



**Brockwell Park  
Community  
Greenhouses**

Registered Charity no. 1140590

## **Brockwell Park Community Greenhouses**

Company Limited by Guarantee

Trustees' Report and Financial Statements

Year Ended 31 March 2023

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## **Brockwell Park Community Greenhouses**

Reference and administrative details

For the year ended 31 March 2023

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### **Trustees**

Chair	Joanna David	Appointed 30 October 2022
Secretary	Lawrence Osei-Kwaku	
Treasurer	Ian Brotherston	Appointed 30 October 2022
	Verena Kotonski	Appointed 30 October 2022
	David Roy	
	Lucie Russell	Appointed 30 October 2022
	Janet Worth	
	Katharina Bauer	

### **Charity registration number**

1140590

### **Company registration number**

07217692

### **Registered office**

Brockwell Park Community Greenhouses  
Brockwell Park  
London  
SE24 9BN

### **Banker**

The Co-operative Bank Plc  
PO Box 250  
Delf House  
Southway  
Skelmersdale  
WN8 6WT

### **Investment manager**

Epworth Investment Management Limited  
9 Bonhill Street  
London  
EC2A 4PE

### **Independent Examiner**

Charles Osei, BSc (Hons), MSc, ACIE, AFA, ATA, MCIPP  
Flat 3, 11 Rochdale Way  
Deptford London  
SE8 4LY

## **INTRODUCTION**

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### ***‘A place where all can learn, play and grow together.’***

The Charity's purposes are set out in its Memorandum and Articles of Association. Brockwell Park Community Greenhouses (“BPCG” or the “Charity”) provides educational and training resources in sustainable horticulture and promotes physical and mental wellbeing through horticultural activities and engagement with the natural world. In addition, the Charity promotes wildlife and biodiversity as well as healthy eating and local food growing by involving visitors, volunteers and school children in a wide range of activities on our one-acre garden.

Our volunteers and staff have put tremendous effort into realising our four major aims:

1. to be a resource for community outdoor education and recreation for all;
2. to strengthen and build local community;
3. to give visitors and volunteers the opportunity to improve well-being and knowledge; and
4. to encourage and promote ecological diversity.

In shaping the objectives for the year and planning BPCG activities, the Trustees have considered the Charity Commission's guidance on public benefit and fee charging. The Charity relies on grants and the income from fees and charges to cover its operating costs. In setting the level of fees, charges and concessions, the Trustees always give careful consideration to the accessibility of the gardens and the affordability of its numerous activities and events.

## **HAPPENINGS THROUGHOUT THE YEAR**

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This has been a very significant year for the charity as we took possession of our newly completed, beautiful barn (the “Barn”). This building was funded partly through a grant from the GLA of £160,000 together with significant funds raised through the unstinting efforts of trustees, volunteers and staff. The building was finished in July 2022 and the official opening was held on 18<sup>th</sup> September 2022.



Our new building consists of a large kitchen linked by doors into the upper greenhouse and adjoining an impressive indoor space that can be used for events, hires and our education programme. French doors open out onto the learning garden designed to be used by our visiting school children, as well as providing an attractive outdoor space for all our visitors. It includes raised vegetable beds, a seating circle and a living willow tunnel. The Barn can also be accessed via a new side entrance with step free access directly from the park and three new toilets, including one accessible toilet with baby changing facilities.

The new building enables the Charity to use the whole site throughout the year, rather than predominantly during the warmer months, and it is already proving a great success.

The year has also seen many changes in our governance. The Chair and Director stepped down after many years and the Charity appointed a new Barn and Development Manager, Stephanie Prior, and a new Children and Families Manager, Charlene Duncan, as well as Kirsty McEwan who was appointed as Garden Educator. These three new members of staff all work alongside our Community Gardener and Garden Operations Manager, Cat Stevens.

### **THE GARDENS**

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The one-acre garden site continues to be a much-loved haven for the local community with its wonderful mix of wild meadow, mature trees, herb and vegetable gardens, fruit trees and bushes and flower borders. The recorded visitor numbers (which includes school visitors) reached a remarkable total of 84,985 people during the year and parents frequently commented on how wonderful it was for children to be able to enjoy and explore this safe and beautiful space, the mud kitchen being a popular attraction for young children.



