

BROCKWELL PARK COMMUNITY GREENHOUSES

Registered Charity No. 1140590

TRUSTEES' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

CONTENTS

Page	
1	Legal and Administrative Details
2-5	Report of Trustees
6-7	Independent Examiner's report
8	Statement of Financial Activities
9	Balance Sheet
10-13	Notes to the Accounts

BROCKWELL PARK COMMUNITY GREENHOUSES

Registered Charity No. 1140590

ORGANISATIONAL PROFILE **FOR THE YEAR ENDED 31 MARCH 2022**

TRUSTEES

Chair	Joshua Piercey	Appointed	Chair	16 March 2022
Chair	Chris Smith	Resigned		16 March 2022
Secretary	Lawrence Osei-Kwaku	Appointed		26 September 2021
Secretary	Sarah Wales	Resigned		26 September 2021
Treasurer	Andrew Oxley			
	Janagan Alagarajah	Appointed		26 September 2021
	Katharina Bauer	Appointed		26 September 2021
	Earline Hilda Castillo-Binger	Appointed		24 November 2021
	Scarlett Kassimatis	Appointed		26 September 2021
		Resigned		25 February 2022
	David Roy			
	Richard Whiting	Appointed		24 November 2021
	Janet Worth			
	Liz Day	Resigned		26 September 2021
	Antonia Gross	Resigned		26 September 2021
	Derek Hoare	Resigned		26 September 2021
	Alice Noakes	Resigned		26 September 2021

REGISTERED OFFICE: Brockwell Park Community Greenhouses
Brockwell Park
London, SE24 9BN

BANKERS: The Co-operative Bank Plc
P O Box 250
Delf House
Southway
Skelmersdale, WN8 6WT

Epworth Investment Management Limited
9 Bonhill Street
London
EC2A 4PE

ACCOUNTANTS:

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2022

Objectives and Activities

The Charity's purposes are set out in its Memorandum and Articles of Association.

Brockwell Park Community Greenhouses (BPCG) provides educational and training resources in sustainable horticulture and promotes physical and mental wellbeing through horticultural activities and engagement with the natural world.

In addition, the Charity promotes wildlife and biodiversity and promotes healthy eating and local food growing, by engaging local visitors, volunteers and school children with a wide range of activities and interpretation in our 1 acre garden.

In shaping the objectives for the year and planning the activities, the Trustees have considered the Charity Commission's guidance on public benefit, including the guidance on public benefit and fee charging. The Charity relies on grants and the income from fees and charges to cover its operating costs. In setting the level of fees, charges and concessions, the Trustees give careful consideration to the accessibility of the gardens and the events we hold for those on low income.

While COVID continued to impact on operations, the year saw a gradual lifting of COVID restrictions and eventually a staged re-opening of schools. Timetables tended to focus on the core curriculum and we saw schools taking a cautious approach to returning to off-site visits. Early in the year we again focused on maintaining and improving the garden therefore providing beneficial volunteer opportunities and delivering pleasure and benefit to visitors when the site could be open. Adult garden volunteering was able to continue and expand throughout the year, and we continued to attract and induct new volunteers. Our on-line volunteer booking system was retained to streamline our operations as our volunteer opportunities broadened.

Freelancers and volunteers continued to enable us to deliver our outdoor garden sessions with pre-school children and with teenagers from SEND schools as we took advantage of easing COVID restrictions. Outreach sessions to nurseries continued until June. We were able to take advantage of the easing restrictions to hold outdoor music events. At the beginning of the year the Charity continued with our BPCG at Home online platform which proved an effective way to connect with volunteers and beneficiaries that were unable to visit the site. During the same period, we hosted a livestream music event. The Charity continued its partnership with the local charity, the Healthy Living Platform, to make weekly deliveries of food and BPCG grown produce to local low-income families. The Charity's Community Gardener ran a weekly adult therapeutic drawing group throughout the warmer months of the year with an average attendance of ten and ran a therapeutic gardening group every Friday afternoon with an average attendance of nine. From October, the Breast Feeding Network finished their monthly walks with a cooked meal at the greenhouses. The Trustees are satisfied that the Charity delivered significant benefit to the community over year, taking advantage of the relaxation of restrictions to continue to meet its objectives.

