THE PHOENIX GARDEN

England & Wales · Charity number 1178847

Details

Other names	THE PHOENIX GARDEN CIO
Status	Registered
Legal form	CIO
Registered	2018-06-19
Register	View on the Charity Commission register

Contact

Address	The Phoenix Garden 21 Stacey Street London WC2H 8DG
Phone	02073793187
Email	admin@thephoenixgarden.org
Website	www.thephoenixgarden.org

Activities

Objects: 1) TO PROVIDE AND MAINTAIN (OR ASSIST IN THE PROVISION AND MAINTENANCE OF) PUBLIC GARDENS AND OPEN SPACES FOR THE USE AND BENEFIT OF THE INHABITANTS OF COVENT GARDEN AND OTHERS, IN THE INTEREST OF SOCIAL WELFARE AND WITH THE OBJECT OF IMPROVING CONDITIONS OF LIFE FOR THE SAID INHABITANTS AND OTHERS AND TO CREATE AND MAINTAIN SUITABLE HABITATS TO SUPPORT AND ENCOURAGE WILDLIFE.2) TO PROMOTE THE BENEFIT OF THE INHABITANTS OF COVENT GARDEN AND SOHO (AND THE SURROUNDING AREA) NEIGHBOURHOOD BY ASSOCIATING TOGETHER THE SAID INHABITANTS, LOCAL AUTHORITIES, VOLUNTARY AND OTHER ORGANISATIONS IN A COMMON EFFORT TO ADVANCE EDUCATION AND PROVIDE FACILITIES IN THE INTEREST OF SOCIAL WELFARE FOR RECREATIONAL AND LEISURE ACTIVITIES.

Activities: To provide and maintain (or assist in the provision and maintenance of) public gardens and open spaces for the use and benefit of the inhabitants of Covent Garden and others, in the interest of social welfare and with the object of improving conditions of life for the said inhabitants and others and to create and maintain suitable habitats to support and encourage wildlife.

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Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Environment/conservation/heritage, Recreation
- **Who:** The General Public/mankind

Geography

- Camden
- City Of Westminster

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£89,837	£135,582	-	-
2024-03-31	£103,636	£119,705	-	-
2023-03-31	£124,290	£79,916	-	-
2022-03-31	£108,235	£39,699	-	-
2021-03-31	£77,137	£67,978	-	-

Trustees

Name	Role	Appointed
Alexander James Lloyd		2020-09-15
CATHERINE MATHESON		2020-09-15
Claude Asgill		2020-09-15
Francis Lluvert Go		2020-09-15
Garrard Knowles		2018-03-01
Sue Vincent		2019-06-06
Timothy Lynn		2020-09-15

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THE PHOENIX GARDEN

England & Wales - Charity number 1178847

Accounts

PHOENIX GARDEN

ANNUAL REPORT 2025.

The PHOENIX GARDEN
A haven for wildlife and people

AN OASIS OF CALM IN LONDON'S WEST END.
A HAVEN FOR WILDLIFE AND PEOPLE.

TRUSTEES.

Sue Vincent
Chair

Tim Lynn
Secretary/Treasurer

Alex Lloyd
Trustee

Francis Go
Trustee

Claude Asgill
Trustee

Kate Matheson
Trustee

Garrard Knowles
Trustee

PHOENIX GARDENS ANNUAL REPORT 2025

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31ST MARCH 2025.

The Trustees are delighted to celebrate another thriving year for Phoenix Garden (PG). Our Garden is a free, welcoming space open seven days a week, where people of all ages and backgrounds come together to connect with nature, each other, and their own creativity. Throughout the year, we've continued to grow not only plants, but friendships, wellbeing, and a strong sense of belonging. Our sincere thanks go to the inspirational and dedicated PG team, especially Louise Gates and Niki Barnett-Henry.

This year at the AGM Trustees confirmed the amalgamation of the 'old and new Phoenix Garden CIO'. Financially, this year was one of development both promoting the commercial use of the space and expanding the breadth of community events and activities, working closely with Dragon Hall and CGCC to ensure no-one gets left behind. For further details please see the Garden Report below.

This year, whilst our expenditure exceeded income by c£20,000 we are in a robust position balancing both community and commercial use and will be launching our new Garden Membership drive to increase income for our high operating and maintenance costs. We continue to aim for a 4-6 month operating surplus to comply with our statutory requirements and good governance.

Many of our sessions are free or low-cost and only made possible through generous support from funders, hirers and donors, enabling us to keep activities accessible and engaging for all. Our sincerest thanks go to the London Borough of Camden, Shaftesbury Capital, Wates, Overbury and Bank of East Asia, Quantem, NBCUniversal, BioMarin, Deckers and Adwanted UK. It would just not be possible without you. Thank you.

Finally, with wider uncertainty and potentially future financial constraints we are aware the Garden has an unwanted development recently approved on our local Cinema site, the Saville Theatre. We continue to oppose this absurd growth skywards and thank you all for your continued support in this regard. At the time of writing, the London Mayor has call in powers that we await the outcome of and aim to give you further news as the year progresses. Meanwhile enjoy the Garden whilst you can.

Cllr Sue Vincent
Chair of Trustees

OUR IMPACT IN NUMBERS.

481

UNIQUE PARTICIPANTS ENGAGED THROUGH REGULAR PROGRAMMES.

100+

FAMILIES REACHED THROUGH SUSTAINABILITY OUTREACH.

1000+

VISITORS INTRODUCED TO OUR GARDEN THROUGH EVENTS.

13

COMMUNITY GARDENS CONNECTED THROUGH OUR SHOWCASE EVENT.

PHOENIX GARDENS ANNUAL REPORT 2025

WELCOME FROM THE GARDEN TEAM.

This year, our garden blossomed as a centre for learning, creativity, and connection with nature. Through carefully planned events and regular programmes, we brought over 480 unique participants together — children, families, adults, and older community members — proving that green spaces in the city can transform lives.

REGULAR PROGRAMMES:
WHERE GROWTH HAPPENS EVERY WEEK.

Our Back to Nature programme offered older adults (aged 55+) a rich and inclusive calendar of activities combining creativity, nature engagement, wellbeing, and cultural exploration. Across 51 sessions and 167 unique participants, our programme created a host of unique opportunities to connect with others, experience new things, and engage with the natural world in meaningful ways.

SOCIAL CONNECTION AND BELONGING
Participants consistently praised the welcoming, inclusive atmosphere, which fostered new friendships and deeper conversations—enriching their weekly routines and reducing isolation.

NATURE AND MINDFULNESS
Spending time outdoors enhanced mood and emotional resilience. The sessions encouraged greater awareness of the changing seasons, local wildlife, and plant life, deepening participants' relationships with the environment.

DISCOVERY AND GROWTH
Hands-on craft, gardening, and cultural visits inspired confidence and curiosity. Many participants took pride in trying new activities, gaining skills, and exploring unfamiliar places.

CULTURAL ENGAGEMENT
The group's diversity enriched every session, as participants learned from one another and celebrated shared cultural moments, strengthening understanding and community cohesion.

OUTCOMES AND IMPACT.

IMPROVED WELLBEING AND RESILIENCE.

ATTENDEES REPORTED FEELING CALMER, HAPPIER, AND MORE CONNECTED AFTER SESSIONS.

STRONGER SOCIAL TIES.

FRIENDSHIPS AND TRUST FLOURISHED, MAKING BACK TO NATURE A LIFELINE AGAINST LONELINESS.

MEANINGFUL ROUTINE AND JOY.

WEEKLY ACTIVITIES OFFERED SOMETHING TO LOOK FORWARD TO, BOOSTING MOOD AND MOTIVATION.

BROAD APPEAL AND PARTICIPATION.

THE VARIETY OF ACTIVITIES – FROM PRESSED-FLOWER ART AND MINIATURE GARDENS TO GALLERY TRIPS – ENSURED THAT EVERYONE COULD FIND SOMETHING MEANINGFUL TO ENJOY.

CELEBRATING OUR VOLUNTEERS.

97
VOLUNTEERS

957
HOURS

115
SESSIONS

Volunteering is a chance to get to know other like-minded people. One of the comments we get about what makes our garden special is the friendly interactions visitors have with volunteers and staff. Their commitment not only keeps the space vibrant but also strengthens the bonds within our community.

One standout story reflects the spirit of our volunteering programme. A local resident, new to the area, stumbled upon the Oasis garden and was immediately inspired to get involved. With prior allotment experience, she quickly became a regular presence — often stopping by outside official hours to take on physical tasks, troubleshoot garden issues, and guide newer volunteers. She has become an informal ambassador, reaching out to local businesses for resources, sharing the garden's story with visitors, and even capturing special moments for her fellow volunteers. Her involvement has been mutually enriching:

PERSONAL BENEFITS
Gardening has become a meaningful weekly routine, improving her mental health, sleep, and plant knowledge. She values the flexibility to "potter," the camaraderie of other volunteers, and the satisfaction of contributing to something larger than herself.

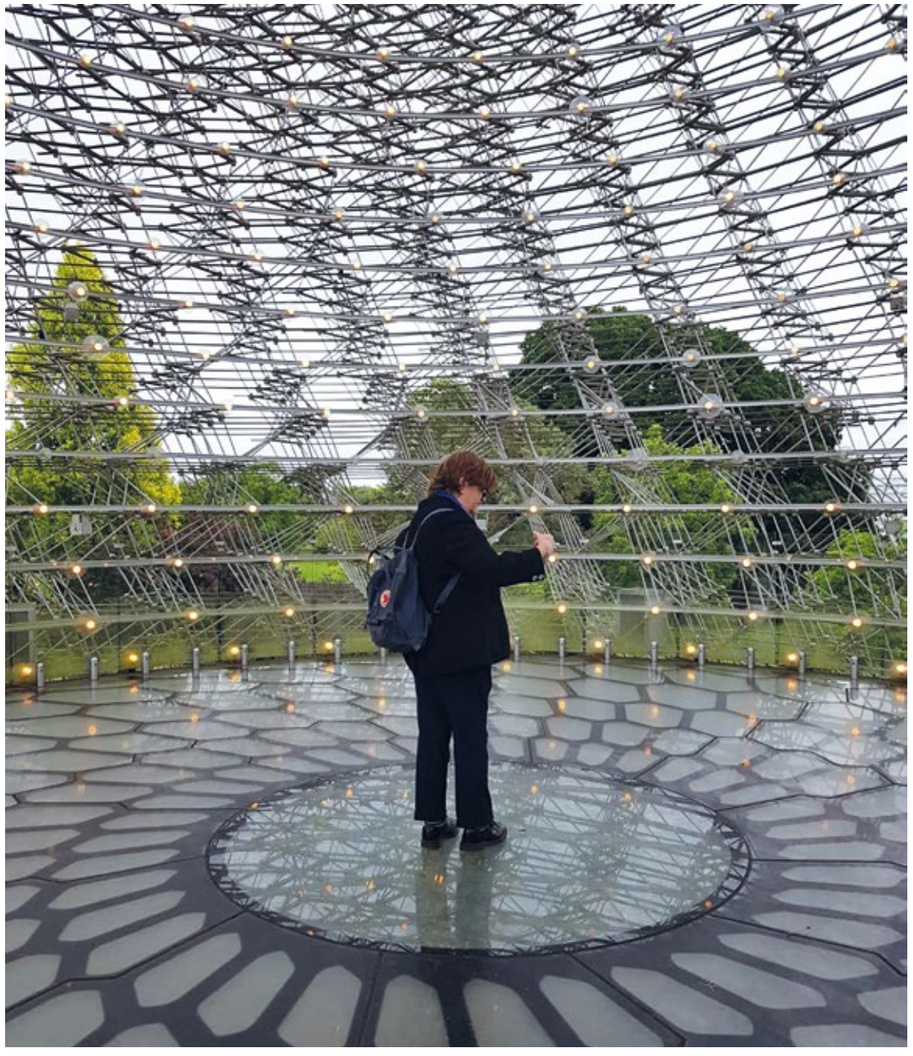
COMMUNITY IMPACT
Her passion and initiative have strengthened the garden's network, improved its day-to-day operations, and inspired others to participate.

Stories like hers embody the difference individual volunteers make — not only keeping the garden thriving but also fostering connection, wellbeing, and pride in our shared community space.

"THE PEOPLE HERE ARE SO FRIENDLY, IT MAKES ME FEEL WELCOME."

Our garden would not flourish without the dedication, skills, and enthusiasm of our volunteers. Far more than lending a hand with maintenance, they are the heartbeat of our community — shaping programme planning, helping run events, and welcoming visitors to make every garden visit feel special.

"THE ABILITY TO GARDEN IN CENTRAL LONDON IS UNIQUE AND HAS BECOME PART OF MY WEEKLY ROUTINE, WHICH HAS IMPROVED MY MENTAL HEALTH AS IT IS SOMETHING TO LOOK FORWARD TO. I GO HOME KNOWING I'VE DONE A LOT OF GRAFT THAT WILL BENEFIT OTHERS."



PHOENIX GARDENS ANNUAL REPORT 2025

CELEBRATING COMMUNITY THROUGH EVENTS.

From vibrant celebrations to quiet creative workshops, our 2024/25 calendar reflected the diversity of our neighbourhood:

International Women's Day Wellness event launched a monthly Health & Wellbeing series, introducing fitness, nutrition, and self-care activities that sparked new social connections. Just weeks later, our Easter Family Day filled the garden with laughter – children met a piglet, lamb, pygmy goat, and ducklings through Ark Animal Encounters, decorated wooden medallions, and completed a treasure-trail quiz to win Easter eggs.

HIGHLIGHT
EVENING CLASSES LIKE BONSAI, SKETCHING, AND AROMATHERAPY OPENED NEW DOORS FOR AFTER-WORK CREATIVITY AND RELAXATION.

Summer brought colour and culture.
At Fitzrovia Community Centre's Fête, over 100 families created bugs and beetles from walnut shells while learning about our programmes. In July, the garden transformed into an open-air stage as 20 Colombian musicians performed, linking local audiences to global traditions. June's Open Gardens Weekend brought over 1000 visitors to the garden and the London Association of Farms & Gardens Showcase connected 13 London community gardens and introduced funders and decision makers to our shared vision.

Autumn and winter carried the same warmth.
London Open House welcomed visitors to meet our award-winning architect, Gurmeet Sian; Day of the Dead brought older participants and families together with crafts, live music, and Mexican culture; and our Christmas celebration combined wreath-making, festive stalls, and a holiday film to close the year with joy.

PARTNERSHIPS & CORPORATE SUPPORT.

Corporate partnerships have been instrumental in transforming our garden this year, providing skilled labour and in-kind donations that elevated the quality and safety of our shared space.

