

**CULTIVATE LONDON LTD.**

A COMPANY LIMITED BY GUARANTEE  
TRUSTEES' REPORT  
AND  
FINANCIAL STATEMENTS  
FOR THE YEAR ENDED  
31 MARCH 2025

**CULTIVATE LONDON LTD.**

**LEGAL AND ADMINISTRATIVE INFORMATION**

**FOR THE YEAR ENDED 31 MARCH 2025**

<b>Trustees</b>	D A Larkam S W Pocock A X Shi (resigned 2 October 2024) S J Ward N I Kilby M Meisels (appointed 24 April 2024)
<b>Charity Number</b>	1147015
<b>Company Number</b>	07474198
<b>Registered Office</b>	Plant Nursery Hanbury Road London W3 8RF
<b>Secretary</b>	D A Larkam
<b>Independent Examiner</b>	Keves & Hitsuji Ltd Unit A 82 James Carter Road Mildenhall IP28 7DE

# **CULTIVATE LONDON LTD.**

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# **CULTIVATE LONDON LTD.**

## **TRUSTEES' REPORT**

### **FOR THE YEAR ENDED 31 MARCH 2025**

The trustees present their annual report and financial statements for the year ended 31 March 2025.

#### **Trustees' report and financial statements**

The trustees, who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2025.

The Annual Report serves the purpose of both a Trustees' Report and a Directors' Report under company law. The Trustees confirm that the Annual Report and financial statements of the charity comply with the current statutory requirements, the requirements of the charity's governing documents and the provisions of the Statement of Recommended Practice (SORP) applicable to the charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

Since the charity qualifies as small under section 382 of the Companies Act 2006, the strategic report required of medium and large companies under the Companies Act 2006 (Strategic Report and Directors' Report) Regulations 2013 has been omitted.

#### **CHAIR'S REPORT**

Cultivate London is a unique social enterprise which uses the power of horticulture, access to nature and the energy of collective endeavour to support and enhance urban communities who have limited access to green space and 'hands on' experiences.

The team at Cultivate London create and maintain dynamic, sustainable, enjoyable innovative community garden spaces. We use these as a base from which to reach out into the local community, giving children, young people and adults of all backgrounds and abilities a chance to get involved in gardening, meet new people and gain contact with nature.

Cultivate London has for another year shaped and enhanced many lives.

We use our sites as hubs hosting workshops for local community members and schools, and we also visit groups and schools and help them create and care for their own spaces. We demonstrate, inspire, provide self-confidence, and train people to care. Through this we provide access to opportunities for wellbeing, friendship, connection and health for a wide range of members of society of all age groups and backgrounds.

As a responsible social enterprise, we provide learning, training and work for those with less opportunity than others, providing a critical step up into careers in green skills, which continue to grow in demand.

Cultivate London is there for the whole community. It is with pride that we can look back this year at projects where we helped galvanise and support local residents, community groups and stakeholders to enhance, create and manage community green spaces and gardens. We engaged 100s of people in our community gardens and 100s of children and young people in our programmes delivering to schools and education providers across West London.

Our evolving innovative hybrid commercial model provides landscaping services to property developers, local authorities, hospitals and consortiums, such as our work with The London Borough of Ealing, we were very pleased to have delivered the first planting elements of the Visions for Northolt regeneration project. The enhancements completed so far are part of £1.3million of highways work due to be completed in spring 2025 to make active travel, such as walking, cycling, scooting and jogging easier in Northolt. Cultivate London was also very proud to have been chosen by the Old Oak and Park Royal Development Corporation to work alongside JCLA design to transform a vacant triangle of land on the edge of Acton and Park Royal into a woodland landscape echoing the Middlesex countryside now referred to as The North Acton Triangle. We continue to provide a professional landscaping service while offering opportunities for local residents, and staff, to get involved and get their hands dirty.

During 2024-25 the Board worked hard on strategy and structure, with the aim of having confidence that we could direct energy across both our core aims of growing the capacity of our commercial fund-generating business, while also refreshing and growing our vital community projects. A new management structure was developed, with Auberon Bayley moving to Director Commercial and Sustainability, and the creation of a new Director of Community and Young People role, now filled by Louise Briggs. All aspects of the charity are now driven through these two roles.

We intimately recognise the seasonal and cyclical nature of the space in which we operate – both horticulturally and in funding programmes. These cycles create challenges as demand for our commercial work drops during winter and grant programmes which support a programme in one year are removed in the next.

We aim to address this in our reserves policy and through building a stabilising baseline commercial landscaping income which is less seasonally dependent and provides unrestricted funds. During 2024-25 we had a balance of restricted funds (mostly grant income) to unrestricted funds of 8.3 % restricted to 91.7 % unrestricted.

In closing, I would like to thank our Director of Commercial and Sustainability, Auberon Bayley, who worked so hard during the course of the last year supporting the transition of the structure of Cultivate London while developing some truly innovative commercial programmes with clients. And I would like to welcome Louise Briggs, our new Director of Community and Young People, who has demonstrated such energy in looking to bolster and then innovate on our community charitable aims.

I would like to offer special thanks to our hardworking and dedicated staff, usually found working outside in all weathers. You all should be very proud of the positive difference that you make to the lives of local residents, children and communities in which we work.

I would also like to thank our trustees, volunteers, donors and supporters who give their own time, energy and money to care for our gardens and to improve the lives of others.

