The countryside charity
London

Working for a greener city



CPRE London
Charitable Incorporated Organisation
Report and Accounts

For the year ended
31 December 2025

Charity number 1200094

Cover: *Warren Farm is now designated as a nature reserve, and forms part of Brent River Park, thanks to local campaigners, with support from CPRE London. Photo by Katie Boyles © Warren Farm NR*

Report Version:	Approved by the AGM – 10 June 2026
Charity Name:	CPRE London Charitable Incorporated Institution (CIO)
Registered Charity No	1200094
Registered Address	70 Cowcross Street, London, EC1M 6EJ

Board of Trustees (as of 31 December 2025):

Honorary Officers & Trustees:

Chair: Suzanne Wise

Treasurer: Rob Pomphrett

Honorary Secretary: Ian Ashman

General Trustees:

Owen Anderson
Catherine Irving Johnstone
Emma Hoskyn
Helen Monger
Tom Moore
Peter Underwood
Vivina Vincent

Independent Accounts Examiner

Judith Brookfield
Brookfield & Co
18 Concanon Road
London
SW2 5TA



Londoners enjoying one of the Capital's many green spaces
Photo: Alec Doualatas

Introduction to the Annual Report of CPRE London by Suzanne Wise, our Chair

CPRE London is an independent Charity which has been working to make the Capital greener for over 25 years. Of all these years, 2025 was an especially challenging year for London's green spaces.

The Government's 'build baby build' housing strategy, its introduction of the erroneous concept of the 'grey belt' and its proposed easing of planning restrictions over the Green Belt pose significant and ongoing challenges to the protection and enhancement of London's green spaces. We also face an increase in commercialisation of many of London's great parks, which brings its own challenges.

I am however pleased to report that CPRE London has stepped up to meet those challenges as we continue to deliver against our 2030 strategy: to make London a well-planned, greener, climate resilient and nature rich city, which benefits everyone.

Our work continues to be focused on our core 'defence' work – campaigning to protect and save the green spaces that we already enjoy; but also, on our work to create more green spaces; whether that be new parks within London or the London Tree Ring. The latter is a bold, long-term project (responding to the climate crisis, biodiversity loss and disconnection from nature experienced by many Londoners) and will create a connected ring of habitats around the capital along with connecting 'spines', including the planting of many trees.

Our significant achievements are described later in this report but I want to highlight here the success we achieved by saving numerous green spaces including Barnet Playing Fields (Borough of Barnet), and Grove Park Metropolitan Open Land (Borough of Lewisham). The significant progress made in creating new green spaces and protecting these such as Gorne Wood in Lewisham which was designated as Metropolitan Open Land and Warren Farm part of Brent River Park in the borough of Ealing, which was officially declared a Local Nature Reserve by Ealing Council in early 2026. Also, the planting of many trees across our 10 demonstrator sites for the London Tree Ring, which went live in 2025.

I also wanted to congratulate the Charity for continuing its strong campaigning and convening power as witness the recent publication of our impactful Report 'Cashing-in on London's Parks & Countryside', our numerous and highly successful series of topical webinars, the growth in our Green Defenders Network of local campaign groups, and the power of the More Natural Capital Coalition. Which as I write is impacting local council policy through its campaign to get existing and prospective local councillors signed up to their 10 Environmental Pledges in the run up to the May local elections.

We are a small, but passionate charity that continues to punch above its weight. We could not do this without the dedication and passion of our small team of staff, all part time, our board of 10 trustees, our many volunteers and our donors. Thank you all so much, for all that you do.

Lastly, I must mention that not only has our charity stepped up to the external challenges it has also responded to internal changes too. Having said goodbye to its previous lead Directors, the Trustee Board made the decision to reposition the role to an Operations Director in December 2025. Following a competitive and robust selection process we appointed our very own John Sadler to the role. John became our new Operations Director with effect from 1st February 2026 and we are already seeing the benefit of his appointment. I personally look forward to working closely with John as CPRE London continues to thrive, increasing its impact and influence so we can protect, enhance and grow more green spaces for London.

This report sets out what we achieved last year and details of our staffing, governance and financial results for 2025. It is an exciting time to be part of CPRE London and the report includes our objectives to 2030. We hope you will join us in shaping a city where people and nature thrive together.

