



ANNUAL REPORT & ACCOUNTS 2019

2019 has been a year of consolidation and achievement for the Clapham Society whilst many other local civic societies have been struggling, we can congratulate ourselves on having survived and made a difference against an uncertain political and economic background.

Andrew Summers continues to be the hard working and fair-minded Convenor of the Common and Open Spaces Sub-committee. The Society and Clapham residents more generally have scored a notable and well-earned victory over the past twelve months. Winterville will not be held on the grass this December. This decision was taken by Lambeth Council after a concerted campaign by many interested local parties and represents a welcome – if, sadly, somewhat rare – example of where the council has listened to the strength of public opinion. We hope that Winterville will find a happy home on the hard-surfaced circus site on West Side, which after all is designed for hosting large scale events.

Furthermore, the council is budgeting for a substantial rejuvenation of the grassed events site. We have been reassured this is not with the intent to reintroduce a heavy programme of events in the future, but we cannot be complacent. The council continues to have a sizeable revenue target from commercial events on the Common and we are sceptical that recent wins might be more tactical than strategic, from the council's perspective. Our position is based on a strong legal advice with which the council now seems to concur. Advice jointly funded by us, Friends of Clapham Common and the Open Spaces Society argues that constructions such as Winterville on Clapham Common are illegal without ministerial consent. Lambeth have recently written to us stating that, whilst they reserve their formal position on this point of law, going forward they will seek consent from the Secretary of State for structures associated with similar large events on Clapham Common.

We worked with Lambeth to introduce winter litter picking across the Common which was (astonishingly) bereft of any weekend cleaning from October to April. Although implementation has not been perfect, our sense is that the cleanliness of the Common has improved considerably over the course of the year. We will keep the pressure up! Society members can do the same: the council has Key Performance Indicators that it is obliged to measure itself against regarding litter. The more incidents of littering we report to the council, the greater pressure they will be under to rectify the situation. Contact them at parkoperations@lambeth.gov.uk.

Through our membership of the Clapham Common Management Advisory Committee (CCMAC) we are involved in allocating capital set aside for the Common for the up-coming year. With an estimated backlog of projects worth £3m, monies available are less than a third of this total. One priority is upgrading the playgrounds across Clapham Common. This will involve input from local users so please watch out

for further ways to input into this important initiative. Members may have seen that the bowling green has been put out to tender and it is looking likely that a 'crazy golf' enterprise will take over the site. This will be subject to the rigours of full planning approval so there will be an opportunity to opine further in the near future.

The Quietways cycle route was a controversial project over the past year but we now expect it to go ahead substantially unchanged. The benefit of encouraging more family friendly cycling across the Common was perceived to outweigh the risks of creating a potentially dangerous and unsightly commuter route across the Common.

Looking ahead we are working with CCMAC to secure funding and commitments from Lambeth to improve pathways and measures to encourage more birds and biodiversity. For example, the council is looking at ways to thin out the tree canopy to improve light and new plant growth in the wooded area by the football pitches.

Mark Leffler, tireless and effective Convenor of our roads and Transport Sub-committee has an astonishing network of contacts throughout Lambeth. He reports that during the last year we have maintained our campaign for improvements to the Overground transport services in order to relieve the chronic and dangerous overcrowding of the Northern Line.

Transport for London (TfL) has been planning a redistribution of bus provision from Inner London to Outer boroughs due to declining revenues and increased congestion in the central area. However, as a result of effective lobbying, we have retained existing routes, whilst continuing to campaign for a link via Clapham High Street to St Thomas' Hospital and Waterloo.

We have also been involved with discussions with TfL, Network Rail and the Department of Transport about the SE London rail franchise negotiations, now suspended, to secure a suburban service link via Clapham High Street station to Victoria/Waterloo and SE London, together with improvements to the station to provide extended platforms and level access for people with mobility issues and very young children.

