Brockwell Park Community Greenhouses
Minutes of Board Meeting

Date:	28 May 2026
Location:	Online
Present:	Georges Mikhael, Carla Clarke, Samantha Faulkner, Gam Jhutti, Deborah Ajia, Lauren Brownlow, Rosalind Meehan, Rebecca Thomson (Observer)
Apologies:	Jamie Laing

1. **FY25/26 Accounts**
   The board reviewed and discussed the summary of the preliminary accounts for FY25/26 prepared by Sam. Sam provided an overview of the key points:
   a. As a preliminary point, the figures from the management accounts will be largely replicated in the statutory accounts, with a few technical and presentational adjustments.
   b. Revenue was £211k, an increase of £23.9k in comparison to the budget. The main drivers of this were higher than expected revenue from site hire, grants and adult workshops.
   c. Revenue included the grant from “Drawing from the Roots” which funds the therapeutic horticulture programme.
   d. Costs were well controlled at £258k, -£27k to budget, partly due to a very cautious budget approach. There was a large provision for site maintenance which did not materialise. The largest portion of costs was staff wages.
   e. Overall, the deficit at year end was -£19.2k, as against a budget of -£70k. Cash balance at year end was £92k, as against £88k in March 2025. Including cash owed by customers the net position was £118k, as against £119k in March 2025. Work is in progress to improve payment in advance / cancellation terms for event bookings.

   The board expressed gratitude to Sam for putting together a conservative budget for FY25/26, and the team for the very strong effort on bringing us closer to breakeven as an organisation. Sam noted that the budget for FY26/27 has the benefit of Rebecca’s on the ground experience throughout the year and is both more realistic and ambitious.

2. **Annual Business Plan & Budget**
   The board reviewed and discussed the proposed business plan and budget for FY26/27 prepared by Rebecca and Sam. Rebecca provided a brief overview of the key points from each programme, highlighting what had and hadn’t gone well and plans for FY26/27. On the whole, progress was very positive. Areas of discussion included:

   a. There is continuing ad hoc feedback that locals are not aware of BPCG or its location. Rebecca is planning to reach out to the Media Trust to obtain volunteers to assist with social media posts and strategy. Rebecca to encourage a cross team effort to strategise ways of improving awareness of BPCG.
   b. Looking forward, the aim is to diversify income streams, with a particular focus on revenue from ticketed events through Education (formerly known as Children & Families).
   c. Rebecca also plans to dedicate more time to grant applications, including for funds to cover core costs in addition to specific programmes, after progress on operational stability to date.

Key feedback from the board was as follows:

a. The board expressed their appreciation for the work that had gone into the business plan and budget. It contained a lot more detail than the previous year, set out great progress against key targets to date and included a number of exciting plans for the future.
b. It was advised that we should continue to collect detailed feedback and data from the impact of different programmes to assist with making grant applications.
c. It was advised that we ensure our ticketed events do not price out a more diverse participant base and wider community relationships, as per priority 2 of our strategic plan.
d. The best case scenario which shows a more ambitious and experimental approach aims to nearly double income from a more diversified stream, increase expenditure by 60-70% and break even by the end of the year. The additional revenue in this scenario comes mainly from an 167% increase in income from the Education programme and a 380% increase in grants and fundraising income.
e. Now that there is a better system in place to review the accounts on a more regular basis, the board would like to see updates on areas where there is increased focus and expenditure in the business plan to ensure the ambitious plans can be met.

The board voted to approve the base scenario budget and business plan, while noting the aim is to achieve break even, as outlined in the best case scenario. The year after (FY27/28) should aim to achieve a surplus to replenish our reserves.

3. **AOB**
   a. **Director and Trustees Liability**: It was confirmed that this has been renewed.

   b. **Trustee Drop Ins**: All trustees were reminded to add their availability for volunteering to the form circulated by Georges and confirm by email to Rebecca so this can be advertised in the newsletter.

   c. **Save the date(s)**: Trustees were reminded of the following events, where volunteering / attendance would be appreciated: Plant & Produce Fair on Sunday 14th June and Herne Hill market stall on Sunday 28th June.

4. **Next Board Meetings**: Georges noted that he may reach out to trustees individually for assistance preparing for the AGM, rather than forming committees. The proposed schedule for the next meetings is as follows:

Date	**Location***	**Focus**
13 August 2026	In person - BPCG	Review 26/27 Q1 operations and finances. A committee formed to prepare for the AGM, and the date for the AGM to be confirmed. *A reminder that our ambition was to have a more polished / outward facing annual report with photos / graphics nicely laid out ready for release with the announcement of the AGM.*
12 November 2026	In person - BPCG	Review 26/27 Q2 operations and finances, and approve annual report and AGM preparation.

Date	Location*	Focus
29 November 2026	In person - BPCG	AGM
11 Feb 2027	In person - Half Moon Pub	Review 26/27 Q3 operations and finances
TBD (March / April 2027)	In person	Approve 27/28 plan and budget
TBC (May / June 2027)	In person - BPCG	Review 26/27 Q4

* Please continue to check emails and agendas for location in case this changes. Generally speaking, during winter months and to avoid going into the park in the dark, we will meet at a pub. In the summer months with more light, we will aim to meet at the barn.