East London Waterworks Park

Company number: 13154915

Charity number: 1199414

Report and financial statements

for the 12 months ended

31 March 2026

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East London Waterworks Park is incorporated in England and Wales as a charitable company (Company number: 13154915).
It is also a registered charity in England and Wales (Charity number: 1199414).
The registered office is at 45 Lyne Crescent, Walthamstow, London, E17 5HY.

Reference and administrative details

Directors:	Abigail Woodman	Chair (appointed 25/01/21)
	Peter Mudge	Director (appointed 25/01/21)
	Nathan Miller	Director (appointed 22/11/21)
	Hannah Griffiths	Director (appointed 04/01/25; resigned 12/01/26)
	Cecilia Lindstrom	Director (appointed 24/10/25; resigned 12/01/26)

Company Secretary: Abigail Woodman

Company number: 13154915

Charity number: 1199414

Registered office: 45 Lyne Crescent, Walthamstow, London, E17 5HY

Independent Examiner: Thomas Maddocks FCA FMAAT

Bankers

The Co-operative Bank plc
P.O. Box 101
1 Balloon Street
Manchester, M60 4EP

The Charity Bank Ltd
Fosse House
182 High Street
Tonbridge, TN9 1BE

The directors present their report and financial statements for the twelve months ended 31 March 2026.

The directors confirm that the financial statements comply with current statutory requirements, the memorandum and articles of association and the Statement of Recommended Practice: Accounting and Reporting by Charities (SORP) applicable to charities preparing their accounts in accordance with FRS 102.

Structure, governance and management

East London Waterworks Park was incorporated as a company limited by guarantee on 25 January 2021. It became a charitable company on 6 December 2021, and was registered as a charity by the Charity Commission for England and Wales on 22 June 2022. It is governed by a Memorandum of Association and Articles of Association.

While East London Waterworks Park originated as a community group and wants to retain the camaraderie associated with a community project, we are cognisant that East London Waterworks Park must be a professional organisation, with robust policies and procedures, and an experienced management team. We have, therefore, worked hard to develop an organisational structure that blends a de-centralised sociocratic model of decision-making, enabling a volunteer-run organisation to function effectively, with a more traditional approach to management and decision-making that ensures accountability.

East London Waterworks Park is a sociocratic organisation and decisions are made according to sociocratic principles of governance. Work is carried out by groups called 'circles', and there are currently seven circles: governance, communications, fundraising, technology, design, inclusivity and learning. Each circle is responsible for its own workstream and reports back to the parent circle, the hub. Decisions are made by consent not consensus, and there is consent when no one has a valid objection. This enables the organisation to work through issues collaboratively, but also ensures that decisions *are* made and can be made quickly. Everyone involved belongs to at least one circle. The hub meets every two weeks and the circles meet every two weeks or every four weeks depending on their workload.

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To ensure the organisation is owned and managed by the community, a clear pathway to membership has been established, centring on active involvement in the day-to-day activities of the project. Anyone can attend a meeting to find out about our work; they are a guest. If they get involved, they become a friend. And friends who demonstrate their ongoing commitment to the project can apply to become members (the equivalent of shareholders in a charitable company).

Throughout the period covered by this report, the governance circle was East London Waterworks Park's management team. It set the organisation's strategic direction, managed all contractual relationships, and ensured the charity met its legal and financial obligations. It also developed, or supported the development of, the policies and procedures that ensure East London Waterworks Park was, and continues to be, well-organised. The work of the governance circle, like the work of the other circles, was overseen by the hub so that everyone involved in the project had an opportunity to understand and contribute to its work. This gave the management team a depth and breadth of experience to draw on, and ensures organisation-wide buy-in for all major decisions.

Throughout the period covered by this report, East London Waterworks Park's directors (otherwise referred to as 'trustees') belonged to the governance circle and attended most hub meetings. They also attended regular Finance sub-committee and Executive sub-committee meetings after governance circle meetings, and met four times a year at board meetings, to formally discuss and approve decisions according to the charitable company's Articles of Association. The directors are appointed from the membership and elected at the Annual General Meeting.

In June 2025, Abigail Woodman expressed a desire to step back from day-to-day volunteering with the charity and from her role as chair of the charity, the hub and the governance circle. Efforts were made to recruit a direct replacement from within the organisation, but it was eventually agreed that the role was too big for one person and too big for a volunteer. As a result, in early 2026, the charity decided to introduce a formal division between the board and operational work, and to recruit a new chair to lead the board and a paid CEO. It was always envisaged that, once we purchased the Thames Water depot site, we would transition from a volunteer-run organisation to a community-led

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organisation with paid employees. While we have not, as yet, purchased the site, we do have several projects that are complicated and bigger than anything else we have done so far, and we decided it was critical to appoint a paid CEO who can prioritise East London Waterworks Park and take us to the next level.

