

Fulham Palace Trust

Fulham Palace is the historic home of the Bishops of London. For over 1,300 years, the Bishops retreated to the Palace and surrounding garden, away from the crowded city. Now the house and botanic garden are open, free of charge, for everyone, offering an extraordinary visitor experience in the heart of London.

In April 2011, Fulham Palace Trust was established to manage, restore and promote Fulham Palace, and is a company limited by guarantee with charitable status.

Board of Trustees / Directors

Iain Cassidy

Craig Coben

Reverend Peter Dobson (appointed 7 October 2024)

Deborah Farley-Persaud, deputy chair

Fenella Goodhart

Paul Gray, chair

Clive Hinds

Daniel Jackson

John King

Fiona McWilliams (resigned 5 August 2024)

Matthew Pottage

Mariana Spater

Finance, Risk and Audit Committee

Craig Coben

Paul Gray

Clive Hinds, chair

Mariana Spater

Directors of Fulham Palace Enterprises Community Interest Company

Paul Gray

Clive Hinds, chair

Mariana Spater

Officers

Siân Harrington, chief executive officer and company secretary

We are committed to:

- Conserving and restoring Fulham Palace house and garden following thorough analysis of options and sector best practice.
- Developing the understanding of Fulham Palace's layered history through research and engagement with experts, partners, users and the community.
- Being inspirational, engaging and educational.
- Delighting our visitors through excellent customer service and high-quality facilities, interpretation and events.
- Being inclusive and participative in all areas of the Palace's operation.
- Being sustainable and financially self-sufficient.



Fulham Palace

Chair's review

As chair of Fulham Palace Trust, I am pleased to present this year's annual review. This has been a year of renewal, resilience and growth. We remain committed to conserving, restoring and promoting the house and garden, while also engaging and inspiring the public through the site's history and stories. We have deepened our roots within the community, broadened our reach and celebrated our shared heritage.

The Palace's wonderful garden continues to inspire and delight. Our 'going green' project has resulted in the delivery of a new pond, greenhouse and learning activities for our visitors. The initiative has helped people reconnect with nature through capturing their growing interest in climate change, biodiversity and sustainable practices, while diversifying the habitats for flora and fauna on our site. In addition, we have also started the box hedge replacement in the walled garden, necessary due to the devastating impact of a box caterpillar infestation. We remain grateful to our funding partners who have supported these initiatives, Kusuma Trust UK, the Museum Development London programme and the Stanley Smith (UK) Horticultural Trust.

The museum goes from strength to strength, and I am extremely proud of our continued focus on decolonisation work. Building upon our selection and participation in the Museums Association's Anti-racist Museums Programme, we continue to share knowledge as part of their alumni and other networks. This will feed into future programming ideas, ensuring that we remain relevant to increasingly diverse audiences.

Community engagement and participation is one of our core beliefs. Despite funding pressures, we have maintained our programme of school, family and adult learning events. Our 'get into gardening' project continues to support young people who need extra support. Our new schools membership programme aims to work more closely with local schools, providing bespoke workshops and connecting students with career opportunities. Our income generating public events remain popular, with apple day, Christmas fair and the green meet welcoming almost 8,000 people.

Like many charities, we face ongoing financial pressures. Rising operational costs and no core funding require us to make careful strategic decisions as we face an uncertain future. We remain committed to making efficiency savings and focusing programming on high impact initiatives. We will also continue to invest time in strengthening partnerships with the local council and funders.

On behalf of the board, I want to extend my heartfelt thanks to our dedicated staff, volunteers and supporters. Their commitment brings life to Fulham Palace and helps ensure its future. Special thanks go to Siân Harrington (our chief executive), our Patrons, Friends, donors, the local authority and our community partners.

This year has shown us that while challenges remain, our charity remains a vibrant, evolving reflection of our community. With shared purpose and sustained effort, I believe the coming year will bring even greater opportunities for community connection, conservation and shared memory making.

Paul Gray
Chair of trustees

Annual Review 2024/25

Highlights of the year

Anti-racism and decolonising work

In 2020 Fulham Palace Trust started researching the historic role of the Bishops of London in British colonialism and transatlantic chattel slavery. The Bishop, as one of the most senior figures in the Church of England, had jurisdiction over the British colonies around the world. Through our ongoing research, we have discovered that some of the Bishops were personally involved with and/or benefited from colonialism and slavery.

