

EBBSFLEET GARDEN CITY TRUST
(A Company Limited by Guarantee)

TRUSTEES' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

EBBSFLEET GARDEN CITY TRUST
(A Company Limited by Guarantee)

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EBBSFLEET GARDEN CITY TRUST
(A Company Limited by Guarantee)

**REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITABLE COMPANY, ITS TRUSTEES AND
ADVISERS
FOR THE YEAR ENDED 31 MARCH 2025**

Trustees	P. Bolton S. Bott J. Hart M. Lay V. Le Vaillant P. Marsh P. Miles, Chair D. Mote
Company registered number	11952137
Charity registered number	1201387
Registered office	The Observatory Castle Hill Drive Ebbsfleet Valley Swanscombe DA10 1EE
Company secretary	M. Patchett
Independent examiners	Wilder Coe Ltd Chartered Accountants and Statutory Auditors 1st Floor Sackville House 143-149 Fenchurch Street London EC3M 6BL
Bankers	The Co-operative Bank PO Box 250 Skelmersdale WN8 6WT
Solicitors	Anthony Collins Solicitors LLP 134 Edmund St Birmingham B3 2ES

EBBSFLEET GARDEN CITY TRUST
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CHAIRMAN'S STATEMENT
FOR THE YEAR ENDED 31 MARCH 2025

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. 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 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 end users in mind.

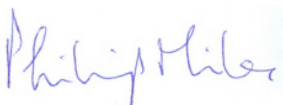
With input from the local community they have been named; Weldon Heart and Weldon Wellbeing Pavilion. The Trust has been working with architects, building contractors and the future operators to try and ensure we are ready to open them up to the community by the end of 2025 / early 2026.

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 has 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 would 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
Chairman

Date: 23/09/2025.....

EBBSFLEET GARDEN CITY TRUST
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TRUSTEES' REPORT
FOR THE YEAR ENDED 31 MARCH 2025

The Trustees (who are also directors of the charity for the purposes of the Companies Act) present their annual report together with the financial statements for Ebbsfleet Garden City Trust [EGCT] (the charitable Company) for the year ended 31 March 2025. The Annual Report serves the purposes of both a Trustees' Report and a Directors' Report under Company Law. The Trustees confirm that the Annual Report and financial statements of the charitable Company comply with the current statutory requirements, and the requirements of the charitable Company's governing document and the provisions of the Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK (FRS 102) (effective 1 January 2019).

Since the charitable Company qualifies as small under section 382 of the Companies Act 2006, the strategic report required of medium and large companies under The Companies Act 2006 (Strategic Report and Directors' Report) Regulations 2013 is not required.

Structure, governance and management

a. Constitution

Ebbsfleet Garden City Trust is registered as a charitable company limited by guarantee and was set up by a Memorandum and Articles of Association on 17 April 2019.

b. Appointment of Directors

The management of the charitable Company is the responsibility of the Trustees who are elected and co-opted under the terms of the Articles of Association.

The Board of EGCT will be made up of Trustees/Directors from:

- two persons appointed by EDC whilst EDC continues in operation
- two persons appointed by the local Councils (one from each of Dartford and Gravesham BCs)
- two persons who are Residents
- one person from the voluntary, community or faith (VCF) sector
- one representative of a Housing Association in Ebbsfleet;
- two persons with experience in business; and
- two further persons with relevant skills or experience

As at 31 March 2025, the Board had eight Directors with vacancies to be filled when appropriate for:

- 1 x EDC appointee,
- 1 x Business Trustee
- 2 x co-opted with relevant skills.

All trustees shall continue to act as a trustee until:

- they have reached the end of the period of appointment; or
- they resign or are disqualified or removed pursuant to the Articles

Terms of appointment shall be 3 years, with rolling resignation dates to ensure all trustees do not retire simultaneously. Trustees can be re-appointed for one additional term.

Trustees will follow best practice in relation to trustee recruitment, including any guidance issued by the Charity Commission from time to time, and will ensure there is communication of vacancies to the relevant bodies or constituencies from which the trustee is required (e.g. Housing Association, VCF, or local council).

EBBSFLEET GARDEN CITY TRUST
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TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2025

Structure, governance and management (continued)

c. Organisational structure and decision making

The Trustees, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

P. Bolton
M. Lay
P. Marsh
P. Miles
P. Scollard (resigned 3 April 2024)
V. Le Vaillant
D. Mote
S. Bott (appointed 21 May 2024)
J. Hart (appointed 4 June 2024)

d. Policies adopted for the induction and training of Trustees

EGCT operates a formal induction process for new trustees, and opportunities for shared or individual learning and/or training are made available and funded as required or appropriate.

The board agreed in May 2024 to move to quarterly board meetings, and to establish two formal sub-committees to enable more detailed consideration of relevant matters.

