

**Sydenham Garden**  
**Trustees' Annual Report**  
**and**  
**Financial Statements**  
**For the year ended 31<sup>st</sup> March 2025**

**Registered Charity No. 1108100**  
**Company Limited by Guarantee. Registered in England No. 05291164**

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# Sydenham Garden

## Report of The Trustees for the year ended 31 March 2025

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# Sydenham Garden

## Report of The Trustees for the year ended 31 March 2025

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### Highlights of the year

- We reached a larger cohort of co-workers (beneficiaries) than the previous year
- We measured a greater impact on co-worker outcomes than the previous year
- We maintained Sydenham Garden's diversity of service users
- 100% of co-workers reported receiving the service they wanted
- We recorded a small surplus of £4,857 before including the restricted gift of £125,000 from the Edward Gostling Foundation.

### Trustees And Directors

The directors of the charitable company are its Trustees for the purposes of charity law. Throughout these statements the reference to either Directors or Trustees is a reference to both.

The following Directors have served either for the whole or part of the time since 1<sup>st</sup> April 2024:

	<b>Position held / relevant dates</b>
Kehinde Adeogun	Appointed as Trustee 05/08/20, Vice Chair since 02/12/2022, re-elected 23/11/2022
Julia Brandreth	Appointed as Trustee 04/04/19, Chair since 13/06/19, re-elected as Trustee and Chair 22/11/2023
Sir Stephen Michael Bullock	Appointed as Trustee 06/12/18, re-elected 19/11/24
Julien Gordon	Appointed as Trustee 05/08/20, re-elected 19/11/24
Arthur Ngoka	Appointed as Trustee 29/08/17, re-elected 19/11/24, former Treasurer
Natasha Victoria Ratter	Appointed as Trustee 07/11/22, elected as Vice Chair 31/01/24, retired 28/02/25
Laura Elizabeth Reynolds	Appointed as Trustee 07/11/22, elected 23/11/22, appointed as Vice Chair 09/03/2023
Laura Saksena	Appointed as Trustee 19/07/23, elected 22/11/23
Jon Sherman	Appointed as Trustee 05/09/19 and Treasurer since 10/12/19, re-elected 19/11/2024
Anne Sykes	Appointed as Trustee 05/07/18, re-elected 22/11/2023
Graeme Thomson	Appointed as Trustee 25/08/17, Vice Chair since 06/12/18, Company Secretary since 07/12/18, re-elected as Trustee & Vice Chair 22/11/23

Summary details about the Trustees are set out on the Sydenham Garden website.

**Director:** Lowell Black (Maternity cover since 14 October 2024)  
Beth Jaichand (Maternity leave since 27 October 2024)

**Charity Number:** 1108100

**Company Number:** 05291164 (Company Limited by Guarantee, registered in England &

# Sydenham Garden

## Report of The Trustees for the year ended 31 March 2025

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Wales)

**Charity Office:**

Sydenham Garden Resource Centre  
28a Wynell Road, London, SE23 2LW  
www.sydenhamgarden.org.uk

**Solicitors:**

Ewings & Co. 148 High Street, Penge, London, SE20 7EU

**Bankers:**

CAF Bank Ltd, 25 Kings Hill Avenue, West Malling, Kent, ME19 4JQ

**Independent Examiner:**

Tanja Lawes FCA  
Carleys, Chartered Accountants  
The Fitted Rigging House  
Anchor Wharf, The Historic Dockyard  
Chatham, Kent ME4 4TZ

The Trustees present their report for the financial year ending 31<sup>st</sup> March 2025.

This report has been prepared in accordance with the Statement of Recommended Practice Accounting and Reporting for Charities SORP FRS102 and in accordance with the special provisions of Part 13 of the Companies Act 2006 relating to small entities. It includes the directors' report as required by company law.

## GOVERNANCE

**Governing Document:**

Sydenham Garden is a charitable company limited by guarantee and is established under a Memorandum of Association and governed by its Articles of Association.

**Trustee Recruitment and Appointment:**

Under the Articles of Association, the Board of Trustees consists of at least six and not more than thirteen individuals. One third (or the number nearest) of the Trustees, excepting those being elected or retiring, must offer themselves for re-election at each AGM, with those longest in office retiring first and the choice between any of equal service being made by drawing lots.

No new Trustees were recruited this year. Recruitment is currently live for three new Trustees; one to lead our Equity, Inclusion and Diversity work, and two with a focus on Fundraising, Income Generation and Commissioning.

In February 2025 Natasha Ratter stepped down as a Trustee after just over two years' service. Natasha used her Fundraising and income generation experience to make a big contribution during her time as trustee, establishing our Fundraising sub-committee and overseeing a new Fundraising Strategy. Natasha will always be welcome at our sites.

**Trustee Benefit:**

Trustees of the Charity do not receive any benefits from their position. Trustees are entitled to reclaim travel and other reasonable expenses incurred in their duties. No expenses were reclaimed in the 2024/25 period (23/24: nil). The charity pays for trustee indemnity insurance.

**Trustee Induction and on-going training:**

All Trustees are provided with a detailed role description and given informal guidance and support regarding their role from the Chair and Vice Chairs of Trustees. All new Trustees receive

# Sydenham Garden

## Report of The Trustees for the year ended 31 March 2025

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a copy of the NCVO Good Trustee Guide. Trustees are encouraged to attend training to help them in their roles.

### **Trustees' Responsibilities:**

The Trustees are responsible for the strategic direction of the Charity, setting its aims and monitoring progress towards these. Day to day management is delegated to the Director.

### **Trustees' Meetings:**

The Board of Trustees met seven times during the year. The Officers sub-group met a similar number of times during the year.

### **Trustee Sub-Committees:**

During the financial year, the three Trustee Sub-Committees met periodically. These Committees are Finance and Governance (Chair: Jon Sherman), Services and People (Chair: Anne Sykes) and Fundraising (Chair: Natasha Ratter, and as interim chair since February: Julia Brandreth).

