



## Annual Report 2023 – Friends of Windmill Gardens

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Welcome to the 2023 Annual General Meeting of the Friends of Windmill Gardens and Brixton Windmill (FOWG). This year, FOWG celebrates 20 years of a successful community campaign that has enabled the restoration of our beloved 200-year old Windmill, flour milling to begin again, the commissioning and opening of a new community centre, the restoration of the park's playground and our popular programme of engagement events and activities to come back stronger after the pandemic. We have been recognised for our efforts in many quarters including the award of another Green Flag Award.

As we celebrate our 20<sup>th</sup> anniversary, we have a lot to be grateful for; we owe special thanks to our “pioneer volunteers” that started this campaign and first raised awareness of this unique treasure at the heart of Brixton. They have inspired us all to dream about what role we could each play in its future. If you had a chance to attend our Annual Talk this year, you enjoyed the fantastic exhibition that Jean, Penny, Nick and Annick put together telling the story of how FOWG was formed, the key movers and shakers and how we've become a thriving community and heritage organisation in Lambeth. Over the years, their aspirations have evolved from “putting the wind back in our sails” to “the only working windmill in central London”. We are proud to continue their legacy.

With that in mind, I am pleased to launch our new 3-year Business Plan 2023-26 which sets out the 3 year strategy to deliver on the Strategic Objectives and the priorities our local community, volunteers, members and partners told us were important.

Launching a new business plan at this time is not without its challenges – high inflation and the cost-of-living crisis are expected to adversely affect household incomes and therefore impact our ability to generate revenue from events, activities, hires and donations. However, this doesn't mean that we stop being ambitious about the future – in fact our Action Plan 2023-26 includes 8 SMART objectives that will support our efforts to continue to embed the windmill, the park and the community centre into lives of our local community through our engagement and work with our local partners including Lambeth council, BGRMO, CEFL, Share and funding partners to do this.

As a Charity we are dedicated to preserving and showcasing the historical significance of the 200-year-old windmill, providing educational and leisure opportunities, and fostering community engagement. Our vision is ***to continue to increase awareness of the windmill and its historic significance and strengthen our offering of activities aimed to improve the wellbeing of the local community.***

We ask our voting members attending the AGM to endorse the Business Plan 2023-26 and the leadership team responsible for its delivery.

### SUMMARY OF KEY ACHIEVEMENTS

- **Membership:** increased from 115 to 138 paid memberships
- **Grants:** secured £30,000 grant from City Bridge Trust
- **Donations:** raised c. £14,000
- **Business Plan:** new Business Plan launched with 3-year Action Plan.
- **Reserves policy:** Increased our reserve to £20,000
- **Volunteers:** Delivered spring volunteer training programme and expecting to launch Volunteer Management System imminently.



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- **Brixton Windmill Education Centre:** Generating 50% of trading income – £25,336.
- **Engagement:** events and activities generating c.£15,000 income and increased audience including c2500 visitors to B&B Festival this Spring and 1000 visitors attended our Harvest Festival in September. Trialled paid entry event – Alice in Aerialand Show.
- **Guided tours:** Over 850 visitors have been given guided tours of the windmill
- **Social Value:** Secured new funding to support activities. Engagement with local families with Easter Family Day and Art in the Park and older residents through Tai Chi, Wellbeing Community Club and working with partners including Share.
- **Shop:** generating 13% of our trading income – £6,409.
- **Communication:** newsletters going out at least once a month, updates on social media and positive coverage in Brixton Bugle.
- **Milling:** Looking forward to welcome new trustee – Liz to lead the milling subgroup and volunteers.
- **Governance:** We have recruited 3 new trustees to support milling, events and visitor attraction and Comms.

### DELIVERING OUR PRIORITIES

#### BRIXTON WINDMILL

We have raised the issue of damp and water ingress into the windmill to Lambeth Council's Parks Department. The council is now undertaking fresh surveys to understand next steps options to protect the building and enable us to continue our activities.

#### BRIXTON WINDMILL COMMUNITY CENTRE

The community centre continues to support activities throughout the week as well as events. The centre continues to generate important income for us.

#### EDUCATION

Centre Manager Catherine and Mags are leading our education engagement working with two delivery facilitators Chloe and Allen. Education continues to also be an area of focus for fundraising.