The season of improvements began with NBC Universal's April volunteer day, which launched our garden projects by installing gabion raised beds for a new vegetable patch. In May, Bank of East Asia provided hands-on help to remove old compost from beds and install heat-retaining linings — improving soil quality and preventing compost loss.

Essential groundwork continued with Quantum and in June, Wates went further by building four bespoke compost bins — providing materials, labour, a new microwave, high-visibility vests for events, and clearing all waste from the site.

Maintenance and upkeep were supported by several other partners: BioMarin dedicated an afternoon of shredding and general maintenance, while Volunteer Centre Camden (Deutsche Bank) sent two teams. In July, Deckers not only provided maintenance support but also donated funds for a projector — enhancing our ability to host community events.

Skilled contributions were equally valuable. Overbury designed and built a new notice board and installed a bespoke hinged glass lid for the cold frame, improving our ability to over winter delicate plants from our garden shop. Meanwhile, scaffolding work at the Flitcroft Street end of the garden prompted a major clear-up, allowing us to repurpose materials and refresh the garden's most public-facing areas.

Finally, a heartfelt thank you goes to The Waldorf Hilton Hotel for generously donating a three-course dinner for two as a prize for our older residents' Christmas party, helping us celebrate and give back to our community in a truly meaningful way.

Together, these corporate supporters have strengthened our garden's infrastructure, ensured its continued growth, and demonstrated the power of community — business collaboration. Their generosity and expertise have made a lasting impact that will be felt well into the future.

PHOENIX GARDENS ANNUAL REPORT 2025

SPECIAL THANKS.

We are deeply grateful to the individuals and organisations whose creativity and generosity brought unique value to our community this year.

Special thanks go to artist Valentino Vannini, whose willow sculpture and charcoal workshops invited participants to explore the interplay between art and nature's "lurky" corners, adding depth and imagination to our garden's cultural life. We also extend our appreciation to Alex Lebram from Nameta Bonsai, whose bonsai expertise enriched our community offer and inspired many to discover the beauty of this living art form.

We'd like to recognise Eirinn Hayhow for her Mindful Magic workshop series, where she guided participants in creating stunning plant- and vegetable-dyed fabrics foraged directly from the garden.

THANKS TO OUR FUNDERS

We are grateful to the following organisations for funding many of the programmes and events that have been enjoyed by so many throughout the year:

St Giles&St George

Camden

LOOKING AHEAD 2025/26.

In the year ahead, we'll expand corporate and community partnerships, improve our food-growing areas, and cut back some of the larger trees to bring more light into the garden.

Our much-loved events and wellbeing programmes – including Back to Nature, Food Growing, Health & Wellbeing sessions, and seasonal celebrations – will continue to connect people, nature, and culture. Creative collaborations, new installations, and educational outreach will further enrich our offer.

We're also launching our Friends of The Phoenix Garden initiative – inviting supporters to help secure the garden's next 41 years as a sanctuary for wildlife, a place of tranquillity, and a thriving community hub. This new scheme will give members exclusive benefits while ensuring our garden continues to flourish for generations to come.

The Phoenix Garden
21 Stacey Street
London
WC2H 8DG

For hire enquiries please email
bookings@thephoenixgarden.org

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Independent examiner's report to the trustees of The Phoenix Garden CIO

I report to the trustees on my examination of the accounts of The Phoenix Garden CIO (the Charity) for the year ended 31 March 2025.

Responsibilities and basis of report

As the charity trustees of the CIO, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

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 Act.

Independent examiner's statement

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

1. accounting records were not kept in respect of the Charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 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.

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.

Anthony Epton

Anthony Epton BA FCA CTA FCIE
Goldwins
Chartered accountants
75 Maygrove Road
West Hampstead
London NW6 2EG

28 November 2025

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The Phoenix Garden CIO
Statement of financial activities (including Income and Expenditure account)
For the year ended 31 March 2025

	Note	Restricted funds £	Unrestricted funds £	2025 Total funds £	2024 Total funds £
Income from:					
Donations and legacies	**3**	-	20,334	**20,334**	12,184
Other trading activities	**4**	-	69,503	**69,503**	91,452
Total income		-	89,837	**89,837**	103,636
Expenditure on:					
Charitable activities	**5**	-	135,582	**135,582**	119,705
Total expenditure		-	135,582	**135,582**	119,705
Exceptional item - building transfer from The Phoenix Garden	**9**	-	-	**-**	350,274
Net movement in funds		-	(45,745)	**(45,745)**	334,205
Reconciliation of funds:					
Total funds brought forward		350,274	130,108	**480,382**	146,177
Total funds carried forward		350,274	84,363	**434,637**	480,382

The statement of financial activities includes all gains and losses recognised in the year

The attached notes form part of these financial statements.

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The Phoenix Garden CIO
Balance sheet
As at 31 March 2025

	Note	2025 £	2025 £	2024 £	2024 £
Fixed assets:					
Tangible assets	**8**		**300,638**		326,059
Current assets:					
Debtors	**10**	18,173		6,652	
Cash at bank and in hand		123,716		155,954	
		141,889		162,606	
Liabilities:					
Creditors: amounts falling due within one year	**11**	(7,890)		(8,283)	
Net current assets			**133,999**		154,323
Total net assets			**434,637**		480,382
The funds of the charity:					
Restricted funds	**12**		**350,274**		350,274
Unrestricted funds:			**84,363**		130,108
Total charity funds			**434,637**		480,382

Approved by the trustees on ~~11/28/2025~~ 28 November 2025
and signed on their behalf by:

Signed by:
SVincent
8031CE31321E4CE...

Sue Vincent
Chair

The attached notes form part of the financial statements.

Docusign Envelope ID: 43F93848-C121-4315-80E6-0FD964225409

1 General Information

The Phoenix Garden CIO is a Charitable incorporated organisation that has been registered since 17th July 2019.
See page 1 for all reference and administrative details of the charity.

2 Accounting policies

a) Basis of preparation

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

The Phoenix Garden CIO meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical or transaction value unless otherwise stated in the relevant accounting policy.

b) Going concern

After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements.

c) Income

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

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

Gifts in kind donated for distribution are included at valuation and recognised as income
when they are distributed to projects. Gifts donated for resale are included as income
when they are sold. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant
is recognised at the time of the donation. Other income is recognised in the period in which it is receivable and to the extent the goods have been provided or on completion of the service.

Income received in advance of the provision of a specified service is deferred until the criteria for income recognition are met.

d) Donations of gifts, services and facilities

Donated professional services and donated facilities are recognised as income when the charity has control over the item or received the service, any conditions associated with the donation have been met, the receipt of economic benefit from the use by the charity of the item is probable and that economic benefit can be measured reliably. In accordance with the Charities SORP (FRS 102), volunteer time is not recognised so refer to the trustees' annual report for more information about their contribution.

On receipt, donated gifts, professional services and donated facilities are recognised on the basis of the value of the gift to the charity which is the amount the charity would have been willing to pay to obtain services or facilities of equivalent economic benefit on the open market; a corresponding amount is then recognised in expenditure in the period of receipt.

e) Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank.

f) Fund accounting

Unrestricted funds are available to spend on activities that further any of the purposes of charity. Designated funds are unrestricted funds of the charity which the trustees have decided at their discretion to set aside to use for a specific purpose. Restricted funds are donations which the donor has specified are to be solely used for particular areas of the charity's work or for specific projects being undertaken by the charity.

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2 Accounting policies (continued)

g) Expenditure and irrecoverable VAT

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

- Costs of raising funds comprise of trading costs and the costs incurred by the charity in inducing third parties to make voluntary contributions to it, as well as the cost of any activities with a fundraising purpose.
- Expenditure on charitable activities includes the costs of delivering services undertaken to further the purposes of the charity and their associated support costs.
- Other expenditure represents those items not falling into any other heading.

Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

h) Allocation of support costs

Expenditure is allocated to the particular activity where the cost relates directly to that activity. However, the cost of overall direction and administration of each activity is apportioned on the basis of staff time.

i) Operating leases

Rental charges are charged on a straight line basis over the term of the lease.

j) Tangible fixed assets

Items of equipment are capitalised where the purchase price exceeds £500. Depreciation is provided at rates calculated to write down the cost of each asset to its estimated residual value over its expected useful life. The depreciation rates in use are as follows:

Property	Straight line basis over term of lease 20 years
Pleant and Machinery	33% Straight line basis

k) Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

l) Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account. Cash balances exclude any funds held on behalf of service users.

m) Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

n) Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

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3 Income from donations and legacies

	Restricted Funds	Unrestricted Funds	**2025 Total**	2024 Total
	£	£	**£**	£
Subscriptions and donations	-	6,266	**6,266**	4,741
Grants	-	12,050	**12,050**	3,554
Similar incoming resourses	-	2,018	**2,018**	489
The Phoenix Garden subsidiary transfer of funds	-	-	**-**	3,400
	-	20,334	**20,334**	12,184

4 Income from other trading activities

	Restricted Funds	Unrestricted Funds	**2025 Total**	2024 Total
	£	£	**£**	£
Fundraising events	-	69,503	**69,503**	91,452
	-	69,503	**69,503**	91,452

5 Analysis of expenditure by activities

	2025 Grant funding of activities	**2025** Support costs	**2025 Total**	2024 Total
	£	£	**£**	£
Charitable activities	12,630	122,952	**135,582**	119,705
	12,630	122,952	**135,582**	119,705
Total 2024	7,016	112,689	119,705	

Analysis of support costs

	Activities	**2025 Total**	2024 Total
Staff costs	54,053	54,053	13,780
Freelance workers	-	-	26,274
Depreciation	25,421	25,421	25,421
Telephone	1,107	1,107	1,550
Accountancy	1,260	1,260	2,240
Bookkeeping	3,672	3,672	2,440
Management & administration costs	15,904	15,904	22,568
Advertising and marketing	1,692	1,692	969
Insurance	1,802	1,802	1,716
Repairs	11,187	11,187	2,368
Legal expenses	1,936	1,936	6
Other office costs	2,818	2,818	12,159
Travel costs	-	-	31
Donations	2,000	2,000	1,000
Bank fees	100	100	167
	122,952	122,952	112,689

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6 Net income / (expenditure) for the year

This is stated after charging / (crediting):	**2025**	2024
	£	£
Depreciation	**25,421**	25,421
Independent examiner's fees	**2,300**	2,240

7 Analysis of staff costs, trustee remuneration and expenses, and the cost of key management personnel

Staff costs were as follows:

	2025	2024
	£	£
Salaries and wages	**53,220**	12,406
Social security costs	**3,707**	1,099
Employer's contribution to defined pension schemes	**833**	275
	57,760	13,780

The average number of employees (head count based on number of staff employed) during the year was as follows:

	2025	2024
	£	£
Employees	**4**	2
	4	2

No employee earned more than £60,000 during the year.

No key management personnel have received remuneration in the year.

The trustees were not paid or received any other benefits from employment with the CIO in the year. Neither were they reimbursed expenses during the year. No trustees received payment for professional or other services supplied to the charity.

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8 Tangible fixed assets

	Freehold Property	Plant and machinery	**Total**
	£	£	£
Cost			
At the start of the year	500,393	2,776	**503,169**
Additions in year	-	-	**-**
Disposals in year	-	-	**-**
At the end of the year	500,393	2,776	**503,169**
Depreciation			
At the start of the year	175,139	1,971	**177,110**
Charge for the year	25,020	401	**25,421**
Eliminated on disposal	-	-	**-**
At the end of the year	200,159	2,372	**202,531**
Net book value			
At the end of the year	300,234	404	**300,638**
At the start of the year	325,254	805	**326,059**

All of the above assets are used for charitable purposes.

9 Exceptional Item

	2025	2024
	£	£
Property transfer from The Phoenix Garden, a connected Charity	**-**	350,274
	-	350,274

10 Debtors

Due within one year	**2025**	2024
	£	£
Trade debtors	**18,173**	6,652
	18,173	6,652

11 Creditors: amounts falling due within one year

	2025	2024
	£	£
Trade creditors	**5,137**	904
Taxation and social security	**2,753**	2,416
Other creditors	**-**	4,963
	7,890	8,283

12 Statement of funds

	Balance at 1 April 2024	**Income**	**Expenditure**	**Balance at 31 March 2025**
	£	**£**	**£**	**£**
Unrestricted funds				
General fund	130,108	89,837	(135,582)	**84,363**
Restricted funds				
Property	350,274	-	**-**	**350,274**
Total funds	480,382	89,837	(135,582)	**434,637**

Docusign Envelope ID: 43F93848-C121-4315-80E6-0FD964225409

13 Analysis of net assets between funds

	Restricted funds 2025 £	Restricted funds 2025 £	Unrestricted funds 2025 £
Tangible fixed assets	300,638	-	**300,638**
Current assets	49,636	92,253	**141,889**
Creditors due within one year	-	(7,890)	**(7,890)**
Net assets at the end of the year	350,274	84,363	**434,637**

14 Related party transactions

The charity has not entered into any related party transactions during the year, nor are there any outstanding balances owing between related parties and the charity as at 31 March 2025 other than that already reflected in the accounts.

Docusign Envelope ID: 43F93848-C121-4315-80E6-0FD964225409

Independent examiner's report to the trustees of The Phoenix Garden CIO

I report to the trustees on my examination of the accounts of The Phoenix Garden CIO (the Charity) for the year ended 31 March 2025.

Responsibilities and basis of report

As the charity trustees of the CIO, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

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 Act.

Independent examiner's statement

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

1. accounting records were not kept in respect of the Charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 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.

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.

Anthony Epton

Anthony Epton BA FCA CTA FCIE
Goldwins
Chartered accountants
75 Maygrove Road
West Hampstead
London NW6 2EG

28 November 2025

Docusign Envelope ID: 43F93848-C121-4315-80E6-0FD964225409

The Phoenix Garden CIO
Statement of financial activities (including Income and Expenditure account)
For the year ended 31 March 2025

	Note	Restricted funds £	Unrestricted funds £	2025 Total funds £	2024 Total funds £
Income from:					
Donations and legacies	**3**	-	20,334	**20,334**	12,184
Other trading activities	**4**	-	69,503	**69,503**	91,452
Total income		-	89,837	**89,837**	103,636
Expenditure on:					
Charitable activities	**5**	-	135,582	**135,582**	119,705
Total expenditure		-	135,582	**135,582**	119,705
Exceptional item - building transfer from The Phoenix Garden	**9**	-	-	**-**	350,274
Net movement in funds		-	(45,745)	**(45,745)**	334,205
Reconciliation of funds:					
Total funds brought forward		350,274	130,108	**480,382**	146,177
Total funds carried forward		350,274	84,363	**434,637**	480,382

The statement of financial activities includes all gains and losses recognised in the year

The attached notes form part of these financial statements.

