

Alexandra Park Greenhouse Group

Registered Charity, number 1177523

Annual Report and Financial Statements

for the Year ended

31 March 2025



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Hastings Voluntary Action
Jackson Hall
Portland Place
Hastings
East Sussex
TN34 1QN

Alexandra Park Greenhouse Group
Registered Charity Number 1177523

Alexandra Greenhouse Group
Trustee's annual report
for the year ended 31 March 2025

Name of charity: Alexandra Park Greenhouse Group

Other Names by which the charity is known: APGG, Alexandra Park Greenhouse, Alexandra Park Community Greenhouse

Legal Status Charitable Incorporated Organisation (Foundation Model)

Registered Charity numt 1177523

Principal Address 45 St Helens Road, Hastings, TN34 2EL

Postal Address: C/o Hastings Voluntary Action, Jackson Hall, Portland Place, Hastings TN34 1QN

Trustees: Linda Pearson - Chair (resigned 4 December 2024)
Charlotte Ramage - Secretary
Sue Kirby - Chair
Adrian Penfold (Resigned 6 July 2024)
Timothy Chapple
Jane Seaton - Treasurer

Bankers: NatWest, Hastings

Independent Examiner: Laura Dawson, Finance Manager Hastings Voluntary Action,
HVA, Jackson Hall, Portland Place, Hastings, TN34 1QN

Governance and Management

The Charity is operated under the rules of its constitution registered with the Charity Commission on 13th March 2018. The charity's principal activity during the year continued to be the restoration, maintenance and upkeep of the Alexandra Park Greenhouse, and making it available as a community resource for the surrounding area.

The Trustees are the only full voting members of the Charity. The methods adopted for the recruitment and appointment of new trustees are as laid down in the constitution. Trustees are elected on a 3 year rotational basis. Retiring trustees are eligible for re-election. All trustees give their time freely and no trustee remuneration was paid during the year

Public Benefit

In writing their trustee report, the trustees of Alexandra Park Greenhouse Group have given due regard to the guidance of the charity commission on public benefit

The Objectives of the CIO

To provide facilities for recreation or leisure time occupation by providing an area for use as a community garden and other activities for individuals residing in Hastings and the surrounding area, who have need of such facilities by reason of their youth, age, infirmity or disablement, financial hardship or social and economic circumstances or for the public at large in the interests of social welfare and with the object of improving the condition of life of said inhabitants. To advance education for public benefit in particular opportunities for learning about horticulture.

Chair’s Review April 1st 2024 - March 31st 2025

Working with the community

The restoration is now complete with some small snagging work left to do on the central lights where there is still water ingress. We have moved on to the next stage of the greenhouse, which is operating as a self-funding charity, offering space to the community and affordable plants for sale and for donation to other local garden related charities in Hastings and the surrounding area. The Management Committee is working well with responsibility for its own budget set by the Trustees. It currently consists of the Garden Team, Site Manager, Volunteer Coordinator, Events and Social Manager and the Chair as a Trustee member.

Achievements this past year include

- Propagation of plants, (over 1000 this year) and nurturing donated plants for sale, donation to the community and use on site and in the round bed. We are a chemical free nursery, using bio control of pests where necessary and have trialling different peat free composts. By negotiation with the HBC depot we will have 4 large cold frames outside the fence for the next season enabling us to harden off plants properly and widen our scope. A new propagation table has enhanced the working space in the potting area.
- Management of the site with general maintenance and upgrades. We have been given an £8000 grant from Morrisons to renew the railings down the entrance pathway. New staging has been built for the display of outside plants, a water cart purchased avoiding use of hoses inside and enhancing water conservation. We have installed sinks and started building a grey water recycling system in the long bed which will also act as an interesting educational tool for the community. We need shade in the hot summer months, so removable hessian blinds have proved a great success and kept the volunteers and visitors comfortable.
- Volunteer coordination which is essential to the smooth running of the greenhouse and sometimes underappreciated. We have two plant sales and propagation sessions a week and in the summer a watering rota is essential. Our volunteers are an amazing group and we have more joining us monthly. Their breadth of knowledge and experience is extremely valuable and we are lucky to have such enthusiasm and commitment.
- Engagement via social media and the wonderful calendar of events which contribute to our self-funding and enable us to support groups such as the East Sussex College students — who attend on Mondays during the warmer months — and various ad hoc community groups.
- Continued contribution to the Park’s displays with our work on the round bed next to the Greenhouse.

The Charity is particularly grateful to Linda Pearson, who resigned as Chair in December 2024. Linda’s contribution of fundraising energy, profile raising and sheer energy and commitment has restored the Alexandra Park Greenhouse from a sad ruin to a valuable and beloved community asset.