Turnover has again significantly increased from last year despite the rather gradual return of school bookings. This was helped by continued saving on salary costs. This year we have seen a significant rise in donations linked to the "Raise the Barn" campaign, income through grants for the building of the Barn, and another healthy increase in retail revenue. We have maintained our strategy of

employing freelance staff assisted by volunteers to deliver the Children and Family programme. The Children and Family team delivered 212 nature-based learning sessions to Early Years and SEND schools and 111 workshops for local families reaching 800 children under 12 years old with 485 adults participating. The Community Gardening and Greenwood-working teams delivered 132 adult learning workshops. The Charity continued to develop and host a range of community activities, through developing local community networks and partnerships. The Charity hosted three outdoor musical evenings and 18 musical workshops. The Charity hired out its outdoor spaces for 41 outside yoga sessions and 27 movement meditation sessions.

Over 14000 hours of volunteering took place in 2021/22 and 206 volunteers became members of the Charity following four volunteering sessions. Over 35,000 people visited the garden during the year. Weekly community updates to over 1700 people kept our community in touch with news from the gardens.

Towards the end of the year, we were finally in a position to begin the construction of the Barn which continued during the last six months of this financial year. Brockwell Barn will be a separate, new structure containing a learning/community space, a community kitchen, accessible toilets, and a learning yard. Together with a new entrance from the park, the building will enhance the Charity's ability to manage school learning/community groups all year round, especially visitors with additional needs.

Through the herculean efforts of volunteers and staff, coupled with the enthusiastic support of the local community, the Charity is now returning to its 5 year plan. We look forward to the following five years when we plan to take full advantage of the new opportunities afforded by the new Barn.

Achievements and Performance

The Charity moved to an online booking system for volunteering and this led to a consistent number of hours of volunteering each week. Volunteering hours were comparable with the previous year.

Despite the challenges of COVID and the Barn construction, the whole garden flourished throughout the year and record numbers of plants were propagated for sale.

The gardens were open for volunteering all months of the year. Opening to the public was reduced to two days per week from April to June due to remaining COVID restrictions. This increased to four days a week in July. The resulting large increase in footfall underlined that the gardens continue to be a popular haven for local people and that we have become an important amenity within park.

Parents frequently commented on how wonderful it was for children to be able to enjoy and explore this safe and beautiful space, the new mud kitchen being a popular attraction for young children and their families. Carers and teachers at our pre-school and SEND schools expressed huge gratitude that the Charity managed to keep activities going and to offer outreach for most of the year.

For yet another year, the Charity was able to maintain its 'Outstanding' assessment by RHS in their London in Bloom It's your Neighbourhood review - a testament to the hard work of the Community Gardener and garden volunteers.

Our online appeal "Raise the Barn" raised over £67000. The Trustees express their appreciation to those who contributed so generously to this appeal.

BPCG volunteers worked hard developing our Solanaceae exhibition in the lower garden, growing a representative range of species belonging to this interesting family from seed including aubergine, tomatoes, peppers, and potatoes. Volunteers further enhanced the popular mud kitchen by planting wildlife hedges to provide additional screening. The online volunteer booking system, developed during the pandemic, proved to be a popular with volunteers and staff. As a result, the system was retained and further developed after restrictions were lifted.

The Trustees are grateful to those who funded activities during the year, in particular:

Avison Young, Wyse Eliot, GLA, Monument Trust, CriSeren, Bernard Sunley, Garfield Weston Foundation, the Anonymous funder of 'Drawing from the Roots', Postcode Local Trust, Active Lambeth Fund. BPCG enjoys an excellent relationship with our landlord, Lambeth Landscapes. They have supported our plans to build Brockwell Barn and have worked closely with us on the logistics of the construction process.

In this year of gradual recovery, we have seen the commitment of our community of volunteers who maintain and develop the garden and its fixtures, as well as supporting the Children and Family team. Our staff and executives have demonstrated vision, determination and sheer hard work. The staff and volunteers that have managed the garden, the volunteers, the learning and the events that held the community together have demonstrated their resourcefulness in difficult times. The Trustees thank them and the volunteers for their contribution.