Each Sub-Committee operates according to board approved Terms of References, as specified below. Decisions are made by a majority of votes on the board, with recommendations made by the Sub-Committees. The Board can delegate specific jobs to the Sub-Committees – where this occurs, it is recorded in board minutes.

The board also established ad-hoc sub-committees that meet when required – e.g. to enable detailed consideration of Trustee recruitment and future staffing. These groups can only make recommendations, with all matters referred back to the board.

e. Risk Management

During the last financial year, all activities carried out by the Trust were funded by grants paid by the Ebbsfleet Development Corporation (EDC), making our current operating model low risk. As the Trust's operations and responsibilities are increasing due to the preparation for the transfer of assets, the risk level will rise. A formal Risk Register has been prepared which is regularly reviewed and updated, and formally reviewed by the FiRSC committee every six months, with ad-hoc reviews if there is a significant change in operations. Where risks are added or changed, systems and procedures are put in place to mitigate the risks.

EBBSFLEET GARDEN CITY TRUST
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TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2025

Structure, governance and management (continued)

Objectives and activities

a. Policies and objectives

The principal objectives of the charitable Company as set out in the governing document are:

1. to promote the benefit of the inhabitants of the area of benefit (Ebbsfleet Garden City and its surrounds) without distinction of sex, sexual orientation, race or political or other opinions by associating together with the said inhabitants, the local authorities, voluntary and other organisations with a common effort to:
 - i. provide and maintain green open spaces;
 - ii. promote the conservation, protection, management, maintenance and improvement of the physical and natural environment;
 - iii. provide facilities in the interests of social welfare for education, recreation, mental and physical health and wellbeing and leisure time occupation with the object of improving the conditions of life for the said inhabitants; and
 - iv. relieve unemployment in such ways as may be thought fit, including through the provision of training, education, work experience and assistance to find employment or the creation of employment opportunities;
2. the advancement of community development and citizenship for the public benefit in the Area of Benefit, by the promotion of good citizenship and volunteering by encouraging local people to take an active interest in the civic, cultural and social welfare of the community.

b. Activities for achieving objectives

The activities undertaken during the past twelve months to achieve the charitable Company's objectives include:

Governance

- During the year the Board met five times, along with the various sub-committee meetings.
- The Community Assets Sub-Committee (CASC) met 3 times, and has been set up with the following Terms of Reference:
 - To act as a focus for consultation and engagement with regard to the design and development of new community assets; and ensure as far as possible that they will complement and enhance facilities already available in the Garden City;
 - To support and advise the development of operating models including a schedule of spaces or facilities, operating and management costs, sources of income, etc; and
 - To ensure that proposed facilities will be accessible, inclusive, and will have as wide an appeal as possible; advising of any requirements to ensure they meet the Trust's objectives and priorities
- The Financial, HR and Risk Management Sub-Committee (FiRRSC) has been set up, meeting monthly, their Terms of Reference are:
 - Maintain an overview of the Trust's financial performance and overseeing the Trust's investments and financial audits;
 - Serve as a sounding board and provide advice on major financial changes, innovations, and developments;
 - Identify major risks and develop approaches to risk management;
 - Consider and advise the Trust on its HR requirements to meet its operational needs, and how and when these might most effectively be secured; and
 - Oversee the Trust's procurement of assets, services and resources.
- Two new trustees were inducted to the board, Business Trustee and Local Borough Council Trustee. A second Business Trustee/ Treasurer is being sought.

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TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2025

Objectives and activities (continued)

- Continuing to develop policies and procedures as and when required, including a Delegation of Authority Matrix, Reserves Policy and Safeguarding Policy.

Finance

- The day to day accounting needs are now covered by the Trust, with a third party chartered accountants instructed to prepare the end of year financial statements and independent examination.
- Cashflow is carefully monitored as the grant funded income provided is just sufficient to cover forecast spend. Ebbsfleet Development Corporation (EDC) provided an annual grant to cover core operating costs and the Community Fund project. Additional grants were agreed throughout the year for specific projects delivered by the Trust.
- A new high interest savings account was opened, providing instant access – to ensure the finances of the Trust are distributed such that the accounts do not surpass the £85k FSCS threshold for compensation.
- Discussions with EDC regarding the provision of a long term funding strategy for the Trust are almost finalised. EDC commissioned a report for the Subsidy Advice Unit (SAU) in relation to the proposed subsidy to Ebbsfleet Garden City Trust.
- The financial model continues to be monitored and updated, along with the financial processes.
- After obtaining professional advice on VAT and Stamp Duty Land Tax – the decision is for the Trust to become VAT registered. This will be done prior to the start of construction on the Alkerden Hub. The VAT and SDLT requirements have been reviewed for each new community asset, with appropriate plans put in place.

