Sydenham Garden

Trustees' Annual Report

and

Financial Statements

For the year ended 31st March 2026

V12 19.11.26

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

Sydenham Garden

Report of The Trustees for the year ended 31 March 2026

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Headlines for the year

Reach and impact
We delivered therapeutic horticulture, creative, and nature-based programmes across both our sites, reaching 376 co-workers (beneficiaries); an increase on the previous year. We measured a greater impact on co-worker outcomes than in any previous year, maintaining strong diversity across our co-worker community, and with 100% of co-workers surveyed reporting having received the service they wanted.

Finances
Total income for the year to 31 March 2026 was £646,018 against total costs of £565,501, of which approximately 74% related to staffing. This resulted in a surplus for the year.

Responding to funding pressure
A reduction in grant funding required us to reduce a project and reshape our staffing, accordingly, making one post redundant. Despite this, we maintained the breadth of our programme offer across adult mental health, dementia, outdoor education, and community activities.

Governance
We strengthened our Board this year with the recruitment of three new Trustees, bringing expertise in EDI, fundraising, and income generation, alongside two dedicated fundraising staff joining the staff team.

Volunteers
72 people volunteered regularly with us this year, contributing on average three hours each per week, totalling over 10,000 hours volunteered. 93% of volunteers surveyed this year reported that volunteering with Sydenham Garden had helped develop new skills or improve their existing skills.

Voice and influence
Our co-workers hosted an event for mental health professionals from statutory and voluntary services, sharing their lived experience of accessing care. We also responded to the Government's consultation on welfare reform, gathering and submitting our community's views on proposed changes to PIP and Universal Credit.

Sydenham Garden

Report of The Trustees for the year ended 31 March 2026

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 1st April 2025:

	Position held / relevant dates
Kehinde Adeogun	Appointed as Trustee 05/08/20, Vice Chair since 02/12/2022, re-elected 18/12/2025
Julia Brandreth	Appointed as Trustee 04/04/19, Chair since 13/06/19, re-elected as Trustee and Chair 22/11/2023, resigned 19/06/2026
Sir Stephen Michael Bullock	Appointed as Trustee 06/12/18, re-elected 19/11/24, resigned 03/06/26
Chris Edwards	Appointed as Trustee 12/02/26
Gill Fewins	Appointed as Trustee 12/02/26
Jullen 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, retired 29/08/26
Laura Elizabeth Reynolds	Appointed as Trustee 07/11/22, elected 23/11/22, appointed as Vice Chair 09/03/2023, re-elected 18/12/2025
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
Reece St Omer	Appointed as Trustee 12/02/26
Anne Sykes	Appointed as Trustee 05/07/18, re-elected 18/12/2025
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, retired 25/08/26

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

Sydenham Garden

Report of The Trustees for the year ended 31 March 2026

Co Directors:	Lowell Black & Beth Jaichand (Returned from Maternity leave January 2026)
Charity Number:	1108100
Company Number:	05291164 (Company Limited by Guarantee, registered in England & 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 ME4 4TZ

The Trustees present their report for the financial year ending 31st March 2026.

This report has been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with FRS 102 (second edition, October 2019), referred to as "Charities SORP (FRS 102) 2019", and the special provisions of Part 15 of the Companies Act 2006 relating to small companies. It incorporates the directors' report required by company law. No Trustee can serve for a period exceeding nine years from the date of their joining the Board.

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.

Three new Trustees were recruited this year; one to lead our Equity, Inclusion and Diversity work, and two with a focus on Fundraising, Income Generation and Commissioning.

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 2025/26 period (24/25: 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 are referred to a copy of the NCVO Trustee guidance on its website. 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 achieving them. Day to day management is delegated to the Co-Directors.

Trustees' Meetings:
The Board of Trustees met eight times during the year. The Officers sub-group met a similar number of times during the year.

Trustee Sub-Committees:
During the financial year, two of the Trustee Sub-Committees met Quarterly. These Committees are Finance and Governance (Chair: Jon Sherman) and, Services and People (Chair: Anne Sykes). Our Fundraising subcommittee was on hiatus whilst trustees were recruited to lead this area, and is now in full operation.

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 aim to improve the mental and physical health, and quality of life of people referred to it (who we refer to as co-workers) and which provide opportunities for social interaction.

We do this by offering weekly activities as part of a placement on one of our therapeutic programmes:
- African & Caribbean Project (based at Wynell Road Resource Centre)

- Art & Craft Project (based at Wynell Road Resource Centre)
- Garden Project (based at Wynell Road Resource Centre)
- Growing Lives Project (based at De Frene Market Garden)
- m.u.d Project for people aged 18-25 (based across both sites)
- Sow & Grow for people with Dementia (based at Wynell Road Resource Centre)
- OCN Project (based at Wynell Road Resource Centre)

We also offer weekly drop-in clubs, run by volunteers and open to anyone who has finished their therapeutic placement with us:

- Art Club (based at De Frene Market Garden)
- Cosy, Creative Club (based at Wynell Road Resource Centre)
- Gardening Club (based at Wynell Road Resource Centre)
- Social Strolls Club (based in Mayow Park)
- Wildlife Club (based across both sites)

In addition, we provide weekly session for classes from three local special education providers:

- Brent Knoll School
- Green Vale School
- Education My Life Matters

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.