Docusign Envelope ID: 43F93848-C121-4315-80E6-0FD964225409

The Phoenix Garden CIO
Balance sheet
As at 31 March 2025

	Note	2025 £	2025 £	2024 £	2024 £
Fixed assets:					
Tangible assets	**8**		**300,638**		326,059
Current assets:					
Debtors	**10**	18,173		6,652	
Cash at bank and in hand		123,716		155,954	
		141,889		162,606	
Liabilities:					
Creditors: amounts falling due within one year	**11**	(7,890)		(8,283)	
Net current assets			**133,999**		154,323
Total net assets			**434,637**		480,382
The funds of the charity:					
Restricted funds	**12**		**350,274**		350,274
Unrestricted funds:			**84,363**		130,108
Total charity funds			**434,637**		480,382

Approved by the trustees on ~~11/28/2025~~ 28 November 2025
and signed on their behalf by:

Signed by:
SVincent
8031CE31321E4CE...

Sue Vincent
Chair

The attached notes form part of the financial statements.

Docusign Envelope ID: 43F93848-C121-4315-80E6-0FD964225409

1 General Information

The Phoenix Garden CIO is a Charitable incorporated organisation that has been registered since 17th July 2019.
See page 1 for all reference and administrative details of the charity.

2 Accounting policies

a) Basis of preparation

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

The Phoenix Garden CIO meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical or transaction value unless otherwise stated in the relevant accounting policy.

b) Going concern

After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements.

c) Income

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

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

Gifts in kind donated for distribution are included at valuation and recognised as income
when they are distributed to projects. Gifts donated for resale are included as income
when they are sold. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant
is recognised at the time of the donation. Other income is recognised in the period in which it is receivable and to the extent the goods have been provided or on completion of the service.

Income received in advance of the provision of a specified service is deferred until the criteria for income recognition are met.

d) Donations of gifts, services and facilities

Donated professional services and donated facilities are recognised as income when the charity has control over the item or received the service, any conditions associated with the donation have been met, the receipt of economic benefit from the use by the charity of the item is probable and that economic benefit can be measured reliably. In accordance with the Charities SORP (FRS 102), volunteer time is not recognised so refer to the trustees' annual report for more information about their contribution.

On receipt, donated gifts, professional services and donated facilities are recognised on the basis of the value of the gift to the charity which is the amount the charity would have been willing to pay to obtain services or facilities of equivalent economic benefit on the open market; a corresponding amount is then recognised in expenditure in the period of receipt.

e) Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank.

f) Fund accounting

Unrestricted funds are available to spend on activities that further any of the purposes of charity. Designated funds are unrestricted funds of the charity which the trustees have decided at their discretion to set aside to use for a specific purpose. Restricted funds are donations which the donor has specified are to be solely used for particular areas of the charity's work or for specific projects being undertaken by the charity.

Docusign Envelope ID: 43F93848-C121-4315-80E6-0FD964225409

2 Accounting policies (continued)

g) Expenditure and irrecoverable VAT

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

- Costs of raising funds comprise of trading costs and the costs incurred by the charity in inducing third parties to make voluntary contributions to it, as well as the cost of any activities with a fundraising purpose.
- Expenditure on charitable activities includes the costs of delivering services undertaken to further the purposes of the charity and their associated support costs.
- Other expenditure represents those items not falling into any other heading.

Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

h) Allocation of support costs

Expenditure is allocated to the particular activity where the cost relates directly to that activity. However, the cost of overall direction and administration of each activity is apportioned on the basis of staff time.

i) Operating leases

Rental charges are charged on a straight line basis over the term of the lease.

j) Tangible fixed assets

Items of equipment are capitalised where the purchase price exceeds £500. Depreciation is provided at rates calculated to write down the cost of each asset to its estimated residual value over its expected useful life. The depreciation rates in use are as follows:

Property	Straight line basis over term of lease 20 years
Pleant and Machinery	33% Straight line basis

k) Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

l) Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account. Cash balances exclude any funds held on behalf of service users.

m) Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

n) Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

Docusign Envelope ID: 43F93848-C121-4315-80E6-0FD964225409

3 Income from donations and legacies

	Restricted Funds	Unrestricted Funds	**2025 Total**	2024 Total
	£	£	**£**	£
Subscriptions and donations	-	6,266	**6,266**	4,741
Grants	-	12,050	**12,050**	3,554
Similar incoming resourses	-	2,018	**2,018**	489
The Phoenix Garden subsidiary transfer of funds	-	-	**-**	3,400
	-	20,334	**20,334**	12,184

4 Income from other trading activities

	Restricted Funds	Unrestricted Funds	**2025 Total**	2024 Total
	£	£	**£**	£
Fundraising events	-	69,503	**69,503**	91,452
	-	69,503	**69,503**	91,452

5 Analysis of expenditure by activities

	2025 Grant funding of activities	**2025** Support costs	**2025 Total**	2024 Total
	£	£	**£**	£
Charitable activities	12,630	122,952	**135,582**	119,705
	12,630	122,952	**135,582**	119,705
Total 2024	7,016	112,689	119,705	

Analysis of support costs

	Activities	**2025 Total**	2024 Total
Staff costs	54,053	54,053	13,780
Freelance workers	-	-	26,274
Depreciation	25,421	25,421	25,421
Telephone	1,107	1,107	1,550
Accountancy	1,260	1,260	2,240
Bookkeeping	3,672	3,672	2,440
Management & administration costs	15,904	15,904	22,568
Advertising and marketing	1,692	1,692	969
Insurance	1,802	1,802	1,716
Repairs	11,187	11,187	2,368
Legal expenses	1,936	1,936	6
Other office costs	2,818	2,818	12,159
Travel costs	-	-	31
Donations	2,000	2,000	1,000
Bank fees	100	100	167
	122,952	122,952	112,689

Docusign Envelope ID: 43F93848-C121-4315-80E6-0FD964225409

6 Net income / (expenditure) for the year

This is stated after charging / (crediting):	**2025**	2024
	£	£
Depreciation	**25,421**	25,421
Independent examiner's fees	**2,300**	2,240

7 Analysis of staff costs, trustee remuneration and expenses, and the cost of key management personnel

Staff costs were as follows:

	2025	2024
	£	£
Salaries and wages	**53,220**	12,406
Social security costs	**3,707**	1,099
Employer's contribution to defined pension schemes	**833**	275
	57,760	13,780

The average number of employees (head count based on number of staff employed) during the year was as follows:

	2025	2024
	£	£
Employees	**4**	2
	4	2

No employee earned more than £60,000 during the year.

No key management personnel have received remuneration in the year.

The trustees were not paid or received any other benefits from employment with the CIO in the year. Neither were they reimbursed expenses during the year. No trustees received payment for professional or other services supplied to the charity.

Docusign Envelope ID: 43F93848-C121-4315-80E6-0FD964225409

8 Tangible fixed assets

	Freehold Property	Plant and machinery	**Total**
	£	£	£
Cost			
At the start of the year	500,393	2,776	**503,169**
Additions in year	-	-	**-**
Disposals in year	-	-	**-**
At the end of the year	500,393	2,776	**503,169**
Depreciation			
At the start of the year	175,139	1,971	**177,110**
Charge for the year	25,020	401	**25,421**
Eliminated on disposal	-	-	**-**
At the end of the year	200,159	2,372	**202,531**
Net book value			
At the end of the year	300,234	404	**300,638**
At the start of the year	325,254	805	**326,059**

All of the above assets are used for charitable purposes.

9 Exceptional Item

	2025	2024
	£	£
Property transfer from The Phoenix Garden, a connected Charity	**-**	350,274
	-	350,274

10 Debtors

Due within one year	**2025**	2024
	£	£
Trade debtors	**18,173**	6,652
	18,173	6,652

11 Creditors: amounts falling due within one year

	2025	2024
	£	£
Trade creditors	**5,137**	904
Taxation and social security	**2,753**	2,416
Other creditors	**-**	4,963
	7,890	8,283

12 Statement of funds

	Balance at 1 April 2024	**Income**	**Expenditure**	**Balance at 31 March 2025**
	£	**£**	**£**	**£**
Unrestricted funds				
General fund	130,108	89,837	(135,582)	**84,363**
Restricted funds				
Property	350,274	-	**-**	**350,274**
Total funds	480,382	89,837	(135,582)	**434,637**

Docusign Envelope ID: 43F93848-C121-4315-80E6-0FD964225409

13 Analysis of net assets between funds

	Restricted funds 2025 £	Restricted funds 2025 £	Unrestricted funds 2025 £
Tangible fixed assets	300,638	-	**300,638**
Current assets	49,636	92,253	**141,889**
Creditors due within one year	-	(7,890)	**(7,890)**
Net assets at the end of the year	350,274	84,363	**434,637**

14 Related party transactions

The charity has not entered into any related party transactions during the year, nor are there any outstanding balances owing between related parties and the charity as at 31 March 2025 other than that already reflected in the accounts.

THE PHOENIX GARDEN

England & Wales - Charity number 1178847

Accounts

The Phoenix Garden CIO
Annual Report 2023 - 2024

The Phoenix Garden

CHAIR OF TRUSTEES REPORT

It is pleasure to report on this successful year at Phoenix Garden, and to document, finally, the transfer of the garden lease and building from the old charity to the new Community Interest Company registered with the Charity Commission. Financially, whilst income was less this year than last the Garden has a robust outlook in the coming year. With a reserve fund retained for emergencies and unrestricted funds to improve and enhance the Garden for our users the long-term future looks, well, rosy.

The Board will continue to ensure a focus remains on funding streams and community activities, with an average sunny weekend bringing in as many as 1000 visitors, exploring the many nooks and crannies of the garden. Creating specific areas of interest according to the levels of light and shade.

However, there is one very dark shadow looming, literally, as the Garden continues to gain support against the devastating planning proposal for the adjacent Odeon Cinema – potentially removing 50% of our sunlight as it goes up 7 floors. This unique oasis, the last of the seven gardens from the 1970's across Covent Garden is at threat, and we will need all the help we can get to save the loss of daylight, habitat and the eco-system that provides a small, but precious oasis in the hurly burly of London.

Our continued appreciation goes to the London Borough of Camden-CDA Bid match funding this year, Camden Giving and the National Lottery Community Fund. We thank FilmFixer, Periscope Landscape, Robert McCracken and Michael Hadi for their steadfast support. We could not open the garden without this support.

Thanks are due to Spencer Noll, and the many volunteers helping out at the garden. With corporate volunteer days attracting a 160 strong work-force, much has been achieved in the garden over the course of the year, and under Louise Gates' dedicated leadership.

In partnership with Dragon Hall & Seven Dials Club, many celebratory events took place including International Women's Day and Mother's Day, and with families coming together for Easter events. In addition to weekend events, our regular weekly activities continued to foster strong community connections.

Trustees

Throughout the year, the Garden offered a variety of programmes designed to engage, support, and enrich the lives of local residents, ensuring there was something for everyone. The Back to Nature group, which is open to everyone aged 55+ and free to attend, is now in its third year and remains a popular program for older adults, providing a space for social interaction, indoor and outdoor activities, and connection with nature.

Whilst the proposed Cinema development continues to threaten the garden and its activities, we remain committed to expanding our gardening and community activities in the coming year providing a safe, vibrant, open space for people to enjoy.

During the period April 2023 to March 2024 Phoenix Garden CIO had the following as named Trustees:

- **Sue Vincent - Chair**
- **Jeffrey Hopwood**
- **Tim Lynn**
- **Garrard Knowles**
- **Francis Go**
- **Claude Asgill**
- **Catherine Matheson**
- **Alexander Lloyd**

Garden Report

The garden continues to attract an endless stream of visitors come rain or shine. On sunny weekends we can have as many as 1000 visitors exploring the different nooks and crannies within the garden. We have created specific areas of interest according to levels of sunlight and shade. The orchard end supports a variety of fruiting trees and plants such as apples, figs, gooseberries and strawberries as well as herbs and vegetables. The walnut tree towers above everything else in the garden producing hundreds of nuts in the late summer. Our visitors are amazed that they can find a garden in central London where they can collect nuts to eat.

After nesting season, we will be severing the massive ivy which is has grown so dense along the trunk and branches that it prevents us from being able to observe the health of the tree. Any of the larger branches we remove that are too big for the shredder are added to the log piles in the fern beds where they become home or a food source to hundreds of species, including mosses, lichens, fungi, beetles, flies, hoverflies, spiders, moths and bees.

With the energy and enthusiasm of our volunteers, we've created a new bed near the entrance to the garden beneath the canopy of the ornamental pear. Over many hours and days, we cleared broken bricks, concrete and stone to create a central planting area edged with reclaimed bricks. We added topsoil and planted a red themed bed using canna lily (Tropicanna Black), heuchera (Fire Chief), dark leaved dahlias and Corylus avellana (Red Majestic). Surrounding this, we used all the debris to create a path with larger granite stones for seating.

Our volunteers and enthusiastic neighbours also support us to enhance our collection of plants by bringing cuttings from their own gardens or other gardens where they also volunteer. St James's Park has been a source of some of our fox gloves, and lilies which create a fabulous summer display. Our flowering plants attract numerous species of bees and hover flies.

Community Events & Activities

Over the course of the year, we strengthened our commitment to community engagement through a variety of vibrant events.

In addition to our regular weekly activities, we hosted several weekend events aimed at bringing people together and fostering a sense of belonging.

One of the highlights was our participation in the London Open Gardens Weekend and the London Open House Festival, which allowed us to showcase our beautiful spaces to the broader public.

Come & join us in the garden

These events helped connect our community with nature and local heritage, drawing visitors from across the city and beyond.

In March, with the arrival of our new Manager, we introduced International Mother's Day — an event celebrated between International Women's Day and Mother's Day. This unique gathering offered a series of taster wellbeing workshops, including mindfulness, Qi Gong, and homeopathy, giving participants a chance to unwind, recharge, and learn new ways to support their mental and physical health.

We also brought families together for a fun-filled Easter event in March, featuring Ark Animal Encounters. Children and adults alike enjoyed meeting a range of animals, including a piglet, lamb, pygmy goat, rabbits, guinea pigs, and ducklings. The event was packed with activities for all ages, from children's crafts and a sausage sizzle to a treasure trail. Thanks to the generous donations from local businesses, we were able to give away Easter eggs to the children, making it a truly memorable occasion.

We offered a variety of programs designed to engage, support, and enrich the lives of local residents & visitors

In addition to our weekend events, our regular weekly activities continued to foster strong community connections. Throughout the year, we offered a variety of programmes designed to engage, support, and enrich the lives of local residents, ensuring there was something for everyone.