S t e v e  
Chair

P o c c o c k ,

## **OBJECTIVES AND ACTIVITIES**

### **Aims and Objectives**

## **Aims**

Cultivate London's mission is to develop a commercially sustainable and scalable offering to ensure continuous support of:

1. The individual to be better equipped to identify and sustain suitable employment whilst building confidence and connection through increased knowledge, capability and opportunity.
2. The community through creating social cohesion with shared appreciation for green spaces and education in the power of horticulture and green spaces.
3. The environment by increasing biodiversity in public and commercial spaces to help reduce the impact of climate change whilst creating new and/or enhancing green spaces for local residents in London.

## **Objectives**

1. To use the power of horticulture and developing green spaces to support and enhance local communities.
2. To provide opportunities to learn, train and work to disadvantaged individuals, community groups, individuals and school groups.
3. To generate appreciation and engagement in green space and its preservation

## **2024-25 Objectives**

The objectives for the year were:

1. To fulfil our core objectives.
2. To continue to focus on community-engaging, commercial landscape gardening and maintenance offering, along with an extension to domestic, and utilise the progress in this area to increase our offer for the grant funded community projects.
3. To continue the development of our new DIG community garden in Hanwell, Ealing as a centre for community gardening and engagement with nature, building on the successful model developed with our Salopian Garden, Hounslow.
4. To improve our links with local authorities, housing associations, housing estates, local development consortiums needing landscaping and horticulture contracts.
5. To review our charity team structures to ensure that we are in a position to take full advantage of all commercial and grant and community opportunities that arise.

## **Public Benefit**

The Trustees confirm that reference has been made to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the Charity's aims and objectives, in planning future activities and in setting the policies for the period.

## **ACHIEVEMENT AND PERFORMANCE**

### **Charitable activities**

#### **1. Introduction**

During this period we worked regularly across our own Salopian Gardens, Isleworth (London Borough of Hounslow) and the DIG Garden, Hanwell (London Borough of Ealing) along with a wider range of community sites, several commercial sites, and many private gardens.

The diversity of the spaces that we work within and the range of audiences that we can therefore reach, are amongst our proudest achievements.

This number of sites and projects allowed us to interact and work with a wide range of people. Just as example:

- We supported over **25 community gardens and spaces** across Ealing and Hounslow
- Over **400 adults gardened with us** over the year at our community gardens: The Salopian Garden in Isleworth and The DIG in Hanwell, and at the 25 other locations where we lead community gardening.
- We supported **10 school gardens** with regular gardening sessions from early years to senior schools

4 schools in Ealing were supported with 32 sessions reaching 261 children in our OVO Foundation ecoSchools project within **Ealing**.

6 schools in **Hounslow** benefitted from 80 workshop sessions as part of ongoing Thriving Communities grant funding from London Borough of Hounslow. We provided 75 sessions completing a Hounslow Thriving Communities funded project (Circular Schools) promoting the circular economy. This allowed 75 students including larger groups of primary school students and smaller groups of students with SEND or mental health challenges to garden and learn in green spaces. We also commenced a new Thriving Communities project to develop school gardens in close proximity to newly established community gardens in support of the council's Grow for the Future programme.

## **2. Our Community Gardens - Providing Welcoming Spaces**

### **A. Salopian Gardens, Isleworth, TW7**

A well established community garden that is open every Wednesday. The garden provides a therapeutic space for local residents recovering from mental health issues and the local Mental Health recovery team regularly refer clients into the garden.

It is a learning hub for people who are starting their journey into horticulture and has provided valuable voluntary work opportunities to allow access to apprenticeships with other organisations.

Other groups use the garden on a Wednesday to provide workshops such as Plant Dyes with a textile artist, Hounslow Seniors Festival Pizza Making, scout group visits, Caley Brothers mushroom farm photo shoot and community open days. The volunteer days are led by our Director of Community and Young People and her team.

On Sundays, the garden hosts a long-standing Sunday Arts Community Group of 33 local members who work together on creative projects inspired by the garden.

The garden is an "OUTSTANDING example of a community growing space" as evidenced by our being awarded the London in Bloom awards in 2022, 2023, Autumn 2024 in the "Its Your Neighbourhood" category.

## **B. DIG, Hanwell, W7**

Our new site was acquired in May 2021 through successful funding in a Mayor of London / Ealing SpaceHive community funding campaign raising over £32,000 from more than 70 backers, including the Mayor of London and Ealing Council's Future Ealing Fund.

We received the keys to the site in June 2022, and 2024-2025 saw us continue the transformation and renovation of this large, very overgrown, garden space.

Our aim for this space is to develop the space as a community allotment for local people to enjoy growing fruit and vegetables together. Surplus produce donated to The Store Cupboard in Ealing, providing extremely affordable food as a Not for Profit Food shop. When not in use by Cultivate, the space is also opened to community groups as a low-cost space to meet. We plan to continue to develop the space as an asset for the local community in and around Hanwell.

Throughout the year, we run a weekly volunteer day for a diverse group of local people on Mondays. On Wednesdays there is a weekly curated session for NHS Perinatal clients and a Carers group.

DIG hosted a number of Corporate Volunteering days to support the regeneration of the site. Organisations included Disney and Clarion Housing Group with over 160 attendees.

In Autumn 2023, DIG was awarded the "Establishing" award in the London in Bloom Awards in the "Its Your Neighbourhood" category. By Autumn 2024 DIG was commended as an "Advancing" garden in those same London in Bloom Awards.

## **C. Hanbury Road, Acton, W3**

This is our site within the Acton Gardens estate.

This site also provides a base for the garden services team and a point from which Cultivate London engages with local partners including Ealing Council.

Using funding from the Ealing Pioneers grant and working with partners LEAP we will be deploying a closed loop growing system - collecting green waste from the surrounding area and using an anaerobic system to convert it into feed and compost. The project was kicked off with several large partners (LEAP, University of West London, Countryside Homes).

