period.

The annual attendance data below shows clearly the bounce back experienced.

#### Attendance

Hampton Pool Trust provided swimming and health and wellbeing benefits to the following groups during the period 1 April 2021 to 31 March 2022 (figures in brackets provide information as reported in the 2020/21 Trustees' annual report):

- Total attendance figures: 283,838 (137,448)
- Total swimming entries: 230,650 (105,300). This does not include swimming lessons.
- Total number of child swimming entries: 95,411 (25,459)
- Swimming lesson entries: 31,140 (11,603)
- Moonlight swims: 62 (53) averaged 90 (75)
- TNT: 1,511 (0)
- NPLQ: 13 courses 144 (we ran 4 blended courses and 5 onsite only courses. Qualifying 108 people)
- Water polo: 1,123
- Swim and social club: 863
- GP referral passes Council free swims: 32
- Gym Attendance: 14,702 (6,201)
- Registered annual and monthly gym members: 235 (220)
- Gym Pay-As-You-Go members: 125 (105)
- 13-15 members: 123 (63)
- Class attendances (including Aquarobics): 36,969 (14,344)

Christmas Day swimming was full but only saw 1,368 (428) due to covid people through.

## HAMPTON POOL TRUST

### TRUSTEES' ANNUAL REPORT (Continued) for the year ended 31 March 2022

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We continued to provide open air swimming, health and wellbeing and fundraising facilities to some local schools, clubs and teams including:

- Thames Turbo Triathlon Club
- Kingfisher triathlon
- Swim Lab Adult Swim Club
- Teddington Master Adult Swim Club
- Teddington Swim Club Children's Swim Club
- Leander Sea Scouts
- Comet Triathlon Club
- Hearts of Teddlothian Football Club
- Age UK
- Active interest
- Swim Expert
- 1st Walton Sea Scouts
- 1st Surbiton Sea Scout Group
- St James's Parents & Friends Association
- Twickenham Prep School (TPS) Parents Committee
- Hampton School
- First Stride Events
- Hampton Prep School
- Hampton Junior School
- Philip Southcote School
- Hampton Hill Junior School
- St James School

#### Pool management

The original contract with YMCA St Paul's Group expired at the end of March 2017; subsequently a rolling extension to the contract has been in place as we continued to await confirmation of planning permission for the pool building redevelopment. As an extension of two further years had been agreed in March 2021, the terms of this continued in force throughout the period of this annual report.

With planning approvals finally received, further work on the shape of the future operation of the pool has been a priority this year. This was significantly more difficult due to the continuation of changes in operation caused by Covid and most recently by the impact of increasing energy costs.

A Business Model Workstream established during the previous reporting period continued to develop plans for the future operation closely connected with development of detailed design for the building. Populating the detailed plans requires input by YMCA as operator as it is essential that we have a shared understanding of impact of the changes in the building on the components of the future operation. This is needed for fundraising and as we move forward into construction.

In connection with this, much work was done by the pool team to develop evidence of the pool's reach and impact by purchasing and populating the Social Data Hub, which includes a social value calculator, a sector tool used to evaluate health and wellbeing impact. This tool was developed by Sheffield Hallam University and the Sport Industry Research Unit and is endorsed by Sport England who expect such data to be included in applications for funding.

**HAMPTON POOL TRUST****TRUSTEES' ANNUAL REPORT (Continued)  
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In order to utilise this, work has been underway to map the existing data held on the pool's operating systems into the Data Hub. This large mapping and testing exercise is continuing into the next reporting period and we hope to be able to include examples of the outputs at our next AGM in December 2022.

**Concerts**

Due to the Government imposed COVID-19 restrictions, our events originally planned for July 2020 had to be postponed again to July 2022. We managed to reschedule three of the five remaining events where tickets went on sale in February 2020 and a majority of ticketholders kept their tickets. As a consequence, we have carried forward all pre-sold revenue and prepaid expenses and hence have not incurred a deficit due to the postponement. Nevertheless, a second year of fundraising opportunity has been lost and while this does not put the Trust at any risk, it is a significant disappointment.

However, as part of our Centenary celebrations, the Trust organised four successful concerts at the nearby Hammond Theatre. The surplus for the first two events which took place in February & March was £1.6k and is reported in these accounts.

**Communications and Marketing**

Regular communication with members and the wider community remained a priority this year. Two editions of Poolside Chat were produced for wider outreach during the period with a particular focus on providing updates about progress with the building and the forthcoming Centenary.

Regular 'Chair's Updates' were circulated to Trust members about the changing arrangements as Hampton Pool emerged from lock down and later in the period covered work underway in preparation for the Centenary. This also included the breaking news about the building planning approval.

A further 'Conversation with Members' organised towards the end of this reporting period which focussed on the building project. Held on 23 March 2022, the meeting gave members an opportunity to see the building plans in the form worked up in detail to RIBA Stage 3 and to discuss the point reached.

A building communications plan was developed which included establishing a Neighbours Liaison Group to keep in touch with close neighbours of the pool as plans develop. This will launch once we are closer to commencing construction. At this stage we have invited close neighbours to sign up to a mailing list which will be used to provide updates and we will be organising an opportunity to see the plans in more detail in due course.