#### ARCHIVES AND HISTORY

We are continuing to work on our long term ambition to obtain Museum Heritage Accreditation. We have requested a letter of support from Lambeth Council's Parks Department to aid in this process and to enable us to access more funding.

#### PARKS

We are very pleased that Windmill Gardens has retained its Community Green Flag, first awarded in 2015, for a further year. Thanks, must go to our dedicated group of gardening volunteers and also to Lambeth Council who refurbished the children's playground this year. The new equipment is extremely popular and a great addition to the facilities of our park

We are pleased that, thanks to our fundraising sub-group, FOWG have been awarded £30,000 grant from City Bridge Trust for 3-year gardening workshops programme with members of [Share Community](#) our Community Club for over 55s and FOWG



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volunteer gardeners. Sessions run from Spring to Autumn each year and started this September. The plan is to totally refurbish the herb bed creating a sensory garden. Our volunteers will be working with professional community gardeners from Urban Canopy.

### IMPROVING PARK ACCESS

In June this year, we applied for a £22,850 grant from Changing Lives – Lambeth Social Fund to support the installation of lighting in the park and the resurfacing of the main path into the park. We are waiting to hear back if we have been successful and have raised this with local councillors and Lambeth CE at recent visit.

### MEMORIAL BENCHES

Two new benches were installed in Windmill Gardens this year.

The first is in memory of Jane Clifton a young barrister who, with her partner Tetteh Turkson, became a windmill tour guide in 2012. Jane's life was cut tragically short when she died of brain cancer aged just 39. The bench is a much-appreciated donation by her family to mark Jane's love of Brixton Windmill.

The second memorial bench is in memory of Jeff Thomas, who died of cancer in January 2022. Jeff was only 55. He became a windmill volunteer in 2016 and trained as a tour guide

and miller. He was a very active and supportive FOWG Trustee. His bench was installed next to the windmill in July and was dedicated on 30<sup>th</sup> July in a small ceremony where Jeff's sister Julie, his niece and their friend who had travelled from Bridgend, were joined by a group of FOWG millers, and FOWG members. Thanks to members and supporters who donated to the cost of this bench (£2,288.89).

### TRUSTEES

This year we are looking to welcome three new trustees: John, Liz and Tori, to our board, subject to AGM vote. John if successful will lead on comms, Liz will take on Events and Attraction and Tori is stepping in to support milling.

This year we also say a huge thank you and goodbye to Mark who has dedicated his time to making our comms smarter and more visible including in Brixton Bugle, Brixton Buzz and ensuring regular news and updates are disseminate to our membership and partners.

### THANK YOU

On behalf of the board of Trustees, I want to say thank you to our volunteers, our members, our staff, our keyholders and our local partners including Lambeth Council, BGRMO, CEFL, Share, Brixton BID, Brixton Brewery and the local shops who sell our flour and merchandise.

Toussainte Reba  
FOWG Chair  
October 2023





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*Julie Thomas and her daughter on right with millers and FOWG members at the dedication of Jeff's bench on 30 July 2023 in Windmill Gardens.*

**FRIENDS OF WINDMILL GARDENS**  
**Charity Registration No 1176991**

**REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2023**

## **FRIENDS OF WINDMILL GARDENS**

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# **FRIENDS OF WINDMILL GARDENS**

## **TRUSTEES REPORT**

### **FOR THE YEAR ENDED 31 MARCH 2023**

The trustees present the financial statements of the charity for the year ended 31 March 2023. The financial statements have been prepared in accordance with the Financial Reporting Standards for Smaller Entities, Part 15 the Companies Act 2006 and follow the recommendations in Accounting and Reporting by Charities: Statement of Recommended Practice and the Charity Annual Return 2023:question guide.

#### **Values of the Charity**

Our values agreed and committed to by the trustees in July 2020 are:

- FOWG is inclusive and encourages diversity;
- We provide an enriching and inspiring experience for visitors and volunteers; and
- We are committed to environmental sustainability and the wellbeing of our local area.

We do this by being:

- Rooted in the community;
- Friendly, open, cooperative and accountable;
- Resilient, reflecting Brixton Windmill's history since 1816;
- Creative, pragmatic and supportive; and
- Ambitious for excellence in everything we do.