As of October 2025 the project is progressing, with installation of the LEAP Biodigester, and planning for the introduction of innovative programming to trial new methods food waste recycling and sustainable living with the Bollo Lane Developments community to begin in early 2026.

We are very grateful to Ealing Council and Countryside Partnerships for supporting our presence within the Acton Gardens estate.

## **3. Supporting Schools, Children and Families**



School activities are linked to curriculum objectives and put the student needs at the forefront of the planning. Communication prior to school visits enables these sessions to be tailored to the needs of the specific students.

#### **A. Circular Schools - Hounslow Thriving Communities 24-25 - Opportunities for Hounslow School Pupils**

This year, we expanded our schools outreach sessions, commencing a new Thriving Communities program developing dilapidated school gardens at a Hounslow Primary and a Secondary school (Rosary Catholic Primary School and Lampton School). This allowed us to reach 50 children over a long period, teaching them how to grow fruit and veg and developing their knowledge of biodiversity and composting.

This Thriving Community project also established 4 new community gardens on estates close to the school gardens creating a synergy where adults, families and children were encouraged to meet, learn to garden and eat fresh produce. Through this, we helped develop stable community groups and promoted pride.

#### **B. Hounslow Lampton Park Community Allotment**

We were delighted this year to assist the London Borough of Hounslow to continue developing the Lampton Park Community Allotment in support of their multi-year Grow for the Future programme.

We ran **2 sessions a month** across the year helping a thriving group of around 25 volunteers to grow fruit, vegetable and herbs in Lampton Park. The sessions were also designed to give ideas of ways to grow plants at home on balconies and gardens, developing green skills and capacity building within the community.

This took gardening sessions to a diverse group of adults who might not have opportunities to connect otherwise and developed civic pride, amenity and interest in this well used public park.

#### **C. OVO Energy Schools programme in Ealing**

The Ovo Circular Economy grant was awarded to Cultivate to provide schools in Ealing with guidance on how to create sustainable growing spaces. Educational sessions were provided to teach students about food growing and recycling green waste to benefit the environment and create fertile, biodiverse soils. Four schools ranging across Early Years and Primary benefited from 32 sessions, reaching over 260 children.

#### **4. Supporting the Community**

Our Salopian and DIG gardens host weekly programmes utilised by the community already described previously.

Along with these we run a wide range of outreach discrete projects. Here are a couple of examples:

#### **A. Midland Terrace - Engaging local residents, Ealing Council**

### B. Dean Gardens - Engaging Residents with their Parks, Ealing Council

## 5. Landscaping Plus - Providing beautiful surroundings and engaging the Community

In the spring of 2025, we commenced work on the first phase of this 3 year project at Ealing Hospital with our commercial team cutting turf around a barren carpark creating flowerbeds and a newly formed group of 15 community volunteers and NHS hospital staff gathering to sow wildflower seeds there. This project will now continue for 3 years expanding to other areas across Ealing Hospital and Northwick Park Hospitals.

## FINANCIAL REPORT. STRUCTURE. GOVERNANCE

## Performance

8 %	:	92 %	grant/trading	split	in	2024/25
2 5 %	:	7 5 %		i n		2 0 2 3 / 2 4
3 5 %	:	6 5 %		i n		2 0 2 2 / 2 3
33% : 67% in 2021/22						

## Income

Income Total income for the year was £419,870 (2024: £361,220), of which £34,740 (2024: £91,223) represented restricted grants, £24,379 unrestricted grants and donations (2024: £32,419) and £360,751 (2024: £237,578) represented income from charitable activities and other income.

## **Expenditure**

Total resources expended for the year were £393,072 (£49,972 restricted and £343,100 unrestricted). This compares to total expenditure of £327,714 (£93,869 restricted and £233,845 unrestricted) in 2024.

The main expenditure of the organisation is the salaries of staff who are engaged as management, support staff, session leaders, horticultural specialists and apprentice gardeners. These are supplemented on a per project basis by freelance staff.

All costs for specific projects must be raised separately, mainly from grant applications or unrestricted income raised through landscaping and maintenance contracts, corporate team building days, fundraising events, and other local fund raising.

## **Reserves policy**

Reserves are retained with the intention of:

- Ensuring up to 3 months staff salary and operational costs can be met, and
- Working capital being sufficient so that, with fluctuating income, it allows for stable continuation of project delivery.

As of 31 March 2025 the charity free reserve fell short of the desired level.

The Board reviewed the Reserves Policy during 22-23 and again during 23-24 and in 24-25 it was continually under review within the Management Committee, guiding our structural and strategy changes.

We recognise the seasonal nature of the space in which we operate – both horticulturally and in funding programmes – and that this seasonality creates challenges. We must work harder during the summer months with an eye on raising sufficient unrestricted funds to cover the leaner winter months. We must manage costs to ensure unrestricted funds can be moved into reserves.

The rebalancing of income from 33% : 67% (restricted grant : trading) in 2021-22 to 25% : 75% in 2023-24 and to 8% : 92% in 2024-25 is a reflection of the Board's work on this issue.

The Board will continue to ensure our reserve is reflective of the environment in which we currently operate and will

- Work to continue to adjust the balance of income generation towards increased unrestricted funds
- To proactively budget income from such projects to top-up the reserve until it reaches the target levels described above
- To closely monitor and manage costs to further aid building the reserve

The Charity seeks to utilise all restricted reserves on the defined projects within the specified timeframe.

## **FUTURE PLANS**

Cultivate London aims to consolidate our position as a catalyst and support hub for helping groups and individuals within the community to develop growing spaces and to engage with nature where they live.

