

The Charity Registration Number is : 1208885

THE EMMA CONS GARDENS TRUST

Report and Accounts

31-Mar-25

Mohammad Ali
Skyleaf
Chartered Certified Accountant
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Emma Cons Gardens Trust

Report and accounts for the year ended 31 March 2025

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Emma Cons Gardens Trust

Reference and administrative information

Trustees	Paul William Andrew Cons (Chair) David William Richard Clarson (Trustee / Secretary) Sarina Da Silva (Trustee / Treasurer) Deborah Louise Nagan Philip James Edward Botes Daniel John Kujawski Elizabeth lung Elaine Andrews
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Charity number	1208885
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Principal office	36 ROUPELL STREET LONDON SE1 8TB
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Independent Examiner	Mohammad Ali FCCA Skyleaf Chartered Certified Accountant 106 Coventry Road Ilford Essex IG1 4RG
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Bankers	Metro Bank One Southampton Row London WC1B 5HA
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Emma Cons Gardens Trust

Trustees' Report for the period ended 31 March 2025

Objectives and Activities

The objects of the charity as set out in its CIO constitution are:

- to promote for the benefit of the public the conservation, protection and improvement of the physical and natural environment of Emma Cons Gardens in Waterloo by working in partnership with Lambeth Council and other stakeholders to improve, manage and maintain Emma Cons Gardens;
- to promote for the benefit of the public the provision of facilities for recreation and other leisure time occupation including arts, culture and heritage in the interests of social welfare and with the object of improving their conditions of life; and
- to advance the education of the public in the life and legacy of Emma Cons, in particular but not exclusively developing and maintaining signage and detailing in Emma Cons Gardens that tells her story.

The trustees have had regard to the Charity Commission's guidance on public benefit. The trustees consider that the activities undertaken during the period further the charity's objects and provide direct public benefit through improved access to cultural, recreational and educational opportunities in a public open space. The activities delivered, including community events and the development of public art, provided direct benefit to the local community in Waterloo and the wider public by enhancing a public open space, supporting community events and advancing a programme of public art that celebrates the history and heritage of Emma Cons Gardens.

Activities and Achievements

This was the charity's first period of operation following its incorporation in 2024. The trustees focused on establishing the charity, delivering community engagement activities and progressing a public art commission at Emma Cons Gardens.

Principal activities during the period included:

- Continuing to represent the local community and input into and review the progress of the redesign of the gardens being undertaken by Landscape Architects Farrer Huxley, and project managed by the regeneration team of the London Borough of Lambeth.
- Planning, coordinating and delivering the Emma Cons September Garden project — a programme of four Thursday community events held in Emma Cons Gardens, Waterloo, during September 2024. The project was conceived and led by the founding trustees, in particular the Chair, Paul Cons, who contributed a substantial amount of voluntary time over nine months in planning, coordinating and delivering the programme.
- Engaging with partner organisations including Southbank and Waterloo Neighbours (SoWN), We Are Waterloo (WAW) and Grandseal Ltd to deliver community events and develop the public art commission.
- Commissioning Bridget Sawyers Limited as art consultancy to develop the public art commission brief and manage the artist selection process for a permanent public artwork at Emma Cons Gardens.
- Shortlisting three artists for the public art commission, with a selection panel convened in April 2025.
- Establishing the charity's governance infrastructure including trustee appointments, constitution, bank account and website.
- Raising £2,422 through a cycle challenge fundraising activity organised in support of the charity's objectives.

The September Garden project was delivered with significant support from partner organisations. A total of £47,383 of project funding was administered by SoWN and WAW on behalf of the wider project, covering

Emma Cons Gardens Trust

Trustees' Report for the period ended 31 March 2025

community events, signage, marketing and engagement activities. Although these funds did not pass through the charity's own accounts, the trustees maintained active oversight of the programme and its outcomes throughout the period.

The trustees wish to acknowledge the exceptional voluntary contribution made by Paul Cons, Chair, whose substantial commitment of unpaid time was fundamental to the success of the charity's first year of operation.