Responsibility for marketing the pool rests with the YMCA St. Paul's Group as the operating company, with oversight by the Trust provided by the Operations and Oversight Committee. Due to the impact of Covid, marketing during 2020/21 had been scaled down due to the uncertainties and restricted numbers. However as we began to prepare for the Centenary it was important to step up our community outreach and to extend the social media presence. Work commenced on this during the early months of 2021. This included raising awareness of the Centenary by attending outreach events as these began to be held, taking our stall to events which included the Christmas Fair on Hampton Green and to the Centenary Concerts at the Hammond Theatre. We visited local schools to discuss how the children could be involved and distributed promotional materials locally. These included postcards to support our call for stories and photographs and banners about the Centenary. We also discussed the involvement in the centenary events with the groups represented on the Hampton Pool Consultative Group, the user group for Hampton Pool.

**HAMPTON POOL TRUST****TRUSTEES' ANNUAL REPORT (Continued)**  
**for the year ended 31 March 2022**

In connection with our aim to broaden community engagement and raise awareness, we talked to local craft and community groups, including 'Knit and Natter', to encourage involvement in our community arts projects. The knitted bunting and quilting projects proved especially popular! This was with significant support provided by Kit Greenleaves, and for the Community Quilt Project, by Paula Doyle, whose wonderful design was created by many individual quilters submitting blocks to Paula who then made up the quilt. We also planned photography, poetry and photography competitions early in 2022 to be implemented ahead of the Centenary weekend.

We were keen to mark the Centenary with some specific merchandise and we were delighted to have the support of Lisa Tolley, a local artist who provided us with a design based on the Hampton Pool image which was produced as a print and bag to mark the Centenary. Most of these projects were planned and prepared early 2022 with the results seen for the first time at the Centenary event in June.

**Building Development plans**

The Trust has now obtained planning permission for the substantial and long overdue upgrade of facilities at Hampton Pool (planning application 16/3434/FUL submitted to the London Borough of Richmond upon Thames (LBRuT) in August 2016). As reported last year, progress with the planning application has been slow due to changing planning requirements and requests for additional information, including a request to change the energy strategy (perhaps fortunate given the current energy crisis). In addition, the plans were required to be referred to the GLA as the proposed development is on Metropolitan Open Land. This two-stage approval process resulted in receiving planning consent on a unanimous vote of committee members in November 2020 (Stage 1) and subject to completion of agreements associated with planning conditions and a Section 106 unilateral undertaking was referred back to the GLA (Stage 2 approval) and the long-awaited final planning permission was granted on 18 February 2022.

The scope of the development includes the refurbishment of the existing facilities and car park along with the extension of the main building to the west and provision of a new roof to extend the existing cafe. The proposed development addresses significant accessibility issues in the existing building and provides an exciting facility which will enable us to develop the offer to the community by extending our outdoor and indoor activities and developing the pool as a community hub integrated into LBRuT's structured approach to support health and wellbeing. The project is now ready to go out to tender for construction and plans developed to RIBA Stage 3 to include all planning change requests, new legislation since 2014, sustainability and technology requirements and a review with the pool operator post COVID-19 to ensure the facilities meet current expectations. This unbuilt project design won the Peoples' Choice award in the New London Awards in November 2021.

Since the planning permission was granted, we have been working to build the financial resources to progress this project. We have also reviewed the terms of the existing management agreement with the current pool operator. The scale of the project has an estimated anticipated outturn cost of £8.6million. In the post Covid period there has been a reduction in grant availability. In 2022, energy costs have risen and will probably increase further this winter, along with uncertainty in the financial markets. While the vision of the Trust is to deliver the whole project, we recognise that, in the current circumstances, we may have to deliver the project in a phased approach, and over a longer period.

The long-term future of the Pool depends on the development and the Trust is aiming to enable construction to begin in 2023. However, we will not commit until we are sure of the likely income and fundraising environment. Consultation with the community and all interested parties will continue throughout this decision-making process.

**HAMPTON POOL TRUST****TRUSTEES' ANNUAL REPORT (Continued)  
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**The Royal Parks licence**

The Trust operates under a long-term licence from The Royal Parks (TRP) to occupy and use land in Bushy Park. The 20 year licence expired on 24 March 2020 and a three-year interim licence through to 31 March 2023 has been agreed to provide time to work on the detail of a longer-term licence required for the period post-development of the proposed new facilities. Since planning permission has been granted, the Trust has been working with TRP on the detail of this licence so that we can give potential funders for the development the confidence and assurance to fund the proposed development. TRP have limited statutory powers, however they recognise that the Pool has been in existence for 100 years. They also share the view that we can work together for a mutual strategic benefit especially given our overlapping strategic well-being, health and environmental objectives. We are encouraged that longer term and development licences will be obtained to start construction in 2023.

**FINANCIAL REVIEW****Financial results of activities and events**

The activities of the Trust generated total income of £210,955 (2020/2021: £44,874). The significant increase is due to the successful reopening of the Pool following the end of the final COVID-19 lockdown. Although the Summer Picnic Concerts had to be postponed until July 2022, a series of small Centenary theatre-based concerts were held which contributed £14,229 to income in the current year.