## OBJECTIVES

### **Objects:**

The objects of the Charity as set out in our governing document are:

*To promote the physical and mental health of the residents of the Boroughs of Lewisham, Bromley and other South London Boroughs, in particular by providing:*

- (a) a community garden where horticulture is used for therapy and rehabilitation;*
- (b) the protection and preservation of the environment for the benefit of the public by the conservation or promotion of biological diversity through:
  - (i) the provision, conservation, restoration or enhancement of the natural habitat in Sydenham Garden;*
  - (ii) the maintenance or recovery of a species in its natural habitat in Sydenham Garden.**
- (c) opportunities for training for work and education; and*
- (d) opportunities for artistic and creative expression*

### **Mission Statement:**

Sydenham Garden aims to transform lives through therapeutic activities, enabling people to move forward in a supportive community environment. We aspire to be a diverse, inclusive, sustainably funded, quality assured organisation. We will continue to develop a range of high quality and inspiring activities and opportunities for the local community, primarily for those experiencing mental ill health or other significant illness.

### **Public Benefit:**

To achieve our objects, Sydenham Garden provides services to the people of Lewisham, Bromley and other South London boroughs that improve their mental and physical health, and their quality of life and provide opportunities for social interaction.

Sydenham Garden's Trustees confirm that the activities of the Charity are carried out in line with its objects, for the benefit of the public, and the impact of our work on our beneficiaries is a key criterion when deciding what activities to undertake and how best to achieve our mission. Sydenham Garden's Trustees therefore confirm that they have complied with the duty in section 4 of the Charities Act 2006 to have due regard to the public benefit guidance published by the Charity Commission in determining the activities undertaken by the Charity.

# Sydenham Garden

## Report of The Trustees for the year ended 31 March 2025

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This was the first year of our new multi-year strategic plan (in place until 2027). A new organisational business plan and strategic dashboard was developed and embedded to guide delivery across our six priority areas of delivery: Our Activities, Our Learning and Sharing, Our Volunteers, Our Environment, Supporting Our Activities and Resourcing Our Activities.

Our four strategic aims are:

1. To develop Sydenham Garden services to reach a larger cohort of co-workers (the title we give to people benefitting from our services and projects)
2. To continuously improve the effectiveness and impact of Sydenham Garden's activities
3. To solidify and diversify Sydenham Garden's funding sources
4. To increase Sydenham Garden's diversity at all levels.

We are pleased to report that across these four strategic areas:

1. We have reached a larger cohort of co-workers than last year
2. We have measured a greater impact on co-worker outcomes, with more than a 1-point average increase in co-worker wellbeing across our activities and projects this year (with an 0.6 increase in 23-24).
3. We have introduced new multi-year grant funders to our portfolio as well as extending new education contracts and introducing a new fundraising strategy
4. We have maintained Sydenham Garden's co-worker diversity

During the year we completed reports for our funding from a range of sources including Lewisham Council, Together for Mental Wellbeing, South-East London Mind, City Bridge Foundation, Mercer's Company and Henry Smith Charity amongst others. At the end of the year, we conducted surveys of our co-workers (63 respondents in total) and volunteers (33 respondents in total), with the following results:

- 100% of co-workers reported receiving the service they wanted.
- 97% of co-workers reported an increase in confidence to advocate for themselves.
- 94% of co-workers reported increased engagement with physical activity.
- 95% of co-workers reported increased confidence in health management.
- 100% of co-workers reported having met more people.
- 95% of co-workers reported having more fulfilling relationships.
- 90% of co-workers reported increased contentment with life.
- 97% of co-workers reported increased access to information.
- 51% of co-workers reported involvement in volunteering.
- 91% of volunteers reported having met more people.
- 91% of volunteers reported increased contentment with life.
- 82% of volunteers reported improved skills as a result of their volunteering.

### MANAGEMENT, STAFF AND VOLUNTEERS

#### Staff:

- Ollie Moss was appointed Head of Services on 20 May 2024.
- Beth Jaichand began maternity leave on 24 October 2024. Lowell Black was appointed Interim Director as maternity cover for this post.
- Charlene Henderson finished her contract as The Hyde Community Growing Project Facilitator on 31 October 2024.
- George Redmayne was appointed Community Activities & Volunteering Lead on 6 January 2025.

# Sydenham Garden

## Report of The Trustees for the year ended 31 March 2025

- Vani Niranjana resigned from her post as Finance Manager on 27 March 2025. Instead of replacing the post, we have contracted an external Finance Services provider (Charity Accounting Services Ltd).

Other staff whose employment continued in 2024-25 are: David Lloyd, Growing Lives Project Coordinator; Steve Prowse, Business and Premises Manager; Charlotte Dove, Garden Project Lead; Joanna Vallis, Art & Craft Project Lead; Rachael Tyndall, Outreach and Development Worker; Clare Phipps, Sow & Grow Seasonal Worker; Lauren Goddard, m.u.d Project Lead; Natalie White, African and Caribbean Project Worker; Sekha Hall, Environment Education and Biodiversity Officer; Inma Anido, Booking Host; and Vinay Thakrar, Booking Host.

The Trustees acknowledge and are very grateful to the enormous contribution of the staff, past and present, to the work of the Charity.

### Volunteers:

Our volunteers are crucial to Sydenham Garden's operations; the Trustees and staff record their gratitude for their time and effort. We had 72 people volunteering regularly for the Charity in 2024-2025, contributing on average 3 hours per week. Once again, this results in over 10,000 volunteer hours over the year.

### ATTENDANCE STATISTICS (GROUPED):

The table below shows the number of referrals and number of co-workers attending at least one session during the year, with data for previous years shown for comparison. The diversity data for our co-workers during the year is also presented. Data for 2020 – 2021 is not available as a result of Covid interrupting normal services.