Hannah Griffiths and Cecilia Lindstrom resigned from the board to focus on operational work in January 2026. Abigail Woodman, Peter Mudge and Nathan Miller chose to remain on the board. Miriam Burke was appointed as East London Waterworks Park's first CEO and first employee on 1 April 2026. Recruitment for additional directors is underway, and a new chair will be appointed from their midst in due course. The recruitment process is open: the advert is on East London Waterworks Park's website, has been shared in local networks, and has also been posted on volunteering websites such as Reach Volunteering. We are particularly keen to hear from professionals who are also rooted in the communities we serve, people with connections to Hackney, Waltham Forest, or the wider Lower Lea Valley, and people from global majority backgrounds. We believe a board that reflects the diversity of East London is both a governance strength and a statement of what we stand for. We actively encourage applications from people who bring both professional expertise and lived connection to this place and its communities. We also welcome applicants who have not held trustee roles before.

East London Waterworks Park has no related parties or close relationships with other charities.

Objects and activities

Until 27 January 2026, East London Waterworks Park's object was:

> to promote the conservation, preservation and improvement of the physical and natural environment for the public benefit by purchasing land, opening it up to public access and returning it to nature, and by promoting biodiversity and prudent use of natural resources.

It was amended, by special resolution, on 27 January 2026 to better reflect East London Waterworks Park's work and is now:

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to promote the conservation, preservation and improvement of the physical and natural environment for the public benefit by: 1) purchasing land, opening it up to public access and returning it to nature; 2) promoting biodiversity and prudent use of natural resources; 3) empowering and educating people by helping them gain new knowledge and skills.

The directors have complied with their duty to have due regard to the guidance on public benefit published by the Charity Commission in exercising their powers and duties. They have ensured East London Waterworks Park's programme of activities is always in line with the charity's object.

East London Waterworks Park is a community-led charity working to reconnect people and nature. Starting from nature-first principles, and with inclusivity at the heart of everything we do, we work with communities to co-design spaces to unlock a chain of positive changes that culminate in the long-term transformation of people and place.

Our work includes:

- co-designing East London Waterworks Park with the East London community, working towards purchasing a 14-acre Thames Water depot in Waltham Forest and transforming it into a biodiverse urban park with free, accessible wild swimming and welcoming community spaces
- co-designing other nature-first spaces on disused or brownfield land in London, returning land to nature in collaboration with local communities to encourage long-term community stewardship
- hosting engagement, education, and empowerment activities that build skills, confidence and deeper connections to nature.

The site of the future East London Waterworks Park is currently owned by the Secretary of State for Levelling Up, Housing and Communities, and managed by LocatED, the Department for Education's arms-length property company. A long-anticipated planning application for a secure children's home has yet to materialise and so, without a definitive decision on the future of the site, our first strategic aim continues to be 'buy the land'. We have, therefore, continued to lobby local, regional and national government to support the project, and to work with planning consultants and legal professionals to ensure we are ready to respond to the planning application if and when it is submitted.

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Our second strategic aim is 'build an inclusive community that supports our efforts to buy the land'. We have, therefore, continued to co-design the park through extensive listening and collaborative design workshops, exploring how we will return the site to nature and promote biodiversity and prudent use of natural resources, and how we will ensure the park is fully accessible and welcoming to the whole community.

Our third strategic aim is 'build ourselves into a legitimate, powerful organisation that local, regional and national government wants to work with'. We have, therefore, been developing projects that enable us to establish and support community-run green and blue spaces in London, beyond the confines of the Thames Water depot site, and we currently have three projects underway:

1. Aldriche Way Estate: Part of the 'Wildways: Along the Ching' project, East London Waterworks Park has partnered with Waltham Forest Council to design and deliver a programme of community listening and co-design workshops to create plans that will see selected areas of the estate transformed into biodiverse and climate-resilient green and blue spaces. We will also upskill local residents and establish a resident stewardship group to manage the green spaces once they have been established.
2. Greenwich Peninsula: East London Waterworks Park has received funding from The London Community Fund and Knight Dragon to design and deliver a wild forest glade in Central Park. This is a pilot project, which may in time lead to a bigger re-wilding project in Central Park or elsewhere on the Peninsula.
3. Limehouse: East London Waterworks Park is in discussions with the Greater London Authority to take on a site in Limehouse, with the long-term aim of transforming it into a vibrant community green space.

Throughout the period covered by this report, East London Waterworks Park was a volunteer-run organisation, with no paid members of staff. Volunteers are essential to all we do and we couldn't operate without them.

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Achievements and performance

In September, the inclusivity circle celebrated the launch of *Community Voices: Shaping East London Waterworks Park*, a report that summarises the findings of East London Waterworks Parks' four-year community research project, 'The Listening Project'. Through the research, under-represented communities have been given a real voice in shaping the future park. Instead of approaching inclusion in an abstract box-ticking way, the project reveals how really listening to people can ensure green spaces are truly inclusive and welcoming, that they are places where everyone belongs. This co-design approach challenges the traditional top-down model of urban development, and we believe the key takeaways will resonate far beyond the boundaries of East London Waterworks Park, and will be of interest to government at all levels as well as people working in the built environment sector. The report was launched at two events supported by The National Lottery and the Mayor of London, as part of the Mayor's Community Weekend 2025.