Offensive graffiti on the railway bridge at Clapham North became a big issue during the year, and Network Rail has taken measures to deal with this issue. We are discussing with TfL and Network Rail ways to make the bridge a more attractive gateway to the High Street, and to provide improved signposting of the Overground station.

In May, we were delighted to hear that planning proposals for the Vauxhall island site that would result in the redevelopment of Vauxhall Bus Station and the creation of two very tall mixed use towers had been called in by the then Secretary of State. The Society is alarmed at the impact this development would have for South Londoners who use this busy public transport interchange. We expect an inquiry late in 2019.



A recent fatality at the Wandsworth Road/North Street crossing has once again heightened pressure for something to be done to improve the phasing of these traffic signals. The proposed contra-flow cycle lane in Bromell's Road and the existing one in Old Town continue to be of concern.

After discussions with *This is Clapham*, our local Business Improvement District (BID) organisation and local businesses, some of the cycle hitching posts along the High Street which resulted in hazardous pinch points for pedestrians, have been successfully re-sited. The BID is improving the 'grassy knoll' by Clapham Common tube station, following earlier installation of attractive new lighting in this area.

The Planning Sub-committee said goodbye to Sarah Bridger in January. Her role as Convenor has been taken over by the enthusiastic Martin Pratt. Wanda Pratt has also re-joined the committee after several years.

So far this year we have received over 200 planning notifications from Lambeth and made representations on over 30 applications. We have also continued to take an active role at the early pre-application stages of major developments in our area. These have included meeting with representatives from Marston Properties who are embarking on a redevelopment of the Plough Brewery and adjacent property in Wandsworth Road, and TfL who are planning a museum and café over the deep level shelters at Clapham South. We continue to offer support to local architects Marks Barfield in securing approval for their scheme for the vacant plot at 18-19 The Pavement and to the trustees of the Hibbert Almshouses in Wandsworth Road in their attempts to bring the properties up to minimum modern standards. We eagerly await progress on all these schemes.

We met with developers and commented on early proposals to redevelop land to the rear of the Cooper Building at Clapham South on the Tesco Car Park. It is therefore disappointing to report that we have felt it necessary to object to their final application as our concerns have not been successfully addressed. We concur with many of the objections registered by local residents as to the negative impact on neighbouring residential properties and streets, the poor accessibility to the site at construction stage and unsatisfactory final access for emergency, service vehicles and pedestrians. We await Lambeth's determination.

We are keeping a close eye on works at Rectory Gardens. At North Street Mews we have objected to an application for change of use to one of the existing industrial buildings. 79-81 Clapham Common South Side (The Euro Hotel) continues to keep us busy. We are awaiting determination following our strong objection to an application to extend an existing basement to create 18 windowless guestrooms.

Of smaller projects, the Society registered strong objection to a proposed demolition of No 6 The Chase and to a development of flats on land between Macaulay Court and Lynwood. Both applications have since been withdrawn. We are pressing for the reinstatement of the very fine front railings to George West House which have been removed. We have objected to UPVC windows being used to replace original timber windows to 39 Clapham Common North Side, a much loved listed building but also a more recent 1980s building, Ingleton House in a prominent location off Rectory Grove within a Conservation Area. In spite of our objection we have not been able to prevent what we consider to be over development at 3 Prescott Place. In contrast, our objection to a retrospective application to erect a single storey extension to the front of the SW4 Lounge on the pavement at 82 Clapham Park Road has resulted in refusal with the structure demolished and removed.

Jennifer Everett continues to tackle membership and subscriptions with dedication and precision, under her guidance we have 745 individual members and seven business members. Following the increase in subscriptions in April 2019 reminders were sent out in June to those members who had not amended their standing order to reflect the new rate and currently 80 have yet to confirm that they have done so.

I am very sad to report the recent death of Derrick Johnson, who was a dedicated Convenor of the Local History Sub-committee for 10 years. He had a comprehensive knowledge of local history and was a longstanding and much valued member of the Society.