	2024 -25	2023 -24	2022 -23	2021 -22	2019 -20	2018 -19	201 7-18	
<b>Number of Referrals</b>	330	277	213	258	318	441	313	
<b>People attending at least one session</b>	362	336	238	180	228	378	354	
<b>Co-worker ethnicity</b>	<b>2024 -25</b>	<b>2023 -24</b>	<b>2022 -23</b>	<b>2021 -22</b>	<b>2019 -20</b>	<b>2018 -19</b>	<b>201 7-18</b>	<b>Lewisham 2021 Census</b>
Asian	6%	4%	6%	7%	4%	9%	5%	9%
Black or Black British	22%	23%	26%	22%	21%	16%	27%	27%
Mixed	7%	7%	6%	3%	4%	12%	5%	8%
White	42%	44%	48%	47%	65%	58%	58%	52%
Other	2%	4%	2%	2%	0%	2%	3%	5%
Preferred not to say	8%	6%	7%	7%	5%	2%	2%	
Not Indicated	13%	12%	5%	12%	1%	1%	0%	
<b>Co-worker Gender</b>	<b>2024 -25</b>	<b>2023 -24</b>	<b>2022 -23</b>	<b>2021 -22</b>	<b>2019 -20</b>	<b>2018 -19</b>	<b>201 7-18</b>	<b>Lewisham 2021 Census</b>
Female	62%	64%	63%	61%	61%	50%	57%	53%
Male	24%	26%	33%	34%	37%	50%	42%	48%

# Sydenham Garden

## Report of The Trustees for the year ended 31 March 2025

Non-binary	2%	1%						
Trans	1%	1%	1%	1%	0%	0%	0%	
Other	2%	2%	1%	1%	0%	0%	0%	
Preferred not to say	1%	1%	1%	1%	1%	0%	1%	
Not indicated	8%	5%	1%	2%	1%	0%	0%	
<b>Co-worker Age</b>	<b>2024</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2019</b>	<b>2018</b>	<b>201</b>	
	<b>-25</b>	<b>-24</b>	<b>-23</b>	<b>-22</b>	<b>-20</b>	<b>-19</b>	<b>7-18</b>	
18-24	12%	13%	6%	3%	2%	2%	4%	
25-34	17%	14%	16%	12%	24%	19%	12%	
35-44	9%	13%	13%	14%	11%	10%	6%	
45-54	15%	18%	22%	17%	32%	21%	16%	
55-64	18%	17%	23%	13%	25%	14%	16%	
65-74	9%	11%	10%	13%	3%	9%	6%	
75+	11%	9%	10%	18%	3%	23%	39%	
Preferred not to say	0%	0%	0%	0%	0%	1%	1%	
Not indicated	9%	5%	0%	10%	0%	1%	0%	
<b>Co-worker sexual orientation</b>	<b>2024</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2019</b>	<b>2018</b>	<b>201</b>	
	<b>-25</b>	<b>-24</b>	<b>-23</b>	<b>-22</b>	<b>-20</b>	<b>-19</b>	<b>7-18</b>	
Heterosexual	53%	56%	69%	64%	80%	80%	79%	
Gay/Lesbian	4%	3%	3%	3%	7%	2%	1%	
Bisexual	6%	6%	3%	4%	3%	3%	1%	
Other	4%	4%	2%	2%	1%	2%	2%	
Preferred not to say	19%	21%	16%	11%	8%	12%	11%	
Not indicated	14%	10%	7%	16%	1%	1%	6%	
<b>Co-worker Disability</b>	<b>2024</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2019</b>	<b>2018</b>	<b>201</b>	
	<b>-25</b>	<b>-24</b>	<b>-23</b>	<b>-22</b>	<b>-20</b>	<b>-19</b>	<b>7-18</b>	
Yes	72%	68%	81%	63%	60%	50%	65%	
No	8%	6%	3%	1%	22%	34%	25%	
Preferred not to say	3%	3%	3%	3%	11%	14.5%	6%	
Not indicated	17%	23%	13%	33%	7%	1.5%	4%	
<b>Co-worker Religion</b>	<b>2024</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2019</b>	<b>2018</b>	<b>201</b>	<b>Lewisham</b>
	<b>-25</b>	<b>-24</b>	<b>-23</b>	<b>-22</b>	<b>-20</b>	<b>-19</b>	<b>7-18</b>	<b>2021 census</b>
Buddhist	1%	0%	3%	2%	1%	1%	3%	1%
Christian	22%	25%	29%	36%	44%	47%	61%	44%
Hindu	1%	1%	1%	0%	0%	3%	0%	2%
Jewish	0%	1%	1%	1%	1%	0%	0%	0.3%
Muslim	1%	1%	3%	2%	1%	4%	4%	7%
No Religion	18%	17%	23%	17%	35%	30%	18%	37%
Sikh	0%	0%	0%	0%	0%	0%	0%	0.2%
Other	12%	11%	4%	10%	7%	4%	3%	1%
Preferred not to say	30%	30%	26%	13%	9%	9%	9%	
Not indicated	15%	14%	10%	19%	2%	2%	2%	8%



# Sydenham Garden

## Report of The Trustees for the year ended 31 March 2025

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Throughout the year, trustees have exercised governance oversight, holding leadership to account for progress on increasing diversity throughout the organisation and reflecting the ethnic and cultural diversity of our local community.

### ACTIVITIES AND ACHIEVEMENTS

During the year, Sydenham Garden has run the following weekly sessions:

#### Adult Mental Health:

- Garden groups x 3
- Art & Craft groups x 3
- African Caribbean group x 1
- Growing Lives groups x 6
- m.u.d (Young Adults 18-25 Project) x 2
- Practical Organic Gardening (leading to an accredited qualification) x 2

#### Dementia:

- Sow & Grow groups x 3
- Monthly Growing Together Groups

#### School sessions:

- Brent Knoll specialist school sessions x 4
- Greenvale specialist school sessions x 2

#### Clubs:

- Wild Walks Club – a walking group
- Wildlife Club – a club to enjoy and learn about wildlife
- Activities Club – a club to enjoy a variety of textiles activities
- Gardening Club – a club to enjoy gardening activities

#### Additional activities:

- Monthly Sow & Grow Families Group
- Weekly Art Therapy programme run between October 2024 and May 2025
- Weekly Hyde Housing Outreach sessions on Hillcrest Close and De Frene Market Garden run between March and October 2024, reaching a further 53 people with therapeutic nature activities, and welcoming 64 people to our Big Feast and Apple Day community events.