Community Voices: Shaping East London Waterworks Park was followed up, in December, by the Inclusive Design Proposal, which integrates the report's findings into our vision for East London Waterworks Park and demonstrates how to create urban green spaces that make everyone feel welcome.

The design circle has continued to run co-design workshops to enable local people to explore and refine the proposals for the park. Co-design workshops have now taken place on the following proposals:

- dry habitats
- wetlands habitats
- forest school space
- swimming ponds
- circular economy
- buildings
- ethnobotany.

The inclusivity circle and the design circle are also using the £2,000 prize money we were awarded after winning the New London Architecture People's Choice Award in 2024, and an additional £2,000 grant from the Chapman Charitable Trust, to continue to listen to

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people whose voices have been strategically underrepresented in urban environmental projects. These conversations will provide the design circle with more feedback on learning in nature, swimming in nature, community reuse and community spaces. In time, the feedback received will be incorporated into the second iteration of the proposals.

Throughout the year, the design circle collaborated with Shakespeare Walk Adventure Playground to build a giant swing and an outdoor kitchen, with food planting spaces and a rainwater harvesting system, based on ideas developed by the young people who visit the playground. It also hosted a London Festival of Architecture event on 21 June 2025, on the theme of 'Voices', where guests were guided along site perimeter walks and were able to take part in four different workshops: Storytelling in nature, Voice tree workshop, Collective zine making, and Seed sowing. They could also shelter under a sunshade assembled from borrowed and recycled materials, including retired climbing ropes, worn-out boat sails and large pieces of fabric.



The Voice tree workshop invited participants to reflect on multiple questions exploring inclusion and presence in East London Waterworks Park, including 'Whose voice is heard in this space?', 'Whose voice isn't heard but should be?', 'If the park could speak, what would it say?', and 'What message would you leave for others who visit?'.

A number of key themes emerged: the healing power of nature for peace and wellbeing, the importance of care and shared responsibility for shared spaces, the desire for belonging and connection with others in the park, preserving the wild Nature of the park, and listening to usually muted voices.

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The learning circle has also been hard at work providing opportunities for students to use East London Waterworks Park as a live case study. At East London Waterworks Park, opportunities for learning:

- connect with nature
- are sustainably open-access
- are inclusive and interdependent
- are experiential and interdisciplinary
- facilitate coordinated self-direction
- encourage change through joy and hope.

At Waltham Forest College in June 2025, East London Waterworks Park facilitated Green Skills Week. Students learned about water conservation, green infrastructure and sustainable plumbing techniques, and they used this information to design a prototype for a sustainable drainage system for their college, incorporating inclusivity and circular economy principles, and considering the environmental impact of their designs.

Rennie Llewellyn, Head of Plumbing at Waltham Forest College said: 'Having sustainability practitioners and volunteers from East London Waterworks Park come into the college to facilitate collaborative workshops has encouraged the students creatively, creating a space where they can explore out-of-the-box ideas while feeling safe to make mistakes. The great thing about this skills week is that we're catching the students at the grassroot, early stages of their careers, where they're most creative and their ideas aren't limited by what they already know. Through doing this project, we're stretching them a lot, and it's giving them a challenge that they're rising to.'

Other learning projects that ran between April 2024 and March 2025 include:

- April 2025 to June 2025: Students from Worcester Polytechnic Institute (WPI) in Massachusetts, USA worked with East London Waterworks Park and local schools to prototype inclusive green infrastructure.
- April 2025 to May 2025: Working with Hackney Council's Climate Education team, circular economy co-design sessions were delivered to pupils at Kingsmead Primary School. Daubney Primary School and Gainsborough Primary School.

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- May 2025 to August 2025: University of Sheffield students worked with the inclusivity circle to develop and implement the listening programme funded by the New London Architecture People's Choice Award prize money.
- June 2025: East London Waterworks Park attended Waltham Forest College's SEND Job Fair, where students took part in practice interviews and co-design card activities centred on community reuse and circular economics.
- October 2025: UCL's Ecology and Data Science MSc students worked with the design circle, using custom-built surveying software to identify, label and map tree species abundance around the site.
- January to April 2026: The design circle mentored Ecology and Data Science MSc students and Ecology and Urban Engineering MSc students to complete a Nature Smart challenge exploring how soil microbiome and vegetation data can guide the design of self-sustaining dry habitats on contaminated ground.
- March to April 2026: The public programme mentored students from Worcester Polytechnic Institute (WPI) in Massachusetts, USA, through their qualifying project which focused on community gardens in London generally and the transformation of Aldriche Way Estate specifically.

While much of East London Waterworks Park's work is community-facing, we also recognise the importance of developing our volunteering ecosystem and improving the way we communicate with volunteers, supporters and the wider community. Following feedback from volunteers we have been working on improving our onboarding process, so it is less reliant on specific individuals and helps people joining East London Waterworks Park quickly find out how to contribute to our work in a way that is meaningful for them and for the organisation. The technology circle has also been developing a new website to improve our internal and external communications, and eleven volunteers from the fundraising circle attended bid writing training.