The Trust's total expenditure amounted to £25,872 (2020/2021: £36,131).

The resulting surplus of £185,083 (2020/2021: £8,743) has been added to the unrestricted general fund reserves.

**Reserves policy**

Funds are being specifically retained by the trustees at the present time to safeguard the Trust and to enable the delivery of its charitable objectives, by helping to fund the refurbishment of the swimming pool facilities. In addition, funds are held in case of adverse factors arising beyond the control of the trustees, including climatic conditions and unforeseen major maintenance, such as the recent changing room refurbishment.

At the 31 March 2022, the Trust had free reserves of £1,451,548 (31 March 2020: £1,273,101). Free reserves are made up of the general fund of £1,458,184 less the fixed assets associated with the general fund of £6,636.

**Going concern**

The trustees have reviewed the financial forecasts for the Trust and have, in particular considered its anticipated income and expenditure commitments for a period of twelve months from the date of approval of this trustees' annual report. Despite the global impact of the COVID-19 pandemic and the emerging energy crisis, the trustees believe that nevertheless the Trust has adequate resources to continue in operational existence for at least the next twelve months and to meet all of its liabilities during that period as they fall due. For that reason, the trustees continue to adopt the going concern basis in preparing the financial statements.

**HAMPTON POOL TRUST****TRUSTEES' ANNUAL REPORT** (Continued)  
**for the year ended 31 March 2022**

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**Principal risks and uncertainties**

The trustees have assessed the major strategic, business and operational risks which the Trust faces. Systems, processes and controls have been established to enable regular monitoring of the Trust's exposure to those risks and to mitigate the likely incidence and impact of those risks upon the effective operation of the Trust. The Trust's risk management plan is reviewed and updated, as necessary, at least annually.

**STRUCTURE, GOVERNANCE AND MANAGEMENT****Status and history**

Hampton Pool Trust (also known as "Hampton Pool") is a registered charity, and a company limited by guarantee, not having share capital. Every member undertakes to contribute an amount not exceeding £25 to the assets of the Trust in the event of the Trust being wound-up during the period of membership, or within one year thereafter.

The Trust was incorporated on 11 December 1984 and became a registered charity on 7 April 1986. The Trust is governed by the rules and regulations set down in its company Memorandum and Articles of Association which was last updated on 13 December 2021.

**Members**

Anyone over the age of 18 can become a member of the Trust and as of 31 March 2022, there were 441 members (31 March 2021: 477). During the year, 2 members (2020/2021: 7) joined the Trust and 38 members (2020/2021: 7) left the Trust.

**Trustees**

The trustees of the Trust, who are also the directors of the company, are all volunteers. They are responsible for governing the Trust and directing how it is managed and run. They have overall responsibility for the Trust, determining its strategy, setting relevant policies and overseeing the management of activities. The trustees are required to hold at least four Board meetings during each calendar year.

**Trust Governance**

The Trustees have continued to lead the strategy and long-term planning for the development and sustainability of Hampton Pool as well as performing the important oversight of the pool's operational management and marketing.

## HAMPTON POOL TRUST

### TRUSTEES' ANNUAL REPORT (Continued) for the year ended 31 March 2022

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The trustees presented their five-year strategic vision and objectives for securing the future of Hampton Pool to members of the Trust in December 2019. The objectives are:

➤ **To be financially and environmentally sustainable.**

**Financial sustainability to be achieved by:**

- Completing the building development for year-round revenue streams
- Developing and implementing the fundraising strategy for the Trust
- Developing pool infrastructure and ensuring effective maintenance
- Negotiating relevant licences from The Royal Parks to secure the pool throughout the period of the development and beyond
- Finalising arrangements for the management contract to cover pool operation throughout and following the development

**Environmental sustainability to be achieved by:**

- Developing environmental initiatives in line with best practice (London Plan and local plans as a minimum)
- **To provide a safe, welcoming, and enjoyable user experience to be achieved by:**
- Meeting customer expectations through proactive partnership with our service provider
  - Ensuring that our buildings and infrastructure are fit for purpose and are updated in line with regulatory changes
  - Developing the pool in line with best practice in the open-air swimming pool community
- **To extend community engagement in health and wellbeing activities to be achieved by:**
- Further developing positive relationships with stakeholders
  - Review and redevelopment of our communication platforms and content
  - Developing our networks to extend community outreach and engagement in line with our charitable objectives

Nine Board meetings were held during this annual reporting period, with much of the detailed work in support of the Trust's strategy delegated by the Board to committees each of which is led by a trustee. Depending on the nature of the business covered, these comprise other trustees and may include seconded members of the Trust, with representatives of the management contractor, or professional advisors in attendance as required and appropriate. The work and decisions of the committees must be reported to and approved by the Board. In addition, a strategic workshop was held in September 2021 to progress our major objectives.

Work on Trust governance continued, led by the Governance and Ethics Committee as we sought to mitigate the impact of COVID-19 on Trust business. The Annual General Meeting which we had planned to hold in December 2020 was held as an online meeting in March 2021 under the emergency powers in place at that time. We were determined to return to a face-to-face AGM and to revert to the preferred timing in December if at all possible. Fortunately, with no return to lockdown we were able to hold the AGM covering the 2020-21 financial year on 13 December 2021 as an in-person meeting as we had hoped.