The number of volunteers signing up to support our work continues to grow year on year and a growing interest in gaining horticultural skills and knowledge from our visitors and volunteers meant the wide range of workshops run by our Community Gardener were as popular as ever. The gardens were open for volunteering throughout the year from Wednesday to Sunday with over 7,500 hours of volunteering during 2022/23 in gardening, cooking, bee-keeping and wildlife conservation. Volunteers also built our new covered cycle park and our new shop. Interest in becoming a volunteer at BPCG continues to be very strong and we inducted 376 new volunteers during the year. (Any volunteer completing four sessions or more automatically becomes a Member of the charity and is eligible to vote at our AGM).

Volunteers have been working hard to further develop the garden as a welcoming habitat for wildlife. This has included building and installing more bird-boxes, solitary bee and bumblebee nest boxes across the site, planting insect-friendly plants and improving wildlife access to the pond. As part of our Windows to Nature project funded by the Postcode Lottery Trust/People's Postcode Lottery, volunteers have installed a number of wildlife and bird-box cameras. These have enabled visitors and schools to observe birds and their young in their nests. Time-lapse recordings have captured the growth of plants in our squash bed over the season.

Our Members received a weekly newsletter keeping them fully informed of what's going on at the Greenhouses including our events and workshops but also containing a detailed summary of the week's gardening activities.

For yet another year, the Charity was able to maintain its 'Outstanding' assessment by RHS in their London in Bloom It's your Neighbourhood review - testament to the hard work and skill of the Community Gardener and our garden volunteers.



## **PRODUCE, SALES AND FOOD PRODUCTION**

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The garden flourished throughout the year and a record number and variety of plants were propagated for sale, as well as a wide range of vegetables and fruits used by our cooking team to make produce for the shop. The completion of the Barn with its large and well-equipped kitchen has enabled the Charity to register with Lambeth Council as a food producer and we have now substantially expanded our food retail offer. Among our top sellers are jams, honey and marmalade but chutneys, pesto and a range of fruit and plant flavoured cordials are also very popular. The Charity also sold lino print cards designed at our lino print workshops, as well as one-off items such as dog biscuits and lip balm kits.



In October 2022 the Charity received a Compounding Licence from HMRC which enabled us to compound a variety of spirits using fruits, plants and nuts grown on the site. These were sold at our licensed events, such as music performances and our winter wreath making workshops.

As this annual report is being published BPCG has been successful in getting a premises licence and is now also able to sell its premium compound spirits in the shop on Saturdays and Sundays.

The Charity made retail sales of £37,053 during the year which consists of raw produce grown on site, produce made in the BPCG kitchen, alcohol, honey and other sundry items.

## **CHILDREN AND FAMILIES PROGRAMME**

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The Children and Families Programme was badly disrupted by Covid-19 and while some limited activities were taking place, the programme didn't get up and running properly again until May 2022 when the new Children and Families Manager was able to start delivering a full education programme for schools.

However, since the relaunch, the education programme has gone from strength to strength delivering an exciting range of outdoor learning, creativity and play to local children during term time and the holidays. These children come from a wide range of backgrounds, reflecting the varied demographic of the area surrounding Brockwell Park. The charity has also maintained strong links with two local Special Educational Needs schools who take part in weekly sessions during term time



## **Brockwell Park Community Greenhouses**

Annual Report of the Trustees

For the year ended 31 March 2023

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and teachers, carers and parents have benefitted from understanding more about outdoor learning from their participation in the Charity's activities.

Although schools were initially cautious about booking trips after the end of Covid-19 lockdowns, the fact that the site is secure and local meant interest quickly recovered. Moreover, the education programme offers very good value for money and despite considerable pressure on schools' budgets, it remains affordable for most schools.

In addition to these primary school visits, we also offered weekly sessions to a range of groups including:

- 4 groups for pupils with special educational needs one from Heron Academy; two from Orchard Hill College and one from Elm Court School;
- 2 preschool groups including Story Stompers and nursery sessions; and,
- 2 home-school groups, for children aged 4-6 and 7-10 who are home-educated.

These sessions continued year-round, helping to keep us busy during our off-peak months of October, November, January and February and we have built strong partnerships with these schools and families. During the year we held 413 sessions and engaged 6519 children.

We further expanded our Children and Families offer during 2022/23 with a new holiday activities programme. The Festive Family Event, including a pantomime and Santa's grotto, was very popular and by advertising via our schools we were able to reach families that have not visited us before. Engaging new families will continue to be a priority within the Children and Families Programme.