Peter Jefferson Smith, also a long-time member of the Local History Sub-committee, passed away in December 2018. No obituary can cover all that Peter did for the Clapham Society over 50 years, his contribution to our knowledge of local history is beyond measure. In recognition of his outstanding knowledge and hard work, the Society is ensuring that his unpublished book on the Clapham-based I'Anson family of architects is finished and published. We are still accepting donations in order to support this important project. Please contact our Treasurer, David Brown at david.brown@btopenworld.com.

Five of our seven popular self-guided walks leaflets have been revised and republished this year. Local History Sub-committee members led a series of well attended walks, some of which formed part of the Lambeth and Wandsworth Heritage Festivals.

Our regular monthly meetings at Omnibus Theatre have been well organised by the energetic Christine Armstrong. Talks have covered a range of subjects including the history of the Royal Bethlem Hospital, West Norwood Cemetery, the legacy of Henry Tate, and brewing along the River Wandle. We learned how Battersea Arts Centre has flourished again after the devastating fire and about the ongoing project of documenting the Thames Panorama. Local resident and writer John O'Farrell kept us captivated and amused with his stories of local and national interest.

Our newsletter, which has always been a source of great pride and is hugely well loved, has been edited by Alyson Wilson for over 20 years. I am sure you will be as sad as me to know that Alyson is stepping down this December. I would like to thank her and her helpers for making the newsletter so popular. Alyson is a stalwart and works tirelessly on so many aspects of the Society. A huge thank you to her for also working on the Peter Jefferson Smith book. She is a mega star!

Ruthie Eastman will be taking over. Ruthie is our super new social media guru, and we are pleased to have her on board. If any members are interested in helping with the newsletter, please get in touch with Ruthie. We would welcome your input.

David Brown is our steadfast, unassuming and quietly super efficient Treasurer and he keeps us all well under financial control. Thank you.

A big thank you to all the newsletter deliverers, the members of the various Sub-committees, the Main Committee and, of course, to all our members – without you we could not survive.

Annabel Allott
Chairman
September 2019



THE CLAPHAM SOCIETY (Charity No. 279595)

Statement of Financial Activities for the Year to 31st March 2019

	2019			2018		
	Unrestricted £	Restricted £	Total £	Unrestricted £	Restricted £	Total £
INCOME						
Subscriptions: Standing Order	4,062		4,062	3,872		3,872
Other	538		538	540		540
	<u>4,600</u>		<u>4,600</u>	<u>4,412</u>		<u>4,412</u>
Donations	1,113	1,900	3,013	1,227	5,135	6,362
Income Tax recoverable	(299)	1,250	951	1,484		1,484
Summer Party	750		750	744		744
Miscellaneous income	500		500	0		0
Interest receivable	7		7	1		1
	<u>6,671</u>	<u>3,150</u>	<u>9,821</u>	<u>7,868</u>	<u>5,135</u>	<u>13,003</u>
EXPENDITURE						
Newsletter costs	1,586		1,586	2,052		2,052
Printing, postage and stationery	430		430	419		419
Meeting room hire	2,227		2,227	2,190		2,190
Summer Party	642		642	793		793
Events expenses	578		578	657		657
Subscriptions & affiliations	202		202	194		194
Insurance	152		152	150		150
Donations: Eden Garden Project	100		100	0		0
Commemorative plaques	644		644	95		95
Website hosting & design	1,713		1,713	1,508		1,508
Legal fees	0	2,700	2,700	0		0
Depreciation	75		75	76		76
Sundry expenses	0		0	20		20
	<u>8,349</u>	<u>2,700</u>	<u>11,049</u>	<u>8,154</u>	<u>0</u>	<u>8,154</u>
Surplus/(Deficit)	<u>(1,678)</u>	<u>450</u>	<u>(1,228)</u>	<u>(286)</u>	<u>5,135</u>	<u>4,849</u>
Surplus/(Deficit) from publications	(387)		(387)	343		343
Surplus/(Deficit) for the year	<u>(2,065)</u>	<u>450</u>	<u>(1,615)</u>	<u>57</u>	<u>5,135</u>	<u>5,192</u>
Balance brought forward	17,298	5,588	22,886	17,241	453	17,694
	<u>15,233</u>	<u>6,038</u>	<u>21,271</u>	<u>17,298</u>	<u>5,588</u>	<u>22,886</u>