This was the second year of our strategic plan (in place until 2027). An organisational business plan and strategic dashboard sit alongside the plan to guide delivery across our six priority areas, which are: 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 measured the strongest co-worker wellbeing outcomes since we began monitoring in 2022. Using SWEMWBS (the Short Warwick-Edinburgh Mental Wellbeing Scale), a validated questionnaire that tracks change in mental wellbeing before and after support, we recorded an average score increase of more than 2 points this year, double the 1-point increase seen in 2024–25. 56% of co-workers showed overall improvement in their wellbeing scores, up from 51% the previous year. Independent research on the SWEMWBS scale treats an increase of around 1 point as a meaningful improvement in wellbeing (Shah et al.2018 responsiveness study).
3. We have introduced new multi-year unrestricted grant funders to our portfolio
4. We have maintained strong diversity across our co-worker community, with shifts this year, including an increase in co-workers from Black and Black British backgrounds, more closely reflecting Lewisham's population - alongside some movement in gender balance that we will continue to monitor.

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 (64 respondents in total) and volunteers (41 respondents in total), with the following results:

Co-workers

- 100% of co-workers reported receiving the service they wanted.
- 98% reported an improved connection to nature through coming to Sydenham Garden
- 95% felt they had more access to information.
- 92% felt more content with life in general, reflecting the broad wellbeing impact of Sydenham Garden.
- 92% said their relationships with others are more fulfilling, highlighting the social value of the SG community.

Volunteers

- 95% of volunteers have met more people by volunteering at Sydenham Garden
- 76% felt that volunteering has improved their confidence in supporting others
- 93% felt that volunteering has helped develop new skills or improve existing skills
- 85% felt that volunteering had improved their connection to nature

How well did we do?

This year we delivered therapeutic horticulture, creative, and nature-based programmes across both our Wynell Road and De Frene sites, reaching 376 co-workers in total. While a reduction in grant funding required us to reduce Growing Lives sessions from five to three per week and reshape our staffing accordingly, we maintained the breadth of our programme offer across adult mental health, dementia, outdoor education, and community activities. Where capacity reduced, we prioritised the quality and continuity of existing placements, and our survey data, including 100% of co-workers surveyed reporting they received the service they wanted, reflects that this approach was successful.

Our successes support our aims and objectives

The results above demonstrate progress across all four of our strategic aims. The number of co-workers reached reflects our first aim to grow the cohort we serve. Record wellbeing outcomes, with SWEMWBS scores rising by more than 2 points on average and 56% of co-workers showing overall improvement, our strongest results since we began measuring in 2022, reflect our second aim to continuously improve effectiveness and impact. The addition of new multi-year unrestricted funding to our portfolio, alongside the recruitment of two dedicated fundraising staff and two fundraising trustees, reflects our third aim to solidify and diversify income. And our maintained co-worker diversity data reflects our fourth aim to increase diversity at all levels of the organisation.

Long-term impact on individuals and on society

Sydenham Garden's model is designed to support people over sustained periods rather than through time-limited interventions. Many co-workers engage with our services for months (with therapeutic placements lasting up to a year), transitioning from placements on projects as their needs and confidence develop. Our Clubs, drop-in activities facilitated by volunteers, exist specifically to provide continuity for people who have completed structured therapeutic programmes, ensuring there is no abrupt ending to the relationships and routines that have supported their recovery. The qualitative evaluation gathered across our programmes reflect this long-term orientation: co-workers describing renewed confidence to leave the house, to engage with their communities, and to take on new roles, including one co-worker who became a trustee of another local charity.

Beyond individual beneficiaries, our work generates wider social benefit. This year, the Growing Lives project hosted an event for mental health professionals from statutory and voluntary services, sharing the lived experience of accessing mental health care and leading tours of the De Frene Market Garden. The dialogue this created is an example of how Sydenham Garden's work extends beyond its direct participants, amplifying service user voices to influence how care is delivered more broadly across South East London.