Back to Nature in the garden

The Back to Nature group, which is open to everyone aged 55+ and free to attend, is now in its third year and remains a popular programme for older adults, providing a space for social interaction, indoor and outdoor activities, and connection with nature. It fosters an inclusive environment for older residents, both local and from across London. One notable event was our exchange visit to Calthorpe Community Garden to celebrate Chinese New Year. Prior to the visit, we gathered to create beautiful tissue and dried flower lanterns, which adorned our building and can be seen on our Facebook page. Our guests enjoyed Chinese bingo and made mini-lanterns to further decorate the space. On our return visit we were treated to a BBQ, Chinese Dragon Dance and Mahjong lessons.

"I've met so many new people by coming to the gardening classes"

We also look forward to expanding our gardening activities with the introduction of Social Gardening, made possible by a small grant from Camden Giving. This new weekly session is designed to bring together individuals of all ages and abilities for gentle, inclusive gardening. The program encourages local residents who enjoy gardening at home by providing compost and house plants to take away, while also fostering more involvement in our community garden. Participants help maintain the space, building stronger community ties and sharing the joy of cultivating green spaces together.

Phoenix Garden - events

Future Events & Activities

We will be trialling a number of additional day time, weekend and evening workshops to assess the response from residents with the object of increasing local participation. We will employ a number of different methods of promoting events such monthly newsletter via email and door to door, posting to different websites and sharing via community partnerships. By running activities at other community events we can outreach to a different audience. At larger community events we will conduct consultations to find out what type of activities are popular, when and for which demographic.

Garden works

Over the coming year, with a combination of community and corporate volunteers and paid professionals, we will carry out works in the garden that will both improve the functioning and appearance of the site. For example, we will replace and replant the vegetable patch making it more accessible and easier to work in. We will replace the compost bins to aid the recycling of the increased volume of garden waste that our mature garden produces. We'll also introduce additional facilities for food waste composting such as in-vessel systems. Such enclosed systems heat the waste, speeding up decomposition while also preventing access from pests. A new garden shredder will enable us to cut the woody material smaller also speeding up decomposition.

We'll continue working on the pond to create a retaining wall, deck and fencing. We'll make changes to the paved area adjacent to the building to promote a garden shop as an additional income stream.

Phoenix Garden

Biodiversity: We are a completely unique place in that we support an extraordinary variety of wildlife, insects, amphibians, fish, birds and the occasional visiting mammal, in a dense urban environment. To calculate the quantifiable value this we are partnering with both City Bridge Trust and Camden Council to carry out a biodiversity audit which will provide some protection from anything that might threaten the garden and provide insights into how we can improve habitat to encourage and support a greater variety of wildlife for the enjoyment and edification of our visitors. We continue to grow as wide a variety of plants as possible and are programming a project to transform the old, filled in sandpit into a bog bed which the garden does not currently support.

Access: Nobody should be prevented from accessing the garden and enjoying it in a meaningful way. Work continues to widen paths and repair sunken surfaces, ensuring that every part of the garden is wheelchair accessible and creating a raised sensory bed for our hearing and visually impaired visitors and those working at wheelchair height.

Partnerships: We are further strengthening our partnerships with Covent Garden Dragon Hall Trust and Covent Garden Community Centre, allowing us to benefit from shared support, resources and experience, and maintaining an in-depth and thorough understanding of the emerging needs of the communities we serve, ensuring that no one slips through the net or gets left behind.

"An oasis of calm where all flora and fauna are accepted"

Comments

"I come here to relax in a quiet place and watch the birds"

"I really enjoyed the wellbeing event, more of these please"

"I look forward to coming each week to learn something new and to chat"

The walnut tree towers above everything else in the garden producing hundreds of nuts in the late summer.

The Phoenix Garden CIO
21 Stacey Street
St Giles, London, WC2H 8DG
www.thephoenixgarden.org
CIO Number 1178847
email: admin@thephoenixgarden.org

THE PHOENIX GARDEN CIO

Registered Charity No: 1178847

REPORT OF THE TRUSTEES AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 March 2024

DAVIS, BURTON, WILLIAMS & CO.

Chartered Certified Accountants
Office B11, Sutton Business Centre
Restmor Way, Wallington
Surrey, SM6 7AH

THE PHOENIX GARDEN CIO
Report and accounts
Contents

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Reference and administrative details of the Charity, its Trustees and advisors	1
Report of the Trustees	2-3
Independent examiner's report	4
Statement of Financial Activities	5
Balance Sheet	6
Notes to the accounts	7-11

THE PHOENIX GARDEN CIO

Reference And Administrative Details Of The Charity, Its Trustees And Advisors
For the year ended 31st March 2024

Trustees	Garrard Knowles Sue Vincent Jeffrey G Hopwood Timothy Lynn John Quigley Francis Lluvert Claude Asgill Catherine Matheson Alexander J Lloyd Simon Bruegger
Charity Registered Number	1178847
Principal Office	21 Stacey Street London WC2H 8DG
Accountants and independent examiners	P R Williams FCCA Davis Burton Williams & Co Office B11 Sutton Business Centre Restmor Way Wallington Surrey SM6 7AH

Report of the Trustees for the year ended 31 March 2024

The Trustees present their annual report together with the financial statements of the Charity for the year 1 April 2023 to 31 March 2024. The annual report serves the purposes of both a Trustees' report and a directors' report under company law. The Trustees confirm that the annual report and financial statements of the charitable company comply with with the current statutory requirements, the requirements of the charitable company's governing document and the provisions of the Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic Of Ireland (FRS102)(effective 1 January 2019).

In setting objectives and planning for activities, the Trustees have been given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit; running a charity (PB2)'.

Report of Activities

It is pleasure to report on this successful year at Phoenix Garden, and to document, finally, the transfer of the garden lease and building from the old charity to the new Community Interest Company registered with the Charity Commission. Financially, whilst income was less this year than last the Garden has a robust outlook in the coming year. With a reserve fund retained for emergencies and unrestricted funds to improve and enhance the Garden for our users the long-term future looks, well, rosy.

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Thanks are due to Spencer Noll, and the many volunteers helping out at the garden. With corporate volunteer days attracting a 160 strong work-force, much has been achieved in the garden over the course of the year, and under Louise Gates' dedicated leadership.

In partnership with Dragon Hall & Seven Dials Club, many celebratory events took place including International Women's Day and Mother's Day, and with families coming together for Easter events. In addition to weekend events, our regular weekly activities continued to foster strong community connections.

Throughout the year, the Garden offered a variety of programs designed to engage, support, and enrich the lives of local residents, ensuring there was something for everyone. The Back to Nature group, which is open to everyone aged 55+ and free to attend, is now in its third year and remains a popular program for older adults, providing a space for social interaction, indoor and outdoor activities, and connection with nature.

Whilst the proposed Cinema development continues to threaten the garden and its activities, we remain committed to expanding our gardening and community activities in the coming year providing a safe, vibrant, open space for people to enjoy.

Charitable Objectives

To provide and maintain (or assist in the provision and maintenance of) public gardens and open spaces for the use and benefit of the inhabitants of Covent garden and others, in the interest of social welfare and with the object of improving conditions of life for the said inhabitants and others to create and maintain suitable habitats to support and encourage wildlife.

Also to promote the benefit of the inhabitants of Covent Garden and Soho (and the surrounding area) neighbourhood by associating together the said inhabitants, local authorities, voluntary and other organisations in a common effort to advance education and provide facilities in the interest of social welfare for recreational and leisure activities.

Report of the Trustees for the year ended 31 March 2024 (Continued)

Financial Review
During the year, income of £103,636 was received (2023 - £124,290). Expenditure was £119,705 (2023 - £79,916). The deficit was £16,069 (2023 - surplus of £44,374).

The Charity has a Reserves policy, to build up an unrestricted reserve of £30,000.

The unrestricted funds at the year end were £130,108 (2023 - £146,177).

The restricted funds at the year end were £350,274 (2023 - £nil). This was due to the transfer of the property from The Phoenix Garden, a connected charity.

Going Concern
After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing financial statements.

Structure, governance and management
a. Constitution
The governing document of The Phoenix Garden CIO is the 'CIO- Foundation registered 19 June 2018'.

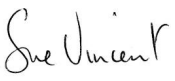
b. Methods of appointment or election of Trustees
The constitution of the charity provides that vacancies may be filled by a simple majority decision of the members of the charity at an AGM or by a simple majority of the trustees of the charity.
All prospective trustees are interviewed by at least 2 trustees prior to being proposed for election.

Trustees' responsibilities
Law applicble to charities in England and Wales requires the trsutees to prepare financial statements for each financial year which give a true and fair view of the incoming resources and application of the resources of the charity during the year and of its state of affairs and the end of the year. In preparing financial statements giving a true and fair view, the trustees should follow best practice and

- Select suitable accounting policies and then apply them consistently
- Make judgements and estimates that are reasonable and prudent
- 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 proper accounting records which disclose with reasonable accuracy the financial position of the charity and which enable them to ascertain its financial position and to ensure that the financial statements comply with the Charities Act 2011, the Charities (Accounts & Reports) Regulations 2008 and the Trust Deed. 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.

Approved by order of the members of the board of Trustees and signed on their behalf by:



.....
Sue Vincent
Chair

Date:14/11/2024

THE PHOENIX GARDEN CIO

Independent examiners report

Independent examiner's report to the Trustees of The Phoenix Garden CIO ('the charity)

I report to the chairty Trustees on my examination of the accounts of the Charity for the year ended 31 March 2024.

Responsibilities and the basis of report

As the Trustees of the Charity (and its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act')

Having satisfied myself that the accounts of the Charity are not required to be audited under Part 16 of the 2006 Act 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 Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

I have completed my examination . I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1 accounting records were not kept in respect of the Charity as required by section 386 of the 2006 Act; or
2 the accounts do not accord with those records; or
3 the accounts do not comply with the accounting requirements of section 396 of the 2006 Act 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
4 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 (FRS02).

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 I am required to state to them in an Independents examiners 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 on this report.

.....
P R Williams FCCA
Davis Burton Williams & Co
Office B11, Sutton Business Centre
Restmor Way
Wallington
Surrey
SM6 7AH

Date: 14/11/2024

THE PHOENIX GARDEN CIO

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 MARCH 2024

	Notes	Restricted Funds £	Unrestricted Funds £	2024 Total Funds £	2023 Total Funds £
Incoming resources from:					
Donations, legacies and grants	3	-	12,184	12,184	37,734
Other trading activities	4	-	91,452	91,452	86,556
Total incoming resources		-	103,636	103,636	124,290
Expenditure on:					
Charitable activities	5	-	119,705	119,705	79,916
Total resources expended		-	119,705	119,705	79,916
Exceptional item - building transfer from The Phoenix Garden	9	350,274	-	350,274	-
		350,274	(16,069)	334,205	79,916
Net movement in funds		350,274	(16,069)	334,205	44,374
Reconciliation of funds:					
Total funds brought forward		-	146,177	146,177	101,803
Net movement in funds		350,274	(16,069)	334,205	44,374
TOTAL FUNDS CARRIED FORWARD		350,274	130,108	480,382	146,177

The statement of finacial activities includes all gains and losses recognised in the year

The notes on pages 7 to 11 form part of these financial statements

THE PHOENIX GARDEN CIO

Balance Sheet as at 31 March 2024

	Notes		2024 £		2023 £
FIXED ASSETS					
Tangible assets	8		326,059		-
CURRENT ASSETS					
Debtors	10	6,652		13,505	
Cash at bank and in hand		155,954		136,147	
		162,606		149,652	
CREDITORS					
Amounts falling due within one year	11	(8,283)		(3,475)	
Net current assets			154,323		146,177
Total net assets			480,382		146,177
FUNDS					
Restricted funds	12		350,274		-
Unrestricted funds	12		130,108		146,177
TOTAL FUNDS			480,382		146,177

The financial statements were approved by the Board of Trustees and were signed on its behalf by:

Sue Vincent

.....
Sue Vincent - Chair

Date:14/11/2024

The notes on pages 7 to 11 form part of these financial statements

Notes to the Financial Statements for the Year ended 31 March 2024

1 General information

The Phoenix Garden CIO is a Charitable incorporated organisation that has been registered since 17th July 2019. See page 1 for all reference and administrative details of the charity.

2 Accounting policies

2.1 Basis of preparation of financial statements

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

The Phoenix Garden CIO meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical or transaction value unless otherwise stated in the relevant accounting policy.

2.2 Going concern

After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements.

2.3 Income

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

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

Gifts in kind donated for distribution are included at valuation and recognised as income when they are distributed to projects. Gifts donated for resale are included as income when they are sold.

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

Other income is recognised in the period in which it is receivable and to the extent the goods have been provided or on completion of the service.

2 Accounting policies (continued)

2.4 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

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

All expenditure is inclusive of irrecoverable VAT.

2.5 Tangible fixed assets and depreciation

Tangible fixed assets costing £500 or more are capitalised and recognised when future economic benefits are probable and the cost or value of the asset can be measured reliably.

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

Property	- Straight Line Basis over term of lease 20 years
Plant and machinery	- 33 % Straight Line Basis

2.6 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discount due.

2.7 Liabilities and provisions

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

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

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised in the Statement of financial activities as a finance cost.

Notes to the Financial Statements for the Year ended 31 March 2024

3 Income from donations and legacies

	2024 Unrestricted Funds	2024 Total funds	2023 Total funds
Subscriptions and donations	4,741	4,741	5,796
Grants	3,554	3,554	30,240
Similar incoming resoures	489	489	1,698
The Phoenix Garden subsidary transfer of funds	3,400	3,400	-
	12,184	12,184	37,734

4 Income from other tarding activities

	2024 Unrestricted Funds	2024 Total funds	2023 Total funds
Fundraising events	91,452	91,452	86,556
	91,452	91,452	86,556

5 Analysis of expenditure by activities

	2024 Grant funding of activities	2024 Support costs	2024 Total funds	2023 Total funds
Chaitable activities	7,016	112,689	119,705	79,916
	7,016	112,689	119,705	79,916
Total 2023	8,274	71,642	79,916	

Analysis of support costs

	Activities	2024 Total funds	2023 Total funds
Staff costs	13,780	13,780	-
Freelance workers	26,274	26,274	36,211
Depreciation	25,421	25,421	269
Telephone	1,550	1,550	1,435
Accountancy	2,240	2,240	4,500
Bookkeeping	2,440	2,440	936
Management & administration costs	22,568	22,568	4,320
Advertising and marketing	969	969	428
Insurance	1,716	1,716	1,546
Repairs	2,368	2,368	8,614
Legal expenses	6.00	6.00	-
Other office costs	12,159	12,159	12,861
Travel costs	31	31	341
Donations	1,000	1,000	-
Bank fees	167	167	181
	112,689	112,689	71,642

Notes to the Financial Statements for the Year ended 31 March 2024

6 Staff Costs

	2024	2023
	£	£
Wages and salaries	12,406	-
Social security costs	1,099	-
Defined contribution pension costs	275	-
	13,780	-

The average monthly number of employees during the year was as follows:-

	2024	2023
	£	£
Employees	2	-
	2	-

No employee received remuneration amounting to more than £60,000 in either year.