Cultivate London will work to create a solid foundation from which to build financial stability by expanding our landscaping offer across commercial and domestic. We will do this by increasing our capacity and efficiency, utilising our home grown resources. We will differentiate ourselves from commercial landscaping companies by emphasising the unique community benefits that using Cultivate London provides: opportunities for local residents to take part in caring for their local area and, where funding allows, the operation of apprenticeship schemes to grow green skills. Cultivate London builds capacity.

Cultivate London will maintain the ratio of income earned through commercial projects from grant funded activities. This unrestricted income will be used by Cultivate London to increase our reserve levels.

We will retain our core sites for activities at Acton Gardens (Hanbury Road, Acton), Salopian Gardens (Isleworth) and DIG (Hanwell). These will act as community hubs to support local people, training hubs to develop green skills, and demonstrations of best practice. They continue to act as our “shop window” and the base from which we can reach further into the communities we work within.

## **STRUCTURE, GOVERNANCE AND MANAGEMENT**

### **Governing document**

Cultivate London Ltd. is a company limited by guarantee with no share capital incorporated on 20th December 2010 and governed by its Articles of Association dated 20th December 2010, which were amended in March 2012, September 2020 and January 2021.

### **Appointment, induction and training of Trustees**

All appointments are made by Cultivate London. Selection of Trustees is made on the basis of the need to fulfil Cultivate London's legal obligations and to reflect the skills required at board level and the community in which Cultivate London is based. Trustees may serve a maximum of four consecutive terms of three years to the appropriate retirement meeting, before taking a break from office, and may not be re-appointed for one clear year.

Trustees may join the committee at any time as observers and may be elected to the Management Committee at a subsequent meeting. Recruitment has been via word of mouth and networking opportunities, and will also be via advertisement. In 2026 we plan to recruit a new tranche of Trustees.

Training is available for Trustees

New Trustees are given copies of the memorandum and articles and Cultivate London's policies and procedures along with a Guide for Trustees. They are encouraged to visit all the sites and to meet staff, and take part in our projects.

## **Organisational structure**

Cultivate London is run by a Management Committee made up of Trustees and Executive Directors of the Company along with co-opted Trustees.

The committee is chaired by the Chair.

The Management Committee is supported by a Finance Committee consisting of the Chair, Executive Directors, and a Director with specific financial experience, supported by appropriate staff.

Additional short-lived Committees are set up as required to address specific issues.

Strategic decisions are made by agreement and by voting where necessary with the Chair having the casting vote.

Staff are welcome to attend Committee meetings but have no voting rights.

Officers' meetings are held as necessary to make day-to-day decisions. The Officers' meetings include the Executive Directors, the Chair and other staff and Trustees when necessary.

The AGM is usually held in early spring.

Day-to-day management is devolved to the Executive Directors Auberon Bayley (Director, Commercial and Sustainability) and Louise Briggs (Director, Community and Young People)

### **C o m p a n y                      L i m i t e d                      b y                      G u a r a n t e e**

The Trustees are also members of the company and guarantee to contribute to the assets of the company, in the event of being wound up, such amounts as may be required not exceeding £1. The Trustees have no beneficial interest in the company.

## **Trustees' responsibilities statement**

The trustees, who are also the directors of Charity For Cultivate London Ltd. for the purpose of company law, are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company Law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these financial statements, the trustees are required to:

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

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

### **Small Companies Note**

In preparing this report, the Trustees have taken advantage of the small companies' exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the trustees and signed on its behalf by:

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**S W Pocock**  
**Trustee**

Date : **10 December 2025**

**INDEPENDENT EXAMINER'S REPORT**

**FOR THE YEAR ENDED 31 MARCH 2025**

**Independent Examiner's Report to the Trustees of Cultivate London Ltd. ('the charity')**

I report to the Charity Trustees on my examination of the accounts of the charity for the year ended 31 March 2025 which consists of the statement of financial activities, balance sheet and the related notes.

**Responsibilities and basis of report**

As the charity's trustees (and its directors for the purpose of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the 2011 Act') and the Companies Act 2006.

Having satisfied myself that the accounts of the charity are not required to be audited under Part 16 of the Companies Act 2006 and are eligible for independent examination, I report in respect of my examination of the charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

**Independent Examiner's Statement**

The charity's gross income exceeded £250,000 and your examiner must be a member of a body listed in section 145 of the Charities Act 2011. I confirm that I am qualified to undertake the examination because I am a member of the ACCA which is one of the listed bodies.

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act and section 386 of the Companies Act 2006; or
- the accounts did not accord with the accounting records; or
- the accounts do not comply with the accounting requirements of section 130 of the Charities Act and section 386 of the Companies Act 2006 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination; or
- the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

This report is made solely to the charity's Trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. My work has been undertaken so that I might state to the charity's Trustees those matters that 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 the charity's Trustees as a body, for my work or for this report.

for and on behalf of **Keves & Hitsuji Ltd**

Date: **10 December 2025**



**CULTIVATE LONDON LTD.****STATEMENT OF FINANCIAL ACTIVITIES**

FOR THE YEAR ENDED 31 MARCH 2025

<b>Recommended categories by activity</b>	<b>Notes</b>	<b>Unrestricted funds £</b>	<b>Restricted income funds £</b>	<b>Total Funds 2025 £</b>	<b>Total Funds 2024 £</b>
<b>Income and endowments from:</b>					
Donations and legacies	2	24,379	34,740	59,119	123,642
Charitable activities	3	354,825	-	354,825	230,507
Investments	4	1,089	-	1,089	11
Other	5	4,837	-	4,837	7,060
<b>Total</b>		<b>385,130</b>	<b>34,740</b>	<b>419,870</b>	<b>361,220</b>
<b>Expenditure on:</b>					
Charitable activities	6	343,100	49,972	393,072	327,714
<b>Total</b>		<b>343,100</b>	<b>49,972</b>	<b>393,072</b>	<b>327,714</b>
<b>Net income/(expenditure)</b>		<b>42,030</b>	<b>(15,232)</b>	<b>26,798</b>	<b>33,506</b>
<b>Transfers between funds</b>		<b>3,752</b>	<b>(3,752)</b>	<b>-</b>	<b>-</b>
<b>Net movement in funds</b>		<b>45,782</b>	<b>(18,984)</b>	<b>26,798</b>	<b>33,506</b>
<b>Reconciliation of funds:</b>					
Total funds brought forward		(46,956)	75,535	28,579	(4,927)
<b>Total funds carried forward</b>		<b>(1,174)</b>	<b>56,551</b>	<b>55,377</b>	<b>28,579</b>