Events during the year

April: Talk by Linda Pearson (Chair). Flower sale with Little Gate Flowers

May: Activities for World Bee Day and Children’s Gardening Week.

June: Volunteers Week including a recruitment push and celebration of our volunteers with a Summer Party. Talk to a local history group by Linda and Bruce Dowling (Head of Parks and Gardens). Updated Tree Welk leaflet online.

July: Rupert Bozeat’s Woodcarving Workshop. Cactus and Succulents Show. Workshop and Pop-Up Exhibition with Amanda Prouten. Great support from Hastings Independent with an article on the month’s events.

September: Heritage Open Day. Dr Owen Johnson’s tree walk

October: Harvest day plant sale . Creative art sessions over 3 days. Marianne North celebration with exhibition by local artists. The Magic of Seeds activity for Half Term. Dr Owen Johnson’s tree walk. Hallowe’en book launch and Spooky Tales with Ed Boxall.

December: Wreath making workshop. Christmas Market with Ye Ole Victorian Carole Singers

January: Annual talk by Fergus Garrett at Hastings Museum. Volunteers’ day.

February: Total clean and disinfection of the greenhouse

March: World Wood Day with wood related stalls and demonstrations. 2 days of woodcarving workshops. Seed swap.

Future plans

Next year will be our second running as a fully propagating nursery. We are evaluating the way we balance the use of the greenhouse by our own volunteers while reaching out to the wider community. We are increasing and expanding our links with organisations such as Art in the Park, Men’s Sheds, Ore Community Gardens, Sussex Garden Trust, Hastings Museum and various school and college groups. We want to increase our ability to donate plants to other charities and community groups, and we will grow initiatives that promote Learning, Participation, and the Well-being of volunteers and community users.

We are well placed to embrace the upwelling interest in Hastings in all things environmentally positive.

We will continue to build these connections while ensuring that the Greenhouse remains self-financing into the future.

Annual Report April 2024 - March 2025

Financial Review

In the year to 31 March 2025, the Charity received total income of £24,405 and spent £22,247. (2024 £17,841 and £19,586).
Full details of receipts and payments are given in the financial statements on page 5.
The Greenhouse restoration works have continued during the year, with a total of £110,581 having been spent since the formation of the Charity. Snagging works are continuing. The charity has also now spent a total of £26,045 on new and mproved facilities inside and around the greenhouse. (Note: in past years spending on building restoration and new services and facilities has been grouped together under the general heading of Restoration.)
Plans to complete the restoration and further develop the site and secure the sustainable future of the greenhouse continue, with £31,500 designated for this purpose , and £5,785 held in restricted funds from grants and donations. These funds are equal to the estimated cost of plans still outstanding or in development at the year end.
Grants totalling £9,100 were received in the year for restricted purposes.
The Charity goes forward into a new financial year with total reserves (held as cash balances) of £48,586 (2024 £46,429).
The Charity's general reserves at 31 March 2025 were £11,301 which is equivalent to 19 months forecast unrestricted expenditure

Reserves Policy

The charity adopted a reserves policy in August 2024 which has been applied in the financial statements for the year ended 31 March 2025.
The Charity's policy is to hold sufficient general reserves i.e. unrestricted reserves which have not been designated for particular purposes to cover one year's expenditure in addition to any anticipated deficits, and to cover foreseeable short term repair and maintenance costs of the Greenhouse and its operating equipment.
The Charity's target forecast general reserves should be between 50% and 200% of this level.
The Trustees have discretion to designate any part of the Charity's unrestricted funds at any time: such designation should be supported by annual or project budgets.
Grants and donations given for specific purposes within the charitable objects of the Charity are credited to restricted funds and only used for those purposes.
The reserves of the Charity at 31 March 2025 and 2024 are shown in the financial statements on page 5.

Accounting and reporting responsibilities

The Trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (UK generally accepted accounting practice).
The Trustees have elected to take advantage of the provisions that apply to small charities and have prepared a Receipts and Payments account and Statement of Assets and Liabilities.
Accounting standards, which are primarily concerned with the presentation of a true and fair view, do not apply to receipts and payments accounts which are statements summarising the movement of cash into and out of the charity during the financial year. In this context cash includes cash equivalents, for example bank accounts where cash can be readily withdrawn to pay debts as they become due.