Communications

- There have been increased communications from the Trust to various stakeholder groups, using a variety of media channels, namely EDC Newsletters, the Trust's website, Facebook, Linked In, and the Trust's first digital newsletters, which has required the development of a database, using Mailchimp.
- The Trust continues to work with EDC on various communication initiatives, attending community events hosted by EDC and using the Trust's media channels to communicate on EDC community initiatives such as the GreenMap.
- In preparation for the expansion of operations, the Trust has commissioned a design agency to review and further develop the Trust's logo and branding.
- A four page (public) summary of the 5 year business plan has been produced for distribution.

EBBSFLEET GARDEN CITY TRUST
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TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2025

Objectives and activities (continued)

Community Fund

- The Community Fund (CF) initiative has continued to grow:
 - 49 applications for funding, resulting in grants totalling £22,690 made in 2024/25.
 - The Fund Review Panel consists of a representative from EDC, EGCT Stewardship Manager, 2 board members (rotating), and a new, non-voting, member from Clarion Futures – the charitable grant funding foundation of Clarion Housing Association to ensure synergy between the grants provided by Clarion Futures and EGCT to applicants within the Ebbsfleet area. The Panel is serviced by the EGCT CF Co-ordinator.
 - An End of Year Report on the Community Fund initiative was provided to the board.
 - A team consisting of CF Co-ordinator, Clarion Futures and EDC has been set up to coordinate efforts to redirect applications to the most appropriate funding pipeline and to support the wider strategy to build capacity in fledgling applications.
 - A review of the current Community Fund criteria was undertaken in March 2025 to address repeat applications, the scoring of applications and any gaps in monitoring requirements. A new tiered funding level was implemented

Applicant Type	Grant Amount
New Individuals/Groups	Up to £500
Repeat applicants, Individuals/Groups/Organisations with guided support or even experience	Up to £750
Constituted Groups/Established Organisations	Up to £1,000

Community Assets

The Trust has continued to work with EDC to feed into the requirements of future assets and define the operating models for each asset.

- **Weldon Community Buildings** – The Trust engaged with the community to ensure the names for the two new buildings were chosen by the community. After obtaining professional advice, decisions were made on the VAT rating for each building.

- Weldon Heart

Previously known as Neighbourhood House, this facility will be a local community centre – Currently under construction, with an end date in Autumn 2025, the Trust is procuring the Furniture, Fixtures and Equipment (FF&E), and Operating Supplies & Equipment (OS&E) funded by EDC, as well as selecting and implementing the Room Booking System that will be used by Weldon Heart and other Community Buildings.

An anchor tenant has been identified to manage the day to day operation of Weldon Heart. The Trust is working closely with them to finalise lease arrangements, as well as operational and financial models. The Trust will provide ongoing support.

- Weldon Wellbeing Pavilion

With an expected completion date of early 2026, the Pavilion, previously known as the Sports Community Hub, will provide sports facilities for Ebbsfleet, including hall, gym, 3G football pitch and tennis courts. Currently under construction, the Trust is working with the selected operator, Freedom Leisure. As with Weldon Heart, the Trust is sourcing the FF&E and OS&E with funds provided by EDC.

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TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2025

Objectives and activities (continued)

- **Alkderden Hub**

- Following work with Eastern Quarry Limited (EQL) on the design and layout of the Alkderden Hub, the facility was subsequently granted planning permission.
- The Trust has worked on the drafting of a suite of legal agreements that it will shortly enter into with EDC Freedom Leisure and EQL – in preparation of owning the facility at the end of the build contract.
- The Trust has been working on defining the administration for the financing of the build, including procurement.
- Alkderden Hub will have a number of art pieces, and the Trust have been involved with the architects and appointed artists to specify and select appropriate designs.

- **Community Garden and Allotments**

The Trust has continued to work with the developers to try to secure the two sites at Ebbsfleet Green (Weldon) and Springhead Park. EDC Planners have stepped in to try and ensure the developers meet their S106 requirements.

- **Arts and Culture Hub**

Located at Castle Hill, The Trust carried out a detailed analysis of the potential users and uses for this site. A Capacity Study by AoC Architects, an operational business plan and financial model was presented to the board, to provide input to the next stage of this facility. It was agreed to obtain additional professional support to further investigate what a sustainable model for this building should look like, along with potential tenants.

- **Ebbsfleet Central**

EGCT were commissioned by EDC to draft the responses to two of the planning conditions to be submitted to the LPA with regard to community infrastructure (buildings) and long term stewardship.

Professional support

The Trust has continued to bring in specialist knowledge and support as and when required for specific tasks, i.e.