One example of personal involvement was discovered thanks to research by Dr Celia Mill. Celia found that Bishop Beilby Porteus (Bishop of London 1787 to 1809 and historically cited as a leading British abolitionist) inherited his father's estate in Virginia, becoming an absentee plantation owner and enslaver. The family owned 500 acres of tobacco land in Virginia, using enslaved African labour to grow this labour-intensive and extremely lucrative export crop. Porteus's grandfather, Edward Porteus, even played a role in the trafficking of enslaved



Probate of the will and codicils of Bishop Porteus

Africans. His main role was probably as an agent, either for the Royal African Company, or directly for the London merchant Jeffrey Jeffreys. Towards the end of his life, Beilby Porteus was also the beneficiary of land in Port Tobacco, Maryland.

In 2022 Fulham Palace Trust teamed up with Kent University to discuss the creation of a PhD opportunity to undertake more research into the Bishop of London's role in the early period of colonisation in North America. A funding bid to the Consortium for

the Humanities and the Arts South-east England (CHASE) was successful, and in September 2023 Eleanor Hex began her research as the successful candidate, looking at the Bishop of London and the tobacco colonies of Virginia, 1680 to 1800. During a visit to Virginia in May 2025, Eleanor and Trust CEO Siân Harrington visited the land once owned by Bishop Porteus and his family. While the family house 'New Bottle' is no longer standing and the

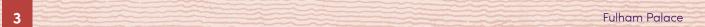


Mary Frances Howley, née Belli

land is now overgrown, they were able to get close enough to imagine what the plot of land right on the York River might have looked like.

Meanwhile our in-house community archaeologist, Alexis Haslam, continues to look at how the Bishops used their position and wealth to build and renovate Fulham Palace during their tenure. Bishop Howley (Bishop of London 1813–1828), undertook a series of works at the Palace, including transforming the building through remodelling parts of the façade in the fashionable Georgian style. The alterations were reported at the time to cost around £20,000. This is a considerable sum, constituting about £2 million in today's money. Bishop Howley did not come from a wealthy family, nor was his salary enough to cover these costs. His wife Mary Frances Belli, on the other hand, was the daughter of John Belli, whose financial house had been an acting agent for George Colebrooke, chairman of the East India Company, before becoming the private secretary to Warren Hastings, the governor general of Bengal.

The research that the Trust has undertaken can be found on our website and throughout our museum, particularly our exhibition on the Bishops of London, colonialism and transatlantic slavery. In addition, visitors were



also able to hear from our researchers and guest speakers through our Black History 365 series of talks, launched in 2024 and back by popular demand in 2025.

Alongside this research Fulham Palace Trust has been pursuing wider principles of anti-racism and decolonising across the organisation. The Trust was one of the first cohort of six museums joining the Museums Association Anti-racist Museums Programme in 2024, learning about racism, developing the skills and confidence to dismantle racism and embodying anti-racism as individuals and as organisations. In spring 2025, the Trust was also successful in becoming one of three detailed case studies for museum professionals as part of the Knowledge Sharing Programme. The Trust has now established a staff working group to take this anti-racism work forward.

Saving the knot garden

The knot garden is a much-loved feature of our 3.5 acre walled garden. Designed by keen horticulturalist Bishop Blomfield in the 1830s, the parterre underwent various alterations throughout the years until, in 2011, it was replanted with box, *Buxus sempervirens*, to its original layout. This was completed as part of the second major restoration project at the Palace funded by the Heritage Fund.

Unfortunately, managing box caterpillars in recent years has proven to be a challenge. The moth larvae of this invasive species cause significant damage by eating the box leaves, which can result in the death of the plant. The caterpillars can be controlled by spraying a biopesticide, but this method is not sustainable, nor does it align with the Fulham Palace Trust's biodiversity and climate change resilience policy, which we launched in 2021.

In 2024, the caterpillar had a voracious year with multiple generations within one season. Our efforts of hand removing the caterpillars and feeding the plants with liquid seaweed could no longer keep the infestations at bay. By the summer our box hedge finally succumbed, with 70% of the formal low hedge dead and the remaining soon to follow.

