



PHOENIX GARDEN

ANNUAL REPORT 2025.



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

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.

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.



“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.

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.

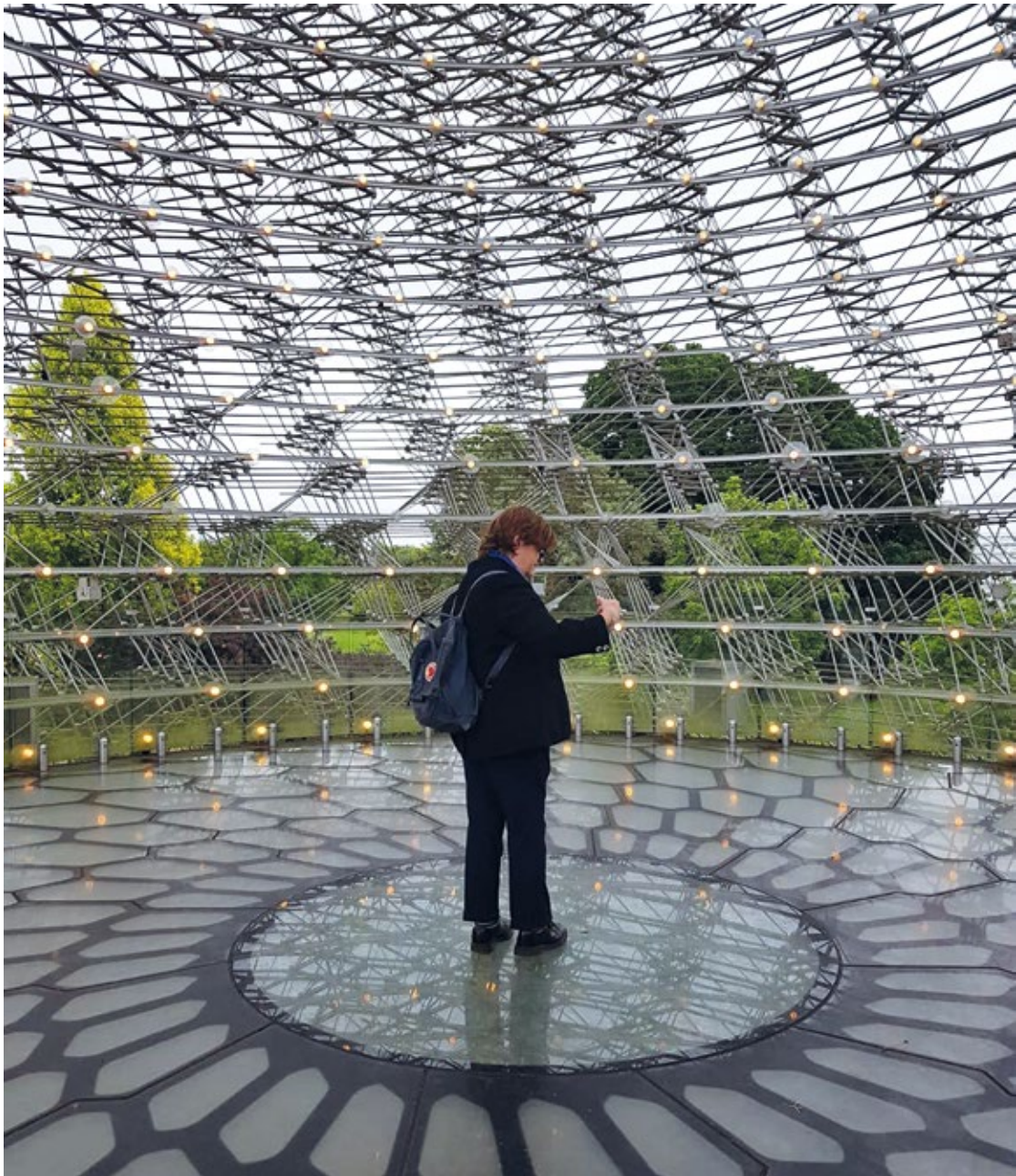
One standout story reflects the spirit of our volunteering programme. A local resident, new to the area, stumbled upon the Oasis garden and was immediately inspired to get involved. With prior allotment experience, she quickly became a regular presence — often stopping by outside official hours to take 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 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.”



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.



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:



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

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

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

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

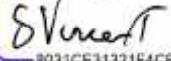
The statement of financial activities includes all gains and losses recognised in the year

The attached notes form part of these financial statements.

The Phoenix Garden CIO
Balance sheet
As at 31 March 2025

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

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

Signed by:

8031CE31331E4CE
Sue Vincent
Chair

The attached notes form part of the financial statements.

The Phoenix Garden CIO

Notes to the financial statements

For the year ended 31 March 2025

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 activities 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.

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.

The Phoenix Garden CIO
Notes to the financial statements
For the year ended 31 March 2025

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
Plant 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.