- financial modelling for the business plan, VAT and SDLT advice for Alkderden Hub.
- legal advice for leases, warranties, conveyancing etc. has been provided across a number of assets.
- Castle Hill - Capacity Study by AOC architects and FEI, (Cultural Venues, Festivals & Events Specialists).
- Viability Study for the proposed Health and Wellbeing Hub in Ebbsfleet Central.

c. Strategies for achieving objectives

In furtherance of the objectives and the above activities, the charitable Company has the powers to:

- Own and/or manage and/or procure suitable management arrangements for the community facilities in the short and/or long term;
- Own and/or manage and /or procure the management of multi-use games area;
- Manage open spaces (which may include footways and cycleways);
- Sell, dispose of, let, mortgage or charge any property of the charitable Company and to grant licenses, options, rights and privileges in respect of, or otherwise deal with, all or any part of the property and rights of the charitable Company;
- To construct, maintain and alter buildings or erections;
- Co-operate and enter into arrangements with any authorities, international, national, local or otherwise; and
- Coordinate volunteers, employ and pay staff, and other third parties, to supervise, organise and carry on the work of and advise the charity.

EBBSFLEET GARDEN CITY TRUST
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TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2025

Achievements and performance

a. Review of activities

This is the Trust's fourth period of accounts, and to date the time has involved those activities specified in section b:

b. Fundraising activities / income generation

Income is currently received through grants from Ebbsfleet Development Corporation.

In the future, income generation is expected to come from:

- A series of strategic and neighbourhood assets (buildings and city parks), that are to be transferred to the Trust by EDC and the developers. The assets will be a combination of cost neutral and income generating. At this period of time, no assets have been transferred.
- Carrying out trade, or providing licenses for 3rd parties to trade (on Trust owned land such as parks)
- Sessional use and letting of community facilities
- Investment from endowed assets
- External grants
- Interest on reserves and endowments

c. Investment policy and performance

The governing document allows for the charitable company to invest the monies of the Trust not immediately required for its objectives into investments, securities or property as it may be thought fit. As the current reserves are low, they are held within the two bank accounts – Co-op and HTB - until an Investment Policy is required. This is likely to be in the 2025/26 financial period.

As the Trust holds some funds within its current account, in order to take advantage of higher interest rates for some accounts, and the £85k FSCS threshold, the Trust opened a high interest, instant access savings account.

Financial review

a. Reserves policy

The charitable Company will hold sufficient reserves to meet its needs and has drafted a reserves policy specifying its reserves strategy.

During FY25/26, the first physical assets will be transferred into EGCT and the Reserves Policy will need to be comprehensive to address future liabilities for sinking funds and life cycle maintenance funds. Until that time a rudimentary interim Reserves Policy will suffice.

The charitable Company will hold two types of reserves totaling £42.9k:

1. Restricted Reserve Funds. These ring-fenced funds relate to grants that have been provided by EDC for specific items. Any unspent Restricted Reserves will be held for future use to complete the work that they started. At 31 March 2025, the balance for all 5 reserves is £36.9k.
2. Unrestricted Reserve Funds total £6.0k and comprise of a General Reserve. At 31 March 2025 the balance is £6.0k and EDC are not expected to reclaim these funds that will be rolled forward to FY25/26, to be used as a contingency.

EBBSFLEET GARDEN CITY TRUST
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TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2025

The aim is to have Unrestricted Reserves at the end of the year that are equivalent to a quarter of the operational spend. During FY24/25 spend was £326k and FY25/26's budgeted spend is £291k, so the reserves should be circa £75k, compared to the £6k that is shown in the accounts at 31 March 2025. There is no risk to the charity at this time because for FY25/26, almost all income will be grants, or equivalent, from EDC. Within the budget for FY25/26, the aim is to increase Unrestricted Reserves to match the target of £75k.

b. Principal funding

The initial principal funding of the charitable Company is by way of grants received from Ebbsfleet Development Corporation (EDC). In conjunction with EGCT, EDC are working on a suite of assets to be transferred to the Trust – to ensure its sustainability.

c. Going concern

After making appropriate enquiries, the Directors have a reasonable expectation that the charitable Company has adequate resources to continue in operational existence for the foreseeable future. For this reason they continue to adopt the going concern basis in preparing the financial statements.

Statement of Trustees' responsibilities

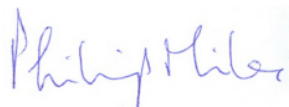
The Trustees (who are also the directors of the charitable Company for the purposes of company law) are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the Trustees to prepare financial statements for each financial. Under company law, the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable Company and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable Company will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charitable Company's transactions and disclose with reasonable accuracy at any time the financial position of the charitable Company 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 charitable Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by order of the members of the board of Trustees and signed on their behalf by:



.....
P. Miles

Date: ...23/09/2025.....

EBBSFLEET GARDEN CITY TRUST
(A Company Limited by Guarantee)

INDEPENDENT EXAMINER'S REPORT
FOR THE YEAR ENDED 31 MARCH 2025

Independent Examiner's Report to the Trustees of Ebbsfleet Garden City Trust ('the charitable Company')

I report to the charity Trustees (who are also Directors for the purpose of company law) on my examination of the financial statements of the charitable Company for the year ended 31 March 2025 which comprise the Statement of Financial Activities, the Balance Sheet and related notes.