Sydenham Garden also took an active role in national policy debate, responding to the Government's consultation on welfare reform. We gathered the views of people accessing our services and community members, many of whom rely on Personal Independence Payment and Universal Credit, through a comments box, phone and email feedback, and a facilitated group session. Our response reflected deep anxiety about proposed changes to the benefits system, the additional costs of disability, the complexity of the application process, and the knock-on effects on carers and children. We submitted these findings formally to the Government as part of the Pathways to Work consultation, and we will continue to amplify our co-workers' voices with decision-makers. This is an example of how Sydenham Garden's work extends beyond therapeutic benefit to active civic participation, ensuring that the experiences of people living with mental health conditions and Disabilities are heard at a policy level. We are also concerned that the changes made to Universal Credit may increase demand on services like ours without the corresponding funding to meet it. This is not a challenge we can resolve directly, but we are responding by continuing to amplify our co-workers' voices with decision-makers and by monitoring the implications for our own service planning as the reforms take effect.

This year we also undertook our first Social Return on Investment analysis, working with an independent consultant to build a framework for understanding the economic value our work generates for the wider health and care system. The analysis identifies six areas where our work creates measurable value: reduced unnecessary GP visits among participants with long-term conditions; the preventative value of community support sessions; avoided hospital admissions for higher-need co-workers; the economic contribution of volunteer time; delayed entry into residential care for people living with dementia; and improved wellbeing for family carers. We now have a credible, structured framework for evidencing our value to funders and commissioners and that our current cost of delivery sits below the cost of a GP appointment and well below community mental health contacts. This confirms something we have long known from our service users' experience; Sydenham Garden isn't an optional extra that sits outside the health and care system. We are part of how people stay well before they reach crisis, working alongside GPs and statutory mental health services, and doing so cost-effectively.

Alongside many small charities in the sector, Sydenham Garden faced a number of operational and financial challenges in 2025-26:

We recognise that charities are facing an increasingly challenging funding environment, with a marked reduction in accessible grant opportunities compared to previous years. Sydenham Garden has felt this directly: our pipeline of funding applications fell from around £200,000 at the end of March last year to just over £66,000 this year. Three substantial grants came to an end in Spring 2026, with two further project funds ending in autumn 2026, many of which are unlikely to be renewed as funders have either changed strategic priorities or awarded fixed-term grants with no continuation option. As a result, a deficit is anticipated for 2026/27; this would be fully covered under our reserves and endowment policy, which provides for planned use of the Edward Gostling endowment fund in years such as this.

Alongside this, the trustee Board has focused on scenario planning to respond to the potential funding risks we face. We are encouraged that two new trustees with extensive fundraising expertise and networks joined the Board this year, and that two dedicated fundraising staff have taken up post, significantly strengthening our capacity to respond.

Continued pressure on NHS and community mental health services means more people are being referred to Sydenham Garden, often as an accessible source of support in their area. While rising referrals reflect the trust placed in our model, they also create pressure on our capacity to offer timely placements without compromising the quality and continuity that underpin our outcomes. Into 2026-27 this has meant temporarily closing full waiting lists. Looking ahead, we see this as a sustained pressure rather than a temporary one, and it reinforces the case for the funding diversification and local investment work already underway.

MANAGEMENT, STAFF AND VOLUNTEERS

Staff:

- Beth Jaichand returned from maternity leave on 14 January 2026.
- Lowell Black remained in post as Interim Co Director as job share with Beth Jaichand.
- Charlotte Dove resigned from their post as Garden Project Lead on 27 June, remaining as OCN Project Lead.
- Charlene Henderson was appointed Garden Project Lead on 16 June 2025
- Clare Phipps post as Sow & Grow Sessional Worker increased hours of delivery on 1 April 2025.
- Jane McKay resigned from their post as Practical Organic Garden Project Worker on 19 Jun 2025
- Laurel Goddard was redeployed from their role as m.u.d project Lead to Community Activities & Volunteering Lead, replacing George Redmayne who retired on 17 October 2025.
- Rebecca Leslie was appointed as Practical Organic Garden Project Worker on 1 July 2025

Other staff whose employment continued into 2025-26 are:
David Lloyd, Growing Lives Project Coordinator (until end of May 2026); Steve Prowse, Business and Premises Manager; Joanna Vallis, Art & Craft Project Lead; Rachael Tyndall, Outreach and Development Worker; Rosie Hollands, Sow & Grow 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 2025-2026, 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.

	25-26	24-25	23-24	22 -23	21-22	19 -20	18-19	
Number of Referrals	351	330	277	213	258	318	441	
People attending at least one session	376	362	336	238	180	228	378	