Adult Mental Health groups are run for people recovering from ill-health in Lewisham and the surrounding boroughs. People were referred to us through Lewisham Wellbeing Hub, by secondary mental health services, or via primary care services from other boroughs. All groups have social, therapeutic, creative and training based activities at their core.

Sow & Grow groups are for people in the early stages of Dementia, and the Families group is for people in the early stages of Dementia and their carers. People were referred to these projects by the Lewisham Dementia Support Hub. Groups also have social, therapeutic and creative activities at their core, and underpin the activities with Cognitive Stimulation Therapy (CST), which is an evidence-based approach to treating dementia.

# Sydenham Garden

## Report of The Trustees for the year ended 31 March 2025

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School sessions are delivered to four classes (aged between 6 and 18) of Brent Knoll specialist school on a weekly basis and two classes of Greenvale school on a weekly basis during term time.

Clubs are led by a staff member or volunteer and are open to all current and past co-workers as well as other staff and volunteers. In December, we became part of Lewisham Local's 'Warm Welcomes' initiative for the second year. Warm Welcomes were set up to support individuals affected by increased living costs in winter. We secured a grant of £1,500 to deliver Warm Welcomes sessions from December to the end of March 2025.

### Events during the Year

In total, we received 330 referrals during the year and 362 co-workers attended at least one session.

We were pleased to hold a Spring Fair, a Summer Festival, a Winter pop-up shop (when Storm Darragh forced the cancellation of our Winter Fair) and participated in Sydenham Artist's Trail during the year. Co-workers and volunteers actively participated in these events, showing friends, family and local community members around our sites and selling tea, coffee, cake, food, plants, produce and craft items. We also held six bring and share community lunches during the year, attended by co-workers, past co-workers, volunteers and staff, receiving excellent feedback about these opportunities to participate actively in the Sydenham Garden community.

We also hosted five corporate groups during the year with 72 people participating in activities. The groups undertook work on both of our sites including constructing new timber beds; cleaning the greenhouse; digging out a clay bed, demolishing and building new composting bays as well as improving our chicken enclosure. This year, we had a total of 97 hire bookings, including church meetings, children's nature parties, reiki workshops, art workshops and charity training. We generated income of £8,875 from corporate days and venue hire which supports our charitable work.

### FINANCIAL REVIEW

Sydenham Garden would have recorded a modest excess of income over expenditures of approximately £4,857 in 2024/5, were it not for a one-off restricted gift of £125,000 from the Edward Gostling Foundation. Under the terms of the Charity Statement of Recommended Practice FRS 102, this is required to be shown as Income in the 2024-5 Accounts. Further details are set out below and in the Accounts.

For the first six months of 2025/6 we were on budget to break even, as of September 2025 however the outlook for the subsequent six months assumes an ambitious fundraising stretch target, which is yet to be secured.

In Spring 2026, a number of substantial funding commitments come to an end. Like many charities, we anticipate that securing replacement funding will be highly challenging. We have ensured that we remain agile to the funding circumstances we face and will need to adapt accordingly.

# Sydenham Garden

## Report of The Trustees for the year ended 31 March 2025

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In May 2024, we were grateful to receive £125,000 from the Edward Gostling Foundation to establish The Edward Gostling Fund. The terms of use may be summarised as:

- a. a drawdown in any year can only be made to ensure that our Cash Reserves are in accordance with our policy of holding funds of not less than six months charitable expenditure at the end of each accounting year. No amount was utilised in the financial year.
- b. after the expiry of five years from the date of the Agreement then (a) shall cease to apply and any remaining amounts in the Endowment Fund can be used "for any purpose that furthers the charitable objects of Sydenham Garden".

For this reporting year there has not been any drawdown of this restricted Fund into unrestricted Cash Reserves.

### Reserve Policy

The Trustees continued with a policy of maintaining an unrestricted reserve of approximately six months of operating costs (approximately £263,000 in the 24/25 financial year), which they consider remains appropriate given the challenges and uncertainties facing the charity. The charity is expected to achieve the target reserve through the new fundraising strategy to bring more multiyear funding. The charity holds a restricted reserve of £292,135 on fixed assets: this non-cash item is depreciated every year as set out in the accounting policies.

### Progress since the end of the year:

- Clare Phipps post as Sow & Grow Sessional Worker increased hours of delivery on 1 April 2025.
- Charlotte Dove ended her post as Garden Project Lead, moving to 1 day a week OCN Project Lead on 27 June 2025. Charlotte Henderson took up the Garden Project Lead role from that date.
- Jane McKay ended her post as Practical Organic Gardening Project Worker on 19 June 2025. Rebecca Leslie took up this position from 1 July 2025.

In total, we currently have 18 members of staff, three full-time, thirteen part-time and two on-call.

### Risk Management

The trustees have assessed the major risks to which the charity is exposed. Strategies continue to be developed to mitigate these risks and are reviewed by the Trustees at board meetings.

We began the 2025-26 financial year with 75% (£380,314) of our forecasted Grant income secured. As of 30 September 2025, we have funding applications totalling £166,443 currently being considered by a variety of funders.

During the year we have engaged the services of a Freelance Fundraiser who delivered in accordance with our multi-year funding strategy.

We recognise that charities are facing a more challenging funding environment, with growing pressures around access to sustainable grant funding. Looking forward into 2026, we have several substantial grants that will end in the first half of the year. We are aware that many of

# Sydenham Garden

## Report of The Trustees for the year ended 31 March 2025

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these are unlikely to be renewed as funders have either changed their strategy or awarded fixed-term grants with no continuation option.