This report is made solely to the charity's trustees, as a body, in accordance with section 145 of the Charities Act 2011. My work has been undertaken so that I might state to the charity's trustees those matters I am required to state to them in this 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 charity and the charity's trustees as a body, for my work, for this report, or for the opinions I have formed.

Responsibilities and Basis of Report

As the Trustees of the charitable Company (and its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the charitable Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the charitable Company's accounts carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

An independent examination does not involve gathering all the evidence that would be required in an audit and consequently does not cover all the matters that an auditor considers in giving their opinion on the financial statements. The planning and conduct of an audit goes beyond the limited assurance that an independent examination can provide. Consequently I express no opinion as to whether the financial statements present a 'true and fair' view and my report is limited to those specific matters set out in the independent examiner's statement.

EBBSFLEET GARDEN CITY TRUST
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INDEPENDENT EXAMINER'S REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2025

Independent Examiner's Statement

Since the charitable Company's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of ICAEW, which is one of the listed bodies.

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 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

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.

This report is made solely to the charitable Company's Trustees, 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 charitable Company's Trustees 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 charitable Company and the charitable Company's Trustees as a body, for my work or for this report.

Signed:

Dated:

Chris Gent BA FCA

Wilder Coe Limited
1st Floor Sackville House
143-149 Fenchurch Street
London
EC3M 6BL

EBBSFLEET GARDEN CITY TRUST
(A Company Limited by Guarantee)

**STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31 MARCH 2025**

	Note	Unrestricted funds 2025 £	Restricted funds 2025 £	Total funds 2025 £	Total funds 2024 £
Income from:					
Donations and legacies	3	150,000	180,339	330,339	258,746
Investments	5	1,358	-	1,358	-
Total income		151,358	180,339	331,697	258,746
Expenditure on:					
Charitable activities	7	163,021	162,779	325,800	250,948
Total expenditure		163,021	162,779	325,800	250,948
Net (expenditure)/income		(11,663)	17,560	5,897	7,798
Transfers between funds	13	6,829	(6,829)	-	-
Net movement in funds		(4,834)	10,731	5,897	7,798
Reconciliation of funds:					
Total funds brought forward		10,809	26,199	37,008	29,210
Net movement in funds		(4,834)	10,731	5,897	7,798
Total funds carried forward		5,975	36,930	42,905	37,008

The notes on pages 15 to 27 form part of these financial statements.

EBBSFLEET GARDEN CITY TRUST
(A Company Limited by Guarantee)
REGISTERED NUMBER: 11952137

BALANCE SHEET
AS AT 31 MARCH 2025

	Note	2025 £	2024 £
Current assets			
Debtors	11	18,141	-
Cash at bank and in hand		52,985	63,542
Creditors: amounts falling due within one year	12	(28,221)	(26,534)
Net current assets		42,905	37,008
Total net assets		42,905	37,008
Charity funds			
Restricted funds	13	36,930	26,199
Unrestricted funds	13	5,975	10,809
Total funds		42,905	37,008

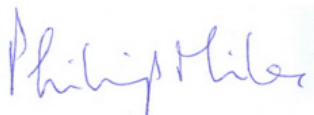
The charitable Company was entitled to exemption from audit under section 477 of the Companies Act 2006.

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 Trustees 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 Trustees and signed on their behalf by:



.....
P. Miles
Trustee

Date: .23/09/2025.....

The notes on pages 15 to 27 form part of these financial statements.

EBBSFLEET GARDEN CITY TRUST
(A Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

1. General information

Ebbsfleet Garden City Trust (company number: 11952137), having its registered office and trading address at The Observatory Castle Hill Drive, Ebbsfleet Valley, Swanscombe, England, DA10 1EE, is a private charitable company limited by guarantee, incorporated in England and Wales.

2. Accounting policies

2.1 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.

The charitable Company has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

Ebbsfleet Garden City Trust 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.

2.2 Company status

The charitable Company is a company limited by guarantee. The members of the company are the Directors named on page 1. In the event of the charitable Company being wound up, the liability in respect of the guarantee is limited to £1 per member of the charitable Company.

2.3 Income

All income is recognised once the charitable Company has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

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.

2.4 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 by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central costs are allocated on the basis of time spent.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the charitable Company's objectives, as well as any associated support costs.

EBBSFLEET GARDEN CITY TRUST
(A Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

2. Accounting policies (continued)

2.4 Expenditure (continued)

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.

All expenditure is inclusive of irrecoverable VAT.

2.5 Taxation

The charitable Company is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charitable Company is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

2.6 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

2.7 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.

2.8 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance Sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the charitable 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.