Co-worker ethnicity	25-26	24-25	23-24	22-23	21-22	19-20	18-19	Lewisham 2021 Census
Asian	5%	6%	4%	6%	7%	4%	9%	9%
Black/Black British	23%	22%	23%	26%	22%	21%	16%	27%
Mixed	7%	7%	7%	6%	3%	4%	12%	8%
White	36%	42%	44%	48%	47%	65%	58%	52%
Other	3%	2%	4%	2%	2%	0%	2%	5%
Preferred not to say	12%	8%	6%	7%	7%	5%	2%	
Not Indicated	14%	13%	12%	5%	12%	1%	1%	
Co-worker Gender	**25-26**	**24-25**	**23-24**	**22-23**	**21-22**	**19-20**	**18-19**	**Lewisham 2021 Census**
Female	57%	62%	64%	63%	61%	61%	50%	53%
Male	29%	24%	26%	33%	34%	37%	50%	48%
Non-binary	2%	2%	1%					
Trans	1%	1%	1%	1%	1%	0%	0%	
Other	1%	2%	2%	1%	1%	0%	0%	
Preferred not to say	3%	1%	1%	1%	1%	1%	0%	
Not indicated	7%	8%	5%	1%	2%	1%	0%	
Co-worker Age	**25-26**	**24-25**	**23-24**	**22-23**	**21-22**	**19-20**	**18-19**	
18-24	9%	12%	13%	6%	3%	2%	2%	
25-34	17%	17%	14%	16%	12%	24%	19%	
35-44	12%	9%	13%	13%	14%	11%	10%	
45-54	15%	15%	18%	22%	17%	32%	21%	
55-64	17%	18%	17%	23%	13%	25%	14%	
65-74	11%	9%	11%	10%	13%	3%	9%	
75+	12%	11%	9%	10%	18%	3%	23%	
Preferred not to say	0%	0%	0%	0%	0%	0%	1%	
Not indicated	7%	9%	5%	0%	10%	0%	1%	
Co-worker sexual orientation	**25-26**	**24-25**	**23-24**	**22-23**	**21-22**	**19-20**	**18-19**	
Heterosexual	52%	53%	56%	69%	64%	80%	80%	
Gay/Lesbian	3%	4%	3%	3%	3%	7%	2%	
Bisexual	3%	6%	6%	3%	4%	3%	3%	
Other	5%	4%	4%	2%	2%	1%	2%	
Preferred not to say	24%	19%	21%	16%	11%	8%	12%	
Not indicated	13%	14%	10%	7%	16%	1%	1%	
Co-worker Disability	**25-26**	**24-25**	**23-24**	**22-23**	**21-22**	**19-20**	**18-19**	
Yes	73%	72%	68%	81%	63%	60%	50%	
No	8%	8%	6%	3%	1%	22%	34%	
Preferred not to say	5%	3%	3%	3%	3%	11%	14.5%	
Not indicated	14%	17%	23%	13%	33%	7%	1.5%	
Co-worker Religion	**25-26**	**24-25**	**23-24**	**22-23**	**21-22**	**19-20**	**18-19**	**Lewisham 2021 census**
Buddhist	1%	1%	0%	3%	2%	1%	1%	1%

Christian	23%	22%	25%	29%	36%	44%	47%	44%
Hindu	1%	1%	1%	1%	0%	0%	3%	2%
Jewish	0%	0%	1%	1%	1%	1%	0%	0.3%
Muslim	2%	1%	1%	3%	2%	1%	4%	7%
No Religion	14%	18%	17%	23%	17%	35%	30%	37%
Sikh	0%	0%	0%	0%	0%	0%	0%	0.2%
Other	10%	12%	11%	4%	10%	7%	4%	1%
Preferred not to say	35%	30%	30%	26%	13%	9%	9%	
Not indicated	14%	15%	14%	10%	19%	2%	2%	8%

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 5
- m.u.d (Young Adults 18-25 Project) x 2 (closed in October 2025 at end of funding, reopened April 2026)
- 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
- My Education Life Matters x1

Weekly Volunteer-Led Clubs:
- Social Strolls Club – a walking group in our local park
- Wildlife Club – a club to enjoy and learn about wildlife
- Cosy Creative Club – a club to enjoy a variety of textiles activities and social space
- 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

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.

School sessions are delivered to four classes (aged between 6 and 18) of Brent Knoll specialist school on a weekly basis, two classes of Greenvale school and one class from Education, My Life Matters provision 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 third year. Warm Welcomes was set up to support individuals affected by increased living costs in winter. We secured a grant of £1,450 to deliver Warm Welcomes sessions from December 2025 to the end of March 2026 as part of our weekly Cosy Creative Club.

Events during the Year

In total, we received 276 referrals during the year and 376 co-workers attended at least one session.

We were pleased to hold a Spring Fair, a Summer Festival and a Winter Fair and we also participated in Sydenham Artists 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 seven 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 101 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 48 hire bookings, including church meetings, children's nature parties, reiki workshops, art workshops and charity training. We generated income of £8,726 from corporate days and venue hire which supports our charitable work.

FINANCIAL REVIEW

Total income for the year to 31 March 2026 was £646,018. The previous year's income totalled £659,441 but this included a one-off legacy of £125,000. Our total costs rose 7% to £565,501, of which 74% related to staffing costs. As a result, we closed the year 25/26 with an operating surplus of £80,517 (prior year: surplus £4,857 before the above legacy). This surplus largely reflects the timing of grant receipts and will fund expenditure during 26/27.