To bring the knot garden back to its former glory, we needed to identify a reliable box

hedge substitute that is pest and disease resistant, as well as low maintenance and slow growing to ensure the crisp low hedge shape of the original design. In addition, we needed a plant that could be supplied in large numbers, as replacing the 320m of low box hedging required 1,000 plants.

From recommendations, careful research and valued guidance from Fulham Palace trustee Matthew Pottage, former curator of RHS Garden Wisley, we have selected *Podocarpus* 'Blue Gem' and *P*. 'Chocolate Box' to replace our parterre. These small leaved higher elevation New Zealand podocarps were the leaders of the 'alternatives to box' trials carried out at Wisley over a ten-year period. The trials are an incredibly valuable information source as they examined pest and disease resistance, quality of year-round interest, hardiness, cultural requirements and suitability for being a low clipped hedge in a similar climate to London and on sandy soil.

Planted in summer 2025, the P. 'Chocolate Box' variety is in the middle beds of the knot garden and P. 'Blue Gem' on the outside. In summer the plants look similar, while in winter they may show contrasting blue and brown hues which will be an interesting feature of the new hedge.

We would like to thank all those who helped fund the replacement of the hedges, including the Stanley Smith (UK) Horticultural Trust for their generous support for this project and the previous funding for the plantings within the hedge borders of the knot garden in 2012.



Annual Review 2024/25

School partnerships and outdoor learning

Our extensive learning programme provides engaging educational experiences for visitors of all ages, providing them unique access to a scheduled ancient monument, botanic garden and historic house. The wide range of activities we offer, from immersive hands-on schools workshops and archaeological community digs to gardening workshops and specialist tours, speaks to our commitment to being inspirational, engaging and educational.

As we look to the future of our learning offer on this special site, one of our main goals is to continue to develop our successful schools programme through building stronger partnerships with key local primary and secondary schools. Thanks to funding from John Lyon's Charity we have been able to invest in a new schools partnership and outdoor learning programme. The three-year project focusses on developing a new membership scheme for local schools and establishing an outdoor learning programme, including support to Special Educational Needs (SEN) schools.

The schools membership scheme aims to support the schools in the local area who need it most. The number of children and young people receiving free school meals in Hammersmith and Fulham has increased by more than a third over the past five years. In secondary schools alone, it has increased by almost 60% over the same period.

The scheme will encourage participating schools to engage with all aspects of the Fulham Palace site. School members will

have access to a range of benefits, from free and reduced-price workshops and unique access to historic spaces to support and training from specialist staff and career opportunities. At the same time, the project will strengthen our relationship with local schools and increase participation within the local community, as well as offer members opportunities to shape the future of Fulham Palace as a community asset.

As part of the project, we will also extend our outdoor learning programme and enrich our SEN provision by building on the success of our 'get into gardening' project. Starting in 2021, the programme has provided children and young people identified as needing extra support with the opportunity to work alongside our garden team on a variety of horticultural focused activities, enabling them to gain valuable experiences and life skills. The project has demonstrated how successful outdoor learning is, giving school children a quiet space to learn, discover the plants and the animals on the Palace site and find a connection with their science subjects at school. Working with a local SEN school, we will develop a new SEN workshop based on ecology, biodiversity, horticulture and environmental sustainability, as well as create a bookable workshop for primary schools focussing on these same elements.

We would like to thank John Lyon's Charity for their generous support for the school partnerships and outdoor learning project, and The Lyon Family Charitable Trust for their continued support for the 'get into gardening' programme.





'Going green' project

Our 'going green' project is an infrastructure, schools and community project aimed at fostering a deeper connection to nature among urban communities. Launched in 2023 and aligned with our biodiversity and climate change resilience policy, the project is focused on engaging more people in our biodiversity and sustainability work, creating inspiring learning opportunities for all ages and enabling those involved to gain a better understanding of the importance of nature in the local area.

As part of the project, in consultation with a panel of experts, we built a wildlife pond in the walled garden, successfully diversifying the habitats for flora and fauna on our site and expanding our learning offer through new sessions focused on aquatic ecosystems.