# CULTIVATE LONDON LTD.

## BALANCE SHEET

FOR THE YEAR ENDED 31 MARCH 2025

Recommended categories by activity	Notes	Total Funds 2025 £	Total Funds 2024 £
Fixed assets			
Tangible assets	9	19,964	28,323
<b>Total fixed assets</b>		<b>19,964</b>	<b>28,323</b>
Current assets			
Stocks		5	-
Debtors	10	62,073	44,744
Cash at bank and in hand	11	83,255	49,052
<b>Total current assets</b>		<b>145,333</b>	<b>93,796</b>
Creditors: amounts falling due within one year	12	75,864	43,916
<b>Net current assets/(liabilities)</b>		<b>69,469</b>	<b>49,880</b>
<b>Total assets less current liabilities</b>		<b>89,433</b>	<b>78,203</b>
Creditors: amounts falling due after one year	13	34,056	49,624
<b>Total net assets</b>		<b>55,377</b>	<b>28,579</b>
<b>Funds of the Charity</b>			
Unrestricted funds	14	(1,174)	(46,956)
Restricted income funds	14	56,551	75,535
Endowment funds	14	-	-
<b>Total funds</b>		<b>55,377</b>	<b>28,579</b>

For the year ended 31 March 2025 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476.

The trustees acknowledge their responsibilities for complying with the requirements of the Companies Act

2006 with respect to accounting records and the preparation of accounts.

These accounts have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the trustees on 10 December 2025 and signed on its behalf by:

**S W Pocock**  
**Trustee**

Date : **10 December 2025**

## **NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2025**

### **1. Accounting Policies**

The principal accounting policies adopted by the Charity, which is a public benefit entity, in the preparation of the accounts are as follows.

#### **1.1 Basis of preparation**

These accounts have been prepared under the historical cost convention, as modified by the inclusion of charitable properties and fixed asset investments and investment properties at valuation.

These accounts have been prepared in accordance with "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

These accounts are presented in pounds sterling and rounded to the nearest pound.

#### **1.2 Going concern**

The Trustees have prepared financial projections, taking into consideration the current economic conditions and have, at the time of approving these accounts, a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus they continue to adopt the going concern basis of accounting in preparing the accounts.

#### **1.3 Income from donations or grants**

Income from donations and grants is recognised when the charity is entitled to the funds, the receipt is probable and the amount can be measured reliably. For donations, this is usually on receipt. For grants, this is usually when a formal offer is made in writing. If a donation or grant contains terms and conditions outside of the charity's control which must be met before the charity is entitled to the funds, or if the donor specifies that the funds must be used in future time periods, then the income is deferred.

#### **1.4 Income from charitable activities**

Income from charitable activities is recognised over the period to which the income relates.

#### **1.5 Investment income**

Income from investments is recognised once the charity has entitlement to the funds.

## **1.6 Expenditure**

Expenditure is recognised when a present legal or constructive obligation exists at the balance sheet date as a result of a past event, it is probable that a transfer of economic benefits will be required to settle the obligation, and the amount can be estimated reliably. It is inclusive of VAT which cannot be recovered.

Direct costs are those costs which directly attribute to its activities. Wages and salaries are allocated to direct costs based on an estimate of time spent on charitable activities by staff members.

Support costs include staff costs and are those which do not produce a direct output. Staff costs relate to specific activities and this is reflected in the allocation of payroll costs based on the percentage of time spent on each activity.

All costs, including governance costs, are allocated between the expenditure categories of the charity on a basis designed to reflect the use of the resource. Costs relating to a particular activity are charged directly; others are apportioned on an appropriate basis.

Support costs and overheads have been calculated by allocating staff time to the level of involvement in the various activities of the Charity.

## **1.7 Pensions**

The Charity makes contributions to defined contribution pension schemes through auto enrolment. These contributions are charged to the income and expenditure account in the year in which they become payable.

## **1.8 Taxation**

The organisation is a registered charity and has no liability to income tax or corporation tax on its charitable activities during the year.

Value added tax is accounted for on an accruals basis.

## **1.9 Creditors**

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.

## **1.10 Provisions for liabilities**

A liability is measured on recognition at its historical cost and then subsequently measured at the best estimate of the amount required to settle the obligation at the reporting date.

## **1.11 Financial instruments**

Charities preparing accounts normally measure a basic financial asset or basic financial liability on its initial recognition at the amount receivable or payable adjusted for any related transaction costs. However, if initially measured at fair value, transaction costs are not included in the measurement of financial assets or liabilities; instead, the transaction costs are treated as an expense. If extended credit is offered, the accounting treatment depends on those extended credit terms.

The subsequent measurement of financial assets and financial liabilities depends on their nature and settlement dates. The carrying amount must be calculated without any deduction for transaction costs that may be incurred on sale or disposal.

## **1.12 Fund accounting**

Unrestricted funds are those funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes.