The trustees recognise that this level of reliance on a single individual is not sustainable and steps are being taken to share responsibilities more broadly across the trustee body.

Financial Review

Income

Total income for the period was £6,022, comprising:

- £3,600 — donated resources representing art consultancy services provided by Bridget Sawyers Limited under a contract in the charity's name. The fee was funded directly by Grandseal Ltd on behalf of the charity and has been recognised as donated income at fair value in accordance with the Charities SORP 2019, with a corresponding charge to charitable activities expenditure.
- £2,422 — fundraising proceeds raised through a cycle challenge organised by a trustee in support of the charity's objectives. These funds were held in a personal account at the reporting date. The trustees are satisfied that the charity had entitlement to these funds at the year end and they have accordingly been recognised as income with a corresponding debtor in the balance sheet.

The charity did not receive any grant funding directly during the period. The Metro Bank account was opened in February 2025 and became operational after the year end.

Expenditure

Total expenditure for the period was £4,350, comprising:

- £3,600 — art consultancy services for the development of the public art commission at Emma Cons Gardens.
- £750 — independent examiner's fee accrued at the period end.

Net surplus and funds

The charity reported a net surplus of £1,672 for the period. Total funds at 31 March 2025 were £1,672, all of which are unrestricted general funds.

Third party funded activity

A significant programme of community activity totalling £47,383 was delivered during the period. The September Garden project was conceived, initiated and led entirely by the Trust — without the Trust's vision, initiative and leadership, this project would not have taken place. Delivery was carried out in

Emma Cons Gardens Trust

Trustees' Report for the period ended 31 March 2025

collaboration with partner organisations SoWN and WAW, whose practical and financial support was invaluable, but the Trust remained the driving force throughout. As these funds were awarded to and administered by SoWN and WAW rather than the charity, they are not reflected in the Statement of Financial Activities. They are disclosed in the notes to the financial statements for transparency. The trustees are satisfied that this activity was delivered in furtherance of the charity's objectives and that appropriate oversight was maintained throughout

Reserves Policy

At 31 March 2025 the charity held total unrestricted funds of £1,672, representing fundraising proceeds recognised as a debtor at the year end. As this is the charity's first period of operation and the level of funds held is modest, the trustees have not yet established a formal reserves policy.

The trustees will consider and adopt an appropriate reserves policy during the 2025/26 financial year as the charity begins to receive and manage funds directly through its own bank account and its income base develops.

The trustees are satisfied that the charity's financial position at the period end is stable given the early stage of its development.

Structure, Governance and Management

The charity is a Charitable Incorporated Organisation (CIO) governed by its constitution dated 27 June 2024. It is registered with the Charity Commission for England and Wales under charity number 1208885.

The trustees who served during the period are listed in the Reference and Administrative Information section of these accounts. Philip Warland was appointed as Treasurer in November 2024 but resigned in December 2024 as he felt unable to commit to the role at that time. Sarina Da Silva was subsequently appointed as Treasurer in February 2025.

The trustees meet regularly to review the charity's activities, finances and progress against its objectives. Meetings were held in October, November and December 2024 and in February 2025 during the period. Decisions are made collectively by the trustees in accordance with the CIO constitution.

New trustees are recruited on the basis of the skills, knowledge and experience needed for the effective administration of the charity. The charity's constitution provides for trustees representing local residents, businesses, elected members and individuals with relevant skills and experience.

Professional advice was obtained during the period to support the development of the public art commission. Individuals providing such advice attended trustee meetings in an advisory capacity only and did not hold the position of trustee or any other office within the charity.

The charity has no employees. All activities during the period were carried out by the trustees on a voluntary basis. The charity is grateful for the significant voluntary contribution made by its trustees and supporters during its first year of operation.

No remuneration or benefits were paid to any trustee or connected person during the period.