This year, we built a new greenhouse located adjacent to the existing vinery in the walled garden. Thanks to a successful public fundraising campaign, we were able to raise the necessary funds to fully equip the greenhouse for propagation, from soil and paving to shelving and lighting, as well as purchase essential equipment for schools such as magnifying glasses and binoculars.

With this new dedicated space for growing plants, we have been able to convert one wing of the vinery to provide a base for running a myriad of activities, including immersive nature workshops, inclusive community sessions and enriching educational experiences for children of all ages. Throughout the year, we piloted a series of educational workshop sessions aimed at providing powerful, hands-on learning opportunities focused on nature, biodiversity and sustainability. These continually developing sessions will now provide the blueprint for forming a structured educational plan as part of our new schools' partnership and outdoor learning project.

We are very grateful for the support we received from our supporters which enabled this project to take place, including funding from Kusuma Trust UK and the Museum Development London's Climate Action Grant.



Annual Review 2024/25 6

Learning

Our learning programme continues to offer engaging and impactful learning experiences for children, young people and adults in a welcoming, inclusive and inspiring environment. Below are just a few of the highlights from the past year.

Exploring the Palace project

Our Exploring the Palace project, generously supported by John Lyon's Charity, was a year-long community engagement project that aimed to connect local families with the rich heritage and natural environment of Fulham Palace through immersive, hands-on workshops and events. With a focus on interactive learning, the project brought history, archaeology and nature to life through a diverse programme of activities designed to support family learning, creativity and connection. Themed sessions included archaeological digs, historical re-enactments, creative workshops and seasonal celebrations.

Highlights of the project included the Festival of Archaeology, where families explored 10,000 years of local history; the Palace explorers and summer explorers sessions, which featured engaging activities on minibeasts, Roman life, Viking invasions and Tudor medicine, and seasonal events such as Christmas at the Palace. Each activity was designed to be inclusive and accessible, encouraging exploration through play, storytelling and craft, while drawing on Fulham Palace's unique built and horticultural heritage.

We were also able to connect with our fellow West London historic houses and heritage sites through the spring fair, hosting activities run by Boston Manor House, Hogarth's House, Chiswick House, Benjamin Franklin House, the William Morris Society and Leighton House among others. These partnerships enabled the project to support an even wider family audience.

Delivered in a time of financial strain for many, our goal for the Exploring the Palace project was to respond to the needs of local families by offering free, meaningful experiences that brought families together through providing opportunities for discovery and learning in a safe, welcoming environment. The project's success is reflected in the large number of

people participating in the sessions, the positive feedback we received and the creation of shared memories that helped build stronger connections between local families and their cultural heritage.

Total learners: 25,284*

Community
engagement 303
Adult
learners 776
Young people - 121
Outreach activities - 35
Placements - 11

Primary and by educational partners – students – 4,843

Families – 8,325

*Learners on-site except for all outreach activities and a selection of community engagement activities.



People

Every year, Fulham Palace offers the hundreds of thousands of people who visit this historic site a place to escape from the busy city and relax in a 13–acre green oasis in the heart of West London, free of charge.

Volunteer programme

Fulham Palace has a large and thriving volunteer programme, and we are incredibly grateful for our volunteers' invaluable support. They contribute a huge amount to Fulham Palace, helping us maintain, enhance and share this incredible house and garden with our visitors.

In addition to our student placement programme, this year we developed our volunteering opportunities for 16 to 18-year-olds, enabling more young people to gain valuable hands-on experience in an encouraging environment. We also created four new roles in which people can donate their time to the Palace, including a chicken volunteer to help take care of our beloved Pekin bantams who reside in the walled garden.

Volunteer satisfaction

98.7% strongly agreed or agreed that they were satisfied with 'The recognition you receive from staff for the volunteering you do'

97.6% strongly agreed or agreed with the statement 'I would recommend Fulham Palace as a place to volunteer'

96.3% strongly agreed or agreed with the statement 'Volunteering at Fulham Palace gives me a sense of achievement'

93.9% strongly agreed or agreed with the statement 'Giving my time to Fulham Palace increases my sense of wellbeing'



I absolutely love volunteering at the Palace and it is not too strong to say that it is a huge and vital part of my life.