Net current assets were £439,628 (2025: £332,485), reflecting the restricted fund income received in 25/26 for 26/27. Total net assets increased from £668,947 to £749,464, an increase of £80,517 matching the year's operating surplus. Within this total, unrestricted funds rose from £251,812 to £278,956, restricted funds increased from £292,135 to £345,508 reflecting both the increase of restricted project funds and ongoing depreciation of restricted tangible assets, and the £125,000 endowment fund which remained unchanged.

In Spring 2026, a number of substantial funding commitments came to an end, with two further project funds ending in autumn 2026. Like many charities, securing replacement funding is highly challenging,

with a distinct decrease in accessible funding opportunities. While we have ensured that we remain as agile to the funding environment, we have needed to reduce project staffing, including making one post redundant, and will need to continue to adapt.

In response to the funding environment, we have restructured our approach to income generation, moving to two dedicated roles with distinct focus: one on grants, trusts, and commissioning opportunities, and the other on donor income, corporate partnerships, and wider fundraising relationships. This split allows each role the capacity to build deeper expertise and relationships in their area, rather than spreading effort thinly across a broad and increasingly competitive funding landscape. We have also begun raising awareness of legacy giving among our community, and to grow income from room and event hire as a complementary, less grant-dependent revenue stream.

We are realistic that these changes will take time to bear fruit, and that the current reduction in accessible grant funding across the sector is a structural challenge that cannot be solved through fundraising capacity alone. Trustees and senior staff continue to monitor the funding pipeline closely and to plan for a range of financial scenarios, recognising that diversifying income sources is a multi-year endeavour rather than a single-year fix.

Reserve Policy

In 2025/26 the Trustees continued with a policy of maintaining an unrestricted cash reserve of approximately six months operating costs (which was approximately £269,000 for the 25/26 financial year), which they consider remains appropriate given the challenges and uncertainties facing the charity. The total unrestricted reserves as of year-end were £278,956, which is close to our forecasted six months of operating costs. There is also the £125,000 of cash related to the Edward Gostling Endowment fund which is available to cover unrestricted costs.

Progress since the end of the year:

- Vashti Henry was appointed Community Activity & Volunteering Lead on 2026
- Laurel Goddard returned to their post of m.u.d Project Lead on 1 April 2026, with Vashti Henry taking up responsibility for Volunteer Programme.
- David Lloyd left his post as Growing Lives Project Coordinator on 29 May 2026
- Kaye-d-ann Henry was appointed Interim Garden Project Worker on 1 June 2026
- In total, we currently have 18 members of staff, of which 16 are 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 2026-27 financial year with £271,133 of our forecasted Grant income secured, in addition to funds received in 2025-26 for use in 2026-27. We continue to make funding applications in order to secure future activities, whilst recognising that charities are facing an increasingly challenging funding environment, with a marked reduction in accessible grant opportunities compared to previous years. Looking into 2026-27, several substantial grants will end in the first half of the year, many of which are unlikely to be renewed as funders have either changed their strategic priorities or awarded fixed-term grants with no continuation option.

Trustees are actively planning for a range of financial scenarios to remain agile as the position evolves. We are encouraged that two new trustees with extensive fundraising expertise and networks joined the Board this year, and that two dedicated fundraising staff take up post in June 2026, significantly strengthening our capacity to respond positively. We continue to submit funding applications and remain focused on diversifying our income base to reduce reliance on any single funder or funding stream.

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 examiners at the last AGM in December 2025. A resolution to re-appoint Carleys for the ensuing year as independent examiner will be tabled at the 2026 AGM.

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

Approved by the Trustees on 19 November 2026 and signed on their behalf by:

Jon Sherman
Treasurer and Interim Chair

Sydenham Garden

Independent Examiner's Report to the Trustees of Sydenham Garden for the year ended 31 March 2026

I report to the charity trustees on my examination of the accounts for the year ended 31st March 2026 which are set out on pages 16-26.

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 November 2026

Sydenham Garden

STATEMENT OF FINANCIAL ACTIVITIES

Company Reg. No. 05291164

For the year ended 31 March 2026

	Notes	Unrestricted Funds	Endowment Funds	Restricted Funds	Total Funds 2026	Total Funds 2025
		£	£	£	£	£
Income from :						
Donations and legacies	**3**	15,067	-	2,990	18,057	142,052
Charitable activities	**4**	231,010	-	369,300	600,310	484,532
Other trading activities	**5**	21,458	-	-	21,458	24,440
Investment Income	6	6,193	-	-	6,193	8,417
Total Income		**273,728**	**-**	**372,290**	**646,018**	**659,441**
Expenditure on:						
Raising funds	**7**	32,214	-	-	32,214	42,226
Charitable activities	**7**	214,370	-	318,917	533,287	487,358
Total Expenditure		**246,584**	**-**	**318,917**	**565,501**	**529,584**
Net Income/ (expenditure)		**27,144**	**-**	**53,373**	**80,517**	**129,857**
Transfer between funds	12	-	-	-	-	-
Net Movement in funds		**27,144**	**-**	**53,373**	**80,517**	**129,857**
Funds brought forward	**12**	251,812	125,000	292,135	668,947	539,090
Funds carried forward		**278,956**	**125,000**	**345,508**	**749,464**	**668,947**