2.9 Financial instruments

The charitable Company only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

EBBSFLEET GARDEN CITY TRUST
(A Company Limited by Guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025**

2. Accounting policies (continued)

2.10 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the charitable Company and which have not been designated for other purposes.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charitable Company for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

Investment income, gains and losses are allocated to the appropriate fund.

2.11 Going concern

The Directors have conducted a comprehensive assessment of the charity's financial position, including its current reserves, cash flow forecasts, and anticipated income and expenditure. This assessment also considered the continued support from a key related party. Based on this review and after making appropriate enquiries, the Directors have a reasonable expectation that the charity has adequate resources and will continue to receive the necessary support to maintain operations for at least 12 months from the date of approval of the financial statements. Accordingly, they have adopted the going concern basis in preparing the financial statements.

3. Income from donations and legacies

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total funds 2025 £
EDC grants	150,000	180,339	330,339
	<i>Unrestricted funds 2024 £</i>	<i>Restricted funds 2024 £</i>	<i>Total funds 2024 £</i>
EDC grants	150,000	108,746	258,746

EBBSFLEET GARDEN CITY TRUST
(A Company Limited by Guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025**

4. Analysis of grant income

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total funds 2025 £
Operating Grant	150,000	-	150,000
Castle Hill Block D	-	31,431	31,431
Community Fund Programme	-	25,000	25,000
Alkerden Design Grant	-	90,000	90,000
Health & Wellbeing Hub	-	28,308	28,308
Ebbsfleet Central Grant	-	5,600	5,600
	<u>150,000</u>	<u>180,339</u>	<u>330,339</u>

	<i>Unrestricted funds 2024 £</i>	<i>Restricted funds 2024 £</i>	<i>Total funds 2024 £</i>
Operating Grant	150,000	-	150,000
Ebbsfleet Green Community Hub Procurement	-	43,426	43,426
Community Fund Programme	-	25,000	25,000
Alkerden Design Grant	-	34,820	34,820
Business Planning	-	5,500	5,500
	<u>150,000</u>	<u>108,746</u>	<u>258,746</u>

All grants received in the current and prior year have been provided by Ebbsfleet Development Corporation which is considered to be a related party.

5. Investment income

	Unrestricted funds 2025 £	Total funds 2025 £	<i>Total funds 2024 £</i>
Interest receivable	<u>1,358</u>	<u>1,358</u>	<u>-</u>

EBBSFLEET GARDEN CITY TRUST
(A Company Limited by Guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025**

6. Analysis of grants payable

	Grants to Institutions 2025 £	Grants to Individuals 2025 £	Total funds 2025 £
Grants, Community Fund Project	18,271	4,419	22,690
	<i>Grants to Institutions 2024 £</i>	<i>Grants to Individuals 2024 £</i>	<i>Total funds 2024 £</i>
Grants, Community Fund Project	8,708	1,665	10,373

7. Analysis of expenditure on charitable activities

Summary by fund type

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £
Community Fund Project	14,857	31,037	45,894
Allotments	19,845	-	19,845
Other Community Assets (Parks and Buildings)	23,262	-	23,262
Weldon Community Buildings	35,851	-	35,851
Alkerden Hub	33,939	67,985	101,924
Castle Hill Block D	15,083	31,431	46,514
Strategic Planning	4,546	-	4,546
Ebbsfleet Central	2,108	4,018	6,126
Health & Wellbeing Hub	13,530	28,308	41,838
	163,021	162,779	325,800

EBBSFLEET GARDEN CITY TRUST
(A Company Limited by Guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025**

7. Analysis of expenditure on charitable activities (continued)

Summary by fund type (continued)

	<i>Unrestricted funds 2024 £</i>	<i>Restricted funds 2024 £</i>	<i>Total 2024 £</i>
Community Fund Project	11,985	35,396	47,381
Allotments	8,444	7,091	15,535
Other Community Assets (Parks and Buildings)	7,075	960	8,035
Weldon Community Buildings	30,959	43,601	74,560
Alkerden Hub	43,405	45,287	88,692
Castle Hill Block D	11,115	-	11,115
Strategic Planning	5,630	-	5,630
	<u>118,613</u>	<u>132,335</u>	<u>250,948</u>

8. Analysis of expenditure by activities

	Activities undertaken directly 2025 £	Grant funding of activities 2025 £	Support & governance costs 2025 £	Total funds 2025 £
Community Fund Project	8,347	22,690	14,857	45,894
Allotments	13,079	-	6,766	19,845
Other Community Assets (Parks and Buildings)	15,387	-	7,875	23,262
Weldon Community Buildings	23,652	-	12,199	35,851
Alkerden Hub	67,985	-	33,939	101,924
Castle Hill Block D	31,431	-	15,083	46,514
Strategic Planning	-	-	4,546	4,546
Ebbsfleet Central	4,018	-	2,108	6,126
Health & Wellbeing Hub	28,308	-	13,530	41,838
	<u>192,207</u>	<u>22,690</u>	<u>110,903</u>	<u>325,800</u>

