



2025-2026

Annual Trustee's Report and Financial Statements



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Trustee's Report



Message from our Chair and CEO

Welcome to Coram's Fields Annual Report and Financial Statements for the year 2025-2026.

Coram's Fields exists to positively transform the lives of children and young people in Central London. Through our unique seven-acre park and community services, we provide a safe sanctuary and deliver needs-led support that empowers young people to thrive.

2026 marks 90 years since Coram's Fields first opened its gates – it's a year during which we have and will continue to celebrate our rich history and reason for being. But is also one that has required a strong focus on organisational resilience, due to financial pressures, whilst continuing to provide the best support possible for families who themselves, are facing considerable challenges due to the ongoing cost of living crisis.

2025/26 saw some standout successes – Our Estates Committee started work to develop our future vision for the site, and it was particularly pleasing to give parents and young people the chance to contribute and tell us what the Coram's Fields of the future should look like.

Our focus on the future didn't distract from the present though. During the year, we were delighted to invest £144k in capital improvements, including; £44.7k of work on our historic timber doors and windows and £20k to improve our Band Hall kitchen

for the tens of community groups, that use the space.

The launch of our £200k Play Zone, a standout fireworks event, live streamed into Great Ormond Street Hospital (GOSH) and a hugely successful Play Day, were also among the highlights – collectively creating childhood memories that will last a lifetime.

Despite a challenging financial landscape, Our Out of School Club also had a terrific year, solidifying its reputation as a leading play provider in Camden, with an outstanding Ofsted – made all the more satisfying given the accolades received for inclusion, behaviour, and governance.

In contrast, it was a bittersweet year for fundraising. Success in the previous year and during the year had stabilised our financial position, allowing us to invest in critical team infrastructure. Core funding from Cadent Gas awarded for two years in 2024 (£168k each year) was one of the biggest contributors to another financially successful year, come March 2026. However, the loss of the same funding from April 2026, alongside high inflationary costs left us facing a significant deficit at the start of 26/27.

Those challenges were felt most in our Youth Programme which, after a period of growth, bore the brunt of an increasingly difficult Trust and Foundation landscape. That led to a mini restructure and scaling back of the programme in February 2026 – an unwelcome outcome but one that enabled us to

protect the most important elements of the service for young people.

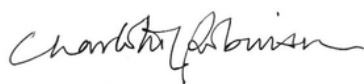
Youth violence remained a concern, significantly impacting the lives of young people and the staff who work so hard to support them. We were therefore pleased to see our work recognised, when in January 2026, a group of our young people met Keir Starmer, for a powerful discussion on youth safety.

Our AGM in September 2025 was once again a lively affair, with young people delivering a unique insight into our finances through the

medium of an interactive quiz – it was fair to say, not many knew it cost £15k to maintain our glorious 46 London Plane trees!

In June 2026, we began recruitment for new Trustees and in March, bid farewell to Gudrun Wolff after eight years of dedicated service to the Charity – we thank her wholeheartedly and look forward to welcoming new faces in the autumn.

Ninety years on, we remain as committed as ever to our founding belief: that every child, whatever their circumstances, deserves the chance to play, belong and thrive.



Charlotte Robinson
Chair of Trustees



Stuart Woods
Chief Executive Officer



Our Year at a Glance

250,000+

visitors to our park
and playgrounds

992

hours of free sport
delivered

1,096

different parents
visited our U5s
drop in

540

young people
accessed our Youth
Programme

82

young people with
additional needs received
targeted intervention
from our sports
programme

42

families attended
our nursery

300+

hours of provided
for girls and
young women via
Girls Group

68

young people
supported into
employment

348

children accessed our
Out of School Club

20,000+

children and
families attended
our programme of
community events

“Our youngest was having surgery at GOSH, and without this centre I do not know how we could have kept our eldest entertained. Truly an amazing place and an important resource for families going through what could be the hardest time of their lives.”

- Under 5s Drop-In user



“We have been coming for the last few years and it's getting better and better. Well done team!”

- Playday 2026 visitor



Case Study

Keris's Journey

For months, Keris felt stuck. Unable to work, uncertain about her right to stay in the UK, and carrying the weight of that uncertainty alone, she had become isolated, anxious, and low. Traditional routes into employment felt completely out of reach.

When Keris joined our employability scheme, she was struggling to see a way forward. Her confidence was low, and it was hard for her to picture a future for herself amid so much unresolved uncertainty.

Rather than pushing her towards outcomes she wasn't ready for, our support began with the fundamentals: rebuilding a CV that reflected her strengths, having honest conversations about what she wanted from her career, and checking in regularly on how she was coping.