**HAMPTON POOL TRUST****TRUSTEES' ANNUAL REPORT (Continued)**  
**for the year ended 31 March 2022**

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This was a timely moment to consider the Hampton Pool Trust Articles to ensure that we could be more flexible and hold an online AGM in future if necessary and to continue the use of online voting. Mark Sherwin had been appointed as Company Secretary in April 2021 and he took on the detailed work required to amend the articles based on guidance provided by the Charity Commission. Changes were reviewed by the Trust legal advisors. These changes were voted in at the December 2021 AGM. Despite this it will be our intention to continue to hold an in-person AGM in future, external health and environmental challenges permitting.

Hampton Pool Trust Board comprises directors/trustees who volunteer significant time to achieve the objectives of the charitable company. The workload is also supported by members who volunteer for events and activities. This year has seen a continued effort to extend and develop involvement especially as workload has stepped up due to the building development and run up to the Centenary. We are delighted by the help provided to support outreach events during the period, including the Christmas Carols at the Pool held in December. Unfortunately, it continues to be more challenging to find Trust members prepared to take on the work required as a member of the Board or Committee which means that the existing Board members are having to cover multiple roles. This is unsustainable in the longer term.

The day-to-day management and administration of Hampton Pool has been subcontracted to YMCA St. Paul's Group under a facilities management contract and is carried out by the professional staff employed YMCA St. Paul's Group.

**Recruitment of trustees**

The Articles of Association provide for not less than five and no more than fifteen trustees, who are also directors of the company. The number of trustees has fallen from fourteen at the start of the period of this report and currently stands at twelve.

At each Annual General Meeting, one third of the trustees are required to retire from office, provided that no trustee shall be required to retire unless he or she has completed two years of service. A retiring trustee shall be eligible for re-election.

Members of the Trust are entitled to propose trustees for election prior to the Annual General Meeting.

The trustees may from time-to-time appoint new trustees to fill any vacancies arising and to ensure the Trust has access to the specialist skills it needs. New trustees appointed by the Board serve until the next Annual General Meeting when they may stand for election by the members.

**Induction and training of trustees**

The chair of the Board of trustees is responsible for the induction of all new trustees. This involves guidance on the responsibilities of a trustee, their legal obligations under company and charity law, the content of the Trust's Memorandum and Articles of Association, the history and philosophical approach of the Trust, how the decision-making processes operate, the business plan and recent financial performance of the Trust, and other administrative procedures.

A new trustee will also receive copies of the previous year's annual report and a copy of the Charity Commission leaflet 'The Essential Trustee: What You Need to Know'. During the induction, the new trustee will also meet other trustees and key members of YMCA St. Paul's Group pool management team.

**HAMPTON POOL TRUST****TRUSTEES' ANNUAL REPORT (Continued)  
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Trustees are encouraged to attend appropriate external training events where these will enhance their effectiveness in undertaking of their roles. This includes a Board Away Day which considers strategy and objectives in the autumn of each year.

**Trustees' responsibilities in the preparation of financial statements**

The trustees (who are also the directors of Hampton Pool Trust for the purposes of company law) are responsible for preparing the trustees' annual report and the financial statements in accordance with applicable law and regulations.

Company law requires the trustees to prepare financial statements for each financial year. Under that law, the trustees are preparing the financial statements in accordance with United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice and applicable law).

Under company law, the trustees must not approve financial statements unless they are satisfied that they give a true and fair view of the state of the affairs of the Trust and of its income and expenditure, for that period. In preparing those financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Trust will continue in business.

The trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Trust's transactions and disclose with reasonable accuracy at any time the financial position of the Trust and enable them to ensure that the financial statements comply with Companies Act 2006. They are also responsible for safeguarding the assets of the Trust and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the Trust's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from the legislation in other jurisdictions.

**Independent examiner**

Kerry Gallagher, FCA DChA of RSM UK Tax and Accounting Limited has indicated her willingness to continue in office.

**Statement as to disclosure of information to the independent examiner**

The trustees at the date of approval of this trustees' annual report confirm that so far as each of them is aware, there is no relevant information of which the independent examiner is unaware, and the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant information and to establish that the independent examiner is aware of that information.

**HAMPTON POOL TRUST****TRUSTEES' ANNUAL REPORT** (Continued)  
**for the year ended 31 March 2022****REFERENCE AND ADMINISTRATIVE DETAILS**

The trustees of the charity, who are also the directors of the company, in office since 1 April 2021, are as follows:

Ralph Arundell		(resigned 13 December 2021)
Deborah Boland		(resigned 22 February 2022)
Marguerite Cameron		
Andy Cowper		
Mark Doyle	<b>Finance Director</b>	
Alexander Fell		
Grahame Hadden		(re-elected 13 December 2021)
Jean Hughes		(resigned 13 December 2021)
Tim Lawes		(resigned 15 June 2021)
Stuart Leamy		
Jill Livesey		(co-opted 18 September 2021, elected 13 December 2021)
Jane Savidge	<b>Chair</b>	
Mark Sherwin	<b>Secretary</b>	
Katie Sullivan		(co-opted 13 January 2022)
Daphne Wharton		(re-elected 13 December 2021)
Michael White		

The principal address of the charity and the registered office of the company is Hampton Pool, High Street, Hampton, Middlesex TW12 2ST. The charity is registered under the charity number 294117, and the company is incorporated with the company registration number 01870925.