Suzanne Wise
Chair, CPRE London

Our Key Priorities for 2025

We set three key priority areas for our work in 2025:

1. Helping Green Belt agnostics, including decision-makers, understand its importance – particular in relation to containing urban sprawl, as a location for recreation and local food growing, and as an opportunity area for action on addressing climate and nature challenges.
2. Highlighting the opportunities to address the housing crisis through measures that don't utilise green spaces and worsen the climate and nature crises. Raising awareness of sites with existing planning permission, available previously developed land, and measures to address affordability.
3. Enhancing and protecting the environmental and social benefits of Green Belt, Metropolitan Open Land and other green spaces through implementing the London Tree Ring, and by advocating for woodland and other habitat creation, and defending green spaces, including parks.



An example of the vital need for our active policy and casework - Farewell to farmland and community facilities at Whalebones in Barnet, now being developed for housing, despite a strong local campaign
Photo: Nick Jones, Barnet Society

Our Achievements in 2025

Despite being a small team, and the many external challenges, CPRE London delivered some major achievements in 2025. Here are some of our highlights:

Protecting Green Spaces and the Green Belt

- During 2025 we supported and advised more than 50 community groups around London fighting to protect green spaces from the threat of commercialisation and development. We helped local campaigners achieve notable wins to save Barnet Playing Fields and Finsbury Leisure Centre football pitches, among others. We also produced a campaign toolkit to help advise local groups how best to protect threatened green spaces.
- Our Green Defenders Network met quarterly to discuss a range of threats to parks, playing fields, nature reserves and the Green Belt. These meetings allowed local campaigners to learn from one another, share successful approaches, and provide mutual support.
- We worked with Statisticians for Society to create a map using a new methodology for identifying areas which are deficient in green open space, concerned as we were that new very-high density development was being built without sufficient green space. The London Assembly's Parks Under Pressure report quoted our research on this, among other elements of our work on parks.

- We shifted the dial on challenging the entrenched view that 'we must build on the Green Belt to solve the housing crisis'. We gave evidence at London Assembly, held webinars, wrote and publicised blogs, issued media releases which resulted in a subtle but important shift in the narrative, and wrote to the Deputy Mayor for Planning - asking our supporters to write too.
- Nationally, we led a programme of work to raise awareness of why Parking Policies are leading to countryside sprawl. This impacts London but all other urban centres. We worked with local branches to show how over-provision of parking in new out-of-town sprawling developments, and destination parking in town centres, underpins countryside destruction. It induces car trips, removes fare income from buses, harms town centres and, long-term, has devastating social, economic and environmental impacts for example leaving millions without transport. We worked with local groups around the country, held a hugely popular webinar, gained media coverage, and achieved a key change in the NPPF draft on parking standards in new housing developments.
- We worked to debunk myths about golf courses, submitting evidence on biodiversity of London's golf courses to the Deputy Mayor; supported local groups to challenge data centre development in Green Belt; published Green Belt: food for thought; and later in the year published various blogs in support of Bromley and Enfield campaigners facing threats to local farmland as a result of the Government's disastrous grey belt policy.

Enhancing Green Spaces

- 2025 saw our ambitious London Tree Ring initiative (LTR) transition from the research and development stage, into the delivery phase, identifying and securing sites for several London Tree Ring (LTR) demonstrator sites. During 2025 we were successful in securing seed funding for the delivery of a portfolio of demonstrator sites, which will allow us to deliver a 'proof of concept' with the objective to replicate and upscale this work in 2026/27 and beyond. Our work has focused primarily on identifying connectivity sites within London's Green Belt and have been proactive in ensuring that LTR sites identified for tree planting, complement the wider vision of the London Local Nature Recovery Strategy alongside other conservation strategies for the Capital including local river catchment plans and London Wildlife Trust's 'Wildbelt' strategy.
- All of the physical works delivered during the 2025 planting season on the London Tree Ring demonstrator sites, will result in the enhancement of London's green spaces, with corresponding gains in habitat quality and biodiversity value. The work complements CPRE London's wider campaigns, for example, targeting sites under threat for LTR interventions, including Hatton Fields, one of the identified locations within CPRE London's Creating New Parks for London campaign.



