



## **BUSINESS PLAN 2015**

**TO ENSURE LONG TERM PLANNING AND FUTURE  
SURVIVABILITY OF THE TRUST**

**‘YOUR TRUST NEEDS YOUR SUPPORT’**

**MARLOW’S OWN**

**SUPPORTING YOUTH AND THE COMMUNITY FOR OVER 100 YEARS**

**FOUNDED 1914 - 2015**

**Registered Office:**

**Gabbitas Robins Solicitors**

**The Old House**

**West Street**

**MARLOW Bucks SL7 2LS**

**Registered Charity No: 300298**

**[www.rileyparktrust.co.uk](http://www.rileyparktrust.co.uk)**



rileypark trust

# MR EDWARD RILEY F.I.C. (now Royal Institute of Chemists)

## MR EDWARD RILEY (1831 - 1914) - THE BENEFACTOR

Edward Riley was born on 3 August 1831 in London, the son of Richard Riley and Mary Mitchell. His father died in 1838 and his mother subsequently remarried David Mitchell and they had a daughter Mary Wilson Mitchell who was Edward's half-sister. Edward married Emma Stockwell from Wakefield, Yorkshire, on 17 October 1867 at St Bartholomew the Great - they had no children. He died on 12 September 1914.



Edward Riley was educated at King's College School, London and at Putney Civil Engineering College. Mr Riley was intimately associated with the early experiments in connection with the Bessemer process of steel manufacture and he did much analytical work for Sir Henry Bessemer during the time he was developing the Bessemer process. He was awarded the Bessemer medal at a meeting of the Iron and Steel Institute in 1873.

Edward and Emma Riley lived at 'Bohemia' Bisham for twenty six years and were very influential members of the Marlow community of this time. Mr Riley was almost certainly Marlow's greatest philanthropist. He provided a nurses home in support of Marlow residents, pre NHS. He founded the Riley Clinic, which was in Chapel Street where Nurse Hackett, one of Marlow's great characters, was in charge. He funded St William Basilian's School chapel, provided endowments and was a school Governor. He also facilitated the provision of a marquee on his riverside land, as an initial effort toward the founding of the Marlow Rowing Club.



Riley Clinic, Chapel Street, with Nurse Hackett (centre), 1945

Like much of the good that people do their generosity rests with them in their final resting place in the churchyard of All Saint's Bisham. Their grave is marked by an ornately carved Celtic headstone. In the Trust Deed there is a clause that the Trust pay the sum of £200 per annum to All Saint's church for the upkeep of the grave and this is honoured to this day. Inscription on head stone



In lying memory of  
 Edward Riley F.I.C.  
 died September 12th 1914  
 aged 83 years  
 Also of his wife  
 Emma  
 died December 8th 1923  
 aged 86 years



## FOUNDATION OF THE TRUST

Riley Recreation Ground Trust was set up in 1914 through the generosity and great endeavours of Mr Edward and Mrs Emma Riley. They spent great efforts in establishing the resources necessary to put in place what is now a most valued town facility. The Trust ground was officially opened shortly after Edward Riley's death by Mr H Buckingham, the Chairman of the Urban District Council. Even in those days the ground had been associated with many important events including the Football Club who had flourished there for years, and the Jubilee and Peace Celebrations had also taken place on the ground. Mr Riley's Trust Deed dated 17 July 1914 states that the ground was intended particularly for the enjoyment of young children thus avoiding the danger of children playing in the streets but not to the exclusion of the wider community.



Corner of Cambridge Road & Crown Road



## RILEY PARK TRUST AS IT IS TODAY

Riley Park Trust is a green haven of tranquillity away from the hubbub and bubble of the town centre. The Trust is administered through a voluntary Trust team. Until recent years, the park was relatively unnoticed except by the Trust Team, nearby residents, youth footballers and of course, play area children and parents all of which fit snugly into the requirements of the Trust Deed. Over the last ten years considerable regeneration of the Trust has taken place including changing the trading name from Riley Recreation Ground Trust to Riley Park Trust. It is estimated that, over this period, in excess of a million pounds has been raised and invested in the Trust and this has included the replacement of the perimeter fencing, regeneration of the children's play area and increased planting and landscaping. Marlow has several jewels in its crown most of them faithfully protected and funded through the public purse. However, Riley Trust is not in this category and has to survive through support of its stakeholders, the Marlow Community and local businesses, and through fundraising, legacies and donations. The Riley family's generosity has served the community and youth well over the last 100 years - let's hope that with the community's continued support the Trust WILL SURVIVE FOR THE NEXT 100 YEARS AND BEYOND.