The trustees have made the following professional appointments:

Bankers:	Lloyds Banking Group plc, 17 Heath Road, Twickenham, Middlesex TW1 4AW
Accountant:	RSM UK Tax and Accounting Limited, Third Floor, One London Square, Cross Lanes, Guildford, Surrey GU1 1UN
Independent Examiner:	Kerry Gallagher, FCA DChA of RSM UK Tax and Accounting Limited, Davidson House, Forbury Square, Reading, Berkshire RG1 3EU

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**TRUSTEES' ANNUAL REPORT (Continued)**  
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**EXEMPTIONS FROM DISCLOSURE**

No exemptions from the disclosure requirements applicable to a small charity have been taken in this trustees' annual report.

**FUNDS HELD AS CUSTODIAN TRUSTEE ON BEHALF OF OTHERS**

Although the Trust would maintain restricted funds to deal with income that is earmarked for a particular purpose by donors, sponsors, and other funders, Hampton Pool Trust does not hold any funds, and the trustees do not anticipate that it will in the future hold any funds, as custodian for any third party.

This report was approved by the trustees on 10 November 2022, and was signed for and on behalf of the board by

  
..... Chair

Jane Savidge

11 November 2022

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF HAMPTON POOL TRUST**

I report to the trustees on my examination of the financial statements of Hampton Pool Trust (the charitable company) for the year ended 31 March 2022, which are set out on pages 15 to 24.

**Responsibilities and basis of report**

As the trustees of the charitable 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 financial statements of the charitable 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 your charitable company's financial statements 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.

An independent examination does not involve gathering all the evidence that would be required in an audit and consequently does not cover all the matters that an auditor considers in giving their opinion on the financial statements. The planning and conduct of an audit goes beyond the limited assurance that an independent examination can provide. Consequently, I express no opinion as to whether the financial statements present a 'true and fair view' and my report is limited to those specific matters set out in the independent examiner's statement.

**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 giving me reasonable cause to believe that in any material respect:

1. accounting records were not kept in respect of the charitable company 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 financial statements 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: Accounting and Reporting by Charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and 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 financial statements to be reached.

*Kerry Gallagher*

Signed: .....

Date: **14/11/22** 2022

Name: Kerry Gallagher, FCA DChA

Name of applicable listed body: The Institute of Chartered Accountants in England and Wales

Relevant professional qualification or membership of professional body: Chartered Accountant

On behalf of RSM UK TAX AND ACCOUNTING LIMITED

Chartered Accountants

Davidson House, Forbury Square, Reading, Berkshire RG1 3EU

## HAMPTON POOL TRUST

**STATEMENT OF FINANCIAL ACTIVITIES**  
**(including Income and Expenditure Account)**  
**for the year ended 31 March 2022**

	Notes	Unrestricted funds 2022	Restricted funds 2022	Total funds 2022 £	Unrestricted funds 2021 £	Restricted funds 2021 £	Total funds 2021 £
<b>INCOME FROM:</b>							
Donations and legacies	2	3,301	-	3,301	4,991	19,500	24,491
Charitable activities:							
Operation of the swimming pool	3	191,201	-	191,201	14,331	-	14,331
Other trading activities	4	14,229	-	14,229	-	-	-
Investments	5	2,224	-	2,224	6,052	-	6,052
<b>TOTAL</b>		<u>210,955</u>	<u>-</u>	<u>210,955</u>	<u>25,374</u>	<u>19,500</u>	<u>44,874</u>
<b>EXPENDITURE ON:</b>							
Raising funds	6	(12,629)	-	(12,629)	-	-	-
Charitable activities:							
Operation of the swimming pool	7	(13,243)	-	(13,243)	(36,131)	-	(36,131)
<b>TOTAL</b>		<u>(25,872)</u>	<u>-</u>	<u>(25,872)</u>	<u>(36,131)</u>	<u>-</u>	<u>(36,131)</u>
<b>NET INCOME AND NET MOVEMENT IN FUNDS</b>		<u>185,083</u>	<u>-</u>	<u>185,083</u>	<u>(10,757)</u>	<u>19,500</u>	<u>8,743</u>
<b>RECONCILIATION OF FUNDS</b>							
Fund balances brought forward at 1 April		1,273,101	19,500	1,292,601	1,283,858	-	1,283,858
<b>FUND BALANCES CARRIED FORWARD AT 31 MARCH</b>	12	<u>1,458,184</u> =====	<u>19,500</u> =====	<u>1,477,684</u> =====	<u>1,273,101</u> =====	<u>19,500</u> =====	<u>1,292,601</u> =====