Fulham Palace volunteer

Volunteer support

16,457 Volunteer hours contributed

210 Active volunteers

187 Corporate volunteers

26 Volunteer roles

For the first time in our history, we are honoured to recognise our first volunteer to receive a 30-year volunteering award, a remarkable achievement! Esther Dean joined Fulham Palace as a volunteer in 1994, and her contribution to the Palace throughout this time cannot be overstated. She has undertaken many activities since joining, from helping devise and deliver education sessions

and leading tours to surveying trees and playing a vital role in our sewing bee team, caring for and cataloguing the costume collection and devising embroidery projects. Thank you to Esther and to all our 5, 10, 15 and 20-year volunteer badge awardees for you dedication to Fulham Palace, we truly appreciate your time, energy and support.



9 Fulham Palace



Financial report

In addition to our fundraising related activities, we generate funds through a diverse range of income streams. These include private functions and venue hire, catering, retail, lettings and public events.

Exhibitions

Recently, we introduced an exhibition hire programme for external artists and organisations to showcase their works to the public within the Palace's beautiful historic rooms. Successful applicants have the option to hire one or both of the Bishop Terrick rooms to display their artwork. Support from our collections and conservation officer during the installation and removal of the exhibitions ensures that the historic fabric of the building is safeguarded. Works on display can be sold through our museum shop, with the Palace receiving 25% commission on sales. The initiative has been a success, with four exhibitions this year bringing in a net income of £3,984, and already six bookings confirmed for 2025/26. This income enables us to host exhibitions from artists and organisations who otherwise would not be able to display their artwork to the public in London, as well as test out new audiences.

Alongside this, we introduced a range of marketing packages which offer exhibitors the option for additional support from our in-house marketing manager. The department can help with designing, printing and displaying interpretation panels and exhibition posters, as well as with promotion across the Palace's website and digital communication channels.

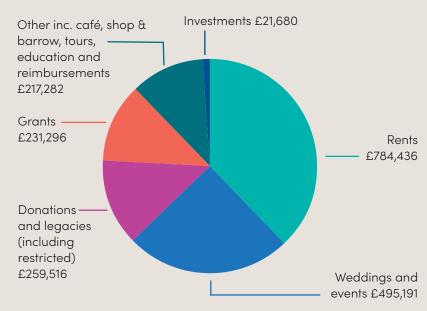
Corporate volunteering in the garden

This year, we welcomed 187 corporate volunteers from nine companies as part of our corporate volunteering programme. During these half-day sessions, groups of between 40 and 70 volunteers take part in a variety of hands-on gardening activities under the careful training and guidance of our garden team. Tasks range from removing invasive bindweed and clearing woodland areas to hand-scarifying meadows and sowing wildflower and yellow rattle seed. The work is physical and rewarding, with no prior experience required in order to enable as many people to take part as possible. After the gardening tasks, participants also have the opportunity for a guided tour of our beautiful walled garden, led by our enthusiastic apprentices and trainees. As our garden team devotes their time to planning and supervising the activities, companies pay a fee for the session, resulting in a net income of £7,755 in 2024/25. Looking forward, we are investigating how our corporate volunteering offer can be expanded to include other types of activities across the site, such as painting and decorating.

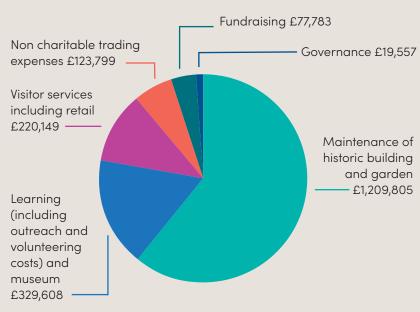
Total income and expenditure

In 2024/25, our total income was £2,009,401, an increase of 5% from last year. Total expenditure increased by 5% to £1,980,701.

Total income: £2,009,401



Total expenditure: £1,980,701



11 Fulham Palace



Fundraising

Thank you to all of our supporters for helping us secure the future of Fulham Palace and share it with our visitors. We could not do it without the generous grants and donations we receive from individuals, trusts and foundations and corporations.