## **1.13 Critical accounting estimates and judgements**

In the application of the charity's accounting policies, the Trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised, if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

There are no estimates and assumptions which have a significant risk of causing a material adjustment to the carrying amount of assets and liabilities.

## 1.14 Tangible fixed assets

Tangible fixed assets, such as land and buildings, plant, vehicles and equipment, are held to provide an on-going economic benefit to a charity through their contribution, directly or indirectly, to the provision of goods or services by the charity.

Tangible fixed assets, other than freehold land, are stated at cost or valuation less depreciation and any provision for impairment. Depreciation is provided at rates calculated to write off the cost or valuation of fixed assets, less their estimated residual value, over their expected useful lives on the following basis:

Short Leasehold	over 10 years
Fixtures and Fittings	10% on cost
Motor Vehicles	25% on cost
Computer Equipment	33% on cost

## 1.15 Stocks and work in progress

Stocks held for sale are measured at the lower cost or net realisable value.

## 1.16 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.

## 1.17 Cash Flow Exemption

These financial statements do not contain a cash flow statement because the charitable company, as a small reporting entity, is exempt from the requirement to produce such a statement.

## 2. Income from Donations and Legacies

Analysis	Unrestricted funds	Restricted income funds	Total funds 2025	Total funds 2024
	£	£	£	£
Donation and gifts	12,896	-	12,896	32,419
General grants provided by Government/other charities	11,483	34,740	46,223	91,223
<b>Total</b>	<b>24,379</b>	<b>34,740</b>	<b>59,119</b>	<b>123,642</b>

In the prior year, donations of £Nil and grants of £91,223 represented restricted income.

### 3. Income from Charitable Activities

Analysis	Unrestricted funds	Total funds 2025	Total funds 2024
	£	£	£
Sale of Good	43,657	43,657	27,301
Sale of service	311,168	311,168	203,206
<b>Total</b>	<b>354,825</b>	<b>354,825</b>	<b>230,507</b>

In the prior year, all income from charitable activities related to unrestricted funds.

### 4. Income from Investments

Analysis	Unrestricted funds	Total funds 2025	Total funds 2024
	£	£	£
Interest income	1,089	1,089	11
<b>Total</b>	<b>1,089</b>	<b>1,089</b>	<b>11</b>

In the prior year, all investment income related to unrestricted funds.

### 5. Other Income

Analysis	Unrestricted funds	Total funds 2025	Total funds 2024
	£	£	£
Other	4,837	4,837	7,060
<b>Total</b>	<b>4,837</b>	<b>4,837</b>	<b>7,060</b>

In the prior year, all other income related to unrestricted funds.



## 6. Expenditure on Charitable Activities

Analysis	Unrestricted funds	Restricted income funds	Total funds 2025	Total funds 2024
	£	£	£	£
Interest payable	94	236	330	-
Charity running cost	13,641	410	14,051	14,408
Cost of services	143,730	14,957	158,687	87,429
Printing and stationery	151	186	337	58
Wages & Salaries	5,306	28,338	33,644	48,440
Social Security	5,348	-	5,348	5,083
Pension	925	946	1,871	2,190
Motor expenses	5,510	-	5,510	2,033
Repairs & Maintenance	12	42	54	13,264
Other expenditure	5,101	206	5,307	2,763
<b>Total</b>	<b>179,818</b>	<b>45,321</b>	<b>225,139</b>	<b>175,668</b>
Support Costs	163,282	4,651	167,933	152,046
	<b>343,100</b>	<b>49,972</b>	<b>393,072</b>	<b>327,714</b>

In the prior year, expenditure of £93,869 related to restricted funds.

## 7. Support Costs

	Total funds 2025	Total funds 2024
Analysis	£	£
<b>Support Costs</b>		
Wages and salaries	108,004	103,323
Printing and stationery	224	39
Charity Running Costs	17,758	9,859
Other expenditure	6,096	5,966
Bookkeeping	14,849	13,731
Bank charges	253	358
Motor expenses	3,673	1,355
Depreciation	13,605	11,808
Loan interest	-	904
Finance costs	1,121	1,153
<b>Governance Costs</b>		
Independent examiners fees	2,350	3,550
	<b>167,933</b>	<b>152,046</b>

## 8. Employee's Emoluments

### 8.1 Staff Costs

	This year £	Last year £
<b>Salaries and wages</b>	141,647	151,763
<b>Social security costs</b>	5,348	5,083
<b>Pension costs (defined contribution scheme)</b>	1,871	1,088
<b>Other employee benefits</b>		
<b>Total staff costs</b>	<b>153,866</b>	<b>157,934</b>

No employees received employee benefits (excluding employer pension costs) for the reporting period of more than £60,000.

Key management comprises the Director of Commercial and Sustainability and the Director of Community and Young People as well as the Trustees. Cumulative key management remuneration during the year amounted to £47,940 (2024: £56,055)

### 8.2 Average head count in the year

The average head count during the year and the preceding year is disclosed in Note 17.

### **8.3 Ex-gratia payments to employees and others (excluding trustees)**

There were no ex-gratia payments to employees and others during the period.

### **8.4 Redundancy payments**

There were no redundancy payments to employees and others during the period.