Emma Cons Gardens Trust

Trustees' Report for the period ended 31 March 2025

The trustees are aware of the need to identify and manage conflicts of interest and confirm that any such matters arising during the period were considered and managed in accordance with the charity's constitution.

The trustees confirm that no serious incidents or matters arose during the period that were required to be reported to the Charity Commission.

Risk Management

The trustees recognise that as a newly established charity there are risks associated with the early stage of its development. The principal risks identified during the period were:

- Reliance on third-party partner organisations — the charity's principal activities during the period were delivered through partner organisations SoWN and WAW. The trustees managed this risk by maintaining active involvement in planning and delivery and by ensuring regular communication with partners.
- Absence of a bank account — the charity did not have its own bank account during the period in which the principal project was planned and delivered. This was mitigated by working through established partner organisations and by opening the Metro Bank account in February 2025.
- Governance and compliance — as a new CIO the trustees recognised the importance of establishing appropriate governance structures and procedures. Steps taken during the period included trustee appointments, constitution adoption and engagement of an independent examiner.
- Dependence on voluntary trustee time — the charity is entirely dependent on voluntary contributions from its trustees. The trustees are satisfied that sufficient commitment exists within the trustee body to sustain the charity's activities going forward.

The trustees will continue to develop formal risk management policies and procedures as the charity grows and its activities expand.

Plans for Future Periods

The trustees plan to undertake the following activities during the 2025/26 financial year:

- continue to review, represent the community and input into the progress and funding of the redesign of the gardens.
- progress the public art commission at Emma Cons Gardens, including the appointment of the selected artist and development of the commissioned artwork;
- deliver a programme of community events at Emma Cons Gardens, building on the success of the September Garden project;
- develop the charity's fundraising activities and income base, including applications for grant funding;
- develop the charity's operational and financial infrastructure, including the active use of the Metro Bank account for all future transactions; and
- establish formal governance policies and procedures including a reserves policy, conflicts of interest register and risk register.

- continue to review, represent the community and input into the progress and funding of the redesign of the gardens;
- progress the public art commission at Emma Cons Gardens, including the appointment of the selected artist and development of the commissioned artwork;
- deliver a programme of community events at Emma Cons Gardens, building on the success of the September Garden project;
- develop the charity's fundraising activities and income base, including applications for grant funding;
- develop the charity's operational and financial infrastructure, including the active use of the Metro Bank account for all future transactions; and
- establish formal governance policies and procedures including a reserves policy, conflicts of interest register and risk register.

Statement of Trustees' Responsibilities

The trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP 2019;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the charity's constitution. 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 the board of trustees on 7 May 2026 and signed on their behalf by:



Name: Paul Cons
Position: Chair



Name: Sarina Da Silva
Position: Treasurer

Emma Cons Gardens Trust

Independent Examiner's Report to the Trustees of Emma Cons Gardens Trust

I report to the charity trustees on my examination of the accounts of the charity for the period ended 31 March 2025 which are set out on pages 10 to 18

Responsibilities and basis of report

As the charity's trustees 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 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.

Signed:-



Mohammad Ali FCCA - Independent Examiner

Chartered Certified Accountant

106 Coventry Road

Ilford

IG1 4RG

This report was signed on 07 May 2026

Emma Cons Gardens Trust

Statement of Financial Activities for the period ended 31/03/2025

	Note	Total Fund 2025 £
Donations and legacies	3	6,022
Total		<u>6,022</u>
Expenditure on:		
Charitable activities	4	3,600
Governance Cost Independent Examiner Fees		<u>750</u>
		4,350
Net gain on investments		<u>-</u>
Net Income/ (Deficit)		1,672
Transfers between funds		-
Net movement in funds		<u>1,672</u>
Reconciliation of funds:		
Total funds brought forward		-
Total funds carried forward		<u><u>1,672</u></u>

Note

The charity has not received any restricted income.