No key management personnel have received remuneration in the year.

7 Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2023 - £Nil)

During the year, no Trustee expenses have been incurred (2023 - £Nil)

8 Tangible Fixed Assets

	Property	Plant and machinery	Totals
	£	£	£
COST			
At 1 April 2023	-	1,570	1,570
Additions	500,393	1,206	501,599
Disposals in year	-	-	-
At 31 March 2024	500,393	2,776	503,169
DEPRECIATION			
At 1 April 2023	-	1,570	1,570
Depn B/fwd from The Phoenix Garden	150,119	-	150,119
Charge for year	25,020	401	25,421
On disposals	-	-	
At 31 March 2024	175,139	1,971	177,110
NET BOOK VALUE			
At 31 March 2024	325,254	805	326,059
At 31 March 2023	-	-	-

Notes to the Financial Statements for the Year ended 31 March 2024

9 Exceptional Item

	2024 £	2023 £
Property transfer from The Phoenix Garden, a connected Charity	350,274	-

10 Debtors

	2024 £	2023 £
Due within one year		
Trade debtors	6,652	13,485
The Phoenix Garden Association	-	20
	6,652	13,505

11 Creditors: Amounts falling due within one year

	2024 £	2023 £
Trade creditors	904	1,255
Other taxes and social security costs	2,416	-
Other Creditors	4,963	2,220
	8,283	3,475

12 Statement of funds

	Balance at 1 April 2023 £	Income £	Expenditure £	Balance at 31 March 2024 £
Unrestricted funds				
General fund	146,177	103,636	(119,705)	130,108
Restricted funds				
Property	-	350,274	-	350,274
TOTAL FUNDS	146,177	453,910	(119,705)	480,382

13 Analysis of net assets between funds

	Restricted funds 2024 £	Unrestricted funds 2024 £	Total Funds 2024 £
Tangible fixed assets	325,254	805	326,059
Current assets	-	162,606	162,606
Creditors due wintin one year	-	(8,283)	(8,283)
TOTAL	325,254	155,128	480,382

14 Related party transactions

The charity has not entered into any related party transactions during the year, nor are there any outstanding balances owing between related parties and the charity as at 31 March 2024 other than that already reflected in the accounts.

THE PHOENIX GARDEN CIO

Independent examiners report

Independent examiner's report to the Trustees of The Phoenix Garden CIO ('the charity)

I report to the chairty Trustees on my examination of the accounts of the Charity for the year ended 31 March 2024.

Responsibilities and the basis of report

As the Trustees of the Charity (and its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act')

Having satisfied myself that the accounts of the Charity are not required to be audited under Part 16 of the 2006 Act 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 Charities Act 2011 ('the 2011 Act').

In carrying out my examination I have followed the directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

I have completed my examination . I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1 accounting records were not kept in respect of the Charity as required by section 386 of the 2006 Act; or

2 the accounts do not accord with those records; or

3 the accounts do not comply with the accounting requirements of section 396 of the 2006 Act 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

4 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 (FRS02).

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

THE PHOENIX GARDEN

England & Wales - Charity number 1178847

Accounts

The Phoenix Garden CIO
Annual Report 2022 - 2023

The Phoenix Garden

CHAIR OF TRUSTEES REPORT

Another eventful year in the Garden's calendar with governance and fundraising dominating to ensure long-term security and resilience for Phoenix Garden. The garden lease has been transferred to the new Phoenix Garden CIO and the Trustee board strengthened. We are also delighted to report that our fundraising income almost doubled this year, through the sterling work of Spencer, Volunteer and Outreach Co-ordinator.

As we look ahead for the coming year, the 'Friends of Phoenix Garden' membership offer will be developed and a community event programme scheduled. We look forward to strengthening our local community offer with a broader range of activities focussing on celebrations and environmental education, linking how gardening activities can help improve mental health. We will continue to ensure clarity in governance matters and the valuable work with companies who support us on our Corporate Volunteer Days.

We would like to extend our sincere thanks to the London Borough of Camden for their steadfast support throughout the year from CIL grants to much needed Cost of Living grants. Our thanks to Shaftesbury Estates, long-term supporters who help us progress with vital garden projects that extend our community offer, the National Lottery for the Little Explorers Pilot Scheme and the many other small, regular contributions made by members of the public who enjoy the unique garden in the West End.

The financial stability of the garden is a focus for Trustees this coming year alongside completion of projects in the garden, including 'the mound', the boot-room and pond development and an extended range of events. There is much to do and although a garden is never 'finished' it just evolves, we look forward to the coming year with much optimism. With the pandemic now behind us, bookings for the garden and the building are increasing as we enjoy being outside and socialising together. We look forward to seeing you in the garden soon.

Final thanks to volunteers Garrard, Kate, Rob, Judy, Jenny and Leo for the wonderful work in regularly maintaining, and keeping the garden looking wonderful all year round.

Sue Vincent, Chair of Trustees

Trustees
The Phoenix Garden

During the period April 2022 to March 2023 Phoenix Garden CIO had the following as named Trustees:

- **Sue Vincent - Chair**
- **Jeffrey Hopwood**
- **Tim Lynn**
- **Garrard Knowles**
- **Francis Go**
- **Claude Asgill**
- **Catherine Matheson**
- **Alexander Lloyd**
- **Simon Bruegger**

Garden Report
The Phoenix Garden

Following a busy return to normality after the pandemic, The Phoenix Garden has been a hive of activity this year. We continue to balance commercial hires and high profile corporate events with community activity and engagement, and a dedication to practise and champion sustainable and environmentally friendly gardening techniques to maintain an ornamental garden that provides essential habitat for urban wildlife and a place for city dwellers to enjoy nature.

The garden remains incredibly popular with visitors both local and international, some specifically to find the location of Tom's secret London garden from the film "Last Christmas", others stumbling on us by accident or introduced for the first time by a friend "in the know". It always brings me great pleasure observing visitors entering the garden, some with trepidation and wonder as if not quite convinced that a garden like ours really exists in the middle of the busy, built up West-End; others with a steely determination to claim their favourite spot for lunch. All leave with a grin and a significantly lighter step. With thousands of visitors to the garden each year, it's worth remembering that providing and maintaining a publicly accessible space year round is no small achievement and, though I have the pleasure of speaking to a small handful of visitors we receive each year, there are countless others, some hundreds of miles away, whose gratitude for The Phoenix

Garden Report
The Phoenix Garden

Garden we will never know about.

Highlight - The Garden

After an incredibly hot and dry summer last year, when even our most drought tolerant plants suffered and our lawn turned into a dust bowl, we have been working hard to improve growing conditions as we respond to the challenges of the climate crisis, allowing us to remain committed to our low watering policy. To this end we have introduced many new plants to the garden, focussing on self seeding, pollinator friendly and drought tolerant varieties that have increased our biodiversity and promote sustainable and wildlife friendly gardening techniques.

We have revamped our compost area, to ramp up production of our own compost and mulch. A garden is never finished and the evolution of the Orchard End to grow and show edible plants and provide foraging opportunities, and the development of the mound and wildlife pond into a space aimed specifically at providing engagement and learning opportunities continues.

The vegetable patch has doubled and much of the rubble from the perimeter removed allowing cultivation for additional planting.

We have established a new “Phoenix Bed” in an area of the garden that had become a hotspot for some of the antisocial and criminal behaviour commensurate with our central London location. The Phoenix Bed now has wider wheelchair and pram friendly paths using dug up rubble and has been planted with fire hued plants, waiting for the construction of our phoenix sculpture made from recycled plastic plant pots through participation in a national campaign drawing attention to the environment and climate crisis.

Come & join us in the garden

Highlight - Community

Addressing the challenges of both the cost of living and climate change through the lens of a garden, we continue to to demonstrate that a beautiful garden can be both affordable and sustainable, providing free access to a calm space - essential for mental health and wellbeing. This is particularly applicable for members of our local community, many of whom are on low incomes do not have access to their own gardens so are therefore excluded from the typical, traditional garden activities that are taken for granted by so many.

We invited members of our community to an Easter Egg Hunt, a Summer BBQ and a Christmas Crafternoon complete with carol singers and a Community Christmas Tree - christened Treena Turner by an overwhelming majority vote of those attending. Plans are underway to make these and similar community events a core part of our annual program. We were also able to provide a space for the memorial services of two local residents and long term supporters of the garden, Gerald Levine and Jessica Skippon, installing brass plaques to honour and remember their contribution and a place for friends and loved ones to visit and pay their respects. Though the events were very sad it was lovely to be able to bring members of our community together for support and comfort.

Highlight - Education and Participation

In partnership with Covent Garden Dragon Hall Trust, we delivered a series of Intergenerational garden craft workshops, as well as hosting sessions for their Over 55's Project supporting vulnerable and lonely people in our community. These programmes introduced new people to the garden and created positive experiences that have resulted in increased visits and a

We use sustainable ecological gardening techniques that provide quality habitat to support urban wildlife.

Education in the garden

stronger sense of ownership and community. The 'motivational quotes' signs, made from repurposed pallet wood and now proudly displayed throughout the garden, are now some of the most photographed by visitors to the garden and a fitting legacy of the wonderful time we all had.

In partnership with Sofar Sounds, Open City Youth Pathways and the architect of our Riba Award winning community building, Office Sian, we created an event to introduce architecture to hard to reach audiences with an evening of music.

We have welcomed over 100 volunteers to the garden this year and our core team of regular volunteer gardeners continues to grow with sessions programmed for every weekend. This group ranges in age from 20 to 67, are from a range of different backgrounds, and are reflected everywhere in the garden. They water, sweep, prune and plant through all weathers. They share and learn new skills. They are fearless advocates and supporters of the garden and help ensure that we are open from dawn till dusk, seven days a week, including Christmas Day! I can't thank them enough for their hard work and dedication and am constantly passing on the compliments of well wishing visitors.

"I had my wedding here and it was so magical and amazing!"
Holly Upton

Highlight - Events

In May we hosted Plants for Peace, a fundraising event in partnership with The Flower Laboratory. Coordinating a huge amount of donated plants and items, live music and food, involving over fifty volunteers and over two hundred attendees, we managed to raise just over three thousand pounds for the Ukraine Crisis.

Phoenix Garden - events

The launch of the Elizabeth Line highlighted remarkable destinations near each station it served and The Phoenix Garden was chosen to represent Tottenham Court Road, with students of Soho Parish Primary School displaying their beautiful bunting throughout the garden.

This year saw the busiest Open Gardens weekend on record with over a thousand visitors during the course of one weekend, many being exposed to the garden for the very first time. Once again we participated in the open houses weekend with almost 200 attendees, and were joined by our architect Gurmeet Sian, to deliver presentations to guests about the history, identity and role of the garden, embarking on constructing a community building, its environmental credentials and how the building serves and supports the work of the garden.

We were chosen by Disney to host a wellbeing event complete with gong bath, matcha smoothies and goat yoga (very much enjoyed by our neighbours and their children once all the guests had departed) to launch the London premier of the new Thor Movie.

We delivered three pop up versions of our very own Phoenix Garden in office spaces across London for PR company Good Loop, generating not just income for the garden but also an abundance of plants that could then be enjoyed by our visitors.

We were chosen to host and talk at an event for Social Farms and Gardens on community gardening and wildlife friendly gardening and by Action Funder for a B-Corp event exploring funding and corporate social responsibility.

Phoenix Garden future

Focus Area - Relevance

Biodiversity: We are a completely unique place in that we support an extraordinary variety of wildlife, insects, amphibians, fish, birds and the occasional visiting mammal, in a dense urban environment. To calculate the quantifiable value this we are partnering with both City Bridge Trust and Camden Council to carry out a biodiversity audit which will provide some protection from anything that might threaten the garden and provide insights into how we can improve habitat to encourage and support a greater variety of wildlife for the enjoyment and edification of our visitors. We continue to grow as wide a variety of plants as possible and are programming a project to transform the old, filled in sandpit into a bog bed which the garden does not currently support.

Access: Nobody should be prevented from accessing the garden and enjoying it in a meaningful way. Work continues to widen paths and repair sunken surfaces, ensuring that every part of the garden is wheelchair accessible and creating a raised sensory bed for our hearing and visually impaired visitors and those working at wheelchair height.

Partnerships: We are further strengthening our partnerships with Covent Garden Dragon Hall Trust and Covent Garden Community Centre, allowing us to benefit from shared support, resources and experience, and maintaining an in-depth and thorough understanding of the emerging needs of the communities we serve, ensuring that no one slips through the net or gets left behind.

"An oasis of calm where all flora and fauna are accepted"

Carbonfibre Canary

What you say...

"A real gem of tranquillity and a beautiful garden in the heart of London. Offers respite and contemplation for all - so well maintained and looked after - clearly beloved by the community. Go along and see for yourself."

Dominic, Visitor and Google accredited local guide

"Thank you for being such a hero on the shoot. I have fallen in love with the garden! and look forward to cooking up some plans on how we can work together again."

Gillian, The Flower Laboratory

"The people working and volunteering in the garden are lovely. They all have been so nice and genuinely helpful to me especially as a neighbour to the garden. They all went out of their way for me recently as I was going through challenges, they were all so supportive, despite having all their own pressures and their own commitments."

Anne, local resident

"We were in the lovely, hidden Phoenix Garden. A charitable established community space in a blessed unimproved hidden nook within London's increasingly dystopic, redevelopment-ravaged heart"
Luke Leitch, VOGUE

I'm almost afraid to review this little gem in case people find out about it. Such a peaceful little garden. On a warm sunny day it is to be found full of local office goers with their lunches. On a wet day it is a perfect place to go for some beautiful isolation time surrounded by nature. Hard to believe it is in the very centre of London
Shane C

The Phoenix Garden CIO
21 Stacey Street
St Giles, London, WC2H 8DG
www.thephoenixgarden.org
CIO Number 1178847
email: admin@thephoenixgarden.org

THE PHOENIX GARDEN CIO

Registered Charity No: 1178847

REPORT OF THE TRUSTEES AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 March 2023

DAVIS, BURTON, WILLIAMS & CO.