London Tree Ring Volunteers, planting to link up habitats at Meadow Fields
Photo: Phil Paulo (CPRE London Tree Ring Director)

- We created a map of protected and other land in London in 'limbo', bought by speculators or developers waiting to apply for planning permission. The sites now lie derelict, out-of-use and lost for public or environmental amenity. A large number of sites were submitted to the London Nature Recovery Strategy consultation. We also used the Creating New Parks for London campaign to highlight how these sites can be turned into parks, nature reserves or returned to playing fields.
- In 2025 the GoParks London project achieved 41 new group registrations and nine new friends group pages. We held well-attended webinars on the following topics: safeguarding, accessibility, community engagement, citizen science, community gardens, and starting a Friends group. The webinars also proved useful in recruiting more groups to join the project. The webinars are available on the CPRE London YouTube channel, with the safeguarding webinar being particularly popular. Friends groups continued to seek advice on matters including starting a new group, legal entity options for their group (due to the lowering of the Charity Commission income limit for registration), management plans, and much more. We have also supported GiGL with information supplied to us about green spaces missing from the dataset or other data in need of updating.
- We led the Healthy Streets Coalition to publish the Healthy Streets Scorecard in July. The project promotes action on six key aspects of transport policy among London boroughs and 2025 showed major progress for a number of boroughs. We issued awards to council leaders ahead of the launch. In partnership with consultants and Scorecard sponsors Project Centre, we also ran three Continuing Professional Development events for senior borough officers from across London on some of the six key actions including on parking and bus priority.
- Our Residential Streets Design Elements leaflet was shared widely. Published in May, the leaflet depicted key elements of residential design including to achieve improvements on greening and accessibility and reducing air and carbon emissions.



A parklet in a London Street, one of 12 features of good practice in our streets design guide
Photo: Alice Roberts (Campaigns Director, CPRE London)

Public Engagement with our Priorities

- We extended our programme of online 'lunchtime webinars' which became extremely popular with more than 700 attendees over the course of the year with subjects including the Green Belt, Housing and London's Sewage Crisis. Following the success of our Front Gardens webinars, we launched a new network for local community groups to link up and learn from one another. We held regular network meetings with inspiring speakers and, in between these, issued newsletters pointing to useful and interesting information

- We submitted detailed responses to four local plan consultations in 2025, in Haringey, Bromley, Camden and Westminster. We also provided verbal evidence to the Ealing Local Plan public examination and submitted responses to the London Plan and NPPF consultations giving evidence in support of Green Belts and compact cities. We used the London Plan consultation as an opportunity to highlight the plight of privately-owned playing fields, used for public amenity, showing why the lack of sports strategy in London is allowing playing fields to be bought by speculators and taken out of use.
- We continued to chair the More Natural Capital Coalition and led some focused work on creating a Sponge City, as this aligned well with CPRE London core work. We held a popular webinar and ran a supporter action asking people to write to the Mayor on the 'mounting sewage crisis'. The London Assembly listened to CPRE London's call to create a Sewer Connections Action Team (SCAT) and recommended the establishment of a misconnections officer; and we raised the profile of critical low-tech, resident-led, property-level solutions to the sewage crisis.
- During 2025 our London Tree Ring project successfully developed relationships with landowners (including local authorities), community and regional partners and established a reputation for the delivery of good quality and sustainable projects, working to the principles of 'right tree right place'. The project has also established new partnerships and working relationships with a larger number of both local and regional conservation organisations and social contractors and are developing several consortium projects, involving a diversity of stakeholders each providing their own specialities and expertise. The project remains a sub-project of the London Urban Forest Plan (LUFP) and as such complements the strategic vision of the Mayor of London and GLA for canopy extension and preservation within the Capital.