Trustees are focused on planning for various potential financial outcomes to be agile and responsive to the position as it evolves. In addition, the Board are currently recruiting two new trustees with extensive fundraising expertise and networks, as well as continuing a drive to submit compelling funding applications that would, if successful, cover this potential deficit.

### **Banking Arrangements:**

CAF Bank remains our banker. Funds are placed in the Gold Savings account with an arrangement that a balance of £1,000 is maintained in our current account at the end of each day.

### **Accountants**

Carleys were re-appointed as the charitable company's accountants at the last AGM. A resolution to re-appoint Carleys for the ensuing year as independent examiner was approved at the 2025 AGM.

The report has been prepared having taken advantage of the small companies' exemption in the Companies Act 2006

Approved by the Trustees on 18 December 2025 and signed on their behalf by:



Julia Brandreth (Chair)

# Sydenham Garden

## Independent Examiner's Report to the Trustees of Sydenham Garden for the year ended 31 March 2025

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I report to the charity trustees on my examination of the accounts for the year ended 31st March 2025 which are set out on pages 13-23.

### Respective responsibilities of trustees and examiner

The Charity's Trustees and also its directors for the purposes of company law are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ("the 2006 Act"). They consider that an audit is not required for this year under Section 144 of the Charities Act 2011 ("the 2011 Act") and that they are eligible for an independent examination.

It is my responsibility to:

- examine the accounts (under S145 of the 2011 Act)
- follow the procedures laid down in the General Directions given by the Charity Commissioners (under S145(5)(b) of the 2011 Act); and
- 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 Commissioners. 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 I do not express an audit opinion on the view given by the accounts.

### Independent Examiner's Statement

In connection with my examination, I confirm that no material matters have come to my attention giving me cause to believe:

1. accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a "true and fair view" which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the Charities SORP (FRS102).

I 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.



Tanja Lawes FCA  
Carleys  
The Fitted Rigging House  
Anchor Wharf, The Historic Dockyard  
Chatham, Kent, ME4 4TZ

19 December 2025

# Sydenham Garden

## STATEMENT OF FINANCIAL ACTIVITIES

Company Reg. No. 05291164

For the Year Ended 31 March 2025

	Notes	Unrestricted Funds £	Endowment Funds £	Restricted Funds £	Total Funds 2025 £	Total Funds 2024 £
<b>Income from :</b>						
Donations and legacies	3	16,977	125,000	75	142,052	23,537
Charitable activities	4	251,006	-	233,526	484,532	377,915
Other trading activities	5	24,440	-	-	24,440	23,534
Investment Income	6	8,417	-	-	8,417	4,717
<b>Total Income</b>		<b>300,840</b>	<b>125,000</b>	<b>233,601</b>	<b>659,441</b>	<b>429,703</b>
<b>Expenditure on:</b>						
Raising funds	7	42,084	-	142	42,226	11,796
Charitable activities	7	235,327	-	252,031	487,358	433,992
<b>Total Expenditure</b>		<b>277,411</b>	<b>-</b>	<b>252,173</b>	<b>529,584</b>	<b>445,788</b>
<b>Net Income/ (expenditure)</b>		<b>23,429</b>	<b>125,000</b>	<b>(18,572)</b>	<b>129,857</b>	<b>(16,085)</b>
<b>Transfer between funds</b>	12			-	-	-
<b>Net Movement in funds</b>		<b>23,429</b>	<b>125,000</b>	<b>(18,572)</b>	<b>129,857</b>	<b>(16,085)</b>
Funds brought forward	12	228,383	-	310,707	539,090	555,175
<b>Funds carried forward</b>		<b>251,812</b>	<b>125,000</b>	<b>292,135</b>	<b>668,947</b>	<b>539,090</b>

All the above results are derived from continuing activities

# Sydenham Garden

## BALANCE SHEET

Company Reg. No. 05291164

As at 31 March 2025

	Notes	£	2025 £	£	2024 £
<b>FIXED ASSETS</b>					
Land and buildings	9		327,558		348,540
Office equipment	9		8,904		6,919
			<u>336,462</u>		<u>355,459</u>
<b>CURRENT ASSETS</b>					
Debtors	10	14,047		15,001	
Cash at bank and in hand		<u>419,070</u>		<u>255,587</u>	
Total current assets		433,117		270,588	
CREDITORS: amounts falling due within one year	11	<u>(100,632)</u>		<u>(86,957)</u>	
<b>NET CURRENT ASSETS</b>			<u>332,485</u>		<u>183,631</u>
<b>NET ASSETS TOTALS</b>			<u>668,947</u>		<u>539,090</u>
<b>THE FUNDS OF THE CHARITY</b>					
Unrestricted funds	14		251,812		228,383
Endowment funds	14		125,000		-
Restricted funds					
Fixed assets fund	14		292,135		310,707
Restricted projects	14		-		-
<b>TOTAL CHARITY FUNDS</b>			<u>668,947</u>		<u>539,090</u>

# Sydenham Garden

## BALANCE SHEET

Company Reg. No. 05291164

As at 31 March 2025

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For the year ending 31<sup>st</sup> March 2025 the Company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies. The members have not required the Company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibility for complying with the requirements of the Companies Act 2006 with respect to accounting records and for the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the Trustees on 18 December 2025 and signed on their behalf by:



Julia Brandreth  
Chair



Jon Sherman

Treasurer



# Sydenham Garden

## Notes to the Financial Statements for year ended 31 March 2025

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### 1. Accounting Policies

The financial statements have been prepared under the historical cost convention and in accordance with FRS 102, the Statement of Recommended Practice, Accounting and Reporting by Charities (SORP FRS 102), applicable accounting standards, and company law. The charity is a public benefit entity. The principal accounting policies adopted in the preparation of the financial statements are as follows:

#### Incoming Resources

Charitable trading activities: income is included in the period in which the Charity is entitled to its receipt.

#### Donations and Grants

Income from donations and grants is included in incoming resources when these are receivable. Income is also included when the charity is entitled to it, when it is probable it will be received, and the amount can be measured reliably. The exception is as follows: When donors impose conditions which must be fulfilled before the Charity becomes entitled to use such income, the income is deferred and not included in incoming resources until the pre-conditions for use have been met.