Membership

We are very grateful for the generous support provided by our Patrons and Friends of Fulham Palace who help fund a range of activities. This year, the number of Friends memberships decreased slightly to 365, down 5% from the previous year. The number of Annual Patrons remains stable with 53 individuals in 2024/25, and we have three Corporate Patrons.

Fit for the future

In this increasingly challenging economic climate, we are focusing our fundraising efforts on securing support to carry out vital works on the sections of the Palace which are in urgent need of repair. While three major phases of restoration have taken place on the site since 2006, there are still large sections of our Grade-I listed building that have not been renewed, and are now showing their considerable age. Our priorities include restoring the brickwork on the south range and south-east sections of the Tudor courtyard, replacing the great hall and south range roofs and refurbishing the interior spaces of the south range, potentially creating artist studios, a new café space and a larger shop focused on selling locally sourced products.

Restoring the chapel

Our Grade II listed chapel was built for Bishop Tait in the 1860s by architect William Butterfield, renowned for his designs in the High Victorian Gothic architectural style. The chapel underwent a dramatic restoration after suffering damage during World War II, and much of Butterfield's elaborately designed mosaic and brickwork were hidden behind a new ceiling, coving and large murals composed by the artist Brian Thomas and students from the Byam Shaw School of Art. Unfortunately, with no heating and only limited lighting, today the chapel feels cold, dark and neglected. After an unsuccessful bid to the National Lottery Heritage Fund this year, we continue to investigate a range of funding options to help us restore this once vibrant space and share it with the public. Through reinstating some of the original decorative schemes, increasing the lighting and installing heating, the chapel will be a more usable and accessible space for events, activities and interpretations, including potentially a community choir.

Grants and donations

With thanks to our founding donors and all those who have given to Fulham Palace over the course of the year 1 April 2024 – 31 March 2025.

Founding Donors

An anonymous benefactor
Botterill, Councillor Nicholas
Cook, Sandra
Edington CBE, Gordon
Emery FSA, Phillip
Hackett, Thomas and Genevieve
Hawes, the Reverend Canon Joseph
Howard, Phil and Jennie
Ingram, Tim
Poole, Martin
Sanderson, Tim and Dede
The Scorpion Trust
Von Schoenaich, Brita
Williams, Dr Jonathan
Wright, Ken

Life Patrons

Anonymous benefactors Borrows, Simon and Sally Boyce, Daphne Burgess, Vernon and Jennifer Elizabeth Clark, Simon Dean, Esther Fanshawe, Angus Fenn, Anthony Fowler, Stuart and Mindy Greenhalgh, Stephen Groenholm, Klaus and Kate Harding, Anthony Hill-Smith, Alex and Isobel Hogg, Charlotte Ingram, Jonathan and Abi Ingram, Tim and Christine Laing, Christopher Leslie, Jonathan and Pepe Lyon, Sebastian and Flora McMillan, Carolyn Monaghan, Ben and Louise Nunneley, Sir Charles and Lady Catherine Stead, George and Daphne Upton, Richard Whitehouse, Keith Witherow, John Wright, Jennifer

Corporate Patrons

Bovingdons Catering
LMA Property
Pascal Huser Design & Build Ltd

Individual Donors (£1,000+):

Amer, Thelma
Burgess, Vernon
Davidson, Linda
Nunneley, Sir Charles
Parker, Hamish
Rose, Jacqueline

Charitable Trusts, Foundations and Organisations to Fulham Palace (£1,000+):

Dyers Company
English Heritage
Fulham Society
John Lyon's Charity
Kusuma Trust UK
Museums Development London
(Arts Council England)
Stanley Smith (UK) Horticultural Trust
The Barbara and Philip Denny Trust
The Golden Bottle Trust
The Lyon Family Charitable Trust





Fulham Palace House& Garden

Fulham Palace Trust Fulham Palace

Bishop's Avenue London SW6 6EA

fulhampalace.org +44 (0)20 7736 3233

Company limited by guarantee, registered no. 07464167 Registered charity no. 1140088



The Trust is a named fund held within The Master Charitable Trust (MCT). The MCT is a donor-advised fund managed by C. Hoare & Co. and is a registered charity (number 1139904).





Supported using public funding by ARTS COUNCIL ENGLAND







English Heritage – Historic and Botanic Garden Training Programme