## HAMPTON POOL TRUST

UNAUDITED BALANCE SHEET  
as at 31 March 2022

Company Number: 01870925

	Notes	2022 £	2021 £
<b>FIXED ASSETS</b>			
Tangible assets	9	26,136	-
<b>CURRENT ASSETS</b>			
Current asset investments		688,684	769,137
Debtors	10	352,710	115,140
Cash at bank and in hand		622,733	585,438
		<u>1,664,127</u>	<u>1,469,715</u>
<b>LIABILITIES</b>			
Creditors: Amounts falling due within one year	11	(212,579)	(177,114)
		<u>1,451,548</u>	<u>1,292,601</u>
<b>NET CURRENT ASSETS</b>			
		<u>1,451,548</u>	<u>1,292,601</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES &amp; NET ASSETS</b>			
		<u>1,477,684</u>	<u>1,292,601</u>
		=====	=====
<b>THE FUNDS OF THE CHARITY</b>			
Unrestricted income funds	12	1,458,184	1,273,101
Restricted income funds	12	19,500	19,500
		<u>1,477,684</u>	<u>1,292,601</u>
		=====	=====

For the year ended 31 March 2022, the charitable company was entitled to exemption from audit under section 477 of the Companies Act 2006 (the Act) relating to small companies.

The trustees' responsibilities:

- The members have not required the charitable company to obtain an audit of its financial statements for the year in question in accordance with section 476 of the Act; and
- The trustees 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.

The financial statements on pages 15 to 24 were approved by the trustees and authorised for issue on 10 November 2022, and are signed on their behalf by

  
Jane Savidge Chair

11 November 2022

**HAMPTON POOL TRUST****NOTES TO THE UNAUDITED FINANCIAL STATEMENTS  
for the year ended 31 March 2022**

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**1. ACCOUNTING POLICIES****Company information**

Hampton Pool Trust (the charitable company) is a private company limited by guarantee incorporated in England and Wales. In the event of the charitable company being wound up, the liability in respect of the guarantee is limited to £25 per voting member of the charitable company. The registered office and principal place of business is at Hampton Pool, High Street, Hampton, Middlesex TW12 2ST. The charitable company's principal activities are disclosed in the trustees' annual report.

**Basis of accounting**

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and under the historical cost convention.

Within the definitions of FRS 102, the charitable company is a public benefit entity.

The financial statements have also been prepared in accordance with the accounting policies set out below and comply with the Charities Act 2011, the Companies Act 2006, the Memorandum and Articles of Association of the charitable company, and Accounting and Reporting by Charities: 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) (effective 1 January 2019).

**Going concern**

The trustees have reviewed the financial forecasts for the Trust and have, in particular, considered its anticipated income and expenditure commitments for a period of twelve months from the date of approval of this trustees' annual report. Despite the global impact of the COVID-19 pandemic and the emerging energy crisis, the trustees believe that nevertheless the Trust has adequate resources to continue in operational existence for at least the next twelve months and to meet all of its liabilities during that period as they fall due. For that reason, the trustees continue to adopt the going concern basis in preparing the financial statements.

**Income**

General donations and other similar types of voluntary income that arise from non-exchange transactions are brought into account when receivable by the charity and donated income is included gross of any attributable tax recoverable, where relevant. Income recognition is therefore determined on the basis of entitlement, probability of economic benefits and reliability of measurement. Donations given for specific purposes are treated as restricted income.

All other types of income arising from exchange transactions are accounted for on an accruals' basis, being recognised as income when earned by the charitable company.

**HAMPTON POOL TRUST**

**NOTES TO THE UNAUDITED FINANCIAL STATEMENTS (Continued)**  
**for the year ended 31 March 2022**

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1. **ACCOUNTING POLICIES (Continued)**

**Expenditure**

Expenditure is allocated to the cost of raising funds or to the charitable company's principal activity as direct costs where those costs can be identified as being directly related to that activity. All costs that cannot be identified as relating directly to an activity are categorised as either support costs or governance costs. Any costs that cannot be specifically categorised are allocated in proportions based upon a suitable ratio applicable to the nature of the cost involved.

Governance costs are the costs associated with running the Trust as a charitable company and include independent examination fees and other similar regulatory or compliance costs.

**Taxation**

The Trust is a registered charitable company and as such its income and gains falling under section 471 to 489 of the Corporation Tax Act 2010 or section 256 of the Taxation of Chargeable Gains Act 1992 are exempt from tax to the extent that they are applied to its charitable objectives.

**Financial instruments**

A financial instrument is a contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity. Financial instruments are therefore classified and accounted for according to the substance of the contractual arrangement as financial assets, financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the entity after deducting all of its liabilities.

**Financial assets and liabilities**

The charitable company's debtors and creditors that meet the definition of either a financial asset or a financial liability are initially recognised at the transaction value and thereafter are stated at amortised cost using the effective interest method.

**Tangible fixed assets**

All tangible assets purchased that have an expected useful economic life that exceeds one year, are capitalised and classified as tangible fixed assets. Tangible fixed assets are stated at historical cost less depreciation. Depreciation is provided on all tangible fixed assets at rates calculated to write each asset down to its estimated residual value evenly over its expected useful life, as follows:

Land and buildings	over 7 to 15 years
Plant and machinery	over 3 to 10 years

**Current asset investments**

In circumstances where cash is placed on deposit for periods of more than three months, so as to achieve a higher rate of return, these deposits are classified as current asset investments in the balance sheet.