HOW TO SUPPORT THIS FACILITY: Visit [www.rileyparktrust.co.uk](http://www.rileyparktrust.co.uk)

## Acknowledgements

Aylesbury County Library, Studies Unit, for provision of photograph of Mr Edward Riley and for helping in the research of his life.  
 The Institute of Chemists for the provision of an Obituary.  
 Visit [www.rileyparktrust.co.uk](http://www.rileyparktrust.co.uk) for further information.  
 Riley Park Trust Heritage Trust Council: research, copy and present day photographs courtesy of Tony and Mary Shannon

Sponsored by  
**Tony Shannon & Mary Shannon**  
 Trust Chairman & Trustee  
 Sponsored by  
**The National Lottery**  
 through the Heritage Lottery Fund



Sign Fabrication & Manufacture by

**DPS Wrought Iron** **DAMAR SIGNS**  
 The Most Professional Logo!



Heritage Trail Unit 1: Mr Edward Riley – at Crown Road Entrance

## CONTENTS

Page No

1	INTRODUCTION	4
2	FUNDAMENTAL OBJECTIVES FOR THE LONG TERM SURVIVAL OF RILEY PARK TRUST	5 - 6
3	PERCEPTIONS AND CHALLENGES THE TRUST HAS TO CONTEND WITH	7
4	ESSENTIAL ELEMENTS OF TRUST RUNNING COSTS (NOT INCLUDING CAPITAL/REGENERATION COSTS)	8
5	PLANNED PROJECTS/ENVIRONMENTAL ENHANCEMENTS (CAPITAL PROJECTS TO BE EFFECTED BY FUNDRAISING)	9
6	EFFECTIVE OPPORTUNITIES AND WAYS OF SUPPORTING TRUSTEES AND YOUR TRUST (MARLOW'S OWN)	10
7	FURTHER INFORMATION ON RILEY PARK TRUST	11

### **AUTHORS OF REPORT (V ISSUE)**

**J A (Tony) SHANNON: CHAIRMAN RILEY PARK TRUST**

**M F (Mary) SHANNON: TRUSTEE & SECRETARY**

**PUBLICATION: SEPTEMBER 2015**



*Riley Park Trust - Crown Road Entrance*

# **1 INTRODUCTION**

**It is now thirteen years since we first produced a Business Plan for Riley Park Trust. That plan was created at a time when the original wealth bequeathed by Mr & Mrs Edward Riley had been substantially eroded due to running costs and inflation etc to a level where the Trust was in a state of insolvency and facing bankruptcy. Since then the plan has been updated several times to focus its aims. It has proved to be a key tool in re-establishing the sustainability of the Trust's foundations, as outlined in its Trust Deed, in parallel with growing its income and reserves in conjunction with the implementation of a phased major Trust regeneration programme.**

**Over the past thirteen years it is calculated that the better part of half a million pounds has been invested in regeneration and annual operating costs. Whilst the Trust's income has been maximised it is still, in relative terms, modest and the opportunity to grow it further is severely constrained by the fact that the Trust's main asset i.e. its extremely valuable land, is situated within a Conservation Area, leaving the Trust in a somewhat 'financial pincer situation'. Therefore, effective fundraising and longstanding support of our legal practice Gabbitas Robins in parallel with significant indirect/direct support of Sainsbury's has provided a 'turbo charge' to our fundraising efforts. Additionally, all of this has been complemented by further substantial generosity of some other Town Organisations and individuals, thereby allowing us to save the Trust from bankruptcy.**

**The Trust has, over many years, been revamped/restructured so that it is now runs strictly on business lines and in compliance with Charity Commission guidance. It is, therefore, in a much improved financial position and in a stronger situation to protect this valuable land asset for the youth of the town - the latter being Mr & Mrs Riley's primary wish. There is little relevance in the frequently repeated old chestnut 'it was left in Trust to the Town' without all elements of the Marlow Community, in a commensurate way, contributing to the Trust's financial betterment in some way as outlined in Section 6, thereby galvanising its long term future. Otherwise when, as previous, the Trust's financial reserves become exhausted and its income is constrained its valuable land assets will become vulnerable.**