Our annual volunteer-monitoring survey, which was conducted in November 2025, confirmed that our efforts to ensure our volunteers reflect the diverse boroughs in which we primarily work is bearing fruit:

- 53% of our volunteers are from a global majority background, compared with 40% in 2024.

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- 26% of volunteers identify as LGBTQIA+, compared with 22% in 2024.
- The age profile is significantly younger than it has been in previous years, with the percentage of volunteers under 30 increasing from 24% in 2024 to 30% this year and the percentage of volunteers over 50 decreasing from 35% in 2024 to 11% this year.

However, the number of volunteers who have graduated from higher education – 96% – is significantly higher than the national average and we need to do more work to make volunteering with East London Waterworks Park more attractive to people from wider educational backgrounds. More practical, hand-on project should support this goal.

Reporting performance

Our focus over the course of the year has been to prioritise our third strategic aim: to 'build ourselves into a legitimate, powerful organisation that local, regional and national government wants to work with'. This focus has involved two related but distinct workstreams.

Firstly, we have succeeded in securing three projects: Aldriche Way Estate with Waltham Forest Council, Greenwich Peninsula with London Community Fund, and Limehouse with the Greater London Authority. These will enable us to demonstrate that our nature-first, community-first approach to co-creating green and blue spaces is robust and delivers positive outcomes for nature, for community and for government.

Secondly, we have been developing relationships with funders and have secured four small grants that will enable us to develop a proven track record of delivering on our promises. These are:

- £930 Mayor's Community Weekend London 2025 grant, to run two events to launch the *Community Voices: Shaping East London Waterworks Park* report.
- £2,000 Chapman Charitable Trust grant, to support our work continuing to listen to people whose voices have been strategically underrepresented in urban environmental projects.
- £3,500 London Community Trust grant, to plant a small orchard in Central Park on the Greenwich Peninsula. This will be supported by an additional £3,500 match funding from Knight Dragon in due course.
- £5,000 D'Oyly Carte Charitable Trust grant, to support core costs.

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We have also secured a £15,472 contract with Waltham Forest Council to deliver the Aldriche Way Estate project.

Financial review

During the twelve months to 31 March 2026, income totalling £31,982, came from four sources:

1. £18,202 from interest
2. £6,430 from restricted grants
3. £5,000 from unrestricted grants
4. £1,072 from donations and Gift Aid associated with donations
5. £7 royalties from the sale of t-shirts via teemill.com
6. £1,271 from income from charitable projects

During the same period, expenditure, totalling £11,615, focused on two main areas:

1. £502 on raising funds
2. £6,664 on public engagement and representation (including £3,031 on support costs)
3. £4,449 on public programme (including £3,030 on support costs)

At year end, the Charity Bank savings account – where the money donated to buy the site is held as designated funds – held £602,484.

The remaining funds, totalling £37,421, have been carried forward. £31,921 is unrestricted.

East London Waterworks Park has no employees.

Reserves policy

Currently, East London Waterworks Park has minimal administrative costs, but maintains reserves necessary to meet committed project costs for the next few years. As at 31 March 2026, unrestricted reserves stood at £634,405 (2025: £619,538) and will be used to fund future activity costs, and restricted reserves stood at £5,500 (2025: £Nil).

Going concern

The directors believe there to be no uncertainty about East London Waterworks Park's ability to continue as a going concern.

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Principal risks and uncertainties

Risk	Likelihood (1–5, with 5 being highest)	Severity (1–5, with 5 being highest)	Mitigation
East London Waterworks Park fails to convince local, regional and national government that it is an organisation that can be trusted to transform an industrial depot into a community-owned biodiverse park.	4	5	Our third strategic aim is 'build ourselves into a legitimate, powerful organisation that local, regional and national government wants to work with' and we are developing projects that enable us to establish and support community-run green and blue spaces in London to build trust in our ability to deliver an ambitious project like East London Waterworks Park.
East London Waterworks Park cannot buy the land it wants to transform into a community-owned biodiverse park.	5	5	We will oppose the planning application which, if approved, will signal the end of the East London Waterworks Park dream. However, if it proves impossible to buy the site, donations already received towards buying the land will be used to support relevant, local projects in accordance with the charity's object as described in the fundraising campaign.

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East London Waterworks Park is unable to meet its commitments if all work is carried out by volunteers.	3	5	We recognise the need to transition to a more sustainable structure. Our first paid member of staff – our new CEO – started work on 1 April 2026 and one of their most important tasks is to develop a more sustainable organisational structure, introducing a paid leadership team alongside an inspiring and hyper-functioning volunteer ecosystem.
We are unable to secure sufficient income to operate once we employee paid staff.	3	5	The fundraising circle will build on its successes this year to increase grant funding, and the CEO is specifically tasked with developing income streams to pay for all employees.