Publications

Sales	899		705
Stock brought forward	3,009		3,262
Purchases	0		60
Other publication expenses	16		53
Stock carried forward	(1,722)		(3,009)
Cost of sales	<u>1,303</u>		<u>366</u>
Surplus/(Deficit)	<u>(404)</u>		<u>339</u>
Bank interest	17		4
Surplus (Deficit) for the year	(387)		343
Balance brought forward	16,071		15,728
Designated Fund	<u>15,684</u>		<u>16,071</u>

FINANCIAL REPORT

Treasurer's Report

While our overall income from subscriptions remained similar to last year, we were pleased to receive further donations and in particular those towards the Peter Jefferson Smith Commemoration Fund. A notable item of expenditure was in respect of legal advice in connection with the use of Clapham Common.

The coming year will see the effect on our income by the increase in subscriptions to the Society, the first increase in many years

David Brown ACIS - Treasurer 8 July 2019

EXAMINER'S REPORT

Independent Examiner's Report to the Committee

I report on the Accounts of the Society for the year to 31st March 2019, as set out above.

Respective Responsibilities of Executive Committee and Examiner

The charity trustees are responsible for the preparation of the Accounts; you consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed. It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act
- follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and,
- state whether particular matters have come to my attention.

Basis of Independent Examiner's Report

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the Accounts presented with those records. It also includes consideration of any unusual items or disclosures in the Accounts, and seeking explanations from you as Committee Members concerning any such matters.

The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent Examiner's Statement

In connection with my examination, no matter has come to my attention:

(1) which gives me reasonable cause to believe that in any material respect the requirements:

- (a) to keep accounting records in accordance with section 130 of the 2011 Act;
- (b) to prepare Accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act have not been met; or
- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the Accounts to be reached.

Anna Long FCA, 58 Crescent Lane, Clapham SW4. 8 July 2019

Balance Sheet as at 31st March 2019

	2019			2018		
	£	£	£	£	£	£
FIXED ASSETS						
Cost	1,331	1,462	2,793			2,793
Less: Depreciation	(1,331)	(1,462)	(2,793)			(2,718)
	<u>0</u>	<u>0</u>	<u>0</u>			<u>75</u>
CURRENT ASSETS						
Stock of publications			1,722			3,009
Debtors: HM Revenue and Customs		2,337			2,642	
Other & Prepayments		902	3,239		272	2,914
Cash at bank and in hand:						
NatWest Bank			17,068			19,358
Charities Aid Foundation: Main Account						
			<u>22,029</u>			<u>25,281</u>
Less: CURRENT LIABILITIES						
Creditors			758			2,470
Net Current Assets			<u>21,271</u>			<u>22,811</u>
TOTAL NET ASSETS			<u>21,271</u>			<u>22,886</u>
Represented by:						
UNRESTRICTED FUNDS						
General Fund			(451)			1,227
Designated Publication Fund			15,684			16,071
			<u>15,233</u>			<u>17,298</u>
RESTRICTED FUNDS						
Local History Fund			453			453
Commemoration Fund (PJS)			550			0
Legal Action & Special Purposes Fund			5,035			5,135
			<u>6,038</u>			<u>5,588</u>
			<u>21,271</u>			<u>22,886</u>

Notes to the Accounts

1. General - These Accounts have been prepared under the historical cost convention and in accordance with: the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 and with the Charities Act 2011.

2. Income Tax Recoverable - represents estimated sum recoverable for four years ended 31 March 2019. A transfer for gift aid recovered on restricted donation received 2018 is made from unrestricted funds in 2019

3. Unrestricted Funds - The historic surpluses on publications are held in a "Designated Fund" for financing future publications.