That steady, personalised support became the foundation for everything that followed. Through our networks, we connected Keris to a local jobs event — and from that single connection, she



secured her first paid work in months. It was a small step that meant everything to her. Proof that things could move forwards.

Alongside this, we worked with Camden's Apprenticeships team to build Keris a tailored plan — one that took full account of her immigration status, rather than treating it as a barrier to plan around. It gave her something she hadn't had before: a clear, realistic pathway to pursue once she became eligible for long-term work.

None of this happened quickly. It took months of consistent sessions, advocacy, and quiet persistence to get Keris to a place where she could make the most of the opportunities around her. But she showed up for every session and every workshop, and that resilience is now paying off. Today, Keris is working, saving, and — perhaps most importantly — rebuilding the confidence and hope that once felt so far away for her.

Our Employment Programme supported 581 young people in 2025/26 – it provides young people with hands on, personalised support, to help them become 'job' ready' and to support their journey into further education, training and employment. Securing paid employment is a critical step towards independence, enabling young people to take financial control of their lives, giving them greater agency and a structure that can for many, reduce the risk of involvement in other riskier behaviour.

Our highlights

Fireworks Night 2025: Lighting Up the Bloomsbury skyline

On 5th November, Coram's Fields once again lit up the Bloomsbury skyline for the biggest event in our annual calendar. Over 20 years on from what we started as a small community bonfire, the event is now the only remaining free fireworks event in London, with well over 6,000 children and families descending on Coram's Fields for an evening of stage performances, fairground rides and one of the best pyrotechnic displays the capital has to offer.



Our 2025 event was like nothing that had come before it, though. The event had always been one of the most accessible in London, but our growing partnership with neighbours Great Ormond Street Hospital (GOSH) led to a new idea. How could we bring one of the most memorable family experiences of the year to children facing the prospect of spending it in their hospital beds, while thousands enjoyed the carnival atmosphere just metres away? It was an idea impossible to resist, but one that would require the passion and determination of everyone involved to pull it off.

And it didn't disappoint. A new dedicated accessible zone was created outside our front gates, offering the perfect vantage point to watch the fireworks for those with additional needs, including hundreds of patients who made the short journey from the hospital, supported by volunteers and staff.

Local young people from community groups once again took centre stage, with performances from St Alban's and St George the Martyr primary school choirs, teen indie band HvH Arts, and our own young solo artist, Hala, a graduate of our Youth music programme – all guided expertly throughout the evening by the team at Radio Lollipop. Every one of them beamed into the accessible zone and to the 6,000 in attendance on two huge LED screens, with the display also reaching audiences well beyond Bloomsbury through a live news broadcast on ITV.

Reaching young people in GOSH who weren't able to leave the hospital was always going to be the biggest challenge. For those who could leave their beds, GOSH's Play team brought the fun to them, setting up their lagoon area with performers, balloon artists, face painters, and bonfire night-inspired food.

For those unable to leave their beds, the event delivered something truly spectacular. Working with the hospital and the production team at Fisher Productions, we live streamed over an hour and a half of entertainment directly onto hundreds of children's bedside monitors – ensuring every child in the hospital could, for a short time at least, have some welcome respite with their families on one of the most memorable nights of the year.

Seeing thousands come along to Coram's Fields for a night of pure joy and community connection was a sight to see – none of which would have been possible without our sponsors Bedford Estates, Central District Alliance, SISK, Phoenix Court Foundation, GOSH and Academia; our 25 volunteers; the amazing community groups, the production team at Fisher, the pyrotechnic team at Fully Fused, the security team at Lawmens, and our own staff, who gave up their time to deliver such an amazing spectacle for the local community.

Celebrating diversity, inclusion, and community cohesion

Coram's Fields is a space for everyone — a place that brings together the rich diversity and unique communities around us, from some of the most vibrant boroughs in the capital. We celebrate the differences that make our community strong and throughout the year, we work hard to ensure that every child and family feels welcome and benefits from all that our park and services have to offer.

During the year, around 250,000 children and families came through our gates — from local families making their daily stop-off after school, to thousands taking part in PE lessons and sports days, and many families from GOSH accessing our green space, seeking everyday escape from hospital life.

Our extensive programme of community events brought over 20,000 children and families to Coram's Fields. In July, the Camden Mela returned, bringing c.6,000 people together to celebrate the rich diversity around us. Spread a Smile also returned for their summer party, offering a fun-packed day for over 750 families of sick children from GOSH and other London hospitals.

On August 2025, our Play Day took centre stage, turning our park into a giant funfair for 5,000 children and families. A new accessible bike zone gave young

people of all abilities the chance to experience cycling; disability dance group Electric Umbrella, fresh from Britain's Got Talent, showed everyone that disability is no barrier to success, and youth music group Kinetika Bloco brought a carnival atmosphere with their steel band performance.