#### **Objectives of the Charity**

| <b>Theme</b>                                   | <b>Strategies</b>  |
|--|--|
| <b>Friends, volunteers and local community</b> | <ul style="list-style-type: none"><li>• Develop our volunteer programme to increase participation especially amongst people with disabilities, ethnic minorities and the young.</li><li>• Develop a range of partnerships with local organisations and businesses that generate revenue through centre hire and event sponsorship.</li></ul> |
| <b>Our Brixton Windmill centre</b>             | <ul style="list-style-type: none"><li>• Build a welcoming inclusive hub for the Lambeth community which meets local needs and contributes to their success and well-being.</li><li>• Roll out our education programme across more schools in Lambeth.</li></ul>  |

|                                 |   |
|---------------------------------|---|
| <b>Windmill and its history</b> | <ul style="list-style-type: none"> <li>• Celebrate two centuries of history by promoting the Windmill's local heritage and widening access to our events.</li> <li>• Continue to make our milling programme a unique volunteer experience and provide flour to local people and businesses.</li> </ul>                            |
| <b>Gardens and parks</b>        | <ul style="list-style-type: none"> <li>• Increase Windmill Gardens diversity by growing our own wheat and participating in the London National Park City and GoParks London.</li> <li>• Ensure our green space can be accessed and enjoyed by a diverse range of locals focusing on young people and estate residents.</li> </ul> |

## Trustees

The following were trustees of the charity throughout the year unless otherwise stated:

T Reba (Chair)  
 N Weedon (Vice chair)  
 E Smith-Bodie (Secretary)  
 S Sikka (Treasurer)  
 E Sutcliffe  
 P Tudor  
 M Gordon  
 M Brown  
 A Lee  
 J Kerrigan  
 V Whittingham

This report was approved on behalf of the Board on 16 January 2024.



S Sikka  
 Treasurer and Trustee

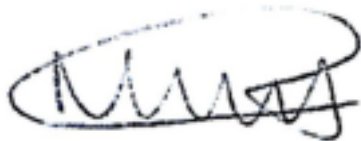


**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES ON THE  
UNAUDITED ACCOUNTS OF**

**FRIENDS OF WINDMILL GARDENS**

**FOR THE YEAR ENDED 31 MARCH 2023**

In accordance with your instructions, I have examined these unaudited accounts in order to assist you to fulfil your statutory responsibilities. No matters of concern come to my attention during the examination.

A handwritten signature in dark ink, appearing to read 'C. N. Cattermole', enclosed within a large, loopy oval shape.

C. N. Cattermole ACMA

15 January 2024

**FRIENDS OF WINDMILL GARDENS**  
**STATEMENT OF FINANCIAL ACTIVITIES**  
**FOR THE YEAR ENDED 31 MARCH 2023**

| <b><u>FOWG - STATEMENT OF FINANCIAL ACTIVITIES</u></b> |                       |                      |
|--|-----------------------|----------------------|
| <b><u>FOR THE YEAR ENDED 31 MARCH 2023</u></b>         |                       |                      |
| <b>INCOMING RESOURCES</b>                              | <b>2023</b>           | <b>2022</b>          |
|  | £                     | £                    |
| Grants and awards                                      | 19,972                | 51,361               |
| Donations  | 15,261                | 6,280                |
| Trading Income   | 49,451                | 30,534               |
| Membership Income                                      | 695                   | 1,279                |
| Other Income   | <u>0</u>              | <u>0</u>             |
| Total Income   | <b>85,380</b>         | <b>89,454</b>        |
| <b>RESOURCES EXPENDED</b>                              |                       |                      |
| Staff costs  | 54,307                | 46,574               |
| Premises costs   | 9,601                 | 10,055               |
| Training & development                                 | 533                   | 358                  |
| Licence & Membership                                   | 409                   | 491                  |
| Merchandise expenses                                   | 4,591                 | 5,874                |
| Activities Expenses                                    | 7,009                 | 8,067                |
| Professional fees                                      | 1,855                 | 6,464                |
| Administration expenses                                | 8,395                 | 6,824                |
| Depreciation   | 8,103                 | 8,103                |
| Other costs  | 101                   | 0                    |
| Website  | <u>3,004</u>          | <u>2,785</u>         |
| Total resources expended                               | <b>97,908</b>         | <b>95,595</b>        |
| Net movement in funds                                  | <b><u>-12,528</u></b> | <b><u>-6,141</u></b> |
| Balance at 1 April                                     | 39,120                | 45,261               |
| Balance at 31 March                                    | <b><u>26,592</u></b>  | <b><u>39,120</u></b> |

All income and expenditure on ordinary activities are attributable to continuing operations. The company has no recognised gains or losses other than the income for the year.