Plan for the future

Our focus for the forthcoming financial year is threefold:

1. East London Waterworks Park is currently entirely run by volunteers but we recognise the need to transition to a more sustainable structure. We want to introduce paid employees to ensure we can deliver the exciting projects planned in 2026 and beyond, while retaining our strong community-led ethos. Our new CEO will be working on this, as well as ensuring we have an income stream to finance the increase in costs.
2. We will continue to co-create our vision for East London Waterworks Park with the community, and will deliver community-led rewilding and nature-recovery projects across London in partnership with landowners, local authorities and other stakeholders.
3. If it materialises, we will oppose a planning application to build a secure children's home on the land we want to transform into East London Waterworks Park. The site is Metropolitan Open Land, with the same status as Green Belt, and it should be

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protected from development of any kind. East London Waterworks Park will bring myriad benefits to the area and improve health and wellbeing for thousands of people. It will link the marshes of the Lower Lea Valley back together, creating acres of new habitat for wildlife during a climate and ecological emergency. Natural swimming ponds will provide inclusive opportunities for open-water swimming. Listed heritage buildings from the East London Waterworks Company era will be brought back into use for the community. A forest school will educate a new generation of children about living in harmony with nature. This vision is too precious to lose to a facility that can and should be built somewhere else, somewhere that is not protected Metropolitan Open Land.

Statement of responsibilities of the directors

The directors of East London Waterworks Park are responsible for preparing the directors' annual report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the directors to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the East London Waterworks Park and of the incoming resources and application of resources, including the income and expenditure, of the East London Waterworks Park for that period. As a registered charity, these financial statements have been prepared in accordance with the rules laid down for trustees. Trustees are required to:

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

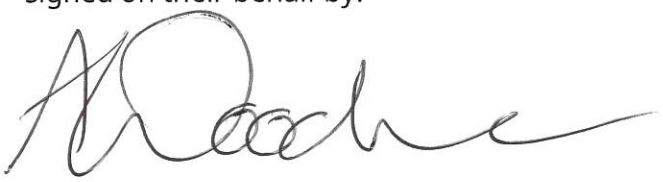
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The directors are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the East London Waterworks Park and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the East London Waterworks Park and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The directors are responsible for the maintenance and integrity of the corporate and financial information included on the East London Waterworks Park's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Members of the company guarantee to contribute an amount not exceeding £1 to the assets of the company in the event of winding up. The total number of such guarantees at the time of writing is 18. The directors are members of the company but this entitles them only to voting rights. The directors have no beneficial interest in the company.

The directors' annual report has been approved by the directors on 27/8/26 and signed on their behalf by:



Abigail Woodman
Chair

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Independent Examiner's Report to the directors of East London Waterworks Park

I report to the company directors on my examination of the accounts of the company for the year ended 31 March 2026.

Respective responsibilities of trustees and examiner

As the directors of East London Waterworks Park you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of your charitable company's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act') and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charitable company as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

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This report is made solely to the company's directors, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. My work has been undertaken so that I might state to the company's directors those matters I am required to state to them in an independent examiner's report and for no other purpose, To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the company and the company's directors as a body, for my work or for this report.

Signature:  Date: 11 September 2026

Thomas Maddocks FCA FMAAT

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It is also a registered charity in England and Wales (Charity number: 1199414).
The registered office is at 45 Lyne Crescent, Walthamstow, London, E17 5HY.

STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING INCOME AND EXPENDITURE ACCOUNT) FOR THE YEAR ENDED 31 MARCH 2026

	Note	Unrestricted funds 2026 £	Restricted funds 2026 £	Total funds 2026 £	*Total funds 2025 £*
Income from:					
Donations and legacies	2	**6,072**	**6,430**	**12,502**	*4,817*
Other trading activities	3	**1,278**	**-**	**1,278**	*2,087*
Investments	4	**18,202**	**-**	**18,202**	*18,454*
Total income		**25,552**	**6,430**	**31,982**	*25,358*
Expenditure on:					
Charitable activities	5	**10,685**	**930**	**11,615**	*13,591*
Total expenditure		**10,685**	**930**	**11,615**	*13,591*
Net movement in funds		**14,867**	**5,500**	**20,367**	*11,767*
Reconciliation of funds:					
Total funds brought forward		**619,538**	**-**	**619,538**	*607,771*
Net movement in funds		**14,867**	**5,500**	**20,367**	*11,767*
Total funds carried forward		**634,405**	**5,500**	**639,905**	*619,538*

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

The notes on pages 24 to 34 form part of these financial statements.