4. Risk Policy - The major risks to which the charity is exposed, as identified by the Trustees, have been reviewed and systems established to mitigate those risks.

5. Other Statutory Information - Details of the committee of the Society and the Treasurer's Report are shown on other pages of this Report.

Annabel Allott, Chairman

David Brown ACIS Treasurer
8 July 2019



COMMITTEE AND OFFICERS 2018-2019

President

Martin Drury
3 Victoria Rise, SW4 0PB

Vice-President

Julia Barfield
50 Bromells Road, SW4 0BG

Chairman

Annabel Allott Email: annabel@allott.plus.com

Solicitor

Daniel Dovar Tel: 020 7738 8740
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Treasurer

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Secretary

Gillian White Tel: 020 7720 7496
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Membership Secretary

Jennifer Everett Tel: 020 7627 4770
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COMMITTEE

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Mark Leffler Tel: 020 7720 9370
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Martin Pratt (coopted January 2019) Tel: 020 8675 5679
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Andrew Summers Tel: 07977 454229
Email: andrew_summers_london@yahoo.co.uk

Alyson Wilson Tel: 020 7622 6360
Email: alysonwilson.sw4@gmail.com

SUB-COMMITTEES 2018-2019

Common and Open Spaces

Andrew Summers (Convenor), Mark Leffler.

Events

Christine Armstrong (Convenor), Annabel Allott, Alyson Wilson.

Local History

Derrick Johnson (Convenor to August 2019) Annabel Allott, Tom Jansz (from March 2019), Gillian Robinson (from June 2019) Timothy Walker, Alyson Wilson, Anne Wilson.

Planning

Sarah Bridger (Convenor to January 2019) Martin Pratt (Convenor from January 2019) John Adams, Roger Armstrong, Philip Ashford, Peter Cobley, Mark Leffler, Wanda Pratt (from January 2019), David Whitestone.

Roads and Transport

Mark Leffler (Convenor), John Adams, Jenny Cobley.

Newsletter Delivery

The following members were responsible for distributing the monthly newsletters in 2018-2019. If you would like to know who delivers to you, please contact the Membership Secretary.

Alan Bevan (to Dec 2018), Sarah Bridger (to February 2019), Claire Brown, Nicholas Butler and Rosaleen Hughes, Mathilde Cottard Bedi (from February 2019), Ann Dunkley, Bill Emmett, Jennifer Everett, Pamela Eden, Michael Fry, Marian Gleeson, Sue Keegan, Derrick and Janet Johnson (to June 2019), Val Johnson, Pauline Khng, Lili Massey, Jennifer Pearson, Stewart Pedge, Vivienne Pickering, Stephen Savage (from February 2019), Joan Sinclair, Jean Virgoe, Deryn Watson, Helen Widgery, Alyson Wilson.

The following have also helped on an ad hoc basis: Caroline Booth, Diane Clark, Nigel Parker, Martin Pratt, Alison Skilbeck, Timothy Walker.

PUBLICATIONS

Clapham through Time Alyson Wilson and Claire Fry. Amberley Publishing (2015) 96 pages. Ninety historic images of Clapham coupled with recent photographs taken from exactly the same position, with a linking historical text. A fascinating record of how Clapham has changed over the years. £15.00

Discovering Clapham. (2007) 104 pages. The book starts with an overview of the history of Clapham, setting out how it developed from a small rural village to the bustling part of inner London it is today. The following seven chapters take seven different areas of Clapham, and illustrate a selection of the interesting buildings, giving some background and details to put them in context. Illustrations and information about some notable former residents are included in appropriate places. Many of the pictures are photographs taken specifically for the book, and older pictures include prints and drawings, historic photographs as well as paintings and watercolours, which for the first time we are able to do justice to by printing in colour. £6.00 (members) or £7.50 (non-members)