The annexed notes form part of these financial statements

Emma Cons Gardens Trust

Balance Sheet

As at 31 March 2025

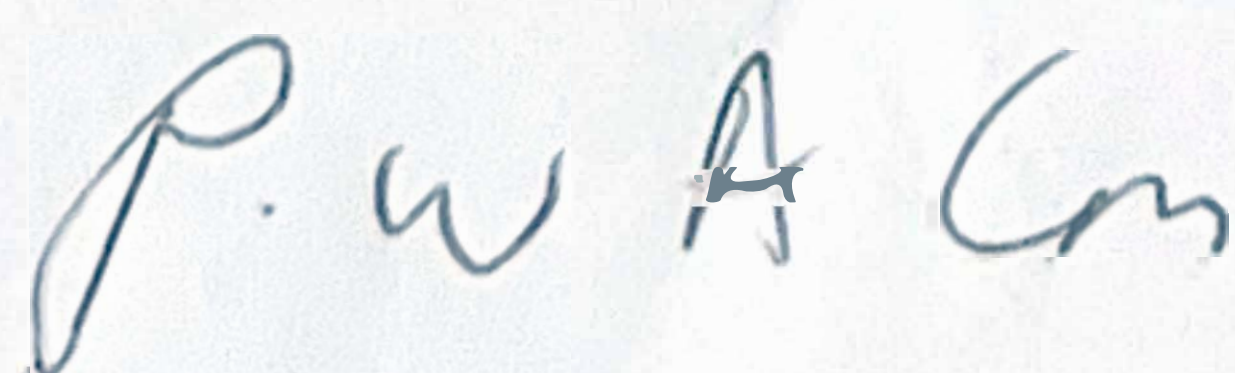
Charity No 1208885

	Notes	2025 £
Fixed assets:		
Tangible assets		-
Current assets		
Debtors	10	2,422
Cash at bank and in hand		-
		2,422
Creditors: Amount falling due within one year		(750)
Net current assets		1,672
Total assets less current liabilities		1,672
Total net assets		1,672
The funds of the charity		
Unrestricted funds		
General funds		1,672
Designated funds:		
Archive and Capital Projects Account		-
Total funds		1,672

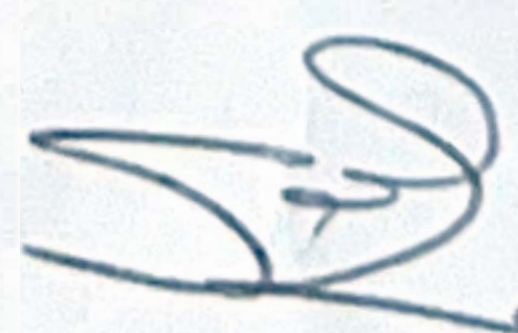
The Trustees acknowledge their responsibilities for complying with the requirements of charity legislation with respect to accounting records and the preparation of accounts.

The Trustees are satisfied that, although the charity is not registered under the Companies Acts, if it were so registered, it would be eligible to prepare accounts in accordance with the provisions in Part 15 of the Companies Act 2006 applicable to companies subject to the small companies regime.

The financial statements were approved by the board of trustees on 7th MAY 2026 and signed on their behalf by:



Paul Cons
Chair



Sarina Da Silva
Treasurer

The annexed notes form part of these financial statements

Emma Cons Gardens Trust

Notes to the financial statements for the period ended 31st March 2025

1 Accounting policies

Basis of preparation

The financial statements have been prepared on an accruals basis, following the historical cost convention, in compliance with Financial Reporting Standard 102 (FRS 102), effective from 1 January 2016. They also adhere to the SORP (Statement of Recommended Practice for Accounting and Reporting by Charities) 2019, which applies to accounting periods starting on or after 1 January 2019. The SORP was issued by the Charity Commission for England and Wales (CCEW).

The charity has prepared its accounts in line with SORP 2019, superseding the previously applicable SORP 2005, which has now been withdrawn. While the Charities (Accounts and Reports) Regulations 2008 still reference SORP 2005, this financial statement has been prepared in accordance with SORP 2019 to align with current best practice.

Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy or note.

Public benefit entity

The charity meets the definition of a public benefit entity under FRS 102.

Going concern

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

Income

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the income have been met, it is probable that the income will be received and that the amount can be measured reliably.

Where donations and grants are restricted to future accounting periods, they are deferred and recognised in those future accounting periods. Grants for immediate financial support and assistance, or to reimburse costs previously incurred, are recognised immediately

Emma Cons Gardens Trust

Notes to the financial statements for the period ended 31st March 2025

For legacies, entitlement is taken as the earlier of the date on which either: the charity is aware that probate has been granted, the estate has been finalised and notification has been made by the executor(s) to the charity that a distribution will be made, or when a distribution is received from the estate. Receipt of a legacy, in whole or in part, is only considered probable when the amount can be measured reliably and the charity has been notified of the executor's intention to make a distribution. Where legacies have been notified to the charity, or the charity is aware of the granting of probate, and the criteria for income recognition have not been met, then the legacy is treated as a contingent asset and disclosed if material.

Fund accounting

Restricted funds are to be used for specific purposes as laid down by the donor. Expenditure which meets these criteria is charged to the fund.

Unrestricted funds are donations and other incoming resources received or generated for the charitable purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular purposes.

Expenditure and basis of apportioning costs

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 accounted for on an accruals basis with the irrecoverable element of VAT included with the item to which it relates and has been classified under headings that aggregate all costs related to the category. Expenditure is classified under the following activity headings:

Charitable activities: Expenditure on charitable activities includes costs associated with the delivery of the charity's activities and services for its beneficiaries, and include both the direct costs and support costs relating to these activities. Governance costs include those incurred in the governance of the charity and its assets and are primarily associated with constitutional and statutory requirements. Support costs include office costs and those of other central functions.

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.

Emma Cons Gardens Trust

Notes to the financial statements for the period ended 31st March 2025

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.

Volunteers and donated services and facilities

The value of services provided by volunteers is not incorporated into these financial statements as it is impractical to estimate such value. Where services and facilities are provided to the charity as a donation that would normally be purchased from our suppliers, this contribution is included in the financial statements at an estimate based on the value of the contribution to the charity.

Emma Cons Gardens Trust

Notes to Accounts

For the period ended March 2025

3	Income	
	Grandseal Ltd -Art Consultancy Note 6	3,600
	Donations Note 9	2,422
		<u>6,022</u>
4	Expenditure	
	Art consultancy services for commissioning a public artwork Note 6	3,600
	Governance Cost Independent Examiner Fees	750
		<u>4,350</u>

- 5 **Income and Expenditure**
Background and role of the Trust

The Emma Cons Gardens Trust (the Trust) was incorporated as a Charitable Incorporated Organisation in 2024. During this first period of account, the Trust's principal activity was the Emma Cons September Garden project — a programme of four Thursday community events held in Emma Cons Gardens, Waterloo, during September 2024.

The project was conceived and led by the Trust's founding trustees, in particular the Chair, Paul Cons, who contributed approximately 500 hours of voluntary time over nine months in planning, coordinating and delivering the programme.

The funding

The project was funded through three contributions totalling £47,383:

Southbank & Waterloo Neighbours (SoWN) — £25,000 (project grant)

Grandseal Ltd — £10,000 (match funding, primarily in connection with the Art Piece commission)

We Are Waterloo (WAW) — £12,383 (match funding and cash-flow support)

Although the Trust was the initiating and charitable body behind the project, the grant monies were awarded to and held by the partner organisations (SoWN and WAW) rather than by the Trust itself. The Trust did not have its own bank account during the period in which the project was planned and delivered — the Trust's Metro Bank account was not opened until February 2025. All grant funds were therefore received by the partner organisations directly, and all project expenditure (including payments to suppliers such as Flock PR, the Bureau of Silly Ideas, Talkeoke, event infrastructure providers and marketing agencies) was contracted for and paid by SoWN and WAW rather than by the Trust.