Financial Review

The Trustees consider the Charity's financial position to be satisfactory despite the long lasting effects of Covid-19 on many of its activities and wish to pay tribute to the resolve and dedication of staff and volunteers to achieve this position.

The Financial Statements are set out on pages 8 to 13 of this report. The Trustees report a loss of £2185 on unrestricted activities. This was lower than it could have been due to extremely successful "Raise the Barn" appeal.

The COVID pandemic and its aftermath continued to impact adversely all revenue streams but retail sales which showed an increase of 25% from 2020/21 with a margin of 57%. Donations totalled £67,670, including the response to the 'Raise the Barn' appeal at the start of the pandemic. The Trustees thank all those who so generously contributed in this way and find the continued widespread goodwill and support for the Charity encouraging.

Further details of the Charity's funding may be seen under Notes to the Accounts Notes 1-9 on pages 10-13. The Trustees express their appreciation for the continued support of funders who make possible many of the Charity's activities and thus remain essential to the development of the Charity.

The reserves policy remains that Restricted Funds should be sufficient to fund specific projects either from grants or from the Charity's own resources and Unrestricted Funds be sufficient to cover the

balance of one year's staff salaries, six months overheads, and an additional contingency plus funds designated for specific future expenditure. On these bases the Charity had sufficient reserves on 31 March 2022; Restricted Reserves of £465,227, Unrestricted Reserves of £34,355. The review of the reserves policy has been postponed until there is greater clarity in the Charity's post-COVID operating model.

The Trustees report that despite continuing COVID restrictions, the current year sales remain strong with consistent margins, site hire continues to be popular, and the children and families programme is returning to pre-COVID levels of participation. In addition, several donors whose grants were received in 2020/21 allowed spend to roll over in whole (CriSeren Foundation and London Wellbeing Fund) or in part to 2021/22 thus providing further charitable activity and making a contribution to ongoing salary costs.

Structure, Governance and Management

BPCG is a registered charity and a company limited by guarantee with a Board of Trustees who are also Directors under the Companies Act 2006. Trustees are not paid for their services and no Trustee has any interest in the Company.

Trustees are selected based on the experience, skills and expertise they bring to furthering the main objectives of the Charity and to reflect the diversity of the community with respect to age, ethnicity, and disability and a representation of a variety of backgrounds, particularly those from local communities. They are elected for a 5-year term at the AGM in accordance with the procedures set out in the Articles of Association.

The induction process for new Trustees includes the provision of information as specified by the Charities Commission on their roles and responsibilities, policy and procedures, meetings with key staff and the Chair of Trustees and visits to the BPCG both by arrangement and informally.

The Board of Trustees meets, normally, six times a year. Its principal role is to determine mission, policy and strategy, to monitor the performance, to manage governance process and to appoint and manage the Director who is delegated with the day-to-day operation of the Charity.

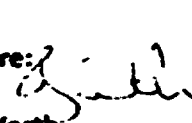
Signature 

David Roy

Trustee

For the board of Trustees

Date: 30/7/22

Signature: 

Janet Worth

Trustee

Date: 30/9/2022

BROCKWELL PARK COMMUNITY GREENHOUSES

Registered Charity No. 1140590

**INDEPENDENT EXAMINER'S REPORT ON THE FINANCIAL STATEMENTS
TO THE TRUSTEES OF BROCKWELL PARK COMMUNITY GREENHOUSES**

I report on the financial statements for the year ended 31 March 2022 set out on pages 8 - 12

This report is made solely to the Trustees of Brockwell Park Community Greenhouses, as a body, in accordance with regulations made under section 145 of the Charities Act 2011 and Charity SORP (frsse). My work has been undertaken so that I might state to the Trustees 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 Charity's trustees for my independent examination work, for this report, or for the statement I have given below.

Respective responsibilities of Trustees and independent examiner

As charity trustees, for the purposes of charity law, are responsible for the preparation of the financial statements, the Trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the Act) and that an independent examination is needed.

Having satisfied myself that the Charity is not subject to an audit under company law and is eligible for independent examination, it is my responsibility to:

- a) examine the accounts under section 145 of the 2011 Act;
- b) follow the procedures laid down in the general Directions given by the Charity Commissioners under section 145(5)(b) of the 2011 Act; and
- c) state whether particular matters have come to my attention.