All the above results are derived from continuing activities

Sydenham Garden

BALANCE SHEET

Company Reg. No. 05291164

As at 31 March 2026

	Notes	£	2026 £	£	2025 £
FIXED ASSETS					
Land and buildings	9		303,902		327,558
Office equipment	9		5,934		8,904
			309,836		336,462
CURRENT ASSETS					
Debtors	10	13,993		14,047	
Cash at bank and in hand		444,700		419,070	
Total current assets		458,693		433,117	
CREDITORS: amounts falling due within one year	11	(19,065)		(100,632)	
NET CURRENT ASSETS			439,628		332,485
NET ASSETS TOTALS			**749,464**		**668,947**
THE FUNDS OF THE CHARITY					
Unrestricted funds	14		278,956		251,812
Endowment funds	14		125,000		125,000
Restricted funds					
Fixed assets fund	14		270,850		292,135
Other restricted funds	14		74,658		-
TOTAL CHARITY FUNDS			**749,464**		**668,947**

For the year ending 31st March 2026 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 19 November 2026 and signed on their behalf by:

Jon Sherman
Treasurer and Interim Chair

1. Accounting Policies

The financial statements have been prepared under the historical cost convention and in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with FRS 102 (second edition, October 2019) ("Charities SORP (FRS 102) 2019"), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), and the Companies Act 2006.

The charity is a public benefit entity as defined by FRS 102. The principal accounting policies adopted in preparing the financial statements are set out below:

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:

IT and garden furniture, garden equipment, bee hives, water tank, floodlights, and bicycle	*33%*
Canopy sail and water irrigation system	*20%*
Other equipment, fencing, heat source pump, PV panels, air conditioning, greenhouse electrics, and office furniture	*10%*
De Frene greenhouse, hub, education hub, compost toilet, solar kit, path shelter, and sheds	*10%*
Wynell Road Garden Buildings (See note 13)	*Length of lease*
De Frene Lease Premium (see note 13)	*Length of lease*

Fund 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.

- 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.
- Restricted Endowment: Received from The Edward Gostling Fund (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 Donations and Legacies	Unrestricted funds	Endowment funds	Restricted funds	2026 Total	2025 Total
	£	£	£	£	£
Donations and gifts	15,067	-	2,990	18,057	17,052
Edward Gostling Fund	-	-	-	-	125,000
Total from donations and legacies	**15,067**	**-**	**2,990**	**18,057**	**142,052**

The Edward Gostling Fund donated £125,000 during 2024-25 as an expendable restricted endowments which is brought forward in this financial year. For the first five years the endowment can only be used to ensure that the total charitable funds are not lower than 6 months forecast 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	2026 Total	2025 Total
	£	£	£	£	£
Grants received	219,441	-	369,300	588,741	473,830
Session fees	9,576	-	-	9,576	9,365
Session produce sales	1,993	-	-	1,993	1,337
Total from charitable activities	**231,010**	**-**	**369,300**	**600,310**	**484,532**

5 Income from other trading activities	Unrestricted funds	Endowment funds	Restricted funds	2026 Total	2025 Total
	£	£	£	£	£
Fundraising and Publicity	12,732	-	-	12,732	9,954
Rental and Corporate	8,726	-	-	8,726	14,486
Total from other trading activities	**21,458**	**-**	**-**	**21,458**	**24,440**

6 Investment income	Unrestricted funds £	Endowment funds £	Restricted funds £	2026 Total £	2025 Total £
Interest Income	6,193	-	-	6,193	8,417
Total other income	**6,193**	**-**	**-**	**6,193**	**8,417**

7 Analysis of Expenditure

	Unrestricted funds £	Restricted funds £	2026 Total £	2025 Total £
Fundraising expenditure				
Fundraising event cost	5,049	–	5,049	2,930
Fundraising cost	27,165	–	27,165	39,296
Total fundraising expenditure	**32,214**	**–**	**32,214**	**42,226**
Charitable expenditure				
Staff expenses	94,442	265,767	360,209	355,870
Other human resources costs	58,143	2,705	60,848	21,532
Project costs	5,170	24,018	29,188	29,791
Premises costs	20,709	–	20,709	26,657
Office expenses	18,232	100	18,332	13,084
Information Technology	9,727	54	9,781	10,291
Insurance	4,538	–	4,538	4,713
Depreciation	5,341	21,285	26,626	23,159
Overhead cost allocation	(4,988)	4,988	–	–
Trustee Meeting and AGM Expenses	656	–	656	37
Independent Examiner	2,400	–	2,400	2,224
Total charitable expenditure	**214,370**	**318,917**	**533,287**	**487,358**

8 Staff and Pension Costs

	2026	2025
	£	£
Salaries and wages	316,801	315,491
Social security costs	24,952	21,949
Pension cost (defined contribution scheme)	18,456	18,430
	360,209	**355,870**

No employee received emoluments of over £60,000 during the year (2025: nil). No trustee received any remuneration.

