



Working for a greener city



CPRE London

Unincorporated Charity

Report and Accounts

For the year ended
31 December 2025

Charity number 802662

Version: Recommended by Board of Trustees to the AGM (21/5/26)
Name of the Charity: CPRE London (Unincorporated Charity)
Registered Charity Number: 802622
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
Helen Monger

Independent Accounts Examiner

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

Introduction to The Charity

CPRE London is an independent registered charity. We have campaigned to make our city a greener and healthier place for everyone, since 1990. We work collaboratively with the national network of CPRE, the countryside charity

The Charitable Purpose, Goals and Vision of the Charity

The objects of the Charity are *'To promote and encourage the improvement and protection of the English countryside for the benefit of the public, in particular through influencing the way that land and other natural resources are used in Greater London.'*

Our vision is to help create *'a city with a network of green spaces which are accessible to all, rich in nature and play a crucial role in responding to the climate emergency.'*

Change of Charitable Status and Closure of the Unincorporated Charity

In 2022, the Annual General Meeting of the Members and Board of CPRE London agreed to convert the charity from an unincorporated body into a Charitable Incorporated Organisation (CIO) with the benefits of incorporated legal status. The CIO was registered in 2022 with charity number 1200094.

In 2024, with the full support of the Charity's Members and Trustees, the CIO legal entity took over responsibility for delivery of our charitable objects and activities, with staff being transferred. During 2025, we were one charity, with a complementary set of charitable objects, but with two legal entities.

In 2025 the Annual General Meeting of the unincorporated Charity agreed that it should be closed down and its assets and liabilities transferred to the CIO. As part of the transition towards closure, the CPRE London unincorporated Charity, number 802622, continued to be wound down in 2025, with the intention that it will have transferred all its assets and liabilities to the CIO by its financial closure. It is aimed that this will take place and be reported to the Charity Commission by October 2026.

As a result of the delivery of charitable activity being undertaken by the CIO in 2025, this report covers only the governance, financial activity and results of the unincorporated charity. Details of the CPRE London's substantial charitable activity, achievements and financial results for 2025 can be found in the 2025 Annual Report and Accounts for the CIO. That report includes a short commentary on the consolidated financial picture for both entities.

Goals, Achievements and Performance

The unincorporated Charity's goals for the 2025 period were to support the CIO to deliver the charitable objectives and to support transition towards the closure of the Charity.

The Charity did not directly deliver charitable activity in 2025, so there were no direct charitable achievements on which to report. However, new charitable goals and performance targets were established for the CIO for 2025, with input from Charity Trustees, and the CIO drew on some of the Charity's funding to deliver these goals. The activities and achievements delivered during the 2025 year are set out in full in the CIO report.

The Charity continued to progress with the goal of moving towards closure in 2026. Various administrative activities continued to prepare for closure, including informing funders and suppliers, and moving remaining grants and contracts into the name of the CIO.

Governance

The CPRE London Charity is governed by a Board of Trustees who meet as required to carry out the activities to maintain the Charity and move towards its closure, as part of the transition to the CIO.

In May 2025, the Chair, Treasurer, Honorary Secretary and 3 general Trustees, were elected to the Board. Membership of the Board is described on page 2 of this report.

Annual nominations for Trustees will be considered at the AGM in June 2026, with five Trustees being proposed for appointment until June 2027, or closure, whichever is sooner.

Staff and Volunteers

The unincorporated Charity employed no staff and had no volunteers, other than Trustees, during 2025. A small proportion of the time of some of the CIO's staff was utilised in the transfer activities described above.

Statement of Public Benefit

The Board of Trustees of CPRE London unincorporated Charity have reviewed the Charity Commission Guidance on public benefit. We believe the Charity is compliant with it, through the benefits we 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, funded from Charity resources and delivered through the CIO.

Change in Charitable Status and Reporting of Financial Information

As described on page 3 above, the organisation is changing its charitable status. Due to the parallel operations in 2025, the Annual Reports of both entities must be presented separately for approval. The formal financial reports for the registered Charity are set out on pages X to Y and these have been subject to review by the Independent Examiner

However, the Board believes it is helpful for Members to also see a combined overview, as both entities were working toward CPRE London's charitable objectives during the year. To facilitate this and to enable comparison with the prior year, a separate table showing the aggregated results of both entities is included at Appendix A.

Financial Review

This review and commentary is in respect of the Registered Charity only and although Appendix B contains a combined view of both entities, it is necessary to review both sets of accounts to get the complete financial picture.

Total income in the 2025 year for the Registered Charity was £8,251 (2024 : £98,348). The reduction was due to the ongoing transfer of charitable activities from the Registered Charity to CPRE London's new CIO, registered charity number 120094.

Total expenditure was £232 (2024: £81,613)

As a result, there was a £8,020 surplus for the Charity (2024: £16,735 surplus).

Net assets at the end of the year stood at £0 (2023: £95,743), due to the transfer of the Registered Charity's Capital and Reserves to CPRE London's CIO.

Unrestricted funds at the end of 2025 were £0 (2024 : £76,784), having been transferred to the CIO.

As the Charity is not delivering activity or spending money, it does not need to have a reserves policy.