#### Resources Expended

Resources expended are included in the Statement of Financial Activities on an accrual's basis, inclusive of any VAT which cannot be recovered. All support costs are included under "charitable activities" rather than apportioned between each of the charity's activities (such as fundraising), as such an apportionment would result in small, immaterial amounts attributable to non-charitable activities. The costs and time involved of calculating such an apportionment would vastly outweigh the usefulness of doing so.

#### Pension Costs

The Charity participates in a defined contribution scheme.

#### Tangible Fixed Assets

Tangible Fixed Assets are depreciated by reference to their estimated useful lives. The rates are based on straight line basis:

<b>Funds</b>	<i>IT and garden furniture, garden equipment, bee hives, water tank, floodlights, and bicycle</i>	33%
	<i>Canopy sail and water irrigation system</i>	20%
	<i>Other equipment, fencing, buggy, heat source pump, PV panels, air conditioning, greenhouse electrics, and office furniture</i>	10%
	<i>De Frene greenhouse, hub, education hub, compost toilet, solar kit, path shelter, and sheds</i>	10%
	<i>Wynell Road Garden Buildings</i>	Length of lease
	<i>De Frene Lease</i>	Length of lease

#### Accounting

Funds held by the Charity are either:

- Unrestricted - these are funds which can be used in accordance with the charitable objects at the discretion of the Trustees.
- Designated Unrestricted - The trustees intend to investigate expansion of services and physical space.
- Restricted - these are funds that can only be used for particular restricted purposes within the objects of the Charity. Restrictions arise when specified by the donor or when funds are raised for restricted purposes.

# Sydenham Garden

## Notes to the Financial Statements for year ended 31 March 2025

 Restricted Endowment: Received from The Edward Gostling Foundation (see note 3 for more details)

### 2 Legal Status of the Charity

The Charity is a private company limited by guarantee incorporated in England and Wales. The liability of each member in the event of a winding up is limited to £1. Its registered office and business address is Sydenham Garden Resource Centre, 28A Wynell Road, London, SE23 2LW.

### 3 Income from Donation and Legacies

	Unrestricted funds	Endowment funds	Restricted funds	2025 Total	2024 Total
	£	£	£	£	£
Donations and gifts	16,977	-	75	17,052	23,537
Edward Gostling Fund	-	125,000	-	125,000	-
<b>Total from donations and legacies</b>	<b>16,977</b>	<b>125,000</b>	<b>75</b>	<b>142,052</b>	<b>23,537</b>

The Edward Gostling Fund donated £125,000 during the year as an expendable restricted endowment. For the first five years the endowment can only be used to ensure that the total charitable funds are not lower than 6 months charitable expenditure. After five years any remaining funds of the Endowment will revert to unrestricted funds

### 4 Income from Charitable activities

	Unrestricted funds	Endowment funds	Restricted funds	2025 Total	2024 Total
	£	£	£	£	£
Grants received	240,304	-	233,526	473,830	362,639
Session fee	9,365	-	-	9,365	10,460
Session produce sale	1,337	-	-	1,337	4,816
<b>Total from charitable activities</b>	<b>251,006</b>	<b>-</b>	<b>233,526</b>	<b>484,532</b>	<b>377,915</b>

### 5 Income from other trading activities

	Unrestricted funds	Endowment funds	Restricted funds	2025 Total	2024 Total
	£	£	£	£	£
Fundraising and Publicity	9,954	-	-	9,954	10,460
Rental and Corporate	14,486	-	-	14,486	13,074
<b>Total from other trading activities</b>	<b>24,440</b>	<b>-</b>	<b>-</b>	<b>24,440</b>	<b>23,534</b>

### 6 Investment income

	Unrestricted funds	Endowment funds	Restricted funds	2025 Total	2024 Total
	£	£	£	£	£
Interest Income	8,417	-	-	8,417	4,717

# Sydenham Garden

## Notes to the Financial Statements for year ended 31 March 2025

Total other income	<u>8,417</u>	-	-	<u>8,417</u>	<u>4,717</u>
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### 7 ANALYSIS OF EXPENDITURE

	Unrestricted funds £	Restricted funds £	2025 Total £	2024 Total £
<b>Fundraising expenditure</b>				
Fundraising event cost,	2,788	142	2,930	2,196
Fundraising cost	39,296	-	39,296	9,600
	<u>42,084</u>	<u>142</u>	<u>42,226</u>	<u>11,796</u>
<b>Charitable expenditure</b>				
Staff expenses	175,424	180,446	355,870	316,397
Other human resources costs	19,495	2,037	21,532	9,226
Project costs	6,694	23,097	29,791	22,273
Premises costs	26,507	150	26,657	18,642
Office expenses	13,049	35	13,084	15,848
Information Technology	10,291	-	10,291	11,835
Insurance	4,713	-	4,713	5,563
Loss on sale of FA	-	-	-	487
Depreciation	4,587	18,572	23,159	31,550
Overhead cost allocation	(27,694)	27,694	-	-
	<u>233,066</u>	<u>252,031</u>	<u>485,097</u>	<u>431,821</u>
<b>Governance Cost</b>				
Trustee Meeting and Expenses	37	-	37	371
Independent Examiner	2,224	-	2,224	1,800
	<u>2,261</u>	<u>-</u>	<u>2,261</u>	<u>2,171</u>
<b>Total charitable expenditure</b>	<u>235,327</u>	<u>252,031</u>	<u>487,358</u>	<u>433,992</u>

### 8 Staff and Pension Costs

	2025 £	2024 £
Salaries and wages	315,491	282,304
Social security costs	21,949	17,477
Pension cost (defined contribution scheme)	18,430	16,616
	<u>355,870</u>	<u>316,397</u>

# Sydenham Garden

## Notes to the Financial Statements for year ended 31 March 2025

No employee received emoluments of over £60,000 during the year (2024: nil). No trustee received any remuneration.