### **Feedback**

#### *Parent comments:*

'Brockwell Park Greenhouses is the gem of the park, the workshops and courses are really well delivered, especially with the addition of the new Barn'

'The Greenhouses are a wonderful environment, provoking curiosity in the natural world'

'Really well tailored to a range of ages, and delivered with great enthusiasm and knowledge!'

#### *Teacher comments:*

'Highly recommend the program. Very engaging and child friendly. Linked to the national curriculum. Charlene and Jess were wonderful. The children loved every second and have been talking about it for days. Thank you to everyone at the Greenhouses!'

'A wonderful experience that captivates and brings the children's learning to life. It felt like we were in the countryside and not in busy built up London. Fabulous!'

'I highly recommend the sessions put on by the wonderful experts at Brockwell Park Community Greenhouses. The facilities within the greenhouses make for a wonderful and convenient trip for all schools. The session was excellent and gave the children exactly what they needed and more. Thank you so much!'

***Looking forward***

The Charity is committed to the future development and success of its education programme. It has required a lot of professional planning and investment to relaunch the programme after Covid-19 and tremendous energy and thought has gone into maximising the potential of the Barn. This work will continue into next year and the Charity hopes to benefit from continued high levels of support and enthusiasm of local schools and families.

**HIRES**

The new Barn and its kitchen provide a wonderful opportunity to expand and grow our workshops and education programme, particularly in the winter months. However, crucially, it was also intended to provide an opportunity for the Charity to increase its income through hire of this space for a wide variety of community activities, as well as private hire. These comprise a wide range of community hires including environmental groups, Theatre on the Hill, and our regular yoga sessions run by Natural Connection Yoga, as well as private hires for parties and weddings.



The number of hires has been building steadily since its completion with 85 events taking place during 2022/23 and an average monthly income of £2,500. The busiest months were July, August, and October when the monthly income exceeded £4,000. In the financial year 2022-23, income from hires was £27,305. Hires are managed by the Barn and Development Manager.

***Looking forward***

Looking ahead to the next financial year (23/24), bookings have been strong with bookings already confirmed for 2024. Oversight of hires on the day is carried out by freelance duty managers, and this is being further developed to ensure adequate training and policies are in place to support larger hires, such as weddings. However, the Charity is careful to ensure that affordable hire rates are available for community groups and every effort is made to make sure that hires do not impact adversely on volunteers or our visitors to the gardens. In particular, we aim to review the balance between evening events and day-time hires, such as children's parties, to maximise use of the site for workshops and other horticultural events during the day.



## **EVENTS**

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Our on-site events over the year were very successful (a total of 17 events, with 1,398 tickets sold) and included a wide range of music performances including Mambista and our regular Sunday music gigs, our new supper club, pizza days and an afternoon tea with our new indoor space providing the opportunity to run events during the winter months.

### ***Ticket pricing***

The Charity aims to balance its need to raise income to support its many activities and programmes with providing interesting, enjoyable and educational events at affordable prices for our local community. An average of 75 percent of tickets were sold at full price, with 25 percent paying a concessionary rate. We offer concessions or 'Pay What You Can' pricing for most events, unless they are a fundraiser or have high costs that need to be covered.

The Pay What You Can model offers people who can afford to pay a bit more to support others who can't. The new monthly music event, Avant Garden, provides an opportunity for local and London-based musicians, story-tellers and poets to perform and is a Pay What You Can event.

### ***Feedback***

*"The concert of Kadialy Kouyaté was absolutely magical. The intimate venue of the Barn and its surprisingly great acoustics made the performance even more special. Plus the tasty food and a glass of wine, no better way to spend a Sunday evening!"*

*"A warm, friendly, music filled community evening. It is so good to have the new Barn and to be doing something so great in our own area of London. Thank you Brockwell Community Gardens"*

### ***Looking forward***

The Charity aims to slowly increase our events over the year with monthly music events (Avant Garden), the May fete and harvest festival, as well as two parties for our volunteers. The recent launch of the monthly South London Gardeners Collective is an opportunity for anyone interested in gardening and horticulture to share their knowledge and learn from each other.



## **WORKSHOPS**

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The Charity offers a wide range of adult workshops, some of which are specific to gardening and horticultural skills, such as the productive kitchen garden and composting workshops, while others are more wide-ranging and often craft and skills based including lino printing, green wood-working, winter wreath making and willow weaving, fermentation and natural dying. This year we ran 52 workshops with a total of 454 attendees.