This report and accounts for 2025, are the final set of documents to be issued by Trustees to the AGM of the unincorporated Charity.

Independent Review

The Accounts for the Charity have been subject to independent review by an approved independent reviewer, Judith Brookfield, of Brookfield and Co. We are grateful for her work. A copy of the letter, with her findings, is on page 6.

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 will be proposed to and considered by the Annual General Meeting of Members of CPRE London 10 June 2026 *[and were approved]*

They are therefore signed on their behalf:

[To be signed, subject to AGM Approval]

Suzanne Wise, Chair of the CPRE London Charity Trustee Board

[Signature to be added once the report and accounts are approved by the 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, Unincorporate Registered Charity (802662)

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 £8,020.

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.

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 - REGISTERED CHARITY STATEMENT OF
FINANCIAL ACTIVITIES FOR YEAR ENDED 31 DECEMBER
2025**

Income and Expenditure (£)

	Registered Charity Unrestricted funds 2025	Registered Charity Restricted funds 2025	Registered Charity Total 2025	Total 2024	Notes
INCOME					
Membership income	-	-	-	27,599	1
Earned income	-	1,100	1,100	19,268	2
Grant income for projects	-	-	-	33,676	
Donations and branch appeals	186	-	186	14,227	
Legacies and bequests	-	-	-	-	
Gift Aid	2,950	3,941	6,890	3,048	4
Bank interest	75	-	75	531	
Total income	3,211	5,041	8,251	98,348	
EXPENDITURE					
Salary costs	-	-	-	-	5
Rent	-	-	-	2,814	6
Office expenses and sundry	-	-	-	1,562	
Projects and events	-	177	177	75,383	
Subscriptions	-	-	-	10	
Insurance	-	-	-	1,653	7
Professional fees	-	-	-	-	
Governance	-	-	-	-	
Bank charges	55	-	55	191	
Total expenditure	55	177	232	81,613	
Surplus /deficit	3,156	4,864	8,020	16,735	

REGISTERED CHARITY BALANCE SHEET FOR THE YEAR ENDED 31 DECEMBER 2025

Balance Sheet (£)	2025	2024	Notes
Fixed Assets			
Tangible Assets - Laptops	-	0	
	0		
Current assets	0		
Charity Current account	-	50,963	
CIO Current Account	-		
CIO Savings Accounts	-		
Petty cash	-		
Reserve account	-		
Intercompany balance	-	41,080	
Non Current Assets	-		
Accounts receivable	-	20,435	
Total current assests	-	112,478	
	-		
Current liabilities	-		
Accounts payable	-		
Other payables	-		
Total current liabilities	-	-	
	-		
Total net current assets	-	112,478	
	-		
Total net assets	-		
	-		
Capital and reserves			
Funds brought forward	112,478	95,743	
Surplus/Deficit for year	8,020	16,735	
Funds Transferred between CIO and Registered Charity	-	120,498	8
Total capital and reserves	-	112,478	9
of which restricted funds	-	35,694	
unrestricted funds	-	76,784	

RESERVES FOR THE YEAR ENDED 31 DECEMBER 2025

CPRE Registered Charity	Closing 2024 Balance	Incoming Resources	Resources Expended	Balance pre transfer	Transfer to CIO	Registered Charity Closing Balance
Restricted Funds						
A More Natural Capital	- 322	1,100	-	778	- 778	-
Go Parks	4,025	556	177	4,404	- 4,404	-
Urban Tree Festival City Of London 2025						-
Total for Urban Tree Festival	1,497	436	-	1,933	- 1,933	-
Healthy Streets Scorecard	1,281	-	-	1,281	- 1,281	-
Greenbelt Woodland	- 125	-	-	125	- 125	-
Greenbelt General	- 504	-	-	504	- 504	-
Greener London Planting	2,250	-	-	2,250	- 2,250	-
Whitewebbs	3,381	-	-	3,381	- 3,381	-
Ten New Parks	1,830	54	-	1,884	- 1,884	-
London Tree Ring	15,031					-
Marshall Wace						-
National Lottery - Awards For All						-
Total for London Tree Ring		551	-	15,582	- 15,582	-
Hedgerow Heroes	7,350	2,343	-	9,693	- 9,693	-
Parking Policies for Local Plans	-	-	-	-	-	-
Total Restricted Funds	35,694	5,040	177	40,557	- 40,557	-
Unrestricted funds	76,784	3,211	55	79,940	-79,940	-
Total funds	112,478	8,251	232	120,497	-120,498	0

NOTES TO THE ACCOUNTS

1. No Membership Income was received by the Registered Charity in 2025, as it was instead received by the CIO

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

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

5. No Salaries were paid by the Registered Charity in 2025, as they were instead paid by the CIO

6. No Rent was paid by the Registered Charity in 2025, as it was instead paid by the CIO

7. Insurance Costs for both FY 2024 and FY 2025 were recorded in the FY 2024 accounts

8. Intercompany Transfer

Represents amounts transferred between the Registered Charity and the CIO during the year

9. The Registered Charity had no Capital and Reserves at the end of FY 2025 and will be closed during 2026

APPENDIX B

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