Chartered Certified Accountants
Office B11, Sutton Business Centre
Restmor Way, Wallington
Surrey, SM6 7AH

THE PHOENIX GARDEN CIO
Report and accounts
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THE PHOENIX GARDEN CIO

Reference And Administrative Details Of The Charity, Its Trustees And Advisors
For the year ended 31st March 2023

Trustees	Garrard Knowles Sue Vincent Jeffrey G Hopwood Timothy Lynn John Quigley Francis Llovert Go Claude Asgill Catherine Matheson Alexander J Lloyd Simon Bruegger
Charity Registered Number	1178847
Principal Office	21 Stacey Street London WC2H 8DG
Accountants and independent examiners	P R Williams FCCA Davis Burton Williams & Co Office B11 Sutton Business Centre Restmor Way Wallington Surrey SM6 7AH

THE PHOENIX GARDEN CIO

Report of the Trustees for the year ended 31 March 2023

The Trustees present their annual report together with the financial statements of the Charity for the year 1 April 2022 to 31 March 2023. The annual report serves the purposes of both a Trustees' report and a directors' report under company law. The Trustees confirm that the annual report and financial statements of the charitable company comply with with the current statutory requirements, the requirements of the charitable company's governing document and the provisions of the Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic Of Ireland (FRS102)(effective 1 January 2019).

In setting objectives and planning for activities, the Trustees have been given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit; running a charity (PB2)'.

Report of Activities

Another eventful year in the Garden's calendar with governance and fundraising dominating to ensure long-term security and resilience for Phoenix Garden. The garden lease has been transferred to the new Phoenix Garden Community Interest Company and the Trustee board strengthened. We are also delighted to report that our fundraising income almost doubled this year, through the sterling work of Spencer in his role as Volunteer and Outreach Co-ordinator.

As we look ahead for the coming year, the 'Friends of Phoenix Garden' membership offer will be developed and a community event programme will be scheduled. We look forward to strengthening our local community offer with a broader range of activities particularly focussing on celebrations and environmental education, linking how gardening activities can benefit people suffering from low mental health. We will continue ensure clarity in governance matters and continue the valuable work with companies who support us on our Corporate Volunteer Days.

We would like to extend our sincere thanks to the London Borough of Camden for their steadfast support throughout the year from CIL grants to much needed Cost of Living grants. Our thanks to Shaftesbury Estates our long-term supporters who help us progress with vital garden projects that extend our community offer, the National Lottery for the Little Explorers Pilot Scheme and the many other small, regular contributions made by members of the public who enjoy the unique garden in the West End.

The financial stability of the garden is a focus for Trustees this coming year alongside completion of projects in the garden, including 'the mound', the boot-room and pond development and an extended range of events. There is much to do and although a garden is never 'finished' it just evolves, we look forward to the coming year with much optimism. With the pandemic now behind us, bookings for the garden and the building are increasing as we enjoy being outside and socialising together. We look forward to seeing you in the garden soon.

Final thanks to volunteers Garrard, Kate, Rob, Judy, Jenny and Leo for the wonderful work in regularly maintaining, and keeping the garden looking wonderful all year round.

Charitable Objectives

To provide and maintain (or assist in the provision and maintenance of) public gardens and open spaces for the use and benefit of the inhabitants of Covent Garden and others, in the interest of social welfare and with the object of improving conditions of life for the said inhabitants and others to create and maintain suitable habitats to support and encourage wildlife.

Also to promote the benefit of the inhabitants of Covent Garden and Soho (and the surrounding area) neighbourhood by associating together the said inhabitants, local authorities, voluntary and other organisations in a common effort to advance education and provide facilities in the interest of social welfare for recreational and leisure activities.

Report of the Trustees for the year ended 31 March 2023 (Continued)

Financial Review
During the year, income of £124,290 was received (2022 - £108,235). Expenditure was £79,916 (2022 - £39,699). The surplus was £44,374 (2022 - surplus of £68,536).

The Charity has a Reserves policy, to build up an unrestricted reserve of £30,000.

The unrestricted funds at the year end were £146,177 (2022 - £101,803) and there were no restricted funds in either year.

Going Concern
After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing financial statements.

Structure, governance and management
a. Constitution
The governing document of The Phoenix Garden CIO is the 'CIO - Foundation registered 19 June 2018'.

b. Methods of appointment or election of Trustees
The constitution of the charity provides that vacancies may be filled by a simple majority decision of the members of the charity at an AGM or by a simple majority of the trustees of the charity.
All prospective trustees are interviewed by at least 2 trustees prior to being proposed for election.

Trustees' responsibilities
Law applicble to charities in England and Wales requires the trsutees to prepare financial statements for each financial year which give a true and fair view of the incoming resources and application of the resources of the charity during the year and of its state of affairs and the end of the year. In preparing financial statements giving a true and fair view, the trustees should follow best practice and

- Select suitable accounting policies and then apply them consistently
- Make judgements and estimates that are reasonable and prudent
- 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 proper accounting records which disclose with reasonable accuracy the financial position of the charity and which enable them to ascertain its financial position and to ensure that the financial statements comply with the Charities Act 2011, the Charities (Accounts & Reports) Regulations 2008 and the Trust Deed. 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.

Approved by order of the members of the Board of Trustees and signed on their behalf by:

Sue Vincent (Nov 23, 2023 08:46 GMT)

Sue Vincent
Chair

Date: 23/11/2023

THE PHOENIX GARDEN CIO

Independent examiners report

Independent examiner's report to the Trustees of The Phoenix Garden CIO ('the charity)

I report to the chairty Trustees on my examination of the accounts of the Charity for the year ended 31 March 2023.

Responsibilities and the basis of report

As the Trustees of the Charity (and its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 (the 2006 Act)

Having satisfied myself that the accounts of the Charity are not required to be audited under Part 16 of the 2006 Act 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 Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1 accounting records were not kept in respect of the Charity as required by section 386 of the 2006 Act; or
2 the accounts do not accord with those records; or
3 the accounts do not comply with the accounting requirements of section 396 of the 2006 Act 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
4 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 (FRS02).

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 I am required to state to them in an Independents examiners 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 on this report.

P R Williams

P R Williams FCCA
Davis Burton Williams & Co
Office B11, Sutton Business Centre
Restmor Way
Wallington
Surrey
SM6 7AH

Date: 23/11/23

THE PHOENIX GARDEN CIO

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 MARCH 2023

	Notes	Unrestricted Funds £	2023 Total Funds £	2022 Total Funds £
Incoming resources from:				
Donations, legacies and grants	3	37,734	37,734	63,149
Other trading activities	4	86,556	86,556	45,086
Total incoming resources		124,290	124,290	108,235
Expenditure on:				
Charitable activities	5	79,916	79,916	39,699
Total resources expended		79,916	79,916	39,699
Net movement in funds		44,374	44,374	68,536
Reconciliation of funds:				
Total funds brought forward		101,803	101,803	33,267
Net movement in funds		44,374	44,374	68,536
TOTAL FUNDS CARRIED FORWARD		146,177	146,177	101,803

The statement of finacial activities includes all gains and losses recognised in the year

The notes on pages 7 to 11 form part of these financial statements

THE PHOENIX GARDEN CIO

Balance Sheet as at 31 March 2023

	Notes		2023 £		2022 £
FIXED ASSETS					
Tangible assets	8		-		269
CURRENT ASSETS					
Debtors	9	13,505		26,804	
Cash at bank and in hand		136,147		76,972	
		149,652		103,776	
CREDITORS					
Amounts falling due within one year	10	(3,475)		(2,242)	
Net current assets			146,177		101,534
Total net assets			146,177		101,803
FUNDS					
Unrestricted funds	11		146,177		101,803
TOTAL FUNDS			146,177		101,803

The financial statements were approved by the Board of Trustees and were signed on its behalf by:

Sue Vincent (Nov 23, 2023 08:46 GMT)

Sue Vincent - Chair

Jeffrey Hopwood (Nov 23, 2023 09:53 GMT+1)

Jeffrey G Hopwood - Treasurer

Date: 23 November 2023

The notes on pages 7 to 11 form part of these financial statements

Notes to the Financial Statements for the Year ended 31 March 2023

1 General information

The Phoenix Garden CIO is a Charitable incorporated organisation that has been registered since 17th July 2019. See page 1 for all reference and administrative details of the charity.

2 Accounting policies

2.1 Basis of preparation of financial statements

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

The Phoenix Garden CIO meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical or transaction value unless otherwise stated in the relevant accounting policy.

2.2 Going concern

After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements.

2.3 Income

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

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

Gifts in kind donated for distribution are included at valuation and recognised as income when they are distributed to projects. Gifts donated for resale are included as income when they are sold.

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

Other income is recognised in the period in which it is receivable and to the extent the goods have been provided or on completion of the service.

Notes to the Financial Statements for the Year ended 31 March 2023

2 Accounting policies (continued)

2.4 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

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

All expenditure is inclusive of irrecoverable VAT.

2.5 Tangible fixed assets and depreciation

Tangible fixed assets costing £500 or more are capitalised and recognised when future economic benefits are probable and the cost or value of the asset can be measured reliably.

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

Plant and machinery	- 33 % Straight Line Basis

2.6 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discount due.

2.7 Liabilities and provisions

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

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

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised in the Statement of financial activities as a finance cost.

Notes to the Financial Statements for the Year ended 31 March 2023

3 Income from donations and legacies

	2023 Unrestricted Funds	2023 Total funds	2022 Total funds
Subscriptions and donations	5,796	5,796	2,678
Grants	30,240	30,240	54,005
Similar incoming resoures	1,698	1,698	6,466
	37,734	37,734	63,149

4 Income from other tarding activities

	2023 Unrestricted Funds	2023 Total funds	2022 Total funds
Fundraising events	86,556	86,556	45,086
	86,556	86,556	45,086

5 Analysis of expenditure by activities

	2023 Grant funding of activities	2023 Support costs	2023 Total funds	2022 Total funds
Chaitable activities	8,274	71,642	79,916	39,699
	8,274	71,642	79,916	39,699
Total 2022	1,573	38,126	39,699	

Analysis of support costs

	Activities	2023 Total funds	2022 Total funds
Staff costs	-	-	11,801
Freelance workers	36,211	36,211	12,714
Depreciation	269	269	518
Telephone	1,435	1,435	1,108
Accountancy	4,500	4,500	2,160
Bookkeeping	936	936	720
Management & administration costs	4,320	4,320	-
Advertising and marketing	428	428	480
Insurance	1,546	1,546	1,455
Interest	-	-	20
Repairs	8,614	8,614	528
Legal expenses	-	-	168
Other office costs	12,861	12,861	5,927
Travel costs	341	341	-
Consultancy	-	-	431
Bank fees	181	181	96
	71,642	71,642	38,126

Notes to the Financial Statements for the Year ended 31 March 2023

6 Staff Costs

	2023 £	2022 £
Wages and salaries	-	10,606
Social security costs	-	955
Defined contribution pension costs	-	240
	-	11,801

The average monthly number of employees during the year was as follows:-

	2023 £	2022 £
Employees	-	1
Employee left August 21		
	-	1

No employee received remuneration amounting to more than £60,000 in either year.

No key management personnel have received remuneration in the year.

7 Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2022 - £Nil)

During the year, no Trustee expenses have been incurred (2022 - £Nil)

8 Tangible Fixed Assets

	Plant and machinery £	Totals £
COST		
At 1 April 2022	1,570	1,570
Additions	-	-
Disposals in year	-	-
At 31 March 2023	1,570	1,570
DEPRECIATION		
At 1 April 2022	1,301	1,301
Charge for year	269	269
On disposals		
At 31 March 2023	1,570	1,570
NET BOOK VALUE		
At 31 March 2023	-	-
At 31 March 2022	269	269

Notes to the Financial Statements for the Year ended 31 March 2023

9 Debtors

	2023 £	2022 £
Due within one year		
Trade debtors	13,485	16,784
The Phoenix Garden Association	20	10,020
	13,505	26,804

10 Creditors: Amounts falling due within one year

	2023 £	2022 £
Trade creditors	1,255	79
Accruals	2,220	2,160
	3,475	2,239

11 Statement of funds

	Balance at 1 April 2022 £	Income £	Expenditure £	Balance at 31 March 2023 £
Unrestricted funds				
General fund	101,803	124,290	(79,916)	146,177
TOTAL FUNDS	101,803	124,290	(79,916)	146,177

12 Analysis of net assets between funds

	Unrestricted funds 2023 £	Total Funds 2023 £
Tangible fixed assets	-	-
Current assets	149,652	149,652
Creditors due wintin one year	(3,475)	(3,475)
TOTAL	146,177	146,177

13 Related party transactions

The charity has not entered into any related party transactions during the year, nor are there any outstanding balances owing between related parties and the charity as at 31 March 2023.

THE PHOENIX GARDEN CIO

Registered Charity No: 1178847

REPORT OF THE TRUSTEES AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 March 2023

DAVIS, BURTON, WILLIAMS & CO.

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Report and accounts
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THE PHOENIX GARDEN CIO

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For the year ended 31st March 2023

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Charity Registered Number	1178847
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Another eventful year in the Garden's calendar with governance and fundraising dominating to ensure long-term security and resilience for Phoenix Garden. The garden lease has been transferred to the new Phoenix Garden Community Interest Company and the Trustee board strengthened. We are also delighted to report that our fundraising income almost doubled this year, through the sterling work of Spencer in his role as Volunteer and Outreach Co-ordinator.

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Report of the Trustees for the year ended 31 March 2023 (Continued)

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Approved by order of the members of the Board of Trustees and signed on their behalf by:

Sue Vincent (Nov 23, 2023 08:46 GMT)

Sue Vincent
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THE PHOENIX GARDEN CIO

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P R Williams

P R Williams FCCA
Davis Burton Williams & Co
Office B11, Sutton Business Centre
Restmor Way
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Surrey
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Date: 23/11/23

THE PHOENIX GARDEN CIO

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 MARCH 2023

	Notes	Unrestricted Funds £	2023 Total Funds £	2022 Total Funds £
Incoming resources from:				
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THE PHOENIX GARDEN CIO

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FUNDS					
Unrestricted funds	11		146,177		101,803
TOTAL FUNDS			146,177		101,803

The financial statements were approved by the Board of Trustees and were signed on its behalf by:

Sue Vincent (Nov 23, 2023 08:46 GMT)

Sue Vincent - Chair

Jeffrey Hopwood (Nov 23, 2023 09:53 GMT+1)

Jeffrey G Hopwood - Treasurer

Date: 23 November 2023

The notes on pages 7 to 11 form part of these financial statements

Notes to the Financial Statements for the Year ended 31 March 2023

1 General information

The Phoenix Garden CIO is a Charitable incorporated organisation that has been registered since 17th July 2019. See page 1 for all reference and administrative details of the charity.

2 Accounting policies

2.1 Basis of preparation of financial statements

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

The Phoenix Garden CIO meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical or transaction value unless otherwise stated in the relevant accounting policy.

2.2 Going concern

After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements.

2.3 Income

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

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

Gifts in kind donated for distribution are included at valuation and recognised as income when they are distributed to projects. Gifts donated for resale are included as income when they are sold.