EAST LONDON WATERWORKS PARK
(A company limited by guarantee)
REGISTERED NUMBER: 13154915

BALANCE SHEET
AS AT 31 MARCH 2026

	Note		2026 £		2025 £
Current assets					
Debtors	9	**5,554**		*1,560*	
Investments	10	**602,484**		*583,782*	
Cash at bank and in hand		**35,178**		*34,196*	
		643,216		*619,538*	
Creditors: amounts falling due within one year	11	**(3,311)**		-	
Net current assets			**639,905**		*619,538*
Total net assets			**639,905**		*619,538*
Charity funds					
Restricted funds	12		**5,500**		-
Unrestricted funds					
Designated funds	12	**602,484**		*583,782*	
General funds	12	**31,921**		*35,756*	
Total unrestricted funds	12		**634,405**		*619,538*
Total funds			**639,905**		*619,538*

The Company was entitled to exemption from audit under section 477 of the Companies Act 2006.

The members have not required the company to obtain an audit for the year in question in accordance with section 476 of Companies Act 2006.

The Directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

The financial statements have been prepared in accordance with the provisions applicable to entities subject to the small companies regime.

The financial statements were approved and authorised for issue by the Directors and signed on their behalf by:

.....
Abigail Woodman
Chair
Date: 7/9/26

The notes on pages 24 to 34 form part of these financial statements.

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2026

	2026 £	*2025* *£*
Cash flows from operating activities		
Net cash used in operating activities	**1,482**	*(7,491)*
Interest from investments	**18,202**	*18,454*
Purchase of short term deposits	**(18,702)**	*(583,782)*
Net cash used in investing activities	**(500)**	**(565,328)**
Change in cash and cash equivalents in the year	**982**	**(572,819)**
Cash and cash equivalents at the beginning of the year	**34,196**	*607,015*
Cash and cash equivalents at the end of the year	**35,178**	*34,196*

The notes on pages 24 to 34 form part of these financial statements

1. Accounting policies

1.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

East London Waterworks Park meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

1.2 Going concern

The Directors do not consider that there are any sources of estimation or uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities.

1.3 Income

Income, including income from government and other grants, is recognised when the charitable company has entitlement to the funds, any performance conditions attached to the income have been met, it is probable that the income will be received and that the amount can be measured reliably.

Grants are credited to income when they are receivable unless they are for activities relating specifically to a specific future period, in which case they are deferred to that period. Income received under contracts for services is recognised in the financial statements in proportion to the percentage of completion of the contract.

Donated professional services and facilities are recognised as income when the charitable company has control over the item or received the service, any conditions associated with the donation have been met, the receipt of economic benefit from the use by the charitable company of the item is probable and that economic benefit can be measured reliably. In accordance with the Charities SORP (FRS 102), volunteer time is not recognised so refer to the trustees' annual report for more information about their contribution.

On receipt, donated gifts, professional services and donated facilities are recognised on the basis of the value of the gift to the charitable company, which is the amount the company would have been willing to pay to obtain services or facilities of equivalent economic benefit on the open market; a corresponding amount is then recognised in expenditure in the period of receipt.

The recognition of income from legacies is dependent on establishing entitlement, the probability of receipt and the ability to estimate with sufficient accuracy the amount receivable. Evidence of entitlement to a legacy exists when the Company has sufficient evidence that a gift has been left to them (through knowledge of the existence of a valid will and the death of the benefactor) and the executor is satisfied that the property in question will not be required to satisfy claims in the estate. Receipt of a legacy must be recognised when it is probable that it will be received and the fair value of the amount receivable, which will generally be the expected cash amount to be distributed to the Company, can be reliably measured.

1. Accounting policies (continued)

1.3 Income (continued)

Grants are included in the Statement of financial activities on a receivable basis. The balance of income received for specific purposes but not expended during the period is shown in the relevant funds on the Balance sheet. Where income is received in advance of entitlement of receipt, its recognition is deferred and included in creditors as deferred income. Where entitlement occurs before income is received, the income is accrued.

1.4 Fund accounting

Unrestricted funds are available to spend on activities that further any of the purposes of the charitable company.

Designated funds are unrestricted funds which the directors have decided at their discretion to set aside to use for a specific purpose.

Restricted funds are donations which the donor has specified are to be solely used for particular areas of the charitable company's work or for specific projects undertaken by the company.

1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

Costs of raising funds comprise of trading costs and the costs incurred by the charitable company in inducing third parties to make voluntary contributions to it, as well as the cost of any activities with a fundraising purpose.

Expenditure on charitable activities includes the costs of delivering services and other activities undertaken to further the purpose of the charitable company and their associated support costs. Where costs cannot be directly attributed, they have been allocated to activities on a basis consistent with their use of resources.

Grants payable are charged in the year when the offer is made except in those cases where the offer is conditional, such grants being recognised as expenditure when the conditions attaching are fulfilled. Grants offered subject to conditions which have not been met at the year end are noted as a commitment, but not accrued as expenditure.

Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

1. Accounting policies (continued)

1.6 Allocation of support costs

Support costs are those functions that assist the work of the charitable company but do not directly undertake charitable activities. Support costs comprise the overhead costs of the central function.

Governance costs are the costs associated with the governance arrangements of the charitable company. These costs are associated with constitutional and statutory requirements and include any costs associated with the strategic management of the company's activities.