The Clapham Sect. Margaret Bryant (2004) 64 pages. The story of a group of people whose activities changed the world. Wealthy Clapham businessmen and religious philanthropists, they fought to change the moral climate of their times, and campaigned against the injustices of slavery and the slave trade. Led by William Wilberforce in Parliament, their greatest achievement was the outlawing of the Atlantic slave trade in 1807. Margaret Bryant paints a vivid picture of these remarkable people and their lives in late eighteenth century Clapham and reminds us how much our modern world owes to them. £6.00 (members) or £7.50 (non-members)

Clapham in the Twentieth Century. (2002) 236 pages. A collection of letters, diaries and memories of Clapham during the century, from Graham Greene, Jack Hobbs and Noel Coward to immigrants from the West Indies, Poland and Kosovo, local businessmen, shopkeepers and schoolchildren. In the words of those who witnessed them, the book tracks the changes in Clapham from the last years of Queen Victoria's reign through two World Wars, depression, revival and gentrification to the lively, popular family area that it had become by 2000. **REDUCED TO £5.**

Clapham Saints and Sinners. Eric Smith (1987) 78 pages. A fascinating selection of extracts from the Occasional Sheets of the Clapham Antiquarian Society, packed with information about the history of Clapham and its residents. £ 5.00. Full collection of the Occasional Sheets (1947-1992) also available on CD. An invaluable resource for anyone researching Clapham history. Price on application.

Clapham Walks: Self-guided walks leaflets, each covering a different area of Clapham. Price £1 each or all seven walks for £5.00.

1. Old Clapham. A walk starting at the centre of modern Clapham and tracking back through its past, via The Polygon, Old Town, Grafton Square, North Street, Hibbert Almshouses in Wandsworth Road, Matrimony Place, St Paul's Church, Rectory Grove and back to the former Clapham Library on North Side. (Revised edition 2019)

2. Clapham North. From Clapham North Underground Station through developments of different periods, which include St John's Church, the Clapham Rise Estate (Gauden Road, Sibella Road, Chelsham Road and Bromfelde Road) Larkhall Park, Christ Church, the Springfield and Larkhall Estates, and back along Clapham Manor Street to Clapham High Street. (Revised edition 2019)

3. Around Nightingale Lane. From Clapham South Underground Station to Malwood Road and along Nightingale Lane as far as The Nightingale PH, coming back via Thurleigh Road, St Luke's Church and Hightrees House, and along the side of the Common back to Clapham South. (Revised edition 2018)

4. Clapham Common. A tour of the Common starting from Clapham Common Underground Station, taking in Holy Trinity Church, the Bandstand, Windmill Drive, and all three ponds. (Revised edition 2019)

5. South Side. From Clapham South Underground Station this walk goes along the south east border of the Common towards Clapham High Street, including a brief diversion down Narbonne Avenue, The Windmill on the Common, Notre Dame Estate and Crescent Grove. (Revised edition 2019)

6. West Side. Starting at Hightrees House at the corner of West Side and Nightingale Lane this walk follows the west side of the Common to Broomwood Road, then through the side streets to return to Canford Road and along West Side back to Broomwood Road, passing houses of various periods and detailing their former residents. (Revised edition 2015)

7. North Side. This walk starts at Clapham Common Station, going past Holy Trinity Church all along North Side, covering Church Buildings, Trinity Hospice, Cedars Terraces, Eaton House The Manor School, Parkgate House School as far as St Barnabas' Church and The Shrubbery in Lavender Gardens. The walk ends at the top of Battersea Rise. (Revised edition 2019)

Publications may be obtained from:

Alyson Wilson, 22 Crescent Grove, London SW4 7AH. Tel. 020 7622 6360
Email: alysonwilson.sw4@gmail.com

Personal callers by prior arrangement.

Postage and packing £3 per book. Please telephone to check postage if buying more than one book. Please make cheques payable to The Clapham Society

Details of meetings, activities and a full list of our publications are on the Clapham Society website at claphamsociety.com