## HAMPTON POOL TRUST

NOTES TO THE UNAUDITED FINANCIAL STATEMENTS (Continued)  
for the year ended 31 March 2022

## 1. ACCOUNTING POLICIES (Continued)

**Cash at bank and in hand**

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition.

**Fund accounting**

The general fund comprises the accumulated surpluses of unrestricted income over expenditure, which are available for use in furtherance of the general objectives of the charitable company.

Restricted funds are funds subject to specific conditions imposed by donors. The purpose and use of the restricted funds are set out in the notes to the accounts. Amounts unspent at the year end are carried forward in the balance sheet.

## 2. DONATIONS AND LEGACIES

	Unrestricted Funds £	Restricted Funds £	Total Funds	
			2022 £	2021 £
Donations receivable	3,301	-	3,301	3,491
Legacies received	-	-	-	1,500
Grant income	-	-	-	19,500
	<u>3,301</u>	<u>-</u>	<u>3,301</u>	<u>24,491</u>
	=====	=====	=====	=====

Grant income of £19,500 in 2021 was included within restricted funds. All other income in the prior year was attributable to unrestricted funds.

## 3. OPERATION OF THE SWIMMING POOL

	2022 £	2021 £
Share of operating surplus receivable from YMCA St Paul's Group	187,201	-
Adjustment to share of operating surplus receivable from YMCA St. Paul's Group in respect of 2019/2020	-	10,331
Administration fee receivable from YMCA St. Paul's Group	4,000	4,000
	<u>191,201</u>	<u>14,331</u>
	=====	=====

## 4. OTHER TRADING ACTIVITIES

	2022 £	2021 £
Income from the Centenary theatre concerts	14,229	-
	=====	=====

## HAMPTON POOL TRUST

NOTES TO THE UNAUDITED FINANCIAL STATEMENTS (Continued)  
for the year ended 31 March 2022

5.	<b>INVESTMENTS</b>	<b>2022</b>	<b>2021</b>
		£	£
	Bank interest receivable on short term cash deposits	2,224	6,052
		=====	=====
6.	<b>RAISING FUNDS</b>	<b>2022</b>	<b>2021</b>
		£	£
	Costs of concerts and raising funds	12,629	-
		=====	=====
7.	<b>OPERATION OF THE SWIMMING POOL</b>	<b>2022</b>	<b>2021</b>
		£	£
	Direct costs:		
	Share of operating loss deductible by YMCA St Paul's Group	-	54,664
	Reversal for share of surplus potential clawback receivable from YMCA St Paul's Group	-	(39,864)
		-----	-----
		-	14,800
	Support costs:		
	Professional fees	1,734	9,220
	Other costs	4,905	5,412
		-----	-----
		6,639	14,632
	Governance costs:		
	Independent examiner's fee	4,986	4,720
	Accountancy costs	1,146	1,287
	Insurance including trustees' liability cover	472	692
		-----	-----
		6,604	6,699
		-----	-----
		13,243	36,131
		=====	=====

## HAMPTON POOL TRUST

NOTES TO THE UNAUDITED FINANCIAL STATEMENTS (Continued)  
for the year ended 31 March 2022

## 8. STAFF COSTS

The Trust does not employ any staff and therefore, there were no employees, who received total emoluments in excess of £60,000 and there are no amounts to be disclosed in respect of key management personnel.

The trustees received no remuneration for their services to the charitable company during the current or previous year, but during the year, two trustees (2020/2021: two trustees) were reimbursed for concert costs of £1,357 (2020/2021: £2,292) and support costs of £596 (2020/2021: £Nil) incurred on behalf of the charitable company.

Other than in respect of the trustees themselves, the Trust is not significantly reliant upon the contributions of volunteers for running the operation of the Trust. However, the trustees acknowledge the contribution of volunteers in relation to fund raising.

## 9. TANGIBLE ASSETS

	Land and buildings £	Plant and machinery £	TOTAL £
Cost:			
At 1 April 2021	996,552	220,780	1,217,332
Additions	-	26,136	26,136
31 March 2022	996,552	246,916	1,243,468
	=====	=====	=====
Depreciation:			
1 April 2021 and 31 March 2022	996,552	220,780	1,217,332
	=====	=====	=====
Net book value:			
31 March 2022	-	26,136	26,136
	=====	=====	=====
31 March 2021	-	-	-
	=====	=====	=====

Together the above assets represent substantially all of the Hampton Swimming Pool facilities operated exclusively for charitable purposes by the Trust. The pool buildings are owned by the Trust but are situated on Crown property. The Trust occupies the site under a licence agreement with the Royal Parks Foundation, a registered charitable company incorporated in England and Wales.