The average number of employees in the year was 20 (2024: 15). The equivalent full-time number of employees was 10 (2024: 9)

The Charity operates a defined contribution pension scheme for the benefit of employees. Contributions payable by the Charity for the period were £18,430 2024: £16,616).

### 9 TANGIBLE FIXED ASSETS

	Land and Buildings	Equipment and Furniture	Total
Cost	£	£	£
At 31 March 2024	595,110	55,749	650,859
Addition	-	4,162	4,162
At 31 March 2025	<u>595,110</u>	<u>59,911</u>	<u>655,021</u>
<b>Depreciation</b>			
At 31 March 2024	246,570	48,830	295,400
Charge for the year	20,982	2,177	23,159
At 31 March 2025	<u>267,552</u>	<u>51,007</u>	<u>318,559</u>
<b>Net book values</b>			
At 31 March 2025	<u>327,558</u>	<u>8,904</u>	<u>336,462</u>
At 31 March 2024	<u>348,540</u>	<u>6,919</u>	<u>355,459</u>

### 10 Debtors

	2025	2024
	£	£
Grant receivable	10,559	10,697
Prepayments	1,766	2,304
Accrued Income: Donation	1,722	2,000
	<u>14,047</u>	<u>15,001</u>

### 11 Creditors - falling due within a year

	2025	2024
	£	£
Trade Creditor's	5,357	4,405
Deferred Income	83,956	79,487
Other Creditor's	1,765	1,565
Accruals	7,434	1,500

# Sydenham Garden

## Notes to the Financial Statements for year ended 31 March 2025

Pension payable	2,120	0
	<u>100,632</u>	<u>86,957</u>

### 12 Net movement in funds

	2,025	2,024
This is stated after charging:	£	£
Depreciation	23,159	31,550
Leases/premises rent	1,170	1,020
	<u>24,329</u>	<u>32,570</u>

### 13 Commitments:

The Charity has a commitment to the National Allotments Society that expires within 983 years in respect of the lease of allotment land at De Frene Road Allotments, De Frene Road, Lewisham, London SE26, from and including 1<sup>st</sup> January 2010, to and including 31<sup>st</sup> December 3008. The lease was acquired for a premium of £3,250 with rent of £150 a year payable in advance on 1<sup>st</sup> January every year. Rent will be doubled with effect 1<sup>st</sup> January 2060 and again every 150 years after that. The total amount payable to the end of the lease in 3008 is £3,780,900. The charity is obliged to notify the Landlord within one month if they vacate, dispose to another party, or cease operations, or if there are any other circumstances in which the lease ceases to be invested in the Charity. A reasonable fee of at least £50 is payable on notification.

The Charity also holds a lease from Lewisham Council on the Queenswood Road Nature Reserve, accessed from Wynell Road, the site of the Sydenham Garden Resource Centre, which expires on 26<sup>th</sup> September 2042. A peppercorn rent was payable per annum if demanded for the first ten years to 26<sup>th</sup> September 2017. For the next five years and subsequent five-year periods, either rent is payable based on that for the immediately preceding period or at open market value. To date no amount has been specified by Lewisham Council. The Charity can vacate the lease on written notice being given to the Landlord within at least six months of vacation.

The Charity entered into an agreement in April 2022 for the hire and maintenance of the franking machine until May 2027. £224 is payable each year.

### 14 Charity funds

Fund name	At 1 April 2024	Income	Expenditure	Fund Transfer	At 31 March 2025
	£	£	£	£	£
Unrestricted Funds	228,383	300,840	(277,411)	-	251,812
Endowment Funds	-	125,000	-	-	125,000

# Sydenham Garden

## Notes to the Financial Statements for year ended 31 March 2025

### Restricted Funds

#### Fund held as cash and debtors

African Caribbean	-	9,415	(9,415)	-	-
Art Project	-	4,500	(4,500)	-	-
De Frene Growing Lives Fund	-	55,075	(55,075)	-	-
Garden Fund	-	15,000	(15,000)	-	-
Dementia Sow & Grow	-	44,500	(44,500)	-	-
Culturally diverse Youth Project	-	36,825	(36,825)	-	-
Hyde Charitable Fund	-	12,151	(12,151)	-	-
Development	-	3,000	(3,000)	-	-
TNL - Comm	-	51,685	(51,685)	-	-
Warm Welcome	-	1,450	(1,450)	-	-
	-	233,601	(233,601)	-	-

#### Funds held as tangible assets

Wynell Greenhouse	25,259	-	(1,394)	-	23,865
Garden Resource Centre building	250,521	-	(11,773)	-	238,748
De Frene Greenhouse including stove	747	-	(647)	-	100
De Frene Compost toilet	1,087	-	(432)	-	655
De Frene equipment	336	-	(336)	-	-
De Frene HUB building	5,787	-	(1,853)	-	3,934
De Frene Education Hub	782	-	(313)	-	469
Path	23,333	-	(1,667)	-	21,666
Shelter	2,855	-	(157)	-	2,698
	310,707	-	(18,572)	-	292,135

<b>Total Restricted funds</b>	<b>310,707</b>	<b>233,601</b>	<b>(252,173)</b>	<b>-</b>	<b>292,135</b>
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<b>Total Funds</b>	<b>539,090</b>	<b>659,441</b>	<b>(529,584)</b>	<b>-</b>	<b>668,947</b>
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The providers of the above restricted funds in note 14 are as follows:

- 1) The National Lottery Awards for All Fund
- 2) Together for Mental Wellbeing, The Lee Charity of William Hatcliffe, Beckenham Theatre Trust, Bentley Advancing Life Chances
- 3) The City Bridge Trust
- 4) Together for Mental Wellbeing, Shanly Foundation, the Julia & Hans Rausing Trust, HDH Wills Charitable Trust, Vandervell Foundation, Nineveh Trust
- 5) Mercers' Company, 29<sup>th</sup> May 1961 Charitable Trust
- 6) South East London Mind
- 7) Hyde Charitable Trust
- 8) The Henry Smith Foundation