Support and governance costs are allocated to each of the activities on the following basis which is an estimate of the amount of time attributable to each activity:

	2025/26	2024/25
Purchase and rewilding of land	0.0%	40.0%
Public engagement and empowerment	50.0%	60.0%
Public programme	50.0%	0.0%

1.7 Debtors

Trade and other debtors are recognised at the settlement amount due. Prepayments are valued at the amount prepaid.

1.8 Cash at bank and in hand

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

1.9 Creditors and provisions

Creditors and provisions are recognised when the charitable company has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

Liabilities are recognised at the amount that the Company anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised in the Statement of financial activities as a finance cost.

1.10 Government grants

Government grants relating to tangible fixed assets are treated as deferred income and released to the Statement of financial activities upon the completion of the relevant performance-related conditions. Other grants that are not subject to performance-related conditions are credited to the Statement of financial activities as the grant proceeds are received. Grants received prior to the revenue recognition criteria being satisfied are recognised as a liability.

2. Income from donations and legacies

	Unrestricted funds 2026 £	Restricted funds 2026 £	Total funds 2026 £	*Total funds 2025 £*
Individual donations	858	-	**858**	*3,211*
Gift Aid	64	-	**64**	*176*
Corporate donations	150	-	**150**	*-*
Gifts in kind	-	-	**-**	*1,430*
Grants	5,000	6,430	**11,430**	*-*
Total 2026	6,072	6,430	**12,502**	*4,817*
Total 2025	*4,817*	*-*	*4,817*	

The gifts in kind relate to financial services provided by S Welsh and independent audit services. These are based on estimates provided by these individuals as to how much the services would cost if available commercially.

3. Income from other trading activities

Income from non charitable trading activities

	Unrestricted funds 2026 £	Total funds 2026 £	*Total funds 2025 £*
Royalties from T-shirt sales	7	**7**	*78*
Income from charitable projects	1,271	**1,271**	*920*
Sales of donated goods	-	**-**	*1,089*
Total 2026	1,278	**1,278**	*2,087*
Total 2025	*2,087*	*2,087*	

4. Investment income

	Unrestricted funds 2026 £	Total funds 2026 £	*Total funds 2025 £*
Interest on savings account	18,202	**18,202**	*18,454*
Total 2026	18,202	**18,202**	*18,454*
Total 2025	*18,454*	*18,454*	

5. Analysis of expenditure on charitable activities

Summary by fund type

	Unrestricted funds 2026 £	Restricted funds 2026 £	Total 2026 £	*Total 2025 £*
Purchase of land & rewilding	-	-	**-**	*6,386*
Public engagement & representation	5,734	930	**6,664**	*7,180*
Raising funds	502	-	**502**	*25*
Public programme	4,449	-	**4,449**	-
Total 2026	10,685	930	**11,615**	*13,591*
Total 2025	*13,591*	-	*13,591*	

6. Analysis of expenditure by activities

	Activities undertaken directly 2026 £	Governance 2026 £	Support costs 2026 £	Total funds 2026 £	*Total funds 2025 £*
Purchase of land & rewilding	-	-	-	**-**	*6,386*
Public engagement & representation	3,633	-	3,031	**6,664**	*7,180*
Raising funds	502	-	-	**502**	*25*
Public programme	1,419	-	3,030	**4,449**	*-*
Total 2026	5,554	-	6,061	**11,615**	*13,591*
Total 2025	*8,178*	*1,940*	*3,473*	*13,591*	

Analysis of support costs

	Purchase of land & rewilding 2026 £	Public engagement & representation 2026 £	Public programme 2026 £	Total funds 2026 £	*Total funds 2025 £*
Team away days	-	60	60	**120**	*-*
Compliance fees	-	40	41	**81**	*-*
Recruitment costs	-	759	758	**1,517**	*-*
IT software and consumables	-	663	663	**1,326**	*1,249*
Insurance	-	482	482	**964**	*609*
Postage and printing	-	2	2	**4**	*152*
Bank fees	-	5	4	**9**	*33*
Accountancy fees	-	1,020	1,020	**2,040**	*1,430*
	-	3,031	3,030	**6,061**	*3,473*
Total 2025	*1,389*	*2,084*	*-*	*3,473*	

7. Independent examiner's remuneration

	2026 £	2025 £
Fees payable to the Company's independent examiner for the independent examination of the Company's annual accounts	**800**	*330*
Fees payable to the Company's independent examiner in respect of:		
All other services not included above	**950**	-

8. Staff costs, Directors' remuneration and expenses

During the year, no staff were employed by the charity *(2025: NIL)*.

During the year, no Directors received any remuneration or other benefits *(2025 - £NIL)*.

During the year ended 31 March 2026, no Director expenses have been incurred *(2025 - £NIL)*.

9. Debtors

	2026 £	2025 £
Due within one year		
Trade debtors	**64**	*326*
Prepayments and accrued income	**5,490**	*1,234*
	5,554	*1,560*

10. Current asset investments

	2026 £	2025 £
Short term deposits	**602,484**	*583,782*

Short term deposits consist of the Charity Bank savings account which is a 100-day notice account.