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

Other income is recognised in the period in which it is receivable and to the extent the goods have been provided or on completion of the service.

Notes to the Financial Statements for the Year ended 31 March 2023

2 Accounting policies (continued)

2.4 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

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

All expenditure is inclusive of irrecoverable VAT.

2.5 Tangible fixed assets and depreciation

Tangible fixed assets costing £500 or more are capitalised and recognised when future economic benefits are probable and the cost or value of the asset can be measured reliably.

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

Plant and machinery	- 33 % Straight Line Basis

2.6 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discount due.

2.7 Liabilities and provisions

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

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

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised in the Statement of financial activities as a finance cost.

Notes to the Financial Statements for the Year ended 31 March 2023

3 Income from donations and legacies

	2023 Unrestricted Funds	2023 Total funds	2022 Total funds
Subscriptions and donations	5,796	5,796	2,678
Grants	30,240	30,240	54,005
Similar incoming resoures	1,698	1,698	6,466
	37,734	37,734	63,149

4 Income from other tarding activities

	2023 Unrestricted Funds	2023 Total funds	2022 Total funds
Fundraising events	86,556	86,556	45,086
	86,556	86,556	45,086

5 Analysis of expenditure by activities

	2023 Grant funding of activities	2023 Support costs	2023 Total funds	2022 Total funds
Chaitable activities	8,274	71,642	79,916	39,699
	8,274	71,642	79,916	39,699
Total 2022	1,573	38,126	39,699	

Analysis of support costs

	Activities	2023 Total funds	2022 Total funds
Staff costs	-	-	11,801
Freelance workers	36,211	36,211	12,714
Depreciation	269	269	518
Telephone	1,435	1,435	1,108
Accountancy	4,500	4,500	2,160
Bookkeeping	936	936	720
Management & administration costs	4,320	4,320	-
Advertising and marketing	428	428	480
Insurance	1,546	1,546	1,455
Interest	-	-	20
Repairs	8,614	8,614	528
Legal expenses	-	-	168
Other office costs	12,861	12,861	5,927
Travel costs	341	341	-
Consultancy	-	-	431
Bank fees	181	181	96
	71,642	71,642	38,126

Notes to the Financial Statements for the Year ended 31 March 2023

6 Staff Costs

	2023 £	2022 £
Wages and salaries	-	10,606
Social security costs	-	955
Defined contribution pension costs	-	240
	-	11,801

The average monthly number of employees during the year was as follows:-

	2023 £	2022 £
Employees	-	1
Employee left August 21		
	-	1

No employee received remuneration amounting to more than £60,000 in either year.

No key management personnel have received remuneration in the year.

7 Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2022 - £Nil)

During the year, no Trustee expenses have been incurred (2022 - £Nil)

8 Tangible Fixed Assets

	Plant and machinery £	Totals £
COST		
At 1 April 2022	1,570	1,570
Additions	-	-
Disposals in year	-	-
At 31 March 2023	1,570	1,570
DEPRECIATION		
At 1 April 2022	1,301	1,301
Charge for year	269	269
On disposals		
At 31 March 2023	1,570	1,570
NET BOOK VALUE		
At 31 March 2023	-	-
At 31 March 2022	269	269

Notes to the Financial Statements for the Year ended 31 March 2023

9 Debtors

	2023 £	2022 £
Due within one year		
Trade debtors	13,485	16,784
The Phoenix Garden Association	20	10,020
	13,505	26,804

10 Creditors: Amounts falling due within one year

	2023 £	2022 £
Trade creditors	1,255	79
Accruals	2,220	2,160
	3,475	2,239

11 Statement of funds

	Balance at 1 April 2022 £	Income £	Expenditure £	Balance at 31 March 2023 £
Unrestricted funds				
General fund	101,803	124,290	(79,916)	146,177
TOTAL FUNDS	101,803	124,290	(79,916)	146,177

12 Analysis of net assets between funds

	Unrestricted funds 2023 £	Total Funds 2023 £
Tangible fixed assets	-	-
Current assets	149,652	149,652
Creditors due wintin one year	(3,475)	(3,475)
TOTAL	146,177	146,177

13 Related party transactions

The charity has not entered into any related party transactions during the year, nor are there any outstanding balances owing between related parties and the charity as at 31 March 2023.

THE PHOENIX GARDEN

England & Wales - Charity number 1178847

Accounts

THE PHOENIX GARDEN CIO

Registered Charity No: 1178847

REPORT OF THE TRUSTEES AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 March 2022

DAVIS, BURTON, WILLIAMS & CO.

Chartered Certified Accountants
Office B11, Sutton Business Centre
Restmor Way, Wallington
Surrey, SM6 7AH

THE PHOENIX GARDEN CIO
Report and accounts
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THE PHOENIX GARDEN CIO

Reference And Administrative Details Of The Charity, Its Trustees And Advisors
For the year ended 31st March 2022

Trustees	Garrard Knowles Sue Vincent Jeffrey G Hopwood Timothy Lynn John Quigley Francis Lluvert Claude Asgill Catherine Matheson Alexander J Lloyd Simon Bruegger
Charity Registered Number	1178847
Principal Office	21 Stacey Street London WC2H 8DG
Accountants and independent examiners	P R Williams FCCA Davis Burton Williams & Co Office B11 Sutton Business Centre Restmor Way Wallington Surrey SM6 7AH

Report of the Trustees for the year ended 31 March 2022

The Trustees present their annual report together with the financial statements of the Charity for the year 1 April 2021 to 31 Mar 2022. The annual report serves the purposes of both a Trustees' report and a directors' report under company law. The Trustees confirm that the annual report and financial statements of the charitable company comply with with the current statutory requirements, the requirements of the charitable company's governing document and the provisions of the Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic Of Ireland (FRS102)(effective 1 January 2019).

In setting objectives and planning for activities, the Trustees have been given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit; running a charity (PB2)'.

Report of Activities
We are delighted to report that Phoenix Garden remained open to visitors almost every day during what must be one of the most extraordinary times since opening the garden in 1984. During the pandemic we are grateful to and thank our amazing volunteer force. They not only ensured neighbours had access during lockdown to this precious public open space but maintained and enhanced the environment as you will see from the Gardener's Report.

Phoenix Garden continued to run two charitable organisations during this period. The 'old' Charity and the 'new' Community Interest Organisation. We hope to announce the amalgamation at the AGM this year.

Financially we are stabilising our income and expenditure, aiming to retain a 4-6 month operating surplus by the end of the following year. Earned income obviously during this year was limited with Covid restrictions coming and going, the uncertainty not conducive to planning events and gatherings. However, we were delighted to have received grants from The National Lottery, Shaftesbury and LB Camden.

The Board were sad to see the departure of Leah Ashton-Hurst but warmly welcomed former Chair and Head Volunteer Gardener, Spencer Noll. Spencer has already made a positive impact on the garden and the strengthening of the volunteer force. We look positively ahead to the coming year, strengthening partnerships with local businesses and making greater use of the garden and the building by our local community, visitors and the local workforce.

Charitable Objectives
To provide and maintain (or assist in the provision and maintenance of) public gardens and open spaces for the use and benefit of the inhabitants of Covent garden and others, in the interest of social welfare and with the object of improving conditions of life for the said inhabitants and others to create and maintain suitable habitats to support and encourage wildlife.

Also to promote the benefit of the inhabitants of Covent Garden and Soho (and the surrounding area) neighbourhood by associating together the said inhabitants, local authorities, voluntary and other organisations in a common effort to advance education and provide facilities in the interest of social welfare for recreational and leisure activities.

Report of the Trustees for the year ended 31 March 2022 (Continued)

Financial Review
During the year, income of £108,235 was received (2021 - £77,137). Expenditure was £39,699 (2021 - £67,978). The surplus was £68,536 (2021 - surplus of £9,159).

The Charity has a Reserves policy, to build up an unrestricted reserve of £30,000.

The unrestricted funds at the year end were £101,803 (2021 - £33,267) and there were no restricted funds in either year.

Going Concern
After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing financial statements.

Structure, governance and management
a. Constitution
The governing document of The Phoenix Garden CIO is the 'CIO- Foundation registered 19 June 2018'.

b. Methods of appointment or election of Trustees
The constitution of the charity provides that vacancies may be filled by a simple majority decision of the members of the charity at an AGM or by a simple majority of the trustees of the charity.
All prospective trustees are interviewed by at least 2 trustees prior to being proposed for election.

Trustees' responsibilities
Law applicble to charities in England and Wales requires the trsutees to prepare financial statements for each financial year which give a true and fair view of the incoming resources and application of the resources of the charity during the year and of its state of affairs and the end of the year. In preparing financial statements giving a true and fair view, the trustees should follow best practice and

- Select suitable accounting policies and then apply them consistently
- Make judgements and estimates that are reasonable and prudent
- 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 proper accounting records which disclose with reasonable accuracy the financial position of the charity and which enable them to ascertain its financial position and to ensure that the financial statements comply with the Charities Act 2011, the Charities (Accounts & Reports) Regulations 2008 and the Trust Deed. 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.

Approved by order of the members of the board of Trustees and signed on their behalf by:

Sue Vincent
Chair

Date: 16.12.22

THE PHOENIX GARDEN CIO

Independent examiners report

Independent examiner's report to the Trustees of The Phoenix Garden CIO ('the charity)

I report to the chairty Trustees on my examination of the accounts of the Charity for the year ended 31 March 2022.

Responsibilities and the basis of report

As the Trustees of the Charity (and its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act')

Having satisfied myself that the accounts of the Charity are not required to be audited under Part 16 of the 2006 Act 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 Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

I have completed my examination . I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1 accounting records were not kept in respect of the Charity as required by section 386 of the 2006 Act; or
2 the accounts do not accord with those records; or
3 the accounts do not comply with the accounting requirements of section 396 of the 2006 Act 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
4 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 (FRS02).

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 I am required to state to them in an Independents examiners 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 on this report.

P Williams 16/12/22

P R Williams FCCA
Davis Burton Williams & Co
Office B11, Sutton Business Centre
Restmor Way
Wallington
Surrey
SM6 7AH

Date:

THE PHOENIX GARDEN CIO

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 MARCH 2022

	Notes	Unrestricted Funds £	2022 Total Funds £	2021 Total Funds £
Incoming resources from:				
Donations, legacies and grants	3	63,149	63,149	70,552
Other trading activities	4	45,086	45,086	6,585
Total incoming resources		108,235	108,235	77,137
Expenditure on:				
Charitable activities	5	39,699	39,699	67,978
Total resources expended		39,699	39,699	67,978
Net movement in funds		68,536	68,536	9,159
Reconciliation of funds:				
Total funds brought forward		33,267	33,267	24,108
Net movement in funds		68,536	68,536	9,159
TOTAL FUNDS CARRIED FORWARD		101,803	101,803	33,267

The statement of finacial activities includes all gains and losses recognised in the year

The notes on pages 7 to 11 form part of these financial statements

THE PHOENIX GARDEN CIO

Balance Sheet as at 31 March 2022

	Notes		2022 £		2021 £
FIXED ASSETS					
Tangible assets	8		269		787
CURRENT ASSETS					
Debtors	9	26,804		15,623	
Cash at bank and in hand		76,972		23,516	
		103,776		39,139	
CREDITORS					
Amounts falling due within one year	10	(2,242)		(6,659)	
Net current assets			101,534		32,480
Total net assets			101,803		33,267
FUNDS					
Unrestricted funds	11		101,803		33,267
TOTAL FUNDS			101,803		33,267

The financial statements were approved by the Board of Trustees and were signed on its behalf by:

Sue Vincent - Chair

Jeffrey G Hopwood - Treasurer

Date: 16.12.22

The notes on pages 7 to 11 form part of these financial statements

Notes to the Financial Statements for the Year ended 31 March 2022

1 General information

The Phoenix Garden CIO is a Charitable incorporated organisation that has been registered since 17th July 2019. See page 1 for all reference and administrative details of the charity.

2 Accounting policies

2.1 Basis of preparation of financial statements

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

The Phoenix Garden CIO meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical or transaction value unless otherwise stated in the relevant accounting policy.

2.2 Going concern

After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements.

2.3 Income

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

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

Gifts in kind donated for distribution are included at valuation and recognised as income when they are distributed to projects. Gifts donated for resale are included as income when they are sold.

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

Other income is recognised in the period in which it is receivable and to the extent the goods have been provided or on completion of the service.

Notes to the Financial Statements for the Year ended 31 March 2022

2 Accounting policies (continued)

2.4 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

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

All expenditure is inclusive of irrecoverable VAT.

2.5 Tangible fixed assets and depreciation

Tangible fixed assets costing £500 or more are capitalised and recognised when future economic benefits are probable and the cost or value of the asset can be measured reliably.

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

Plant and machinery	- 33 % Straight Line Basis

2.6 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discount due.

2.7 Liabilities and provisions

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

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

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised in the Statement of financial activities as a finance cost.

Notes to the Financial Statements for the Year ended 31 March 2022

3 Income from donations and legacies

	2022 Unrestricted Funds	2022 Total funds	2021 Total funds
Subscriptions and donations	2,678	2,678	1,879
Grants	54,005	54,005	65,800
Similar incoming resoures	6,466	6,466	2,873
	63,149	63,149	70,552

4 Income from other tarding activities

	2022 Unrestricted Funds	2022 Total funds	2021 Total funds
Fundraising events	45,086	45,086	6,585
	45,086	45,086	6,585

5 Analysis of expenditure by activities

	2022 Grant funding of activities	2022 Support costs	2022 Total funds	2021 Total funds
Chaitable activities	1,573	38,126	39,699	67,978
	1,573	38,126	39,699	67,978
Total 2021	1,292	66,686	67,978	

Analysis of support costs

	Activities	2022 Total funds	2021 Total funds
Staff costs	11,801	11,801	48,761
Freelance workers	12,714	12,714	-
Depreciation	518	518	523
Telephone	1,108	1,108	1,038
Accountancy	2,160	2,160	3,400
Bookkeeping	720	720	-
Advertising and marketing	480	480	150
insurance	1,455	1,455	1,434
Interest	20	20	-
Repairs	528	528	4,966
Legal expenses	168	168	-
Other office costs	5,927	5,927	5,848
Consultancy	431	431	508
Bank fees	96	96	58
	38,126	38,126	66,686

Notes to the Financial Statements for the Year ended 31 March 2022

6 Staff Costs

	2022	2021
	£	£
Wages and salaries	10,606	44,297
Social security costs	955	3,725
Defined contribution pension costs	240	739
	11,801	48,761

The average monthly number of employees during the year was as follows:-

	2022	2021
	£	£
Employees	1	1
Employee left August 21		
	1	1

No employee received remuneration amounting to more than £60,000 in either year.