Our Youth and Sports programmes continued to open doors for young people who might otherwise be excluded. Our Camden Youth League drew young people from across London to compete in the largest youth league in Camden, while our partnership with the DiDiL charity saw young refugees take part in weekly sports activities, most experiencing Coram's Fields for the first time.

We also continued to break down barriers to reach more girls and young women, resulting in around 35% female attendees across our sports camps and Youth Programme. A collaboration with the October Gallery saw young women come together for "Speaking in Colour," exploring identity and belonging through clay, printing, painting and weaving. In March 2026, our International Women's Day celebration, with the Museum of Youth Culture, also saw girls and young women celebrate their individuality through photo collaging and badge making.



"A hidden gem! As a parent, I'm always on the lookout for parks in Central London that aren't just a couple of swings and a slide shoved in a corner, and this is just a wonderful park. So much space, a cafe, toilets, and plenty of brilliant playground activities to play on. All fenced in, as well as the park itself, and somewhere we'll certainly be coming back to - my children have already asked when!"

- Park visitor



A Space to Be a Child Anushka's Story

Anushka was just five years old when she was referred to our Out of School Club by Camden Council. Her mother was struggling with alcohol and substance addiction, and home life wasn't providing the structure and stability she needed. We offered Anushka a fully funded place at our After School and Holiday Club for three days a week – time away from home to make friends and simply enjoy being a five-year-old, while giving her mum space to access vital support.

The team's support soon extended far beyond the three days Anushka spent with us each week. Mum started to struggle more with her daughter's behaviour and was finding it difficult to navigate the Universal Credit system – a lack of access to funds creating anxiety that left her seeking unhealthy coping mechanisms.

The team stepped in with additional support for Mum – helping her access parenting classes with strategies to manage Anushka's behaviour and supporting her Universal Credit application to ensure she received the benefits she was entitled to. Slowly, things began to improve, and Mum grew confident enough to start booking Anushka into extra sessions at our holiday club.



Then came the clearest sign of progress yet: social work involvement was no longer needed. But this brought a new fear – without it, Anushka's funded place would end, threatening to unravel the stability the family had built and Mum's recovery.

Determined not to let that happen, the team secured Early Help funding to cover two days of after-school care a week for a further six months, and Holiday Activity Fund (HAF) funding for the summer holidays. Progress that could easily have been lost was instead protected – giving Anushka and her mum the chance to keep moving forward, together.

Our community spaces

A vital green space

Our park, playgrounds and green spaces are open 363 days a year, come rain or shine - providing access to vital green space, in the heart of the city, and in an area where access to gardens at home, is a luxury for the fortunate few.

During the year, around 250,000 children and families visited our park - benefitting from free access to our seven acres of open space - a safe sanctuary, where children and parents alike were able to relax, explore and build social connections. All while being confident in the knowledge that Coram's Fields remains one of the safest places for children in the capital.

Maintaining our park is a huge undertaking for our team of ground staff. We were therefore hugely grateful to our community volunteers, led by the committed Jana Rock, who provided vital support throughout the year, alongside hundreds of businesses who came out in force to clear leaves, sweep sand pits, and keep our park looking its very best for London's children.



The arrival of our new Junior Play Zone in May 2026 was a significant milestone, and one that provided a blueprint for how we'll shape our future play offer at Coram's Fields - not only by using the most natural materials, but by connecting the world of play and nature through intentional design. Our London Plane trees became integrated seating areas for parents; metal safety railings were removed - replaced with carefully placed planters around our swings, and previously inaccessible growing areas were brought into the public realm - creating new natural habitats for London's wildlife and sensory experiences for the thousands of children that will benefit from the space.

Coram's Fields has been home to a resident bee colony for well over a decade now and once again we were delighted to work with Luke Dixon and the team at the Bee Friendly Trust, who provided bee keeping experiences for many volunteers during the year - protecting the bee population and producing some of the best urban honey in London!

“

Wonderful resource for visitors and locals alike. A real treasure in central London

- Park visitor

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Bringing our community together – our community hubs

Coram's Fields plays a vital role in supporting local families, schools, and community organisations by providing affordable space for activities that bring people together and help make our neighbourhood a vibrant and welcoming place to live.

During the year, we hosted over 120 children's birthday parties, maintaining the high level of demand seen in the previous year and giving local young people the opportunity to celebrate with friends and family in a safe and joyful environment.

Alongside these, we welcomed more than 60 ad hoc groups for celebrations, support groups, and community activities. This year, we expanded our support for local schools beyond the provision of outdoor sports facilities. We hosted a school disco for City Junior School and provided a welcoming base for school groups visiting the Foundling Museum and the British Museum, supporting educational visits and helping young people make the most of their learning experiences in central London.