In line with the Charity's objective to ensure its activities are accessible to the local community a Pay What You Can scheme is now in place for many of our workshops (60 percent), making the price more affordable for those on low incomes. This is offset by higher ticket prices for those able to pay more.

### ***Feedback***

'As a complete beginner I loved learning about willow weaving. It was a small friendly group and Cat the tutor was great. We each made a basket and either finished them on the day or took home the materials and knowledge to do so. I was very proud of my slightly wonky one!'

'Thank you so much again for a very inspiring and fun workshop. It was so great to hear your knowledge about fermentation. I really enjoyed learning so much in such a small amount of time.'

### ***Looking forward***

This year (23/24) the Charity aims to focus on developing our range of adult workshops and will be focusing on developing a programme of horticulture and environment-based workshops.

## **ACKNOWLEDGEMENTS**

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The Trustees are grateful to those who funded and supported our activities during the year, in particular: The London Community Foundation, Brockwell Live Community Fund, Lambeth Active Fund, the Royal Horticultural Society - Sustainable Futures, Social Farms and Gardens, the Anonymous funder of 'Drawing from the Roots', the Greater London Authority, Bernard Sunley Foundation, Garfield Weston Foundation Wyse Eliot, Postcode Lottery Trust / People's Postcode Lottery and the Monument Trust. BPCG has a constructive relationship with our landlord, Lambeth Landscapes, who supported the building of our Barn and worked closely with us throughout its construction. We are very grateful for their ongoing support.

The Trustees would also like to warmly thank our staff and volunteers for their dedication and hard work and without whom the Charity could not operate.

## **FINANCIAL REVIEW**

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This was a transformative year for BPCG with the opening of the Barn and the hiring of 3 additional part-time staff. This has involved the Charity exploring new, and expanding existing, income streams in order to establish a new operating model with the use of the Barn. In light of this the Trustees consider the Charity's financial position to be satisfactory and wish to pay tribute to the resolve and dedication of staff and volunteers to achieve this position.

The financial statements are set out on pages 15 – 24 of this report. The Trustees report a surplus of £13,827 on unrestricted activities. The addition of the Barn has allowed the Charity to expand its offering, in particular during the winter months. This has meant that the Charity has been able to become more self-sufficient. The major income streams are:

- Workshops and events increased by 85% to £30,508;
- Children and families income increased by 49% to £34,635;
- Site hire increased by 48% to £27,305; and,
- Retail sales declined slightly by 14% to £37,053.

Further details of the Charity's funding may be seen in the notes to the financial statements 3 and 4 on page 20 and 21 respectively. The Trustees express their appreciation for the continued support of funders who make possible many of the Charity's activities and thus remain essential to the development of the Charity.

The reserves policy remains that Restricted Funds should be sufficient to fund specific projects either from grants or from the Charity's own resources and Unrestricted Funds be sufficient to cover the balance of 3 months of costs that the Charity is expected to incur over the year (including staff costs). On these bases the Charity had sufficient reserves on 31 March 2023: Restricted Reserves of £447,929, and Unrestricted Reserves of £65,690.

A successful donation campaign resulted in £19,759 being raised to complete the Barn fit-out; the Trustees are grateful for the continued support from all its donation and grant funders which are important to the continued success of the Charity.

## **STRUCTURE AND GOVERNANCE**

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BPCG is a registered charity and a company limited by guarantee with a Board of Trustees who are also Directors under the Companies Act 2006. Trustees are not paid for their services and no Trustee has any interest in the Charity. Trustees are selected based on the experience, skills and expertise they bring to furthering the main objectives of the Charity and to reflect the diversity of the community with respect to age, ethnicity and disability and a representation of a variety of backgrounds. They are elected for a five-year term at the AGM in accordance with the procedures set out in the Articles of Association. The induction process for new Trustees includes the provision of information as specified by the Charities Commission on their roles and responsibilities, policy and procedures, meetings with key staff and the Chair of Trustees and visits to the BPCG both by arrangement and informally.

## **Brockwell Park Community Greenhouses**

Annual report of the Trustees

For the year ended 31 March 2023

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The Board of Trustees currently meets 12 times a year, subject to review. Its principal role is to determine mission, policy and strategy, to monitor the performance and financial stability of the charity and to ensure BPCG continues to deliver activities which drive its core objectives and aims.