Communications and Media Coverage

- We received extensive local and national media coverage in 2025, helping to highlight our campaigns to protect and enhance London's Green Belt and green spaces. Through a variety of articles and interviews we raised public awareness and influenced discussions on environmental issues.
- This included high levels of publicity for the 2025 Healthy Street Scorecard (*The Standard*, *My London*, *Time Out*, *The Islington Gazette*, *Islington Council*, *Public Sector Executive*, *Newham London*, *Transport Xtra*, *Air Quality News*), as well as coverage on a wide range of topics, from London's 'new towns' (*The Standard*, *Metro*, *London News North*) and affordability crisis (*The Standard*) to the Capital's continuing battle with water pollution (*Local Gov Daily Bulletin*) and encroachment on the Green Belt (*The Telegraph*, *The Architects Journal*, *GB News*).
- CPRE London's campaigns to save the city's parks, including Whitewebbs (*The Guardian*), Barnet Playing Fields (*The Standard*) and Wimbledon (*SW Londoner*), have received coverage in local and national outlets. Other media highlights include interviews on *BBC London radio* and *LBC*, think pieces in *The Standard* ("TfL has a plan to speed up London's buses – but it's doomed to fail for this reason", Alice Roberts) and *CityAM* ("Building more homes, especially on greenbelt land, won't solve the housing crisis" – our response to "The Debate: Should we build on the greenbelt?"), and a shoutout in *Private Eye*.

Future of 50 London parks and green spaces 'at serious risk' - the hardest hit boroughs

'If you think London's parks are protected, think again'

Media Headline following publication of one of our reports

Future Plans for 2026 Onward

- In 2025 the Board of the Charity, working with the staff and volunteer teams developed a vision of what we wanted to achieve by 2030. In 2026 we sharpened strategic goals which are summarised below. We have also developed a new theory of change, which identified what we needed to do next to achieve our vision and goals. Fuller information on our plans can be found on our website at: www.cprelondon.org.uk

Strategic Goals and Delivery Goals to 2030

- To **Protect** London's Green Spaces and Green Belt
- To **Enhance** London's Green Spaces, including creating new parks, greening our streets and surrounding the capital with a ring of trees
- To **Engage,** inform and influence decision makers, businesses, London and Borough Plans and individuals, by promoting the importance of protecting and enhancing green space and ensuring development is sustainable
- To **Build** our capacity to deliver strategy/projects, through additional fundraising and volunteers

Structure and Governance of the Charity

Change of Charitable Status

In 2022 CPRE London took the decision to move from being an unincorporated Charity to becoming a Charitable Incorporated Organisation (CIO) with the benefit of limited liability. The CIO was registered as a charity in 2022 (number 120094). In January 2024 the charity transferred our staff, assets and some working capital, to the CIO. In 2025 the CIO was fully responsible for all charitable operations, activities and finances

The unincorporated Charity (registration number 802622) has continued to exist during the transition, though all its activity ceased by the end of December 2025. It was agreed by our AGM in May 2025, that all assets and liabilities from the unincorporated Registered Charity, would be transferred to the CIO, with the closure to be confirmed with the Charity Commission before the end of 2026. As it remained registered in 2025, a separate report and accounts for the unincorporated charity has been prepared but that will be the final report and accounts for this entity.

Board of Trustees and Honorary Officers

CPRE London is governed by a Board of Trustees who meet up to five times a year, including an 'away-day' which reviews and sets the strategic direction of the Charity. The Board also maintains oversight of the delivery of the charitable objects and plays a key role in risk management and finance, including having oversight of the charity's risk register.

At the AGM in May 2025, a Chair, a Treasurer, Honorary Secretary and seven General Trustees, were elected to the Board for a one-year term. See page two for the list of Honorary Officers and Trustees who were Board members, as of December 2025.

The constitution of the new CIO continued the practice of the previous charity of one-year terms of office, with annual election at the AGM. The Trustees of the Board consider that this practice carries a high risk of rapid turnover of trustees. It will therefore propose to the AGM in June 2026, that the CIO move to three-year terms of office, with a maximum term of 6 full years. This proposal has been agreed by the CPRE National Charity, as required by the constitution.

The existing Chair, Treasurer, Honorary Secretary and seven general Trustees are being proposed for appointment to the Board.

Staff Team, Volunteers and Donors

The staff team in 2025 comprised five part-time members: Jamel Dagou (Finance officer 0.2), Phil Paulo (London Tree Ring Director) Alice Roberts (Head of Campaigns, 0.6FTE); John Sadler (Campaigns Officer, 0.6FTE); and a Director/Chief Officer (0.6 FTE). Laura Collins continued to provide network development support as a freelancer to the GoParks London project.

