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ANNUAL REPORT 2025



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Registered number: 11952137

Charity number: 1201387

A LETTER FROM THE CHAIRMAN



PHIL MILES
Chairman of EGCT

I am delighted to present our annual report for 2024/25. It gives me the opportunity to reflect on all the Trust has done over the past year, and to look forward to the exciting projects we are preparing to deliver over the coming year.

Ebbsfleet Garden City is a unique development, with a focus on not just building new homes, but also on developing a first class community where people want to live and work. We are very lucky that a large number of community buildings and public parkland will be delivered alongside the new homes and Ebbsfleet Garden City Trust will ensure they are well managed and support the growing community on Ebbsfleet in perpetuity.

Since 2022, when the Trust was established, we have been building the foundations to fulfil our long term vision, which is to provide “A thriving community at Ebbsfleet where all people, of all generations, can live healthy and fulfilled lives”. We will do this by delivering new community spaces and projects, high quality green spaces, sports and leisure facilities, arts and culture, learning and wellbeing activities.

In 2025/26 the Trust will take on the ownership of its first two community assets, a Neighbourhood Community Centre and a Sports and Leisure facility in Ebbsfleet Green. Construction started in 2024 on both buildings

and is well advanced. The Board had the opportunity to visit both facilities recently and they are both landmark buildings built to the highest sustainability standards and will be fantastic venues for local people. Funding has been provided by our partners, Ebbsfleet Development Corporation (EDC), and the Trust is ensuring the new facilities are designed and delivered with the end users in mind.

With input from the local community they have been named; Weldon Heart and Weldon Wellbeing Pavilion. The Trust has been working with architects, building contractors and the future operators to try and ensure we are ready to open them up to the community by the end of 2025.

We have also established a Community Fund to provide grants to help individuals and small organisations start a community activity or group. This has been a great way to ensure we are getting to know the new community and support its growth.

Plans for a large Community Hub to be built in Alkerden are well advanced with construction due to start next year. We hope it will be ready in 2027. We also continue to work hard to secure ownership of the community gardens and allotments.

Please take a look inside our annual report, to see what other work the Trust have been involved in over the last 12 months. We are just at the start of a very exciting journey for the Trust and Ebbsfleet Garden City. By this time next year I hope many of you will be using the new facilities and looking forward to hearing more about more new facilities coming down the line.

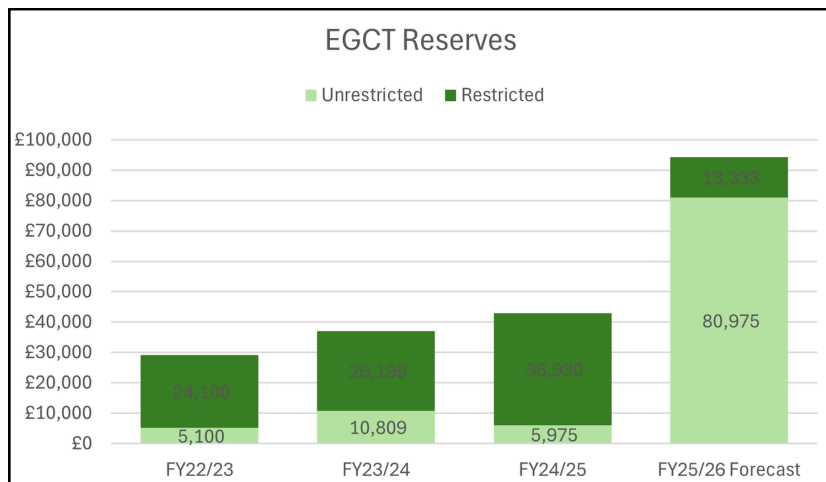
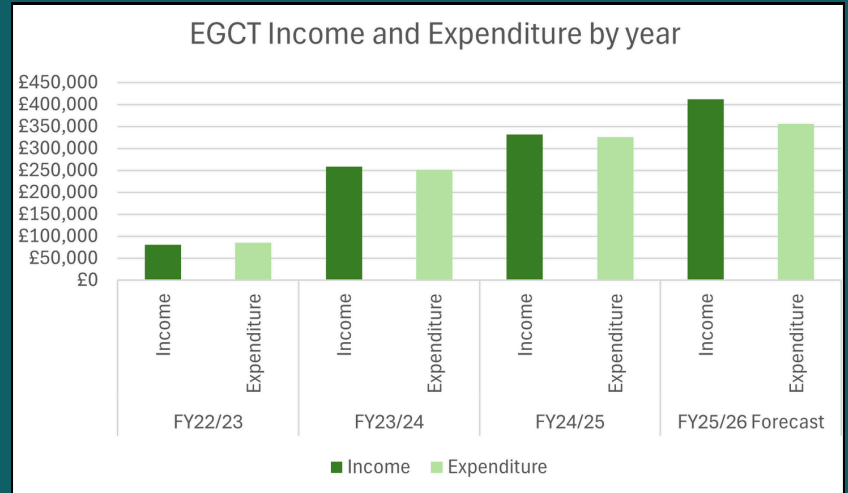
I'd like to close by saying thank you to my fellow trustees, the dedicated and passionate EGCT team and EDC who provide ongoing funding, support and guidance, without whom this progress would not have been possible.