## 9. Tangible Fixed Assets

	Motor Vehicles	Fixtures & Fittings	Computer Equipment	Short Leasehold
	£	£	£	£
<b>9.1 Cost or valuation</b>				
At 01 April 2024	31,605	83,034	3,629	2,710
Additions	2,917	1,229	1,100	-
Disposals	-	-	-	-
Revaluations	-	-	-	-
Transfers	-	-	-	-
At 31 March 2025	<b>34,522</b>	<b>84,263</b>	<b>4,729</b>	<b>2,710</b>
<b>9.2 Depreciation and impairments</b>				
At 01 April 2024	18,016	70,261	3,565	813
Charge for the year	4,613	8,385	336	271
Disposals	-	-	-	-
Revaluations	-	-	-	-
Transfers	-	-	-	-
At 31 March 2025	<b>22,629</b>	<b>78,646</b>	<b>3,901</b>	<b>1,084</b>
<b>9.3 Net book value</b>				
At 01 April 2024	13,589	12,773	64	1,897
At 31 March 2025	<b>11,893</b>	<b>5,617</b>	<b>828</b>	<b>1,626</b>

## 10. Debtors: Amounts falling due within one year

	Total funds 2025	Total funds 2024
	£	£
Prepayments & accrued income	3,705	14,138
Trade debtors	57,506	30,175
Other debtors	862	431
<b>Total</b>	<b>62,073</b>	<b>44,744</b>

## 11. Cash at bank and in hand

	Total funds 2025	Total funds 2024
	£	£
Cash at bank and in hand	83,255	49,052
<b>Total</b>	<b>83,255</b>	<b>49,052</b>

## 12. Creditors: Amounts falling due within one year

	Total funds 2025	Total funds 2024
	£	£
Bank loans and overdrafts	13,541	8,333
Trade creditors	22,319	4,649
VAT control	21,486	16,693
Accruals and deferred income	4,850	5,317
Taxation and social security	6,647	5,872
Other creditors	7,021	3,052
<b>Total</b>	<b>75,864</b>	<b>43,916</b>

## 13. Creditors: Amounts falling due after one year

	Total funds 2025	Total funds 2024
	£	£
Bank loans and overdrafts	11,478	26,423
Other creditors	22,578	23,201
<b>Total</b>	<b>34,056</b>	<b>49,624</b>

Bank loans and overdrafts represent the long term element of a Bounce Back loan. The final repayment is expected to be in May 2027.

Other creditors represent the long term element of an interest-free loan to a third party. The loan amount was £43,594 in January 2021 and is repayable over 25 years. The loan is unsecured and has been discounted using an effective interest rate of 5%.

## **14. Charity funds**

### **14.1 Details of material funds held and movements during the CURRENT reporting period**

Fund names	Fund balances brought forward  £	Income  £	Expenditure  £	Transfers  £	Gains and losses  £	Fund balances carried forward  £
<b>Unrestricted funds</b>						
General Funds	(46,956)	385,130	343,100	3,752	-	(1,174)
<b>Restricted income funds</b>						
Heathrow Community Trust	2,222	-	-	(2,222)	-	-
London Borough of Hounslow	-	13,250	13,250	-	-	-
The Liebreich Foundation	1,530	-	-	(1,530)	-	-
Thriving Communities Fund	8,791	-	8,791	-	-	-
Royal Horticulture Society	-	300	300	-	-	-
Make London DIG	2	-	2	-	-	-
Acton Garden	1	2,500	365	-	-	2,136
Spacehive Crowd Funding	17,453	-	5,402	-	-	12,051
GroundWork London	-	690	681	-	-	9
Clarion Community Investment	3	-	3	-	-	-
OVO	3,177	-	3,177	-	-	-
Global Action Plan	1	-	1	-	-	-
Twyford Abbey	-	5,000	5,000	-	-	-
A-two-Dominion Group	-	1,000	1,000	-	-	-
Kew - Grow Wild	-	2,000	2,000	-	-	-
Julia Rausing Trust	-	10,000	10,000	-	-	-
Ealing Pioneers' Project	42,355	-	-	-	-	42,355
<b>Total</b>	<b>28,579</b>	<b>419,870</b>	<b>393,072</b>	<b>-</b>	<b>-</b>	<b>55,377</b>

**14.2 Details of material funds held and movements during the PREVIOUS reporting period**



<b>Fund names</b>	<b>Fund balances brought forward £</b>	<b>Income £</b>	<b>Expenditure £</b>	<b>Transfers £</b>	<b>Gains and losses £</b>	<b>Fund balances carried forward £</b>
<b>Unrestricted funds</b>						
General Funds	(83,108)	269,997	233,845	-	-	(46,956)
<b>Restricted income funds</b>						
Heathrow Community Trust	2,222	741	741	-	-	2,222
London Borough of Hounslow	8,036	8,105	16,141	-	-	-
Thriving Communities Fund	-	28,671	19,880	-	-	8,791
Royal Horticulture Society	1,501	-	1,501	-	-	-
Make London DIG	12,298	-	12,296	-	-	2
Acton Garden	-	15,000	14,999	-	-	1
Spacehive Crowd Funding	10,000	7,453	-	-	-	17,453
GroundWork London	238	681	919	-	-	-
Clarion Community Investment	-	3,822	3,819	-	-	3
OVO	-	25,000	21,823	-	-	3,177
Big Lottery Award for All	-	850	850	-	-	-
London Borough of Ealing	-	900	900	-	-	-
The Liebreich Foundation	1,530	-	-	-	-	1,530
Global Action Plan	1	-	-	-	-	1
Ealing Pioneers' Project	42,355	-	-	-	-	42,355
<b>Total</b>	<b>(4,927)</b>	<b>361,220</b>	<b>327,714</b>	<b>-</b>	<b>-</b>	<b>28,579</b>

Local authority grant awarded for helping community groups transform derelict or underused land into housing estates or linked parks/ schools into community garden hubs.

### **Royal Horticulture Society**

Awarded to fund basic materials in the creation of the community show garden at RHS Hampton Court flowershow.

### **Acton Garden**

Community chest grant for the purchase of a cargo bike to enable sustainable gardening and encourage circular economy.