We said goodbye to the previous Director of CPRE London Anna Taylor in the summer of 2025, who after a strong 3 years decided to take a well-earned career break. Anna was replaced for a short time by Malcom Goodwin who left the charity for personal reasons. The Trustee Board made the decision to reposition the role and advertised for an Operations Director in December. We received interest from a strong external field and following a robust interview process we appointed John Sadler to the role. John became our new Operations Director with effect from 1st February 2026.

The Charity benefits hugely from the contributions and expertise of over 30 volunteers each year. They undertake a wide variety of roles as described in detail in the report's section on performance. We are thankful, as ever, to all our staff, volunteers for their commitment and hard work.

We would like to thank all our Members and all our donors, who help fund our work, as well as to our landlord Alan Baxter for his in-kind support.

Statement of Public Benefit

The Board of Trustees of CPRE London CIO have reviewed the Charity Commission Guidance on public benefit. We believe the Charity is compliant with it, through the benefits we plan to bring to the public in London by protecting natural resources and enhancing their access to green space in London, with the physical, mental health and environmental benefits, which follow from our activity.

Change in Charitable Status and Reporting of Financial Information

As described above, the organisation is changing its charitable status from unincorporated charity to Charitable Incorporated Organisation. Due to the fact that both organisations were still in existence in 2025, the Annual Reports of both entities are presented separately for approval.

The formal financial reports for the CIO are set out in Appendix A. However, the Board believes it is helpful for Members to also see a combined overview for 2025, and this is set out in Appendix B.

Financial Review of 2025

The review and commentary in this report is in respect of the CIO only. Appendix B contains a combined view of both entities, and it is necessary to review both sets of accounts together to get the complete financial picture. The results presented here for the CIO include a transfer of £120,498 from CPRE's unincorporated charity, representing all of that entity's financial resources, as it is prepared for closure in 2026.

Total income in the year for the CIO only was £245,518 (2024 : £94,228). Membership income and donations contributed to the £74,524 unrestricted funds raised (2024 : £12,516), while grant income and donations including transfers from the CPRE London Unincorporated Charity contributed to the £179,994 of restricted income raised (2024 : £81,712).

Total expenditure was £194,724 (2024: £102,024) and comprised predominantly of salaries, rent and office costs, as well as the delivery of restricted projects.

This resulted in an operating surplus of £50,795 in the CIO (2024 : Deficit of £7,796) as a result of income exceeding expenditure by this amount. Net assets in the CIO stood at £163,496. (2024 : £(7,796).

Unrestricted funds in the CIO stood at £37,598 (2024 : £(38,451)). The board therefore believes the CIO to be a going concern.

Reserves policy

The Trustees reviewed the reserves policy in autumn 2025 and confirmed that this requires a minimum reserve of £25k or 4 months of Net Unrestricted Operating Costs, whichever is higher. Trustees believe that this is sufficient to maintain the Charity as a going concern.

Independent Review

The Accounts for the CIO have been subject to independent review by an approved independent reviewer, Judith Brookfield. We are grateful for her work. A copy of the letter, with her statement to Trustees is on page 11.

Approvals

The draft Report and Accounts were approved for the Trustees for issue to Members on 21st May 2026.

The report and accounts for the CIO was considered and approved by the Annual General Meeting of Members of CPRE London on 10 June 2026

They are therefore signed on their behalf:



Suzanne Wise, Chair of the CPRE London CIO Trustee Board

Brookfield & Co

Chartered Accountants **J A Brookfield B Comm ACA ATII**

Independent Examiners' Report
Report of the Independent Examiner to the Trustees of 'Campaign to Protect Rural England', London Branch, Charitable Incorporated Organisation (1200094)

For the year ended 31 December 2025

I report on the financial statements for the year ended 31 December 2025 which disclose a surplus of £50,795.

Respective responsibilities of the Board of Trustees and Independent Examiner

The Board of Trustees is responsible for the preparation of the financial statements. It is our responsibility to form an independent opinion, based on our work, on those statements and to report our opinion to you.

Basis of Independent Examiner's Report

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, seeking explanations from the Board of Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently we do not express an audit opinion on the view given by these accounts.