The charity currently employs one full-time and three part-time members of staff and we are supported in the management and running of our events, educational activities and garden space by our volunteers. It is because of our volunteers' extraordinary generous effort and spirit that our charity continues to thrive.

### **OUR TRUSTEES**

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Our articles of association allow us to appoint up to eleven trustees who act as our executive committee, overseeing the strategic direction of the charity and ensuring that we fulfil our charitable objectives for public benefit. Recruited for their individual expertise and their local knowledge and influence, our trustees have provided invaluable assistance throughout the year.

In the year ending 31 March 2023 our Board of Trustees comprised:

#### **List of Trustees**

Joanna David (appointed 30 October 2022) – Chair

Joshua Piercey (resigned 28 June 2022) – Chair

Ian Brotherston (appointed 30 October 2022) – Treasurer

Andrew Oxley (resigned 29 July 2022) – Treasurer

Lawrence Osei-Kwaku - Secretary

Earline Hilda Castillo-Binger (resigned 24 May 2023)

David Roy

Janet Worth

Janagan Alagarajah (resigned 30 October 2022)

Katharina Bauer

Lucie Russell (appointed 30 October 2022)

Richard Whiting (resigned 30 October 2022)

Verena Kotonski (appointed October 2022)



Joanna David, Trustee



Ian Brotherston, Trustee

**Approving the annual report of the Trustees**

**2 November 2023**

## **Brockwell Park Community Greenhouses**

Independent Examiner's Report on the Financial Statements to the Trustees and  
Members of Brockwell Park Community Greenhouses  
For the year ended 31 March 2023

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I report on the Financial Statements for the year ended 31 March 2023 set out on pages 15 – 24.

This report is made solely to the Trustees of Brockwell Park Community Greenhouses, as a body, in accordance with regulations made under section 145 of the Charities Act 2011. My work has been undertaken so that I might state to the Trustees matters I am required to state to them in an Independent Examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Charity and Charity's trustees for my independent examination work, for this report, or for the statement I have given below.

### **Respective responsibilities of Trustees and Independent Examiner**

As Charity Trustees, for the purposes of charity law, are responsible for the preparation of the financial statements, the Trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the Act) and that an independent examination is needed.

Having satisfied myself that the Charity is not subject to an audit under company law and is eligible for independent examination, it is my responsibility to:

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

### **Basis of Independent Examiner's Statement**

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 Trustees 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 reports limited to those limited to those matters set out in the statement on the next page.



## **Brockwell Park Community Greenhouses**

Independent Examiner's Report on the Financial Statements to the Trustees and  
Members of Brockwell Park Community Greenhouses  
For the year ended 31 March 2023

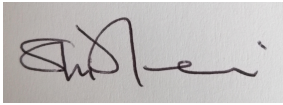
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### **Independent Examiner's Statement**

Since the Charity's gross income does not exceed £250,000 your examiner must be a full member of the Association of Charity Independent Examiners. However, if it exceeded the £250,000, your examiner must be a member of a body listed in section 145 of the 2011 Act. I can confirm that I am qualified to undertake the examination because I am a full member of Association Charity Independent Examiners and a member of Institute of Financial Accountants (IFA) UK, which is one of the listed bodies.

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 Charities Act, and
  - b) to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Acthave 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.

Signed...  ...

Dated: 06/11/2023

Charles Osei, BSc (Hons), MSc, ACIE, AFA, ATA, MIPA, MCIPP

Flat 3, 11 Rochdale Way Deptford London SE8 4LY

**Brockwell Park Community Greenhouses**

## Statement of financial activities

For the year ended 31 March 2023

	<b>Note</b>	<b>2023 Restricted Funds</b>	<b>2023 Unrestricted Funds</b>	<b>2023 Total Funds</b>	<b>2022</b>
		<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Income from</b>					
Donations, grants and legacies	3,4	36,613	12,862	49,475	352,362
Income from charitable activities	3	-	129,962	129,962	103,463
Bank interest		205	702	907	790
<b>Total income</b>		<b>36,818</b>	<b>143,526</b>	<b>180,344</b>	<b>456,615</b>
<b>Expenditure on</b>					
Charitable expenditure	5	25,009	127,274	152,283	122,594
Depreciation	10	11,599	2,425	14,024	-
<b>Total expenditure</b>		<b>36,608</b>	<b>129,699</b>	<b>166,307</b>	<b>122,594</b>
<b>Net movement in funds</b>		<b>210</b>	<b>13,827</b>	<b>14,037</b>	<b>334,021</b>
Funds brought forward		465,227	34,355	499,582	165,561
Transfer between funds	13	(17,508)	17,508	-	-
<b>Funds carried forward</b>		<b>447,929</b>	<b>65,690</b>	<b>513,619</b>	<b>499,582</b>

All of the charitable company's activities are derived from continuing activities.