The Phoenix Garden CIO
Notes to the financial statements
For the year ended 31 March 2025

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 resources	-	2,018	2,018	489
The Phoenix Garden subsidiary transfer of funds	-	-	-	3,400
	<u>-</u>	<u>20,334</u>	<u>20,334</u>	<u>12,184</u>

4 Income from other trading activities

	Restricted Funds	Unrestricted Funds	2025 Total	2024 Total
	£	£	£	£
Fundraising events	-	69,503	69,503	91,452
	<u>-</u>	<u>69,503</u>	<u>69,503</u>	<u>91,452</u>

5 Analysis of expenditure by activities

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

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
	<u>122,952</u>	<u>122,952</u>	<u>112,689</u>

The Phoenix Garden CIO
Notes to the financial statements
For the year ended 31 March 2025

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
	<u>27,721</u>	<u>27,661</u>

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
	<u>57,760</u>	<u>13,780</u>

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

	2025	2024
	£	£
Employees	4	2
	<u>4</u>	<u>2</u>

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.

The Phoenix Garden CIO
Notes to the financial statements
For the year ended 31 March 2025

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	<u>500,393</u>	<u>2,776</u>	<u>503,169</u>
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	<u>200,159</u>	<u>2,372</u>	<u>202,531</u>
Net book value			
At the end of the year	<u>300,234</u>	<u>404</u>	<u>300,638</u>
At the start of the year	<u>325,254</u>	<u>805</u>	<u>326,059</u>

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
	<u>-</u>	<u>350,274</u>

10 Debtors

	2025 £	2024 £
Due within one year		
Trade debtors	<u>18,173</u>	<u>6,652</u>
	<u>18,173</u>	<u>6,652</u>

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
	<u>7,890</u>	<u>8,283</u>

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	<u>480,382</u>	<u>89,837</u>	<u>(135,582)</u>	<u>434,637</u>

The Phoenix Garden CIO
Notes to the financial statements
For the year ended 31 March 2025

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.

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

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Anthony Epton

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

28 November 2025

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

			2025	2024
	Note	Restricted funds £	Unrestricted funds £	Total funds £
Income from:				Total funds £
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Total income		-	89,837	89,837
Expenditure on:				
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Total expenditure		-	135,582	135,582
Exceptional item - building transfer from The Phoenix Garden	9	-	-	-
Net movement in funds		-	(45,745)	(45,745)
Reconciliation of funds:				
Total funds brought forward		350,274	130,108	480,382
Total funds carried forward		350,274	84,363	434,637

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

The attached notes form part of these financial statements.

The Phoenix Garden CIO
Balance sheet
As at 31 March 2025

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

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

Signed by:

8031CE31331E4CE
Sue Vincent
Chair

The attached notes form part of the financial statements.

The Phoenix Garden CIO

Notes to the financial statements

For the year ended 31 March 2025

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 activities 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.

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.

The Phoenix Garden CIO
Notes to the financial statements
For the year ended 31 March 2025

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
Plant 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.

The Phoenix Garden CIO
Notes to the financial statements
For the year ended 31 March 2025

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 resources	-	2,018	2,018	489
The Phoenix Garden subsidiary transfer of funds	-	-	-	3,400
	<u>-</u>	<u>20,334</u>	<u>20,334</u>	<u>12,184</u>

4 Income from other trading activities

	Restricted Funds	Unrestricted Funds	2025 Total	2024 Total
	£	£	£	£
Fundraising events	-	69,503	69,503	91,452
	<u>-</u>	<u>69,503</u>	<u>69,503</u>	<u>91,452</u>

5 Analysis of expenditure by activities

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

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
	<u>122,952</u>	<u>122,952</u>	<u>112,689</u>

The Phoenix Garden CIO
Notes to the financial statements
For the year ended 31 March 2025

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
	<u>27,721</u>	<u>27,661</u>

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
	<u>57,760</u>	<u>13,780</u>

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

	2025	2024
	£	£
Employees	4	2
	<u>4</u>	<u>2</u>

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.

The Phoenix Garden CIO
Notes to the financial statements
For the year ended 31 March 2025

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	<u>500,393</u>	<u>2,776</u>	<u>503,169</u>
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	<u>200,159</u>	<u>2,372</u>	<u>202,531</u>
Net book value			
At the end of the year	<u>300,234</u>	<u>404</u>	<u>300,638</u>
At the start of the year	<u>325,254</u>	<u>805</u>	<u>326,059</u>

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
	<u>-</u>	<u>350,274</u>

10 Debtors

	2025 £	2024 £
Due within one year		
Trade debtors	<u>18,173</u>	6,652
	<u>18,173</u>	<u>6,652</u>

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
	<u>7,890</u>	<u>8,283</u>

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	<u>480,382</u>	<u>89,837</u>	<u>(135,582)</u>	<u>434,637</u>

The Phoenix Garden CIO
Notes to the financial statements
For the year ended 31 March 2025

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.