# FRIENDS OF WINDMILL GARDENS

## BALANCE SHEET AS AT 31 MARCH 2023

| <b><u>BALANCE SHEET AT 31 MARCH 2023</u></b> |                      |                      |
|--|----------------------|----------------------|
| <b>FIXED ASSETS</b>                          | <b>2023</b>          | <b>2022</b>          |
|  | £                    | £                    |
| Centre Equipment                             | 1,659                | 9,762                |
| <b>CURRENT ASSETS</b>                        |                      |                      |
| Petty cash                                   | 672                  | 479                  |
| Bank balance                                 | 111,216              | 115,327              |
| Paypal                                       | 449                  | 3,048                |
| Debtors                                      | 7,167                | 7,174                |
| <b>Total current assets</b>                  | <b>119,504</b>       | <b>126,028</b>       |
| <b>CURRENT LIABILITIES</b>                   |                      |                      |
| Deferred grants                              | -92,900              | -96,670              |
| Creditors                                    | -1,671               | 0                    |
| Net current assets                           | <b><u>24,933</u></b> | <b><u>29,358</u></b> |
| <b>Total net assets</b>                      | <b><u>26,592</u></b> | <b><u>39,120</u></b> |
| <b>RESERVES</b>                              |                      |                      |
| Designated reserve                           | 20,000               | 5,000                |
| General reserve                              | 6,592                | 34,120               |
| <b>Total reserves</b>                        | <b><u>26,592</u></b> | <b><u>39,120</u></b> |

In preparing these financial statements:

- For the year ended 31 March 2023 the charity was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The Trustees responsibilities:

- 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 Act with respect to accounting records and the preparation of accounts.
- These accounts have been prepared in accordance with provisions applicable to companies subject to the small companies' regime.

The accounts were approved by the Board on the 16 January 2024 and signed on its behalf.

S Sikka

**FRIENDS OF WINDMILL GARDENS**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 MARCH 2023**

**Accounting Policies**

**Basis Of Preparation Of Accounts**

The accounts have been prepared under the historical cost convention using the following accounting policies.

**Income Resources and Expenditure**

Income and expenditure is included on an accruals basis and is allocated to the different categories of the Statement of Financial Activities on a basis which reflects the day to day operations of the charity.

**Explanatory Notes**

1. In terms of Incoming Resources, there has been a significant reduction in Grants and awards (61.1%) alongside a significant increase in Donations (143%) and Trading Income(61.9%), reflecting the focus on reducing reliance on Grants and awards and the challenging environment. .
2. The Designated Reserves were increased by the Board to £20,000 in September 2022 from the previous £5,000 (leading to a reallocation of £15,000 from General Reserves) given the increased liabilities post the Windmill and the BWC starting to get back to activity after COVID, increased staff and running costs.
3. 'Grants and awards' show the grants actually spent as income for this year, the rest is deferred to the following year. Amount shown is the deferred grants brought forward from the previous year plus the cash received less the amount spent.
4. 'Deferred Grants' refers to money that has been fundraised to be spent on specific things (as agreed with the funder) such as staff salaries or education equipment, which has been carried forward to the next financial year.
5. 'Trading Income' includes merchandise sales, flour sales, open day sales including windmill walks, and cafe sales as well as venue hire.
6. The Petty Cash amount includes both Open Day and BWC Cafe floats.





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**Charity Registration No 1176991**

**REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2023**

## **FRIENDS OF WINDMILL GARDENS**

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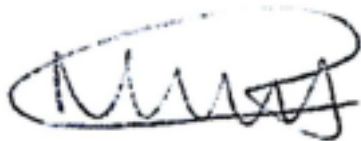
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S Sikka

**FRIENDS OF WINDMILL GARDENS**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 MARCH 2023**

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