The notes on pages 17 to 24 form part of these financial statements.

**Brockwell Park Community Greenhouses**  
Statement of financial position  
As at 31 March 2023

	<b>Note</b>	<b>Group 2023 £</b>	<b>Group 2022 £</b>	<b>Charity 2023 £</b>	<b>Charity 2022 £</b>
<b>Fixed Assets</b>					
Investment in subsidiary	9	-	-	1	-
Tangible assets	10	473,170	289,711	473,170	289,711
<b>Current assets</b>					
Debtors	11	14,276	26,860	14,276	26,860
Cash at bank and in hand		80,526	226,092	80,526	226,092
		<b>94,802</b>	<b>252,952</b>	<b>94,802</b>	<b>252,952</b>
<b>Creditors: amounts falling due within one year</b>	12	<b>(54,353)</b>	<b>(43,081)</b>	<b>(54,354)</b>	<b>(43,081)</b>
<b>Net current assets</b>		<b>40,449</b>	<b>209,871</b>	<b>40,448</b>	<b>209,871</b>
<b>Total net assets</b>		<b>513,619</b>	<b>499,582</b>	<b>513,619</b>	<b>499,582</b>
<b>Funds and reserves</b>					
Restricted funds		447,929	465,227	447,929	465,227
Unrestricted funds		65,690	34,355	65,690	34,355
<b>Total funds</b>		<b>513,619</b>	<b>499,582</b>	<b>513,619</b>	<b>499,582</b>


The Charity was entitled to exemption from audit under s477 of the Companies Act 2006 relating to small companies.

The Trustees have not required the Charity to obtain an audit in accordance with section 476 of the Companies Act 2006.

The Trustees acknowledge their responsibilities for complying with the requirements of the Companies 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 small companies subject to the small companies regime and in accordance with FRS102 SORP.

Approved and authorised for issue by the Board of Trustees on 2 November 2023 and signed on its behalf by:

  
.....  
**Joanna David, Trustee**

  
.....  
**Ian Brotherston, Trustee**

## **1. General information**

Brockwell Park Community Greenhouses (the “Charity”) is a charitable company limited by guarantee and registered in the United Kingdom under the Companies Act 2006 and the Charities Act 2011 (Charity Commission 1140590, Companies House number 07217692). The address of the registered office is given within the reference and administrative details page. The directors are the members of the Charity. In the event of the Charity being wound up, the liability in respect of the guarantee is limited to £1 per member.

The nature of the Charity’s operations and its principal activities are set out in the Trustees’ Report on pages 4 to 12.

## **2. Accounting policies**

### **2.1 Basis of preparation**

These financial statements have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these financial statements.

These financial statements have been prepared in accordance with:

- “Charities SORP” refers to the Charities SORP (FRS 102): 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. 2<sup>nd</sup> edition effective 1 January 2019.
- the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102);
- the Companies Act 2011; and,
- the Charities Act 2011.

The financial statements are presented in pound sterling, being the functional currency of the Charity.

### **2.2 Basis of consolidation**

Group financial statements consolidate the financial statements of Brockwell Park Community Greenhouses and its wholly owned subsidiary undertaking, BPCG Enterprises Limited, for the year ended 31 March 2023. In accordance with Section 408 of the Companies Act 2006, no separate statement of financial activities is presented for Brockwell Park Community Greenhouses.

### **2.3 Exemptions for qualifying entities under FRS 102**

The Charity has taken advantage of the following disclosure exemptions:

- From preparing a statement of cash flows on the basis that the company does not qualify as a larger Charity under the SORP definitions.
- From the financial instrument disclosures.

**2.4 Going concern**

The Trustees continue to monitor the risks posed to the Brockwell Park Community Greenhouses and have considered possible events or conditions that might cast significant doubt on the ability of the Charity to continue as a going concern. The Trustees have made this assessment for a period of at least one year from the date of the approval of these financial statements. After making enquiries, the Trustees have concluded that there is a reasonable expectation that the Charity will have adequate resources to continue in operational existence for at least 12 months from the date of signing these financial statements.