The average number of employees in the year was 15 (2025: 20). The equivalent full-time number of employees was 10 (2025:10)

The Charity operates a defined contribution pension scheme for the benefit of employees. Contributions payable by the charity for the period were £18,456 (2025: £18,430)

9 Tangible fixed assets

	Land and Buildings		Equipment and Furniture		All assets	Total	
	Unrestricted funds	Restricted funds	Unrestricted funds	Restricted funds	Unrestricted funds	Restricted funds	All funds total
Cost	£	£	£	£	£	£	£
At 31 March 2026	49,026	546,084	30,644	29,267	79,670	575,351	655,021
Depreciation							
At 31 March 2025	13,603	253,949	21,740	29,267	35,343	283,216	318,559
Charge for the year	2,371	21,285	2,970	-	5,341	21,285	26,626
At 31 March 2026	**15,974**	**275,234**	**24,710**	**29,267**	**40,684**	**304,501**	**345,185**
Net book values							
At 31 March 2026	**33,052**	**270,850**	**5,934**	**-**	**38,986**	**270,850**	**309,836**
At 31 March 2025	35,423	292,135	8,904	-	44,327	292,135	336,462

10 Debtors

	2026	2025
	£	£
Grant receivable	1,909	10,559
Prepayments	1,969	1,766
Other Debtors	8,393	–
Accrued Income: Donation	1,722	1,722
	13,993	**14,047**

11 Creditors falling due within a year

	2026	2025
	£	£
Trade Creditors	4,375	5,357
Deferred Income	-	83,956
Other Creditors	1,765	1,765
Accruals	11,169	7,434
Pension contributions payable	1,756	2,120
	19,065	**100,632**

12 Net movement in funds

	2,026	2,025
This is stated after charging:	£	£
Depreciation	26,626	23,159
Leases/premises rent	1,020	1,170
	27,646	**24,329**

13 Commitments:

The Charity has a commitment to the National Allotments Society that expires within 982 years in respect of the lease of allotment land at De Frene Road Allotments, De Frene Road, Lewisham, London SE26, from and including 1st January 2010, to and including 31st December 3008. The lease was acquired for a premium of £3,250 with rent of £150 a year payable in advance on 1st January every year. Rent will be doubled with effect 1st January 2060 and again every 150 years after that. The total amount payable to the end of the lease in 3008 is £3,780,750. 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 26th September 2042. A peppercorn rent was payable per annum if demanded for the first ten years to 26th 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 or sought 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.

Given the specific terms of these leases, the charity believes that these are correctly not capitalised under the terms of FRS 102 as the majority of the risks and rewards of ownership do not accrue to it, although it has a right-of-use.

14 Charity funds

Fund name	At 1 April 2025	Income	Expenditure	Fund Transfer	At 31 March 2026
	£	£	£	£	£
Unrestricted Funds	251,812	273,728	(246,584)	-	278,956
Endowment Funds	125,000	-	-	-	125,000
Restricted Funds					
Other restricted funds					
African and Caribbean project	-	9,791	(9,791)	-	-
Art and craft project	-	21,500	(21,500)	-	-
Growing Lives project	-	57,828	(57,828)	-	-
Garden project	-	62,039	(62,039)	-	-
Sow and Grow project	-	72,700	(42,700)	-	30,000
M.U.D project	-	10,540	(10,540)	-	-
Lewisham NCIL	-	5,602	(5,602)	-	-
National Lottery (Volunteering & OCN) project		130,490	(85,832)	-	44,658
Lewisham Warm Welcome		1,800	(1,800)	-	-
Total: Other restricted funds	***-***	***372,290***	***(297,632)***	***-***	***74,658***
Fixed assets fund					
Wynell:					
Greenhouse	23,865	-	(869)	-	22,996
Resource Centre building	238,748	-	(15,552)	-	223,196
Path	21,666	-	(1,668)	-	19,998
Shelter	2,698	-	(515)	-	2,183
	286,977	-	*(18,604)*	-	*268,373*
De Frene:					
Greenhouse including stove	100	-	(63)	-	37
Compost toilet	655	-	(328)	-	327
HUB building	3,934	-	(1,916)	-	2,018
Education Hub	469	-	(374)	-	95
	5,158	-	*(2,681)*	-	*2,477*
Total: Fixed assets fund	**292,135**	**-**	**(21,285)**	**-**	**270,850**
Total Restricted funds	**292,135**	**372,290**	**(318,917)**	**-**	**345,508**
Total Funds	**668,947**	**646,018**	**(565,501)**	**-**	**749,464**