**In this introduction it is essential that readers and the wider Marlow Community, all of which as Stakeholders, clearly understand that while Trust income remains tightly balanced so also does the long term future of their Trust. It is worth noting that the far seeing Mr Riley was conscious of this. He therefore included in the Trust Deed provision for the disbursement of the Trust assets in the event of there not being adequate funds to manage the grounds. So its survivability is down to us all. Remember we are advised that £400,000 of taxation is required to maintain Higginson Park on an annual basis and the Town is fortunate this valuable facility is protected.**

**In closing the Trust operates fully in compliance with Charity Commission guidance and its annual audited accounts are published on their website. Finally, as Trustees, we declare vested interest in the long term survivability of the Trust and towards that end some years ago we took senior Legal Counsel advice as to how to best protect the facility.**

## 2. FUNDAMENTAL OBJECTIVES FOR THE LONG TERM SURVIVAL OF RILEY PARK TRUST

In 2014 the Trust celebrated its Centenary and marked this landmark with a Gala Day and the unveiling of an eight Unit Heritage Trail again funded and sponsored by local individuals and businesses. This achieved its objective of highlighting the Trust profile and its relevance to Marlow and the good will of the Community towards their Trust. It also helped to focus and clearly identify the fundamental objectives necessary for the Trust to survive in the very long term (next 100 years).

*Riley Park Trust Centenary Celebration 19<sup>th</sup> July 2014 and Opening of Heritage Trail*



*Wycombe Steel Orchestra*



*Dignitaries and Fans at Cuthbert Ottaway's (1<sup>st</sup> England Captain 1872) Heritage Unit Unveiling*



*England Fans from Foxes Piece School*



*Lusitania Brazil FC & Englandfans FC line up with fans for the 'kick off'*

**The fundamental objectives for the long term survival of Riley Park Trust are:**

- **Continue where possible to further grow the Trust's income**
- **Rigidly control all expenditure with emphasis on value for money**
- **Where possible supplement income by fundraising and donations**
- **Reclaim Gift Aid where appropriate on donations, fundraising and sponsorship**
- **In being effective with the above the possibility of an operating surplus is likely to arise which can be transferred to boost Trust reserves, for the future long term sustainability of the Trust**
- **All the above are KEY to being in a position to further enhance the environment of the Park, thereby ensuring that all aspects of Health and Safety are appropriately managed. This will ensure that the Park is fit for purpose and use by the various elements of the Community. See Section 5**
- **To continue to develop planned projects and enhancements to the Park's facilities, subject to income**
- **Maintain Mr & Mrs Edward Riley's memory, reflected by their immense generosity to their beloved Marlow**



*Riley Park Trust showing the Children's Play Area*

### **3. PERCEPTIONS AND CHALLENGES THE TRUST HAS TO CONTEND WITH**



Riley Park Trust is our trading name and was put in place some years past through a legal provision facilitated by the Charity Commission, following legal and professional profiling advice. The aim being to breathe new life into the facility for the future and by all measures this objective is being achieved, hence the current phase of improvements. Riley Recreation Ground conjured up an unfortunate image of a facility in serious decline, which of course it was. Be assured, however, that the original title has been retained in the Trust Deed.

- The common perception, held by vested interest, that the Trust assets can be arbitrarily given away by Trustees, is misleading. The reality being that such would lead to legal challenge on Trustees with inevitable severe penalties as it would be contrary to Charity Commission Guidance which is backed up by the Law
- It is important that the Marlow Community are of the clear understanding that their Park is left in Trust to the town and is NOT maintained from their taxation, as all other Town Parks are although, over recent years and on application, we have received some modest grants in support of events from Marlow Town Council. We gratefully acknowledge the latter
- Notwithstanding the above we still continue to encounter the misleading perception that maintenance of the park is funded from the Public Purse
- The delusion that somehow the funds that Mr Riley bequeathed to the Trust in 1914 would last forever
- The above makes necessary fundraising for the Trust unduly challenging and it is essential that the Marlow Community/Organisations in some way contribute to their Trust. Trustees have no magic wands!
- The overall challenge being how best to protect the Trust's land, which by best advice is worth, with planning permission, tens of millions on the open market, whilst its modest income is constrained by the fact it is located within a Conservation Area

## 4. ESSENTIAL ELEMENTS OF TRUST RUNNING COSTS (NOT INCLUDING CAPITAL PROJECT COSTS)

- Public and Trustee Liability Insurance
- Grass Cutting
- Litter Collection
- Safe disposal of Dog Litter
- Website Maintenance
- Electricity Supply
- Upkeep of Mr & Mrs Edward Riley's Grave at All Saint's Church Bisham