EBBSFLEET GARDEN CITY TRUST
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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025**

8. Analysis of expenditure by activities (continued)

	<i>Activities undertaken directly 2024 £</i>	<i>Grant funding of activities 2024 £</i>	<i>Support & governance costs 2024 £</i>	<i>Total funds 2024 £</i>
Community Fund Project	8,823	10,373	28,185	47,381
Allotments	7,091	-	8,444	15,535
Other Community Assets (Parks and Buildings)	2,405	-	5,630	8,035
Weldon Community Buildings	43,601	-	30,959	74,560
Alkerden Hub	49,287	-	39,405	88,692
Castle Hill Block D	5,485	-	5,630	11,115
Pre-charitable expenditure	-	-	5,630	5,630
	<u>116,692</u>	<u>10,373</u>	<u>123,883</u>	<u>250,948</u>

Analysis of direct costs

	Community Fund Project 2025 £	Allotments 2025 £	Other Community Assets (Parks and Buildings) 2025 £	Weldon Community Buildings 2025 £	Alkerden Hub 2025 £
Project Management	8,347	5,630	10,163	10,069	46,945
Legal Fees	-	7,449	5,224	13,583	21,040
	<u>8,347</u>	<u>13,079</u>	<u>15,387</u>	<u>23,652</u>	<u>67,985</u>

	Castle Hill Block D 2025 £	Ebbsfleet Central 2025 £	Health & Wellbeing Hub 2025 £	Total funds 2025 £
Project Management	31,431	4,018	28,308	144,911
Legal Fees	-	-	-	47,296
	<u>31,431</u>	<u>4,018</u>	<u>28,308</u>	<u>192,207</u>

EBBSFLEET GARDEN CITY TRUST
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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025**

8. Analysis of expenditure by activities (continued)

Analysis of direct costs (continued)

	<i>Community Fund Project 2024 £</i>	<i>Allotments 2024 £</i>	<i>Other Community Assets (Parks and Buildings) 2024 £</i>	<i>Weldon Community Buildings 2024 £</i>	<i>Alkerden Hub 2024 £</i>
Project Management	8,773	2,200	1,145	9,821	9,041
Legal Fees	-	4,891	1,260	33,780	36,246
Consultancy	-	-	-	-	4,000
Other Costs	50	-	-	-	-
	<u>8,823</u>	<u>7,091</u>	<u>2,405</u>	<u>43,601</u>	<u>49,287</u>

	<i>Castle Hill Block D 2024 £</i>	<i>Ebbsfleet Central 2024 £</i>	<i>Health & Wellbeing Hub 2024 £</i>	<i>Total funds 2024 £</i>
Project Management	5,485	-	-	36,465
Legal Fees	-	-	-	76,177
Consultancy	-	-	-	4,000
Other Costs	-	-	-	50
	<u>5,485</u>	<u>-</u>	<u>-</u>	<u>116,692</u>

EBBSFLEET GARDEN CITY TRUST
(A Company Limited by Guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025**

8. Analysis of expenditure by activities (continued)

Analysis of support costs

	Community Fund Project 2025 £	Allotments 2025 £	Other Community Assets (Parks and Buildings) 2025 £	Weldon Community Buildings 2025 £	Alkerden Hub 2025 £
Support & governance costs	14,857	6,766	7,875	12,199	33,939

	Castle Hill Block D 2025 £	Strategic Planning 2025 £	Ebbsfleet Central 2025 £	Health & Wellbeing Hub 2025 £	Total funds 2025 £
Support & governance costs	15,083	4,546	2,108	13,530	110,903

	Community Fund Project 2024 £	Allotments 2024 £	Other Community Assets (Parks and Buildings) 2024 £	Weldon Community Buildings 2024 £	Alkerden Hub 2024 £
Support & governance costs	28,185	8,444	5,630	30,959	39,405

	Castle Hill Block D 2024 £	Strategic Planning 2024 £	Ebbsfleet Central 2024 £	Health & Wellbeing Hub 2024 £	Total funds 2024 £
Support & governance costs	5,630	5,630	-	-	123,883

The charitable Company identifies the costs of its support and governance functions. The costs are then apportioned between the charitable activities undertaken in the year based on a proportion of management resources required across the activities.