No key management personnel have received remuneration in the year.

7 Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2021 - £Nil)

During the year, no Trustee expenses have been incurred (2021 - £Nil)

8 Tangible Fixed Assets

	Plant and machinery	Totals
	£	£
COST		
At 1 April 2021	1,570	1,570
Additions	-	-
Disposals in year	-	-
At 31 March 2022	1,570	1,570
DEPRECIATION		
At 1 April 2021	783	783
Charge for year	518	518
On disposals		
At 31 March 2022	1,301	1,301
NET BOOK VALUE		
At 31 March 2022	269	269
At 31 March 2021	787	787

Notes to the Financial Statements for the Year ended 31 March 2022

9 Debtors

	2022 £	2021 £
Due within one year		
Trade debtors	16,784	4,236
The Phoenix Garden Association	10,020	11,790
Other debtors	-	697
Prepayments & accrued income	-	(1,100)
	26,804	15,623

10 Creditors: Amounts falling due within one year

	2022 £	2021 £
Trade creditors	79	3,414
Payroll taxes	-	985
Accruals	2,160	2,260
	2,239	6,659

11 Statement of funds

	Balance at 1 April 2021 £	Income £	Expenditure £	Balance at 31 March 2022 £
Unrestricted funds				
General fund	33,267	108,235	(39,699)	101,803
TOTAL FUNDS	33,267	108,235	(39,699)	101,803

12 Analysis of net assets between funds

	Unrestricted funds 2022 £	Total Funds 2022 £
Tangible fixed assets	269	269
Current assets	103,776	103,776
Creditors due wintin one year	(2,242)	(2,242)
TOTAL	101,803	101,803

13 Related party transactions

The charity has not entered into any related party transactions during the year, nor are there any outstanding balances owing between related parties and the charity as at 31 March 2022.

THE PHOENIX GARDEN

England & Wales - Charity number 1178847

Accounts

DocuSign Envelope ID: 9046DF77-12E5-4076-9217-20B07981D37F

Charity number: 1178847

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED

31 MARCH 2021

THE PHOENIX GARDEN CIO

MENZIES

BRIGHTER THINKING

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THE PHOENIX GARDEN CIO

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THE PHOENIX GARDEN CIO

REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS
FOR THE YEAR ENDED 31 MARCH 2021

Trustees	Garrard Knowles Sue Vincent Jeffrey G Hopwood (appointed 15 September 2020) Timothy Lynn (appointed 15 September 2020) John Quigley (appointed 15 September 2020) Francis Lluvert Go (appointed 15 September 2020) Claude Asgill (appointed 15 September 2020) Catherine Matheson (appointed 15 September 2020) Alexander J Lloyd (appointed 15 September 2020) Simon Bruegger (appointed 15 September 2020)
Charity registered number	1178847
Registered office	Phoenix Gardens 21 Stacey Street London WC2H 8DG
Accountants	Menzies LLP Chartered Accountants Centrum House 36 Station Road Egham Surrey TW20 9LF
Independant Examiner	Janice Matthews FCA Menzies LLP Centrum House 36 Station Road Egham Surrey TW20 9LF

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THE PHOENIX GARDEN CIO

TRUSTEES' REPORT
FOR THE YEAR ENDED 31 MARCH 2021

The Trustees present their annual report together with the financial statements of the Charity for the year 1 April 2020 to 31 March 2021. The annual report serves the purposes of both a Trustees' report and a directors' report under company law. The Trustees confirm that the annual report and financial statements of the charitable company comply with the current statutory requirements, the requirements of the charitable company's governing document and the provisions of the Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) (effective 1 January 2019).

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit: running a charity (PB2)'.

Report of Activities
I am delighted to report that Phoenix Garden remained open to visitors almost every day during what must be one of the most extraordinary times since beginning the garden in 1974. During the pandemic we are grateful to and thank our amazing volunteer force. They not only ensured neighbours had access during lockdown to this precious public open space but maintained and enhanced the environment as you will see from the Gardener's Report in the Annual Report.

We are also grateful that the Trustee Board was refreshed during the Autumn of 2020, bringing a wealth of knowledge and expertise from the Covent Garden Dragon Hall Trust Board. This has enabled the two organisations to work closer together to ensure the needs of our community are met. It has been an enjoyable experience to see the organisational improvements, but also greater access to young and old alike through both building and garden activities.

Phoenix Garden continued to run two charitable organisations during this period. The 'old' Charity and the 'new' Community Interest Organisation. It is still the intention of the Trustees to amalgamate the charities this coming year to reduce overheads, simplify the accounts and ensure a strengthened volunteer and gardening committee. At the same time, the garden lease will be transferred to the CIO. This has taken a lot longer than anticipated but we believe this coming year will finally bring an end to the complexities of having two tandem charities.

Financially we are making small but positive footings, stabilising our expenditure and aiming to eventually have a 4-6 month operating surplus. Earned income obviously during this year was limited with Covid restrictions coming and going, making the uncertainty not conducive to planning events and gatherings. However, we were both fortunate and delighted to receive grants from The National Lottery, Awards for All and LB Camden.

The Board thank Leah Ashton-Hurst for her commitment, the work with the local community and the volunteer gardening committee throughout this difficult period. We look positively ahead to the coming year, strengthening partnerships with local businesses and making greater use of the garden and the building by our local community, visitors and the local workforce.

Charitable Objectives
To provide and maintain (or assist in the provision and maintenance of) public gardens and open spaces for the use and benefit of the inhabitants of Covent gardens and others, in the interest of social welfare and with object of improving conditions of life for the said inhabitants and others and to create and maintain suitable habitats to support and encourage wildlife.

Also to promote the benefit if the inhabitants of Covent garden and Soho (and the surrounding area) neighbourhood by associating together the said inhabitants, Local authorities, voluntary and other organisations in a common effort to advance education and provide facilities in the interest of social welfare for recreational and leisure activities.

Financial review

During the year, income of £77,137 was received (2020 - £60,352). Expenditure was £67,978 (2020 - £36,244). The surplus was £9,159 (2020 - surplus of £24,108).

The Charity has a Reserves Policy, to build up an unrestricted reserve of £30,000.

The unrestricted funds at the year end were £33,627 (2020: £24,108) and there were no restricted funds in either year.

Going concern

After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis

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in preparing the financial statements.

Structure, governance and management

a. Constitution

The governing document of The Phoenix Garden CIO is the 'CIO – FOUNDATION registered 19 Jun 2018'.

b. Methods of appointment or election of Trustees

The constitution of the charity provides that vacancies may be filled by a simple majority decision of the members of the charity at an AGM or by a simple majority of the trustees of the charity.

All prospective trustees are interviewed by at least 2 trustees prior to being proposed for election.

Approved by order of the members of the board of Trustees and signed on their behalf by:

DocuSigned by:
Sue Vincent
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Sue Vincent
Chair

Date: 09-Mar-2022

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THE PHOENIX GARDEN CIO

MENZIES
BRIGHTER THINKING

INDEPENDENT EXAMINERS' REPORT

Independent examiner's report to the Trustees of The Phoenix Garden CIO ('the Charity')

I report to the charity Trustees on my examination of the accounts of the Charity for the year ended 31 March 2021.

Responsibilities and basis of report

As the Trustees of the Charity (and its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Charity are not required to be audited under Part 16 of the 2006 Act 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 Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the Charity as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act 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
4. 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 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.

Signed: DocuSigned by: Janice Matthews 634F24DE92A4471... Dated: 10-Mar-2022

Janice Matthews FCA

Menzies LLP
Chartered Accountants
Centrum House
36 Station Road
Egham
Surrey
TW20 9LF

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THE PHOENIX GARDEN CIO

STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31 MARCH 2021

	Note	Unrestricted funds 2021 £	Total funds 2021 £	*Total funds 2020 £*
Income from:				
Donations and legacies	3	**70,552**	**70,552**	*15,702*
Other trading activities	4	**6,585**	**6,585**	*44,650*
Total income		**77,137**	**77,137**	*60,352*
Expenditure on:				
Charitable activities		**67,978**	**67,978**	*36,244*
Total expenditure		**67,978**	**67,978**	*36,244*
Net movement in funds		**9,159**	**9,159**	*24,108*
Reconciliation of funds:				
Total funds brought forward		**24,108**	**24,108**	-
Net movement in funds		**9,159**	**9,159**	*24,108*
Total funds carried forward		**33,267**	**33,267**	*24,108*

The Statement of financial activities includes all gains and losses recognised in the year.

The notes on pages 7 to 14 form part of these financial statements.

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THE PHOENIX GARDEN CIO

BALANCE SHEET
AS AT 31 MARCH 2021

	Note		2021 £		*2020 £*
Fixed assets					
Tangible assets	8		**787**		*1,310*
			787		*1,310*
Current assets					
Debtors	9	**15,623**		*2,714*	
Cash at bank and in hand		**23,516**		*27,936*	
		39,139		*30,650*	
Creditors: amounts falling due within one year	10	**(6,659)**		*(7,852)*	
Net current assets			**32,480**		*22,798*
Total net assets			**33,267**		*24,108*
Charity funds					
Unrestricted funds	11		**33,267**		*24,108*
Total funds			**33,267**		*24,108*

The financial statements were approved and authorised for issue by the Trustees and signed on their behalf by:

DocuSigned by:
Sue Vincent
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Sue Vincent
Chair

Date: 09-Mar-2022

DocuSigned by:
Jeffrey Hopwood
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Jeffrey G Hopwood
Treasurer

08-Mar-2022

The notes on pages 7 to 14 form part of these financial statements.

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THE PHOENIX GARDEN CIO

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

1. General information

The Phoenix Garden CIO is a Charitable incorporated organisation that has been registered since 17th July 2019 See page 1 for all reference and administrative details of the charity.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

The Phoenix Garden CIO meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

2.2 Going concern

After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements.

2.3 Income

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

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

Gifts in kind donated for distribution are included at valuation and recognised as income when they are distributed to the projects. Gifts donated for resale are included as income when they are sold.

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

Other income is recognised in the period in which it is receivable and to the extent the goods have been provided or on completion of the service.

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2. Accounting policies (continued)

2.4 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

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

All expenditure is inclusive of irrecoverable VAT.

2.5 Tangible fixed assets and depreciation

Tangible fixed assets costing £500 or more are capitalised and recognised when future economic benefits are probable and the cost or value of the asset can be measured reliably.

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

Plant and machinery	-	33%	Straight Line basis

2.6 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

2.7 Liabilities and provisions

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

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

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised in the Statement of financial activities as a finance cost.

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3. Income from donations and legacies

	Unrestricted funds 2021 £	Total funds 2021 £	*Total funds 2020 £*
Subscriptions and donations	1,879	**1,879**	*1,856*
Grants	65,800	**65,800**	*11,050*
Similar incoming resources	2,873	**2,873**	*2,796*
	70,552	**70,552**	*15,702*

4. Income from other trading activities

Income from fundraising events

	Unrestricted funds 2021 £	Total funds 2021 £	*Total funds 2020 £*
Events	6,585	**6,585**	*44,650*

5. Analysis of expenditure by activities

	Grant funding of activities 2021 £	Support costs 2021 £	Total funds 2021 £	*Total funds 2020 £*
Charitable activities	1,292	66,686	**67,978**	*36,244*
Total 2020	*6,162*	*30,082*	*36,244*	

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5. Analysis of expenditure by activities (continued)

Analysis of support costs

	Activities 2021 £	Total funds 2021 £	*Total funds 2020 £*
Staff costs	48,761	**48,761**	*12,283*
Depreciation	523	**523**	*260*
Telephone	1,038	**1,038**	*812*
Accountancy	3,400	**3,400**	*1,830*
Advertising & Marketing	150	**150**	*-*
Insurance	1,434	**1,434**	*1,964*
Travel	-	**-**	*255*
Repairs	4,966	**4,966**	*1,867*
Events	-	**-**	*1,482*
Other office costs	5,848	**5,848**	*5,498*
Consultancy	508	**508**	*3,824*
Bank fees	58	**58**	*7*
	66,686	**66,686**	*30,082*

6. Staff costs

	2021 £	*2020 £*
Wages and salaries	**44,297**	*12,000*
Social security costs	**3,725**	*-*
Contribution to defined contribution pension schemes	**739**	*283*
	48,761	*12,283*

The average number of persons employed by the Charity during the year was as follows:

	2021 No.	*2020 No.*
Employees	**1**	*1*

No employee received remuneration amounting to more than £60,000 in either year.

No key management personnel have received remuneration in the year.

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7. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits *(2020 - £NIL)*.

During the year ended 31 March 2021, no Trustee expenses have been incurred *(2020 - £NIL)*.

8. Tangible fixed assets

	Plant and machinery £
Cost or valuation	
At 1 April 2020	**1,570**
At 31 March 2021	**1,570**
Depreciation	
At 1 April 2020	**260**
Charge for the year	**523**
At 31 March 2021	**783**
Net book value	
At 31 March 2021	**787**
At 31 March 2020	*1,310*

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9. Debtors and Prepayments

	2021 £	2020 £
Due within one year		
Trade debtors	**4,236**	*3,117*
The Phoenix Garden Association	**11,790**	-
Other debtors	**697**	*697*
Prepayments and accrued income	**(1,100)**	*(1,100)*
	15,623	*2,714*

10. Creditors and accruals

	2021 £	2020 £
Amounts falling due within one year		
Trade creditors	**3,414**	*1,429*
The Phoenix Garden Association	**-**	*5,429*
Payroll Taxes/Penalties	**985**	*(206)*
Accruals	**2,260**	*1,200*
	6,659	*7,852*

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11. Statement of funds

Statement of funds - current year

	Balance at 1 April 2020 £	Income £	Expenditure £	Balance at 31 March 2021 £
Unrestricted funds				
General Funds	**24,108**	**77,137**	**(67,978)**	**33,267**

Statement of funds - prior year

	Income £	*Expenditure £*	*Balance at 31 March 2020 £*
Unrestricted funds			
General Funds	*60,352*	*(36,244)*	*24,108*

12. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Unrestricted funds 2021 £	Total funds 2021 £
Tangible fixed assets	787	**787**
Current assets	39,139	**39,139**
Creditors due within one year	(6,659)	**(6,659)**
Total	33,267	**33,267**

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12. Analysis of net assets between funds (continued)

Analysis of net assets between funds - prior year

	Unrestricted funds 2020 £	*Total funds 2020 £*
Tangible fixed assets	*1,310*	*1,310*
Current assets	*30,650*	*30,650*
Creditors due within one year	*(7,852)*	*(7,852)*
Total	*24,108*	*24,108*

13. Related party transactions

The charity has not entered into any related party transaction during the year, nor are there any outstanding balances owing between related parties and the charity at 31 March 2021.