*Mr & Mrs Edward Riley's grave at All Saint's Church Bisham*

- On- going Infrastructure Repairs and Environmental Upgrading
- Annual Audit Costs
- Financial Investment Advice
- Car Parking Income Collection Costs
- Re-stocking of Planters and their Maintenance

## 5. PLANNED PROJECTS/ENVIRONMENTAL ENHANCEMENTS

### (CAPITAL PROJECTS TO BE EFFECTED BY FUNDRAISING)

- Comprehensive environmental upgrade of boundary greenery in late autumn. Cutback of overgrown shrubbery, clear out of self-seeded greenery and shredding along perimeter boundary areas. Thereafter a replanting programme of flowering shrubs and bulbs etc. All of this is aimed towards the creating of a bank of seasonal colour  
This project is one more phase of upgrading of the park facilities which will complement other such phases over recent years, all of which have been funded through donations and fundraising and the efforts of the Trustee team
- Clear up of the Trust's parking facility on its main entrance in Oxford Road
- Upgrade of the Parking Layout
- Repainting of Entry Gate and Fencing
- Renovation of Mr & Mrs Riley's grave at All Saint's Church Bisham
- Kerbing and Re-Tarmacking on all three park entrances
- Cleaning of Entry Signs
- Repairs and re-painting of the five park benches
- Town Signs to highlight location of Park and Heritage Trail
- **We conservatively estimate all the above will require £7,000/£8,000 of funding. Hence our appeal for your support**



*Riley Park Trust main Entrance Gate at Oxford Road*

## **6. EFFECTIVE OPPORTUNITIES AND WAYS OF SUPPORTING TRUSTEES AND YOUR TRUST (MARLOW'S OWN)**

- **Applying and obtaining Grants**
- **Donations direct to the Trust by Individuals and Organisations**
- **Fundraising events for the Trust**
- **Sponsoring an element of Maintenance Costs**
- **Making provision in your Will**
- **Applying for Grants from Marlow Town Council and Wycombe District Council**
- **Encouraging your elected representatives of Wycombe District Council/Marlow Town Council to make some reasonable annual contribution to the Trust operations**

Riley Park Trust has supported, as per the wishes of Mr & Mrs Riley, the youth of Marlow for the last 101 years. For nearly 90 years it did so from its own funds, until such time that it faced insolvency. Hence our ongoing fundraising efforts to prevent such happening again

- **Giving your time to support the Trust e.g. litter picking, help with projects, giving your expertise**

**NOTE 1: Where appropriate Gift Aid is claimed on donations, fundraising and sponsorship**

**NOTE 2: All donations etc should be clearly made payable to RILEY PARK TRUST and forwarded to:**

**Gabbitas Robins, Solicitors, The Old House, West Street, MARLOW, Bucks SL7 2LS**

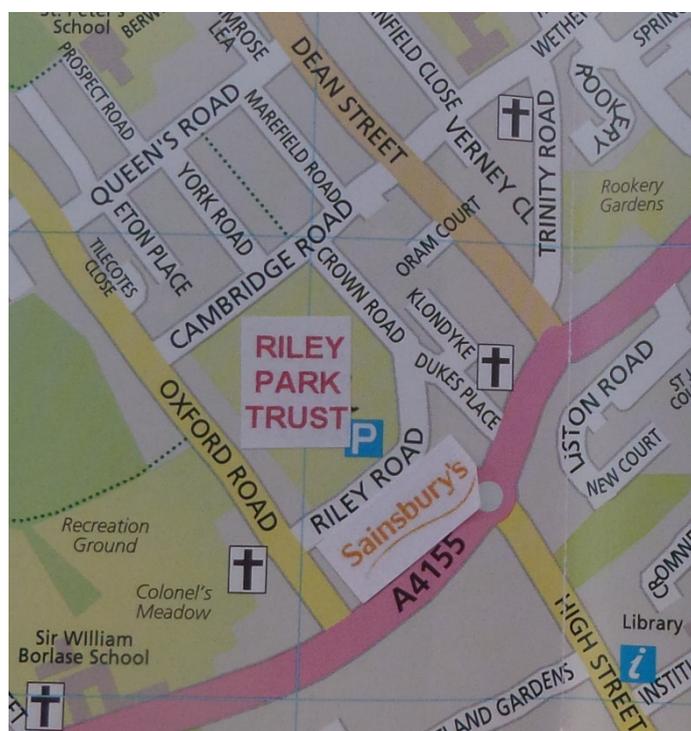
**Marked for the attention of: Mr J A Shannon, Chairman Riley Park Trust**