Independent Examiners Statement

In connection with our examination, no matter has come to our attention which gives us a reasonable cause to believe that in any material aspects the requirements to keep the accounting records in accordance with the Charities Act 2011 and to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the Act have not been met or to which, in our opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

J A Brookfield 30/6/26

Signed by J A Brookfield, as senior statutory auditor
on behalf of
Brookfield & Co
Chartered Accountants
Registered auditors
18 Concanon Rd

18 Concanon Road London SW2 5TA
Tel: 020 8771 6710
e-mail:enquiries@brookfieldaccountants.com

APPENDIX A

CPRE LONDON - CIO STATEMENT OF FINANCIAL ACTIVITIES FOR YEAR ENDED 31 DECEMBER 2025

Income and Expenditure (£)

	CIO Unrestricted funds 2025	CIO Restricted funds 2025	CIO Total 2025	Total 2024	Notes
INCOME					
Membership income	37,139	-	37,139	8,800	1
Earned income	-	2,893	2,893	52	2
Grant income for projects	-	144,774	144,774	46,138	3
Donations and branch appeals	36,658	21,830	58,488	39,179	
Legacies and bequests	-	-	-	-	
Gift Aid	201	1,498	1,699	-	4
Bank interest	527	-	527	59	
Total income	**74,524**	**170,994**	**245,518**	**94,228**	
EXPENDITURE					
Salary costs	127,721	-	127,721	80,418	5
Rent	8,010	-	8,010	10,536	
Office expenses and sundry	6,701	-	6,701	5,849	
Projects and events	-	49,486	49,486	2,861	6
Subscriptions	-	-	-	265	
Insurance	-	-	-	-	7
Professional fees	2,000	-	2,000	1,447	
Governance	651	-	651	587	
Bank charges	60	-	60	60	
Depreciation	95	-	95	60	
Total expenditure	**145,238**	**49,486**	**194,724**	**102,024**	
Surplus /deficit	**- 70,714**	**121,508**	**50,795**	**- 7,796**	

CIO BALANCE SHEET FOR THE YEAR ENDED 31 DECEMBER 2025

Balance Sheet (£)	2025	2024	Notes
Fixed Assets			
Tangible Assets - Laptops	1,417	0	
	0		
Current assets	0		
Charity Current account	-	-	
CIO Current Account	10,000	50,275	
CIO Savings Accounts	149,678		
Petty cash	-	60	
Reserve account	-		
Intercompany balance		- 41,080	8
Non Current Assets	3,289	-	
Accounts receivable	7,250	2,875	
Total current assests	170,217	12,130	
Current liabilities			
Accounts payable	-	11,560	
Other payables	8,139	8,365	
Total current liabilities	8,139	19,925	
Total net current assets	**162,078**	**- 7,796**	
Total net assets	**163,496**	**- 7,796**	
Capital and reserves			
Funds brought forward	- 7,796		
Surplus/Deficit for year	50,794		
Funds Transferred between CIO and Registered Charity	120,498		
Total capital and reserves	**163,496**	**- 7,796**	
of which restricted funds	125,898	30,745	9
unrestricted funds	37,598	- 38,541	

CIO RESERVES FOR THE YEAR ENDED 31 DECEMBER 2025

CPRE CIO	Closing 2024 Balance CIO	Incoming resources	Resources Expended incl.salaries	CIO Balance pre transfer	Transfer from Registered Charity	Transfer to Unrestricted Funds	CIO Closing Balance
Restricted Funds							
A More Natural Capital	322	1,450	1,302	470	778	-	1,248
Go Parks	- 4,025	6,942	18,522	- 15,605	4,404	11,201	- 0
Total for Urban Tree Festival	4,605	8,839	15,378	- 1,933	1,933	-	- 0
Healthy Streets Scorecard	- 1,281	12,000	11,925	- 1,206	1,281	-	75
Greenbelt Woodland	4,778	2,763	7,415	125	- 125	-	0
Greenbelt General	4,498	24	4,018	504	- 504	-	0
Greener London Planting	52	-	2,302	- 2,250	2,250	-	- 0
Whitewebbs	- 3,155	-	226	- 3,381	3,381	-	0
Ten New Parks	5,967	- 0	7,851	- 1,884	1,884	-	- 0
Total for London Tree Ring	22,063	118,232	31,302	108,993	15,582	-	124,575
Hedgerow Heroes	- 3,079	- 403	6,211	- 9,693	9,693	-	0
Parking Policies for Local Plans	-	10,866	10,866	-	-	-	-
Total Restricted Funds	**30,745**	**160,713**	**117,318**	**74,140**	**40,557**	**11,201**	**125,898**
Unrestricted funds	-38,541	84,805	77,405	-31,141	79,940	-11,201	37,598
Total funds	**-7,796**	**244,531**	**194,723**	**42,999**	**120,497**	**0**	**163,496**