Signed on behalf of the charity's trustees:

Signed Sue Kirby
Sue Kirby, Chair

Date 2/9/25

Signed Jane Seaton
Jane Seaton, Treasurer

Date 2/9/25

Alexandra Park Greenhouse Group
Registered Charity Number 1177523

Independent Examiner's Report to the Trustees of Alexandra Park Greenhouse Group

I report on the accounts of Alexandra Park Greenhouse Group
for the twelve month period ended 31 March 2025 which are set out in this document.

Respective responsibilities of the Trustees & examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for the year under section 144 of the Charities Act 2011 (the Charities Act), and that an independent examination is needed.

It is my responsibility:

- to examine the accounts under section 145 of the Charities Act
- to follow the procedures laid down in the General Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act), and
- to state whether particular matters have come to my attention

Basis of independent examiner's report

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 supporting documentation presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the 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 report is limited to those matters set out in the statement below.

Independent examiner's statement

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:
 - to keep accounting records in accordance with section 130 of the Charities Act
 - to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the 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.



Laura Dawson
Finance Manager
Hastings Voluntary Action
Jackson Hall, Portland Place, Hastings, TN34 1QN

Date 3.9.2025

Alexandra Park Greenhouse Group
Receipts & Payments accounts
for the period
1 April 2024 to 31 March 2025

		Current Year			
Prior Year		Restricted	Designated	Unrestricted	Total funds
2024	Receipts	funds	Funds	funds	
4,232	Grants	9,100	-	-	9,100
2,327	Donations	3,000	-	263	3,263
1,417	Event Ticket Sales	-	-	1,572	1,572
9,865	Plant Sales	-	-	10,270	10,270
-	Other Income	-	-	200	200
17,841		12,100	-	12,305	24,405
	Expenditure				
13,126	Greenhouse Restoration	7,508	7,636	-	15,144
1,079	Equipment & Maintenance	-	-	1,040	1,040
1,659	Horticulture	-	-	2,528	2,528
939	Marketing & Social Media	-	-	525	525
-	Cost of Sales	-	-	162	162
1,004	Event costs	-	-	401	401
411	Insurance	-	-	944	944
172	Electricity	-	-	158	158
162	Water Rates	-	-	209	209
55	Administration	-	-	403	403
60	Governance	-	-	60	60
917	Hospitality	-	-	605	605
-	Educational Resources	70	-	-	70
19,584	TOTAL PAYMENTS	7,578	7,636	7,034	22,248
(1,743)	Net surplus (deficit)	4,522	(7,636)	5,271	2,157
	Movement in funds	-	1,408	(1,408)	-
48,172	Fund balances b/f	1,262	37,729	7,438	46,429
46,429		5,784	31,501	11,301	48,586

Alexandra Park Greenhouse Group
Statement of Assets & Liabilities
as at
31 March 2025

Proir Year 2024				2025	Note
	Current assets				
7,153	Current Account	@	31/03/25	10,074	
38,991	No 2 Account	@	31/03/25	38,513	
180	Cash in hand	@	31/03/25	-	
<u>46,324</u>				<u>48,586</u>	
131	Income not yet received				
				<u>48,586</u>	
	less Current liabilities				
26	Items not yet gone through the bank				
<u>46,429</u>				<u>48,586</u>	
	Represented by:				
48,172	ACCUMULATED FUND b/f			46,429	
(1,743)	Net Receipts			2,157	
<u>46,429</u>				<u>48,586</u>	

Charity Law requires the Trustees to prepare financial statements for each financial year which comply with the regulations set out in the Charities Act 1993. The trustess have elected to take advantage of the provisions that apply to small charities and have prepared a Receipts and Payments account and Statement of Assets and Liabilities.

Alexandra Park Greenhouse Group
Registered Charity Number 1177523

Alexandra Park Greenhouse Group
Notes to the accounts
for the year ended 31st March 2025

1 Operating Premises & Staff

The Greenhouse premises belong to Hastings Borough Council, but the group has been granted a long term lease to enable them to raise funds for the restoration project.
The charity employs no staff

2 Trustees' remuneration

During the accounting period, trustees received no expenses. Remuneration or benefits

3 Related Party Transactions

During the accounting period there were no related party transactions

4 Bank Accounts

The purpose of the Charity's #2 Account is to hold separately those cash balances attributable to designated and restricted funds. The Trustees have decided in practice to hold a balance between £9,000 - £11,000 in the #1 Accounts and the remaining cash in the #2 Account to avoid large numbers of small transfers.

5 Restricted Funds

These are funds given to the charity, subject to specific restrictions set by the donor, but still within the general objects of the charity.

6 Designated Funds

These Funds are part of the unrestricted funds of the Charity and are available for general charitable expenditure at the discretion of the Trustees. The total represents funds allocated to identified projects which were in progress or approved in outline at the date of these accounts.