**Or directly to : Mr J A Shannon "Cill Ruis" 17 River Park Drive MARLOW Bucks SL7 1QT**

**E-mail: [mary@maryfshannon.plus.com](mailto:mary@maryfshannon.plus.com)**

## 7. FURTHER INFORMATION ON RILEY PARK TRUST

- Further information on the Trust can be obtained by visiting our website at [www.rileyparktrust.co.uk](http://www.rileyparktrust.co.uk)
- We have a fully updated Power Point Presentation on all aspects of the Trust and would be pleased to present it to Groups/Organisations who would be interested in supporting the Trust
- You can visit our grounds and avail of our Heritage Trail and see how charitable donations, raised in 2014 (Centenary Year) were expended



*Location of Riley Park Trust*

- **All Trustees give their services and expertise to the Trust on a voluntary basis without remuneration**

Registered Office:

Registered Charity No: 300298

Gabbitas Robins Solicitors

The Old House

[www.rileyparktrust.co.uk](http://www.rileyparktrust.co.uk)

West Street

MARLOW Bucks SL7 2LS



**A Winter Scene at Riley Park Trust**



**riley park trust**  
Registered 1914 - CENTENARY YEAR 2014 - Registered Charity No 30320

HERITAGE TRAIL UNIT 7

REGISTERED OFFICE:  
 Gabbittas Hobins Solicitors  
 The Old House  
 West Street  
 MARLOW Bucks MK7 3LB  
 Gabbittas hobins  
 01754 211185  
[www.rileyparktrust.co.uk](http://www.rileyparktrust.co.uk)

## THE ENVIRONMENT - RILEY PARK TRUST

**THE NATURAL BEAUTY OF TREES IN RILEY PARK TRUST**

A number of trees in Riley Park are over one hundred years old and pre-date the park's existence. They are consequently covered by WDC Tree Preservation Order's and are worthy of care and protection. The park falls within the Marlow Conservation Area. The Architectural Officer at WDC undertook the survey of the trees in August 2008 and this map (right) details the type and the location of the trees.

**RECENT PLANTING GIVING COLOUR THROUGH THE SEASONS**

Between 2011 and 2014 castings have been provided to the Trust by the Woodland Trust and these have been planted by the Trustees and voluntary helpers around the perimeter of the Park where space had been left due to the installation of the new fencing.

The castings include Birch, Dogwood, Bulbs, Lilac and two Oak castings which were grown from seed collected from one of the royal household estates. It is hoped cherry trees has also been planted at the main entrance path at Oxford Road, a third dogwood tree at Riley Park car park. Many different sized and coloured bulbs have been planted around the perimeter to give colour in early spring. Once in winter the park has respite brought with a smidge of its own.



**KEY TO MAP**

S	Sycamore
A	Ash
C	Cherrytree
W	Walnut
SL	Stone
O	Oak
M	Maple
P	Pine
L	Lilac
F	Fy
E	Elder
CH	Cherry
MD	Manitoba Dogwood
Y	Yew
DL	Plants - Planted 2009

**RILEY PARK TRUST - A HAVEN FOR WILD LIFE**

The park provides a beautiful environment for wild life and bird life. Birds are encouraged to nest in bird boxes which have been installed in a number of the trees. The Trustees encourage all users of the park to respect the environment in line with the Park's Environmental Policy.

**Acknowledgements**

Hereditary Officer - Wycombe District Council  
 Environmental Policy - Riley Park Trust visit [www.rileyparktrust.co.uk](http://www.rileyparktrust.co.uk)  
 Riley Park Trust Heritage Trail: Concept, research, copy and present day photographs courtesy of Tony and Mary Stouffer.

Sponsored by

**LOTTERY FUNDED**

Supported by  
  
 The National Lottery

Supported by  
  
 heritage lottery fund

Sign Fabrication & Manufacture by

**DPS Wrought Iron DAMAR SIGNS**  
For Your Signature Sign!

**Heritage Trail Unit 7: The Environment - Riley Park Trust**



riley park trust



# riley park trust



*Riley Park Trust – Crown Road Entrance showing Heritage Trail Unit 1: Mr Edward Riley and Children's Play Area*

[www.rileyparktrust.co.uk](http://www.rileyparktrust.co.uk)

Registered Charity No: 300298