NOTES TO THE ACCOUNTS

1. Membership Income is treated as unrestricted funds and includes regional/branch subscriptions

2. Earned Income is in relation to the More Natural Capital Coalition

3. Grant income includes

Donor	Project	Total	
Various (including Marshall Wace £64,300)	London Tree Ring	£	110,740
FIT	Parking Policies	£	12,784
Project Centre	Healthy Streets	£	12,000
City of London	Urban Tree Festival	£	5,000
GLA	Greenbelt Woodland	£	3,250

4. Gift Aid represents amounts received from HMRC as a result of donations from UK Taxpayers

5. Salaries are initially paid from Unresticted funds and subsequently partially cost recovered from Restricted funds based on time spent

6. List of main projects and events expenditure

Go Parks	£	16,192
Urban Tree Festival	£	14,232
Healthy Streets Scorecard	£	7,775
London Tree Ring	£	3,081
Greener London Planting	£	2,292
Parking Policies for Local Plans	£	2,000

7. Insurance Costs for both FY 2024 and FY 2025 were paid by CPRE London's Registered Charity in 2024

8. Intercompany Transfer
Represents funds transferred from the Registered Charity to the CIO as a result of the Charity no longer operating.

9. Restricted Funds of £125,898 not spent will be carried forward into 2026 for the projects to which they relate

APPENDIX B

Aggregated Finances for CPRE London CIO and CPRE London Unincorporated Charity for 2025

AGGREGATED VIEW OF CPRE LONDON CIO + REGISTERED CHARITY
STATEMENT OF FINANCIAL ACTIVITIES FOR YEAR ENDED 31 DECEMBER 2025

Income and Expenditure (£)

	CIO Unrestricted funds 2025	CIO Restricted funds 2025	CIO Total 2025	Registered Charity Unrestricted funds 2025	Registered Charity Restricted funds 2025	Registered Charity Total 2025	Total 2025	Total 2024
INCOME								
Membership income	37,139	-	37,139	-	-	-	37,139	36,399
Earned income	-	2,893	2,893	-	1,100	1,100	3,993	19,319
Grant income for projects	-	144,774	144,774	-	-	-	144,774	79,814
Donations and branch appeals	36,658	21,830	58,488	186	-	186	58,673	53,406
Legacies and bequests	-	-	-	-	-	-	-	-
Gift Aid	201	1,498	1,699	2,950	3,941	6,890	8,589	3,048
Bank interest	527	-	527	75	-	75	602	590
Total income	**74,524**	**170,994**	**245,518**	**3,211**	**5,041**	**8,251**	**253,769**	**192,576**
EXPENDITURE								
Salary costs	127,721	-	127,721	-	-	-	127,721	80,418
Rent	8,010	-	8,010	-	-	-	8,010	13,350
Office expenses and sundry	6,701	-	6,701	-	-	-	6,701	7,411
Projects and events	-	49,486	49,486	-	177	177	49,662	78,244
Subscriptions	-	-	-	-	-	-	-	275
Insurance		-	-	-	-	-	-	1,653
Professional fees	2,000	-	2,000	-	-	-	2,000	1,447
Governance	651	-	651	-	-	-	651	587
Bank charges	60	-	60	55	-	55	115	251
Depreciation	95	-	95	-	-		95	-
Total expenditure	**145,238**	**49,486**	**194,724**	**55**	**177**	**232**	**194,955**	**183,637**
Surplus /deficit	**- 70,714**	**121,508**	**50,795**	**3,156**	**4,864**	**8,020**	**58,814**	**8,939**