Phil Miles

A YEAR IN REVIEW

PRINCIPLE FUNDING

The chart highlights the steady growth of EGCT's income and expenditure over recent years. Between the Financial Year (FY) 22/23 and FY24/25, our focus was on laying strong foundations — planning new community assets, strengthening governance, and delivering community grants — with funding provided entirely by Ebbsfleet Development Corporation. Looking ahead, the forecast for FY25/26 shows further growth as we move into an exciting new phase: delivering two major community assets while continuing to build reserves for the future.



The chart shows how EGCT's reserves have grown steadily over time. Restricted reserves, provided by EDC, are earmarked for specific projects such as community buildings, while unrestricted reserves offer essential working capital to support day-to-day operations. Best practice recommends charities hold at least three months of expenditure in reserves, and the FY25/26 forecast puts EGCT on track to achieve this milestone — strengthening our financial resilience for the future.

Community Fund

The Community Fund continues to flourish, with 49 grants awarded in 2024/25 totalling over £22,000 to support local groups and individuals delivering projects that foster community cohesion and promote health and wellbeing. A new tiered funding system was introduced to ensure transparency, while the Fund Review Panel — now including a representative from Clarion Futures alongside EGCT and EDC members — strengthens alignment with other local grant programmes. EGCT remains committed to helping grassroots initiatives grow and thrive sustainably.



ASIAN SINGLE PARENTS NETWORK CIC

COMMUNITY ASSETS

The Trust continues to work closely with EDC to shape future community assets and put in place operating models that will help them thrive as welcoming, sustainable spaces for local people.



Alkerden Hub



Weldon Heart



Arts & Cultural Hub

WELDON HEART

Named through a public consultation, Weldon Heart will be the vibrant centre of the Weldon community, offering spaces for activities and parties, a café, and a welcoming place to relax and connect with neighbours. Currently under construction and set to open by Autumn/Winter 2025, the Trust is securing the furniture, equipment, and booking systems, with an anchor tenant in place to manage the building day to day.

WELDON WELLBEING PAVILION

Weldon Wellbeing Pavilion – formerly the Sports Community Hub – will be run by Freedom Leisure one of the UK's leading not-for-profit charitable leisure and cultural trusts. Bringing top-quality facilities, including a 3G football pitch, tennis courts, gym, exercise studio, and community hall. Opening in early 2026, it will be a vibrant hub for sport, fitness, and community life.

ALKERDEN HUB

The Alkerden Hub will be a landmark 3,000sqm community space, bringing together health services, a Lifelong Learning Centre, café, 200-person hall, meeting rooms, and a rooftop terrace. With planning permission secured and construction due to start in early 2026, the Trust has been working closely with partners to finalise designs, legal agreements, and even the public art that will make the Hub a vibrant and inspiring place for all.

EBBSFLEET CENTRAL, HEALTH & WELLBEING HUB

Ebbsfleet Central is set to become a vibrant commercial heart for the area, with plans for a Health and Wellbeing Hub at its core. Guided by a concept and viability study developed by the Trust, the Hub will be designed to meet the evolving healthcare and wellness needs of the Ebbsfleet Garden City community.

COMMUNITY GARDENS AND ALLOTMENTS

The Trust is working with developers to secure two new sites at Ebbsfleet Green (Weldon) and Springhead Park, which will offer 80 allotment plots of varying sizes and more than 50 fruit trees for the community. With support from EDC planners to ensure S106 commitments are met, these green spaces will provide fresh opportunities for growing, sharing, and connecting.

ARTS & CULTURAL HUB

Plans for an Arts and Culture Hub in Castle Hill have taken shape, with in-depth market analysis and expert advice helping to define what a vibrant and sustainable facility for the Garden City could be. Detailed studies, business planning, and financial modelling are guiding the next stage, as the Trust explores potential tenants and the final mix of cultural and community uses.