11. Creditors: Amounts falling due within one year

	2026 £	2025 £
Accruals and deferred income	**3,311**	-

12. Statement of funds

Statement of funds - current year

	Balance at 1 April 2025 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 March 2026 £
Unrestricted funds					
Designated funds					
Designated funds	**583,782**	**-**	**-**	**18,702**	**602,484**
General funds					
General funds	**35,756**	**25,552**	**(10,685)**	**(18,702)**	**31,921**
Total Unrestricted funds	**619,538**	**25,552**	**(10,685)**	**-**	**634,405**
Restricted funds					
National Lottery Community Fund	**-**	**930**	**(930)**	**-**	**-**
Chapman Trust	**-**	**2,000**	**-**	**-**	**2,000**
London Community Grant	**-**	**3,500**	**-**	**-**	**3,500**
	-	**6,430**	**(930)**	**-**	**5,500**
Total of funds	**619,538**	**31,982**	**(11,615)**	**-**	**639,905**

The National Lottery Community Fund provided funds to support East London Waterworks Park in showcasing the work they have carried out with regards to 'The Listening Project', a four-year research project with members of the local community. During the year, they held an event to launch their final report, sharing this with participants and ELWP volunteers, as well as creating opportunities for other members of the community to engage and learn about ELWP.

The Chapman Charitable Trust provided funds to assist the organisation in continuing to listen to people whose voices have been strategically underrepresented in urban environmental projects. The workshops will explore four interconnected themes: learning in nature, swimming in nature, community reuse and community spaces.

The London Community Grant provided funds towards the costs of planting a wild forest glade in Central Park on the Greenwich Peninsula.

At the year end, the Charity Bank savings account - where the money donated to buy the site is held as designated funds - held £602,484.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2026

12. Statement of funds (continued)

Statement of funds - prior year

	Balance at 1 April 2024 £	*Income* £	*Expenditure* £	*Transfers in/out* £	*Balance at 31 March 2025* £
Unrestricted funds					
Designated funds					
Designated funds	*564,866*	-	-	*18,916*	*583,782*
General funds					
General funds	*42,905*	*25,359*	*(13,592)*	*(18,916)*	*35,756*
Total Unrestricted funds	*607,771*	*25,359*	*(13,592)*	-	*619,538*

13. Summary of funds

Summary of funds - current year

	Balance at 1 April 2025 £	**Income** £	**Expenditure** £	**Transfers in/out** £	**Balance at 31 March 2026** £
Designated funds	**583,782**	**-**	**-**	**18,702**	**602,484**
General funds	**35,756**	**25,552**	**(10,685)**	**(18,702)**	**31,921**
Restricted funds	**-**	**6,430**	**(930)**	**-**	**5,500**
	619,538	**31,982**	**(11,615)**	**-**	**639,905**

13. Summary of funds (continued)

Summary of funds - prior year

	Balance at 1 April 2024 £	*Income* £	*Expenditure* £	*Transfers in/out* £	*Balance at 31 March 2025* £
Designated funds	*564,866*	-	-	*18,916*	*583,782*
General funds	*42,905*	*25,359*	*(13,592)*	*(18,916)*	*35,756*
	607,771	*25,359*	*(13,592)*	-	*619,538*

14. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Unrestricted funds 2026 £	**Restricted funds 2026 £**	**Total funds 2026 £**
Current assets	637,716	5,500	**643,216**
Creditors due within one year	(3,311)	-	**(3,311)**
Total	634,405	5,500	**639,905**

Analysis of net assets between funds - prior year

	Unrestricted funds 2025 £	*Total funds 2025* £
Current assets	*619,538*	*619,538*
Total	*619,538*	*619,538*

15. Reconciliation of net movement in funds to net cash flow from operating activities

	2026 £	2025 £
Net income for the year (as per Statement of Financial Activities)	**20,367**	*11,767*
Adjustments for:		
Interest from investments	**(18,202)**	*(18,454)*
Increase in debtors	**(3,994)**	*(679)*
Increase/(decrease) in creditors	**3,311**	*(125)*
Net cash provided by/(used in) operating activities	**1,482**	*(7,491)*

16. Analysis of cash and cash equivalents

	2026 £	2025 £
Cash in hand	**35,178**	*34,196*
Total cash and cash equivalents	**35,178**	*34,196*

17. Analysis of changes in net debt

	At 1 April 2025 £	Cash flows £	At 31 March 2026 £
Cash at bank and in hand	**34,196**	**982**	**35,178**
Liquid investments	**583,782**	**18,702**	**602,484**
	617,978	**19,684**	**637,662**

18. Members' liability

Members of the charitable company guarantee to contribute an amount not exceeding £1 to the assets of the company in the event of it being wound up. The total number of such guarantees at the balance sheet date is 18. The directors are members of the company but this entitles them only to voting rights. The directors have no beneficial interest in the charitable company.