### **GroundWork London**

Awarded to create calendar of walking and cycling events to showcase the local area - in conjunction with TFL.

### **Twyford Abbey**

Clarion group community fund provided by the Twyford abbey development. The grant is awarded to support the running of the DIG garden in Hanwell and the Acton site on Hanbury Road.

### **A2Dominion Group**

Fund provided by Housingdeveloper awarded for providing a celebration of black history at the Salopian garden including food, storytelling and local history.

### **Kew - Grow Wild**

Awarded for enhancing the site on Hanbury Road to become richer in its appeal to wildlife alongside growing on plants with the community via workshops in the area with the same aim.

### **Julia Rausing Trust**

Provided over 3 years to support the creation of a new role of community director at Cultivate London.

### **Heathrow Community Trust**

Awarded for the delivery of a structured short course in gardening sustainably aimed at young people who find it difficult to engage in mainstream education.

### **Thriving Communities Fund**

This fund is intended to deliver cohesive, sustainable and resilient communities.

### **Make London DIG**

Awarded as part of a crowdfunding campaign to kickstart the our conversion of the DIG site into a community garden.

### **Spacehive Crowd Funding**

Campaign to raise money for a wood workshop and circular growing programme in Acton.

#### **Clarion Community Investment**

Awarded to deliver a programme of skills based gardening workshops within a park in Ealing in order to help combat anti-social behaviour in the park.

#### **OVO Global Action Plan**

Awarded to provide schools within Ealing guidance to create sustainable garden/ growing spaces and also deliver educational sessions to the children to develop their understanding of how to re-use waste to benefit the environment wildlife and increase awareness of food growing.

#### **The Liebreich Foundation**

Donation to provide staff with bikes to cycle to and from sites during Covid.

#### **Global Action Plan**

This was a national lottery fund awarded to global action plan who spread the funds to local community organisations in order to deliver online gardening workshops.

#### **Big Lottery Award for All**

Awarded for creating a community celebration to foster cohesion and integration

#### **London Borough of Ealing**

This represented a digital inclusion grant.

#### **Ealing Pioneers Project**

Funded by Ealing Council's Ealing Pioneers Fund, to set up a circular green waste recycling pilot programme in Ealing.

#### **Balance Sheet Funds Split**

In the current year, tangible fixed assets of £2,135 and current assets of £54,416 are represented by restricted funds. In the prior year, restricted funds were entirely represented by current assets.

### **14.3 Transfers between funds**

#### **This Year**

	Amount
	£
Between unrestricted and restricted funds	3,725
Between endowment and restricted funds	-
Between endowment and unrestricted funds	-

#### **Last Year**

	Amount
	£
Between unrestricted and restricted funds	-
Between endowment and restricted funds	-
Between endowment and unrestricted funds	-

The above includes a transfer of £2,222 and £1,530 from Heathrow Community Trust and The Liebreich Foundation respectively. This does not represent a transfer of funds in the legal term but a correction of a misallocation of these monies in the years when the projects were carried out.

### **14.4 Designated funds**

The charity did not have any designated funds during the current or previous period.

## **15. Transactions with trustees and related parties**

### **15.1 Trustee remuneration and benefits**

None of the trustees have been paid any remuneration or received any other benefits from an employment with their charity or a related entity (2024: none)

### **15.2 Trustees' expenses**

No trustee expenses have been incurred (2024: none)

### **15.3 Transaction(s) with related parties**

There have been no related party transactions in the reporting period (2024: none)

## 16. Additional Disclosures

### Prior Period Adjustments

#### 1. Correction of loan measurement

During the year, the charity identified that a long-term, interest-free loan from a third party had previously been recognised at its nominal value rather than at amortised cost as required by FRS 102 Section 11 Basic Financial Instruments. The loan, which is repayable over an extended period, represents a financing transaction and should therefore have been initially recognised at the present value of the future cash flows, discounted at a market rate of interest, with the discount subsequently unwound through the Statement of Financial Activities.

The loan had previously been presented in the financial statements at 31 March 2024 and in the opening balances at 1 April 2023 at its undiscounted nominal amount of £40,644. Following review, the loan liability at 1 April 2023 has been recalculated at its amortised cost of £23,791.91. This has resulted in a decrease in long-term creditors of £16,852.09 and a corresponding increase in opening reserves at that date.

The comparative figures for the year ended 31 March 2024 have been restated accordingly. This adjustment affects only the presentation and measurement of the loan liability and has no impact on cash flows.

#### Impact of the prior year adjustment

	As previously stated	Adjustm e nt	As re-stated
Creditors falling due after more than 1 year (31 March 2023)	£40,644	£(16,852)	£23,792
Opening unrestricted funds at 1 April 2023	£(98,849)	£16,852	£(81,997)

#### 2. Correction of deferred income treatment

Deferred income of £43,355 had been carried forward from 2022 and 2023 relating to funding that, on review, satisfied the criteria for recognition as income in the year of receipt. Under FRS 102 and the Charities SORP, income should only be deferred where the charity has not yet become entitled to the resources. As entitlement had arisen in 2022, the deferral represented an error.

Accordingly, the comparative figures and opening fund balances have been restated as follows.

#### Impact of the prior year adjustment

	As previously stated	Adjustment	As re-stated
Deferred income	£42,552	£(42,552)	£Nil
Opening restricted reserves at 1 April 2023	£35,826	£42,552	£78,378

There is no impact on the Statement of Financial Activities for 2023/24 or 2024/25.

## 17. Average Number of Employees

	2025	2024
	£	£
Directors/ Trustees	5	5
Staff	9	9
<b>Total</b>	<b>14</b>	<b>14</b>

Average number of employees during this year : 14 and last year : 14

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