## HAMPTON POOL TRUST

NOTES TO THE UNAUDITED FINANCIAL STATEMENTS (Continued)  
for the year ended 31 March 2022

10. DEBTORS	2022	2021
	£	£
Amounts falling due within one year:		
Amounts owed by YMCA St. Paul's Group	190,341	3,141
Prepayments and accrued income	162,369	111,999
	<u>352,710</u>	<u>115,140</u>
	=====	=====
11. CREDITORS	2022	2021
	£	£
Amounts falling due within one year:		
Trade creditors	29,521	4,001
Accruals	5,100	4,650
Deferred income – Summer 2022 concerts	177,958	-
Deferred income – Summer 2021 concerts	-	168,463
	<u>212,579</u>	<u>177,114</u>
	=====	=====
Deferred income relating to Summer concerts:		
Deferred income brought forward	168,463	200,949
Deferred income refunded	(67,151)	(60,449)
Income received in advance during the period	76,646	27,963
	<u>177,958</u>	<u>168,463</u>
	=====	=====

In the light of COVID-19, on 11 May 2020, the trustees took the decision to postpone the Summer 2020 concerts and offered ticketholders the option of a full refund or use of their tickets for the Summer 2021 concerts instead. The trustees took a similar decision on 11 May 2021 to postpone events for a further year until July 2022 with the same options for ticketholders. Accordingly, the majority of the deferred income referred to above has become Summer 2022 concert income.

## HAMPTON POOL TRUST

NOTES TO THE UNAUDITED FINANCIAL STATEMENTS (Continued)  
for the year ended 31 March 2022

12. THE FUNDS OF THE CHARITY	Balance at 1 April 2021 £	Income £	Expenditure £	Balance at 31 March 2022 £
<b>For the year ended 31 March 2022:</b>				
<b>Unrestricted income funds:</b>				
General fund	1,273,101	210,955	(25,872)	1,458,184
<b>Restricted income funds:</b>				
Cycling infrastructure fund	19,500	-	-	19,500
<b>Total Funds</b>	<u>1,292,601</u> =====	<u>210,955</u> =====	<u>(25,872)</u> =====	<u>1,477,684</u> =====
	<b>Balance at 1 April 2020 £</b>	<b>Income £</b>	<b>Expenditure £</b>	<b>Balance at 31 March 2021 £</b>
<b>For the year ended 31 March 2021:</b>				
<b>Unrestricted income funds:</b>				
General fund	1,283,858	25,374	(36,131)	1,273,101
<b>Restricted income funds:</b>				
Cycling infrastructure fund	-	19,500	-	19,500
<b>Total Funds</b>	<u>1,283,858</u> =====	<u>44,874</u> =====	<u>(36,131)</u> =====	<u>1,292,601</u> =====

During the prior year, the London Borough of Richmond upon Thames agreed to provide a grant of £19,500 towards the funding of 3 cycle rack bays for 20 cycles each, with polycarbonate panels and solar lighting cladding at Hampton Pool. The construction of the cycle rack bays was completed in March 2022. The cycling infrastructure fund will be reduced over the next 5 years as the cycle rack bays are depreciated.

13. ANALYSIS OF NET ASSETS BETWEEN FUNDS	Fixed assets £	Current assets £	Current liabilities £	Total £
<b>As at 31 March 2022:</b>				
<b>Unrestricted income funds:</b>				
General fund	6,636	1,664,127	(212,579)	1,458,184
<b>Restricted income funds:</b>				
Cycling infrastructure fund	19,500	-	-	19,500
<b>Net assets</b>	<u>26,136</u> =====	<u>1,664,127</u> =====	<u>(212,579)</u> =====	<u>1,477,684</u> =====

## HAMPTON POOL TRUST

NOTES TO THE UNAUDITED FINANCIAL STATEMENTS (Continued)  
for the year ended 31 March 2022

## 13. ANALYSIS OF NET ASSETS BETWEEN FUNDS (Continued)

As at 31 March 2021:	Fixed assets £	Current assets £	Current liabilities £	Total £
<b>Unrestricted income funds:</b>				
General fund	-	1,450,215	(177,114)	1,273,101
<b>Restricted income funds:</b>				
Cycling infrastructure fund	-	19,500	-	19,500
<b>Net assets</b>	- =====	1,469,715 =====	(177,114) =====	1,292,601 =====

## 14. RELATED PARTY TRANSACTIONS

The Trust is closely related to YMCA St. Paul's Group, which is also a registered charitable company incorporated in England and Wales. YMCA St. Paul's Group is currently contracted to manage Hampton Swimming Pool on behalf of the Trust.

In addition to the transactions and balances disclosed in previous notes to these financial statements, YMCA St. Paul's Group is party to a joint fundraising project with the Trust to generate restricted income held in a Pool Improvement Fund to help towards the costs of the imminent refurbishment of Hampton Swimming Pool facilities. All the cash raised to date is being held by YMCA St. Paul's Group in a restricted fund, and at 31 March 2022, the total value of that fund was £595,506 (31 March 2021: £408,275).

There were no other specific transactions undertaken with related parties during the current or previous year.

## 15. CONTINGENT LIABILITY

Under the terms of the Trust's licence agreement with the Royal Parks Foundation, in the event that the Hampton Swimming Pool site and buildings ceases to be used as a Pool, the Trust has an obligation to reinstate the land to its original condition prior to the Pool being developed. In the opinion of the trustees, the likelihood of this liability crystallising is remote, and consequently, no attempt has been made to quantify the costs of such reinstatement. Furthermore, under the guarantee from the London Borough of Richmond upon Thames, the Trust cannot be held liable for any costs beyond the resources of the Trust at that time.