EBBSFLEET GARDEN CITY TRUST
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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025**

Breakdown of support and governance costs

	General support 2025 £	Governance 2025 £	Total funds 2025 £
Project management	35,536	35,535	71,071
Business planning	-	4,332	4,332
Independent examination fees	-	3,205	3,205
Accountancy fees	-	-	-
Legal and professional	12	-	12
Subscriptions	221	-	221
Board operations	-	12,610	12,610
Board remuneration	-	6,000	6,000
Insurances	-	667	667
IT costs	1,420	-	1,420
Communication costs	11,193	-	11,193
Office costs	29	-	29
Bank Charges	143	-	143
	48,554	62,349	110,903

	<i>General support 2024 £</i>	<i>Governance 2024 £</i>	<i>Total funds 2024 £</i>
Project management	41,714	41,714	83,428
Business planning	-	15,550	15,550
Independent examination fees	-	2,500	2,500
Accountancy fees	8,803	-	8,803
Subscriptions	33	-	33
Board operations	-	731	731
Board remuneration	-	2,500	2,500
Insurances	-	634	634
IT costs	597	-	597
Communication costs	9,097	-	9,097
Office costs	10	-	10
	60,254	63,629	123,883

EBBSFLEET GARDEN CITY TRUST
(A Company Limited by Guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025**

9. Independent examiner's remuneration

	2025 £	2024 £
Fees payable to the charitable Company's independent examiner for the independent examination of the charitable Company's annual accounts	1,575	1,500
Fees payable to the charitable Company's independent examiner in respect of:		
All accountancy services not included above	1,130	1,000
	<u>1,130</u>	<u>1,000</u>

10. Trustees' remuneration and expenses

During the year, one Trustee has been paid remuneration or has received other benefits from the charitable Company. This payment has been made as the Chair is providing executive support and therefore the board agreed to remunerate this role. This is in accordance with the terms within the Articles of Association. The value of Trustees' remuneration and other benefits was as follows:

	2025 £	2024 £
P. Miles - Remuneration	6,000	2,500
	<u>6,000</u>	<u>2,500</u>

During the year ended 31 March 2025, expenses totalling £525 (2024: £573) were reimbursed or paid directly to 2 Trustees. Expenses reimbursed were in connection with travel expenses.

11. Debtors

	2025 £	2024 £
Due within one year		
Other debtors	17,339	-
Prepayments and accrued income	802	-
	<u>18,141</u>	<u>-</u>

12. Creditors: Amounts falling due within one year

	2025 £	2024 £
Trade creditors	25,516	21,935
Accruals and deferred income	2,705	4,599
	<u>28,221</u>	<u>26,534</u>

EBBSFLEET GARDEN CITY TRUST
(A Company Limited by Guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025**

13. Statement of funds

Statement of funds - current year

	Balance at 1 April 2024 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 March 2025 £
Unrestricted funds					
General Funds - all funds	5,100	1,358	536	(1,019)	5,975
Operating Grant	5,709	104,393	(111,439)	1,337	-
EG Community Hub Procurement	-	21,607	(23,652)	2,045	-
Parks	-	900	(900)	-	-
EDC Grant - Allotments	-	8,613	(13,079)	4,466	-
Neighbourhood House	-	14,487	(14,487)	-	-
	<u>10,809</u>	<u>151,358</u>	<u>(163,021)</u>	<u>6,829</u>	<u>5,975</u>
Restricted funds					
EG Community Hub Procurement	2,045	-	-	(2,045)	-
Community Fund Programme	5,803	25,000	(31,037)	232	(2)
Alkerden Design Grant	-	90,000	(67,985)	-	22,015
EDC Grant - ICT Website	550	-	-	(550)	-
EDC Grant - Allotments	12,801	-	-	(4,466)	8,335
EDC Grant - CEO	5,000	-	-	-	5,000
Castle Hill Block D	-	31,431	(31,431)	-	-
Health & Wellbeing Hub	-	28,308	(28,308)	-	-
Ebbsfleet Central	-	5,600	(4,018)	-	1,582
	<u>26,199</u>	<u>180,339</u>	<u>(162,779)</u>	<u>(6,829)</u>	<u>36,930</u>
Total of funds	<u>37,008</u>	<u>331,697</u>	<u>(325,800)</u>	<u>-</u>	<u>42,905</u>

EBBSFLEET GARDEN CITY TRUST
(A Company Limited by Guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025**

14. Summary of funds

Summary of funds - current year

	Balance at 1 April 2024 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 March 2025 £
General funds	10,809	151,358	(163,021)	6,829	5,975
Restricted funds	26,199	180,339	(162,779)	(6,829)	36,930
	<u>37,008</u>	<u>331,697</u>	<u>(325,800)</u>	<u>-</u>	<u>42,905</u>

15. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total funds 2025 £
Current assets	17,396	53,730	71,126
Creditors due within one year	(11,421)	(16,800)	(28,221)
Total	<u>5,975</u>	<u>36,930</u>	<u>42,905</u>

Analysis of net assets between funds - prior year

	Unrestricted funds 2024 £	Restricted funds 2024 £	Total funds 2024 £
Current assets	35,244	28,298	63,542
Creditors due within one year	(24,435)	(2,099)	(26,534)
Total	<u>10,809</u>	<u>26,199</u>	<u>37,008</u>