Basis of independent examiner's statement

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the Charity, and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from you as Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a "true and fair view" and the reports limited to those matters set out in the statement on the next page.

BROCKWELL PARK COMMUNITY GREENHOUSES

Registered Charity No. 1140590

**INDEPENDENT EXAMINER'S REPORT ON THE FINANCIAL STATEMENTS
TO THE TRUSTEES OF BROCKWELL PARK COMMUNITY GREENHOUSES (Cont'd)**

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

- 1) which gives me reasonable cause to believe that in any material respect the requirements
 - a) to keep accounting records in accordance with Section 130 of the Charities Act; and
 - b) to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Acthave not been met; or
- 2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



Charles Osei, BSc (Hons), MSc, ACIE, AFA, ATA, MCIPP
Practical Accounting Training Ltd,
Equitable House, 2nd Floor
10 Woolwich New Road, London, SE18 5AB

Date 01/10/22

BROCKWELL PARK COMMUNITY GREENHOUSES

Registered Charity No. 1140590

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 MARCH 2022

		Unrestricted	Restricted	2021/22	2020/21
	Notes	Funds	Funds	Total Funds	Total Funds
		£	£	£	£
Resources Arising					
Donations and Legacies	2,3	4,085	348,277	352,362	10,095
Income from Charitable Activities	4	103,463		103,463	103,675
Bank Interest			790	790	2,660
Other Income					
Total Income		107,548	349,067	456,615	116,430
Direct Charitable Expenditure	3	109,733	12,861	122,594	139,347
Total Expenditure		109,733	12,861	122,594	139,347
Resources retained for further use		(2,185)	336,206	334,021	(22,917)
Transfer between Funds		(10,000)	10,000		
Net Movement in Funds					
Reconciliations of Funds					
Brought forward 01/04/2021		46,540	119,021	165,561	188,478
Carried forward 31/03/2022		34,355	465,227	499,582	165,561


BROCKWELL PARK COMMUNITY GREENHOUSES

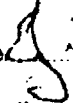
Registered Charity No. 1140590

BALANCE SHEET
AS AT 31 MARCH 2022

	Notes	2021/22 £	2020/21 £
Fixed Assets	6	289,711	
Current Assets			
Cash at Bank and in hand		226,092	266,093
Debtors	7	16,693	945
Accrued Income	8	10,187	2,287
		<u>542,882</u>	<u>269,325</u>
Creditors: Amount due within One Year			
Bank Overdraft			
Other Creditors	9	(43,081)	(103,764)
Net Assets/Liabilities		<u><u>499,581</u></u>	<u><u>165,561</u></u>
Reserves			
General Funds		34,355	46,540
Restricted Funds:		465,227	119,021
		<u><u>499,582</u></u>	<u><u>165,561</u></u>

Approved by the Management Committee on
and signed on their behalf by:

Signature:  Date: 30/9/22
David Roy
Trustee

Signature:  Date: 30/9/2022
Janet Worth
Trustee

BROCKWELL PARK COMMUNITY GREENHOUSES

Registered Charity No. 1140590

NOTES TO THE ACCOUNTS **FOR THE YEAR ENDED 31 MARCH 2022**

1. Accounting Policies

Basis of Preparation.

These accounts have been prepared on an accrual basis and include income and expenditure as they are earned or incurred, rather than as cash received or paid. The recommendations of the Financial Reporting Standard applicable in the UK and Republic of Ireland (frssee) and Charities Act 2011 have been followed.

Fund Accounting.

The general funds consist of funds that the Trustees may use for Brockwell's charitable purposes at their discretion.

The restricted funds are those where the donor has imposed restrictions on the use of the funds, which are legally binding. Restricted funds held in reserve at the end of the year represent income received donors to be spent within the following year. Details of these funds are set out in Note 2.

Voluntary Income

All voluntary income and donations are recognised and included in the accounts as they are received.

Direct Charitable Expenditure.

Direct charitable expenditure comprises all costs incurred in running the Charity that are directly attributable to the Charity's projects and income generating activities.

Fund-raising Expenditure.

Fund-raising expenditure comprises costs incurred in inducing people or organisations to contribute financially to the Charity's work.

