CHARITY COMMISSION
FOR ENGLAND AND WALES

Trustees' Annual Report for the period

From 1/1/25 To 31/12/25

Charity name: The CABIN Charity

Charity registration number: 1203235

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	**The objects of the CIO are for the public benefit of the residents of South West London and Surrey — To provide or assist in the provision of facilities in the interests of social welfare for recreation or other leisure time occupation of individuals who have need of such facilities by reason of their youth, age, infirmity or disability, financial hardship or social circumstances with the object of improving their conditions of life.**
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	**CABIN is a volunteer-led community organisation that seeks to improve the quality of life of people living within its area of benefit. It is particularly concerned with people who are lonely and isolated and disconnected form social networks, for example as a result of being long-term unemployed.** **Current activities include:** **A) Providing community members with access to urban 'green' locations or facilities.** **Projects completed to date have been within local schools, via the installation of 'living' green walls.** **Access has been granted freely and happily by the school to enable volunteers and beneficiaries to complete the installation and associated training. They have also offered ongoing access, as required, to continue training which will take the form of maintenance of the gardens/plants in question.** **B) Providing basic training and hands-on experience in horticulture and the installation of urban 'greening' measures, and associated project management skills. In addition to the acquisition of practical skills which may help beneficiaries to access further training or employment, the trustees believe participation in such activity confers mental health benefits through establishing a connection to nature in an urban environment.**

		Horticultural training is provided by the trustees and volunteers with some external support. **The trustees do not claim that the training offered at this time is of a professional standard, leading to recognised qualifications. The aim of the training is to impart some basic skills but also to provide a facility for productive recreational activity and the opportunity to meet and interact with people.**
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	**As a small charity, below the Charities Act's audit threshold, the report focusses on the main activities undertaken by the charity to further its charitable purposes for the public benefit. The Objectives & Activities Section of the report provide a brief summary of activities undertaken together with a confirmation that the trustees have had regard to our guidance on public benefit.** **Further, more detailed information about their activities and their success is provided in the Activities and Performance section of the report.** **The annual report specifically addresses the two key principles by which we will assess public benefit:** **1. There must be an identifiable benefit or benefits** **2. Benefit must be to the public, or a section of the public – the trustees explain their commitment to enable as many people as possible to experience urban greening infrastructure.**

Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	**Through continued engagement with local schools in the area the charity now has a detailed list of schools who are interesting in progressing with a green infrastructure installation.** **The charity was successful in a funding bid for 3 of these schools as part of the Merton Civic Pride Investing in Neighbourhoods Fund.** **The charity was able to deliver the remaining 2 of these living wall installations at 2 local schools which was a welcome and very well received addition to the outdoor space of the schools, enabling students and teachers alike to engage more with nature within the school environment.** **Through its success in earning external grant funding the trustees feel the charity has made its most significant step toward the delivery of the outlined public benefit as per its objects.**

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	**The charity remains in a healthy financial position at the end of the period.** **Whilst cash reserves are currently at modest levels they are adequate for the charities current operating model.**
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	**Cash reserves are held to ensure sufficient operating capital to enable the charity to continue it day to day activities successfully.**
Amount of reserves held	Para 1.22	**£12,297**
Reasons for holding zero reserves	Para 1.22	**N/A**
Details of fund materially in deficit	Para 1.24	**N/A**
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	**There are no uncertainties about the charity continuing as a going concern.**

Structure, Governance and Management

Description of charity's trusts:		**N/A**
Type of governing document	Para 1.25	**Constitution**
How is the charity constituted?	Para 1.25	**CIO**
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	**Trustees are appointed by the existing trustees.**

Reference and Administrative details

Charity name	The CABIN Charity
Other name the charity uses	N/A
Registered charity number	1203235
Charity's principal address	165 Victoria Road Mitcham CR4 3JD

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Peter Douglas Urquhart			
2	Lisa Marie Edwards			
3	Ann Mary Rose Ceprynski Ciekawy			
4				

Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	Peter Douglas Urquhart	
Position (eg Secretary, Chair, etc)	Chair	
Date	10/7/26	

The CABIN Charity

165 Victoria Road
Mitcham CR4 3JD

Profit & Loss Statement
1/1/25 to 31/12/2025

Income		
Consulting Income		29,732.00
Donation		1,750.00
		31,482.00
Less: Cost of Sales		
Subcontractors	22,218.00	
Plants	292.81	
		22,510.81
Net Income		8,971.19
Gross Profit/Loss		8,971.19
Expenses		
Website & Internet		58.67
Total Expenses		58.67
Net Profit/Loss before Tax		8,912.52
Tax on Profit		
Profit for year		8,912.52

The CABIN Charity
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Balance Sheet
As of December 2025

Assets		2025		2024
Fixed Assets				
Tangible Assets		-		-
Total Fixed Assets		-		-
Current Assets				
Cash in bank	12,297.20		3,384.68	
Total Current Assets	12,297.20		3,384.68	
Creditors: (Amt due in 1 year)	-		-	
Net Current Assets		12,297.20		3,384.68
Total Assets Less Current Liabilities		12,297.20		3,384.68
Net Assets		12,297.20		3,384.68
Capital & Reserves				
Profit & Loss Account/Retained Earnings		12,297.20		3,384.68
Total Capital		12,297.20		3,384.68