# Sydenham Garden

## Notes to the Financial Statements for year ended 31 March 2025

9) The National Lottery Reaching Communities Fund

10) London Borough of Lewisham NCIL Ward

The funders of the above tangible assets are as follows:

- a) Friends of Sydenham Garden and individual Donors Greenhouse appeal, Horniman Museum, the Heritage Lottery Fund
- b) The Harold Hyam Wingate Foundation, Guys & St Thomas' Charity - PCT Development Fund, London Borough of Lewisham, Garfield Weston Foundation, The Clothworkers' Foundation, The Coutts Charitable Trust, The MacRobert Trust, The worshipful Company of Goldsmiths, Friends of Sydenham Garden and Individual Donors Building Appeal, The Percy Bilton Charity, Beatrice Laing Trust, The Tudor Trust, The Trusthouse Charitable Foundation, The Wolfson Foundation, The Henry Smith Charity, City Bridge Trust, London Borough of Lewisham Energy Fund, combined contribution from South London and Maudsley NHS Foundation Trust and NHS Lewisham and London, South London and Maudsley NHS Trust Charitable Funds
- c) London Borough of Lewisham - Social Enterprise, Big Lottery Fund - Awards for All, Big Lottery Fund - Reaching Communities
- d- Big Lottery Fund - Reaching Communities and Individual donors, Evans Cornish foundation
- g) and London Groundwork
- e) Big Lottery Fund - Reaching Communities, Evans Cornish foundation, and London Groundwork
- h) The Edward Gosling Foundation (formerly The ACT Foundation)
- i) The Clothworkers' Foundation
- j) Friends of Sydenham Garden and individual Donors Shelter Fund, Michael Dufton Memorial & Dementia Fund

Other grant funders are as follows

Barratt London	Peter Stebbings Memorial Charity
Champriss Charitable Trust	The D'Oyly Carte Charitable Trust
Edward Gostling Foundation	The Limbourne Trust
Garfield Weston Foundation	The Mrs Smith and Mount Trust
Landsec Futures Community Fund	William Allen Young Charitable Trust
Merchant Taylors' Foundation	Yorkshire Building Society
Orange Tree Trust	

Prior year comparative

Fund name	At 1 April 2023	Income	Expenditure	Fund Transfer	At 31 March 2024
	£	£	£	£	£
Unrestricted Fund	215,850	241,981	(123,105)	(106,343)	228,383

Restricted Fund

Fund held as cash and debtors

# Sydenham Garden

## Notes to the Financial Statements for year ended 31 March 2025

African Caribbean	-	-	-	-	-
Art Project	-	11,250	(47,610)	36,360	-
De Frene Growing Lives Fund	-	63,785	(69,726)	5,941	-
Garden Fund	-	5,000	(42,281)	37,281	-
Dementia Sow & Grow	-	32,503	(36,870)	4,367	-
NCIL Ward Meeting Up	-	8,100	(8,100)	-	-
OCN Practical organic gardening	-	27,000	(35,353)	8,353	-
Culturally diverse Youth Project	-	37,250	(49,860)	12,610	-
Hyde Charitable Fund	-	2,834	(4,265)	1,431	-
	-	187,722	(294,065)	106,343	-
<b>Funds held as tangible assets</b>					
Wynell Greenhouse	26,624	-	(1,365)	-	25,259
Garden Resource Centre building	264,747	-	(14,226)	-	250,521
De Frene Greenhouse including stove	1,501	-	(754)	-	747
De Frene Compost toilet	1,845	-	(758)	-	1,087
De Frene equipment	1,224	-	(888)	-	336
De Frene HUB building	7,806	-	(2,019)	-	5,787
De Frene Education Hub	1,188	-	(406)	-	782
Buggy	5,779	-	(5,779)	-	-
Path	25,000	-	(1,667)	-	23,333
Shelter	3,611	-	(756)	-	2,855
	339,325	-	(28,618)	-	310,707
<b>Total Restricted funds</b>	<b>339,325</b>	<b>187,722</b>	<b>(322,683)</b>	<b>106,343</b>	<b>310,707</b>
<b>Total Funds</b>	<b>555,175</b>	<b>429,703</b>	<b>(445,788)</b>	<b>-</b>	<b>539,090</b>

### 15 Analysis of net assets between funds

Current year	Unrestricted funds	Endowment funds	Restricted funds tangible assets	Restricted project funds	2025 Total
	£	£	£	£	£
Fixed assets	44,327	-	292,135	-	336,462
Current assets	308,117	125,000	-	-	433,117
Current liabilities	(100,632)	-	-	-	(100,632)



# Sydenham Garden

## Notes to the Financial Statements for year ended 31 March 2025

Net assets at 31st March 2025	251,812	125,000	292,135	-	668,947
Prior year	Unrestricted funds	Endowment funds	Restricted funds tangible assets	Restricted project funds	2024 Total
	£	£	£	£	£
Fixed assets	44,752	-	310,707	-	355,459
Current assets	270,588	-	-	-	270,588
Current liabilities	(86,957)	-	-	-	(86,957)
Net assets at 31st March 2024	228,383	-	310,707	-	539,090

### 16 Related Party Transactions

The charity received donations from the Trustees in the year of £260 (2024: £100). No payments were made to related parties in the year (2024: nil).

### 17 Trustees Expenses

Trustees are entitled to claim travel and subsistence and other expenses related to carrying out their duties at Sydenham Garden. There were no expenses in the year (2024: nil).

### 18 Independent Examiner's Fee

£1,890 was accrued in the year being the cost of the independent examination for 2025 (2024: £1,800).

### 19 Volunteers

During the year the Charity had 72 volunteers that supported it on a weekly basis. The Charity has benefitted from these unpaid volunteers, and this is not recognised in the financial statements.

### 20 Government Grants

Government grants, including local government and NHS Trusts, have provided funds of £118,250 in the year being 25% of total grant income (2024: £157,183- 42%).