Fixed Assets

Buildings

Buildings are depreciated based on their estimated life from the point that they enter use.

Vehicle

The vehicle purchased with a grant is fully depreciated as it has no economic value to the Charity

BROCKWELL PARK COMMUNITY GREENHOUSES

Registered Charity No. 1140590

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2022

4 Incoming Resources - Unrestricted

	2021/22	2020/21
	£	£
HMRC Job Retention Scheme	-	6,047
Donations	-	10,095
Adult Workshops	4,631	2,865
Community Events	11,872	1,423
Corporate Volunteering	441	-
Plant and Produce	42,992	34,154
Children and Families	23,287	6,870
Site Hire	18,495	3,466
Green Wood Working	811	606
Miscellaneous	932	-
Totals	103,463	65,526

2 Incoming Resources - Barn Build

	Restricted	2020/21
	£	£
Avison Young	4,500	-
Wyse Eliot	4,500	4,500
Donations	67,670	-
GLA	160,000	-
Monument Trust	50,000	-
CriSeren	5,000	-
Bernard Sunley	10,000	-
Garfield Weston Foundation	25,000	-
Interest	790	2,660
Totals	327,460	7,160

3 Incoming Resources Other Restricted Projects

	2021/22	2020/21
	£	£
London Community Recovery Fund	-	25,464
Lambeth Community Fund	-	9,994
Anonymous for 'Drawing from the Roots'	5,778	4,072
Postcode Local Trust	9,262	1,738
Coop Local Community Fund	-	1,293
Western Riverside Environmental Fund	-	1,183
Active Lambeth Fund	2,380	-
Drumming Workshop	4,187	-
Totals	21,607	43,744

BROCKWELL PARK COMMUNITY GREENHOUSES

Registered Charity No. 1140590

NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 MARCH 2022

Resources Expended

	Unrestricted £	Restricted £	2021/22 £	2020/21 £
Wages	28,210	5,000	33,210	39,254
Retail Development	18,113	-	18,113	18,474
New build on site	1,376	-	1,376	4,964
Barn Development	38,619	-	38,619	38,748
Vehicle	-	-	-	17,196
Garden & Site - Repairs & Maintenance	3,056	-	3,056	7,324
Office and Administration	1,372	-	1,372	671
IT and Phone	2,638	-	2,638	3,536
Rent	1,000	-	1,000	750
Insurance / Legal	3,733	-	3,733	2,685
Staff Training	215	-	215	-
Marketing, Advertising and Recruitment	149	-	149	461
Volunteer Expenses	872	-	872	336
Fundraising	1,233	-	1,233	2,586
Children Education Material	784	-	784	15
Adult Workshop Expenses	1,663	-	1,663	1,933
Community Events Expenses	6,678	-	6,678	414
Corporate Volunteer Expenses	22	-	22	-
Drawing from the Roots	-	2,836	2,836	-
Post Code Local	-	491	491	-
Language and Yoga	-	1,939	1,939	-
Drumming Workshop	-	2,595	2,595	-
Totals	109,733	12,861	122,594	139,347

Fixed Assets

	Buildings £	Vehicle £	Total £
Cost at 1 April 2021		17,196	17,196
Additions for the year	289,711		289,711
Cost at 31 April 2022	289,711	17,196	306,907
Depreciation at 1 April 2021			
Charge for the year		17,196	17,196
Depreciation at 31 March 2022		17,196	17,196
Net Book Value 31 March 2022	289,711		289,711
Net Book Value 31 March 2021			

The Buildings additions are progress payments on the Barn build.

BROCKWELL PARK COMMUNITY GREENHOUSES

Registered Charity No. 1140590

NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 MARCH 2022

7 Debtors	Amounts Due within One Year	2021/22	2020/21
		£	£
	VAT to be reclaimed	10,936	-
	Amount invoiced but not paid	5,757	945
		<u>16,693</u>	<u>945</u>
8 Accrued Income	Amounts Due within One Year	2021/22	2020/21
		£	£
	Pre-payments	10,167	2,287
9 Creditors		2021/22	2020/21
	Amounts Due within One Year	£	£
	Accruals	43,081	7,544
	Deferred Income	2021/22	2020/21
	£	£	
Grants received in advance	-	96,220	