**2.5 Recognition of income**

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received, and the amount of income receivable can be measured reliably.

Grants are included in the Statement of financial activities on a receivable basis. The balance of income received for specific purposes but not expended during the period is shown in the relevant funds on the Balance Sheet. Where income is received in advance of entitlement of receipt, its recognition is deferred and included in creditors as deferred income. Where entitlement occurs before income is received, the income is accrued.

**2.6 Expenditure**

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated costs.

All expenditure is inclusive of irrecoverable VAT.

**2.7 Taxation**

The Charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the Charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.



## **2.8 Critical accounting estimates and areas of judgement**

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. The Charity does not currently have any significant accounting estimates or areas of judgements.

## **2.9 Offsetting**

There has been no offsetting of assets and liabilities, or income and expenses, unless required or permitted by the FRS 102 SORP or FRS 102.

## **2.10 Grants and donations**

Grants and donations are only included in the SoFA when the general income recognition criteria are met (5.10 to 5.12 FRS102 SORP).

Grants are credited to the statement of financial activities as the related expenditure is incurred.

## **2.11 Tax reclaims on donations and gifts**

Gift Aid receivable is included in income when there is a valid declaration from the donor. Any Gift Aid amount recovered on a donation is considered to be part of that gift and is treated as an addition to the same fund as the initial donation unless the donor or the terms of the appeal have specified otherwise.

Income tax recoverable in relation to donations received under Gift Aid is recognised at the time of the donation.

## **2.12 Volunteer Services**

The value of any volunteer services received is not included in the financial statement but is described in the Trustees' annual report.

## **2.13 Liabilities**

Liabilities are recognised when there is an obligation at the Balance Sheet date as a result of past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

## **2.14 Investments**

The investment in the subsidiary is held at cost less impairment.

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

**2.15 Fixed Assets**

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Depreciation is provided on the following basis:

- Buildings: over their estimated life from the point that they enter use, being 30 years.
- Fixtures and fittings:
  - Fixtures and fittings – between 5 and 10 years
  - Kitchen fit-out – 7 years
  - Electronics – 5 years

**2.16 Debtors**

Debtors (including trade debtors and loans receivable) are measured on initial recognition at settlement amount after any trade discounts or amount advanced by the charity. Subsequently, they are measured at the cash or other consideration expected to be received.

**2.17 Cash**

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on the notice of not more than 24 hours.

**2.18 Creditors**

The charity has creditors which are measured at settlement amounts less any trade discounts.

**3 Incoming resources - Unrestricted**

	<b>2023</b>	<b>2022</b>
	<b>Group</b>	<b>Group</b>
	<b>£</b>	<b>£</b>
Workshops and events	30,508	16,504
Retail sales	37,053	42,992
Site hire	27,305	18,495
Children and families income	34,635	23,287
Donations	12,862	-
Bank interest	702	-
Other	461	2,185
	<b><u>143,526</u></b>	<b><u>103,463</u></b>

#### **4 Incoming resources - Restricted**

	<b>2023 Group £</b>	<b>2022 Group £</b>
Barn Build	19,760	327,460
The London Community Foundation	4,950	-
Anonymous for 'Drawing from the Roots'	2,900	5,778
Brockwell Live Community Fund	2,623	-
Lambeth Active Fund	2,500	-
Royal Horticultural Society – Sustainable Futures	2,500	-
Anonymous donation	1,000	-
Donations – tree campaign	585	-
Postcode Local Trust	-	9,262
Drumming Workshop	-	4,187
Active Lambeth Fund	-	2,380
	<b>36,818</b>	<b>349,067</b>

#### **5 Charitable expenditure**

	<b>Unrestricted Group £</b>	<b>Restricted Group £</b>	<b>2023 Group £</b>	<b>2022 Group £</b>
Wages	67,042	5,695	72,737	16,833
Retail and operational	23,517	923	24,440	22,063
Barn development	10,100	5,624	15,724	39,994
Administrative	12,585	41	12,626	10,340
Community event expenses	10,010	-	10,010	6,678
Grant expenditure	-	4,772	4,772	7,861
Workshop and educational	3,930	7,955	11,884	2,447
Freelancer and other staff costs	90	-	90	16,377
	<b>127,274</b>	<b>25,009</b>	<b>152,283</b>	<b>122,594</b>

## 6 Results of the trading subsidiary

On 3 March 2023, the Trustees incorporated a subsidiary, BPCG Enterprises Limited, in England & Wales. The subsidiary did not trade in the year ended 31 March 2023.