Emma Cons Gardens Trust

Notes to Accounts

For the period ended March 2025

Disclosure of the project activity — for transparency

In the interests of transparency and to give the reader a complete picture of the charitable activity undertaken during the period, the following summarises the full project:

	£
SoWN project grant	25,000
Grandseal Ltd match funding	10,000
We Are Waterloo match funding	12,383
Total project funding administered by partner organisations	47,383

Expenditure category	£
Signage and dressing (yarnbombing, street art, signage)	14,081
Event infrastructure and management	16,495
Event content (Talkeoke, wellbeing, guided walk, Bureau of Silly Ideas)	4,987
Marketing and communications	11,820
Total project expenditure administered by partner organisations	47,383

None of the above passed through the Trust's own bank account. The figures above are presented for information only and do not form part of the audited/examined financial statements.

Future periods

From the 2025/26 financial year onward, the Trust will have its own operational bank account (Metro Bank, opened February 2025) and will contract directly with suppliers and receive funding in its own name. Income and expenditure for future events and activities will therefore be recognised in full in the Trust's own Statement of Financial Activities.

6 Art Consultancy Services — Donated Resources

During the period the Trust entered into a contractual arrangement with Bridget Sawyers Limited for art consultancy services in connection with the development of a public art commission at Emma Cons Gardens. The total fee was £3,000 plus VAT, amounting to £3,600.

The fee was met directly by Grandseal Ltd on behalf of the Trust. No funds passed through the Trust's own accounts. In accordance with the Charities SORP 2019, the contribution by Grandseal Ltd has been recognised as donated income at its fair value of £3,600, with a corresponding charge to charitable activities for the art consultancy services received

Emma Cons Gardens Trust

Notes to Accounts

For the period ended March 2025

7 Items available for use in the charity's activities

During the period, a number of physical and digital items were acquired to support the charity's activities. Based on information provided by the trustees, these include:

Tables and chairs – £850
Gazebos – £1,843
Gazebo weights – £150
Portable PA system – £340
Vinyl flooring – £50
Video and photography – £3,000
Knitted decorative materials – value not known

These items were funded and paid for by third-party organisations as part of wider project activity. The charity did not incur the expenditure directly and does not hold supporting invoices in its own name. No formal transfer of ownership has taken place from the partner organisations to the Trust.

These items are used in furtherance of the charity's objectives and are disclosed for transparency

8 Website and digital branding

Website development and digital branding activities were undertaken in connection with the charity's activities.

These costs were funded and paid directly by third-party organisations, and no contractual arrangements were entered into in the charity's name.

As the charity did not incur the expenditure directly and does not hold legal ownership or control over these items, no amounts have been recognised in the financial statements.

The costs are as follows:

Website – £1,718
Digital branding – £1,700

Emma Cons Gardens Trust

Notes to Accounts

For the period ended March 2025

9 Donation-Fundraising income

During the period, £2,422 was raised through a fundraising activity organised by a trustee in support of the charity's objectives.

Although these funds were held in a personal account at the reporting date, the trustees consider that the funds were raised on behalf of the charity and that the charity had entitlement to these funds at the year end.

Accordingly, the amount has been recognised as income within Donations and legacies, with a corresponding debtor recognised in the balance sheet.

The funds were subsequently applied and transferred after the year end.

10 Trustee Remuneration and Expenses

No remuneration or other benefits were paid to any trustee or connected person during the period ended 31 March 2025. No expenses were reimbursed to any trustee during the period.

During the period, Paul Cons (Chair) held fundraising proceeds of £2,422 on behalf of the Trust in a personal bank account. These funds were raised through a cycle challenge and were held pending transfer to the Trust's bank account. The trustees confirm that these funds were held solely on behalf of the Trust and were not available to Paul Cons for personal use. This amount is recognised as a debtor in the balance sheet and is further disclosed in Note 9.

11 Employees

The charity had no employees during the period ended 31 March 2025.