Unrestricted grant funders are as follows:

The Henry Smith Foundation, The Limbourne Trust, Peter Stebbings Memorial Charity, Landsec Futures Community Fund, Maudsley Charity, Garfield Weston Foundation, Lloyds Bank Foundation, Souter Charitable Trust, Shanly Foundation

The providers of the above restricted funds in note 14 are as follows:

African and Caribbean project: The National Lottery Awards for All Fund
Art and craft project: Together for Mental Wellbeing
Growing Lives project: The City Bridge Trust
Garden project: Together for Mental Wellbeing, Shanly Foundation, the Julia & Hans Rausing Trust, Richer Sounds Foundation, Sir Jules Thorn Charitable Trust
Sow and Grow project: Mercers' Company
M.U.D project: South East London Mind, Woodroffe Benton Foundation
Lewisham NCIL: London Borough of Lewisham NCIL Ward
National Lottery (Volunteering & OCN project: The National Lottery Reaching Communities Fund
Lewisham Warm Welcome: London Borough of Lewisham

The funders of the above tangible assets are as follows:

Wynell Road:

Greenhouse: Friends of Sydenham Garden and individual Donors Greenhouse appeal, Horniman Museum, the Heritage Lottery Fund

Resource Centre: 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

Path: The Clothworkers' Foundation

Shelter: Friends of Sydenham Garden and individual Donors Shelter Fund, Michael Dufton Memorial & Dementia Fund

De Frene Market Garden:

Greenhouse: London Borough of Lewisham – Social Enterprise, Big Lottery Fund - Awards for All, Big Lottery Fund - Reaching Communities
Compost Toilet: Big Lottery Fund - Reaching Communities and Individual donors
Equipment: Evans Cornish foundation and London Groundwork
Hub building: Big Lottery Fund - Reaching Communities, Evans Cornish foundation, and London Groundwork
Education Hub: The Edward Gostling Foundation (formerly The ACT Foundation)

Prior year comparative

Fund name	At 1 April 2024 £	Income £	Expenditure £	Fund Transfer £	At 31 March 2025 £
Unrestricted Fund	228,383	300,840	(277,411)	-	251,812
Endowment Funds	-	125,000	-	-	125,000
Restricted Fund					
Other restricted funds					
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)	-	-
Development	-	3,000	(3,000)	-	-
TNL - Comm	-	51,685	(51,685)	-	-
Culturally diverse Youth Project	-	36,825	(36,825)	-	-
Hyde Charitable Fund	-	12,151	(12,151)	-	-
Warm Welcome	-	1,450	(1,450)	-	-
Total: Other restsricted funds	-	233,601	(233,601)	-	-
Fixed assets fund					
Wynell:					
Greenhuse	25,259	-	(1,394)	-	23,865
Resource Centre building	250,521	-	(11,773)	-	238,748
Path	23,333	-	(1,667)	-	21,666
Shelter	2,855	-	(157)	-	2,698
	301,968	-	(14,991)	-	286,977
De Frene:					
Greenhouse including stove	747	-	(647)	-	100
Compost toilet	1,087	-	(432)	-	655
Equipment	336	-	(336)	-	-
HUB building	5,787	-	(1,853)	-	3,934
Education Hub	782	-	(313)	-	469
	8,739	-	(3,581)	-	5,158
Total: Fixed assets fund	***310,707***	***-***	***(18,572)***	***-***	***292,135***
Total Restricted funds	**310,707**	**233,601**	**(252,173)**	**-**	**292,135**
Total Funds	**539,090**	**534,441**	**(529,584)**	**-**	**668,947**

15 Analysis of net assets between funds

Current year	Unrestricted funds	Endowment funds	Restricted: Fixed assets fund	Restricted: other restricted funds	2026 Total
	£	£	£	£	£
Fixed assets	38,986	-	270,850	-	309,836
Current assets	259,035	125,000	-	74,658	458,693
Current liabilities	(19,065)	-	-	-	(19,065)
Net assets at 31st March 2026	**278,956**	**125,000**	**270,850**	**74,658**	**749,464**

Prior year	Unrestricted funds	Endowment funds	Restricted: Fixed assets fund	Restricted: other restricted 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)
Net assets at 31st March 2025	**251,812**	**125,000**	**292,135**	**-**	**668,947**

16 Related Party Transactions

The charity received donations from the Trustees in the year of £185 (2025: £260). No payments were made to related parties in the year (2025: 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 (2025: nil).

18 Independent Examiner's Fee

£2,400 was accrued in the year being the cost of the independent examination for 2026 (2025: £1,810).

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 £98,152 being 17% of total grant income (2025: £118,250- 25%).