## 7 Employees

### ***Number of employees***

The average number of full-time equivalent employees during the year was:

	<b>2023 Group Number</b>	<b>2022 Group Number</b>
Employees	<u>2</u>	<u>1</u>

### ***Employment costs***

	<b>2023 Group £</b>	<b>2022 Group £</b>
Wages	71,495	16,346
Pension	1,242	487
	<u><b>72,737</b></u>	<u><b>16,833</b></u>

No employees received employee benefits for the reporting period of more than £60,000.

## 8 Fees for examination of the financial statements

	<b>2023 Group £</b>	<b>2022 Group £</b>
Independent examiner's fees	<u>900</u>	<u>800</u>

## 9 Investment in subsidiary

The investment in subsidiary totalled £1 (2022: £nil). During the year, the Trustees incorporated a subsidiary, BPCG Enterprises Limited. The Charity owns all the issued share capital of BPCG Enterprises Limited. The subsidiary did not trade during the year.

## 10 Tangible fixed assets

Group	Buildings under construction £	Buildings £	Fixtures and fittings £	Vehicle £	Total £
<b>Cost</b>					
At 1 April	289,711	-	-	17,196	306,907
Additions	174,234	-	23,249	-	197,483
Transfers	(463,945)	463,945	-	-	-
At 31 March	<u>-</u>	<u>463,945</u>	<u>23,249</u>	<u>17,196</u>	<u>504,390</u>
<b>Depreciation</b>					
At 1 April	-	-	-	17,196	17,196
Charge for the year	-	11,599	2,425	-	14,024
At 31 March	<u>-</u>	<u>11,599</u>	<u>2,425</u>	<u>17,196</u>	<u>31,220</u>
<b>Net book value</b>					
At 31 March 2023	<u>-</u>	<u>452,346</u>	<u>20,824</u>	<u>-</u>	<u>473,170</u>
At 31 March 2022	<u>289,711</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>289,711</u>

## 11 Debtors

	2023 Group £	2022 Group £
Trade debtors	14,042	5,757
Prepayments	234	2,828
Accrued income	-	7,339
VAT to be reclaimed	-	10,936
	<u>14,276</u>	<u>26,860</u>

## 12 Creditors

	2023 Group £	2022 Group £
Trade creditors	5,836	30,145
Accruals and deferred income	46,308	12,716
Payroll liabilities	1,076	220
VAT	1,133	-
	<u>54,353</u>	<u>43,081</u>

Included within the creditors of the Charity balance sheet is £1 payable in relation to the share capital of the trading subsidiary.



### 13 Charity funds in the current year

<b>Fund name</b>	<b>Fund balances brought forward £</b>	<b>Income £</b>	<b>Expenditure £</b>	<b>Transfers £</b>	<b>Fund balances carried forward £</b>
Barn Build	431,344	19,760	(17,252)	4,500	438,352
London Community Response Fund	17,669	-	-	(17,669)	-
The London Community Foundation	-	4,950	(4,950)	-	-
Learning Yard	4,500	-	-	(4,500)	-
Other restricted funds	11,714	12,108	(14,406)	161	9,577
<b>Total restricted funds</b>	<b>465,227</b>	<b>36,818</b>	<b>(36,608)</b>	<b>(17,508)</b>	<b>447,929</b>
<b>Total unrestricted funds</b>	<b>34,355</b>	<b>143,526</b>	<b>(129,699)</b>	<b>17,508</b>	<b>65,690</b>
<b>Total funds</b>	<b>499,582</b>	<b>180,344</b>	<b>(166,307)</b>	<b>-</b>	<b>513,619</b>

Any restricted funds which have been transferred to unrestricted funds have been transferred with the knowledge and permission of the donor or grant maker.

### 14 Related party transactions

No Trustee receives salary or compensation from the Charity. The Charity reimbursed Trustees for charitable expenses incurred and borne on behalf of the Charity by Trustees.

During the year the Charity did not recharge any costs to BPCG Enterprises Limited, its wholly owned trading subsidiary.