We were also proud to support a diverse range of regular clubs, groups, and organisations that enrich community life and bring people together. Our facilities hosted a regular Tango group offering lessons and social dancing, a monthly Salsa class, and workshops run by West End On Demand Theatre School, providing local children and young people with opportunities to build confidence, express their creativity, and develop their performing arts skills.

Supporting local families and fostering an inclusive community remained an important part of our work. In addition to the Camden Mela festival, which showcases the area's rich cultural heritage, we were delighted to host the Japanese Friendship Group – supporting local Japanese parents and families through postnatal activities, peer support, and opportunities to build friendships and connections.

We also continued to provide free space for a community Sling Library, enabling parents and carers to borrow baby carriers and access practical advice, as well as a local refugee support group, helping people build social connections, and feel welcomed into the wider community.

During the Christmas holidays, we were proud to host Camden's HAF Programme, providing local children and young people with enriching activities, healthy meals, and opportunities to stay active, learn new skills, and make new friends during the winter break.

We have been proud to serve as the home and headquarters of the 8th Holborn Scouts since 1936, and this longstanding partnership remains a cornerstone of our commitment to supporting young people. Throughout the year, we continued to provide our two halls free of charge three evenings each week for Scouts, Cubs, Beavers, Guides, and Brownies. Open to all, these groups help young people develop confidence, resilience, and essential life skills through practical learning and shared experiences.

Our community services

Breaking Down Barriers, Building Resilience Sports Development Programme

- 515 girls and young women engaged
- 992 hours of free sport delivered
- 1792 young people attended our sports events
- 82 young people with additional needs received targeted intervention

For young people growing up in the heart of Central London, where access to open space is limited and sports clubs are costly, access to high quality, free sporting opportunities can be genuinely life changing - particularly in tackling the growing mental health crisis among young people, with one in four 8-24 year olds having a probable mental health condition in 2025 (NHS England).

Our free community Sports Development Programme continued to be that opportunity for hundreds of children and young people throughout 2025/26 — breaking down barriers to participation, building confidence and resilience, and developing sporting habits that extend well beyond our seven-acre park.

Over the year, the programme engaged just under 2,000 young people across a wide range of activities on site and through community outreach. Our after school offer and sports holiday camps remained at the heart of the programme, whilst our school-based work reached deeper into the communities around us — engaging



young people facing multiple barriers to participation, including those with Special Educational Needs and Disabilities (SEND), Girls and Young Women (GAYW), and those at risk of exclusion. Weekly sessions at Argyle, St George the Martyr and St Alban's primary schools continued to thrive, and our Silent Disco Roadshow — taking music and movement into local schools — reached 355 children alone.

Efforts to drive inclusion led to a new partnership with refugee organisation DilDil, which saw 16 refugees engage in regular sporting activity, most experiencing our programme for the first time. Our girls' football project with New Horizons and Westminster Kingsway College continued to grow too, encouraging more GAYW into football and providing a safe space for GAYW facing homelessness to play sport and socialise. Our two Young Women's Sports Days in May 2025 drew over 160 girls from local schools, with Olympic swimmer Alice Dearing on hand to inspire.

Our sports holiday camps continued to provide vital respite and a free alternative to expensive sports clubs, with an average of 30 children attending each day, around 40% of them GAYW. Camps combined multi-sports sessions with trips across London, from Arsenal's Emirates Stadium — in their title-winning

year — to climbing walls, trampoline parks and outdoor education centres.

In September 2025, the launch of our brand new Under 8s football team in the Camden Youth League marked an exciting milestone, giving 12 local children the chance to represent Coram's Fields in an FA-affiliated league for the first time.

With around 25% of participants new to the programme this year, our reach continued to extend well beyond our immediate community — a testament to the team, and to the quality of support we've provided to young people and families this year.

Over the year, the programme engaged just under 2,000 young people across a wider range of activities on site and through community outreach



A Trusted Space in Challenging Times Youth Programme

- 540 young people accessed our youth programme
- 68 young people supported into employment
- 40 young people helped into further education and training
- 80 young people supported with clinical community-based work
- Over 300 hours of support provided for girls and young women
- 25 young people supported through our fitness and wellbeing sessions

So many of the young people we work with through our Youth Programme face multiple disadvantage. Personal circumstances often mean they have to grow up quicker than their years, taking on adult responsibilities but without the guidance and support needed to do so. Challenging living environments, family breakdown, a lack of positive role models and financial hardship all contribute – often resulting in young people being exposed to negative influences, resulting in exploitation and involvement in criminal activity.

Our Youth Centre has provided a safe space for some of the most vulnerable young people in our community for nearly three decades. 2025/26 again demonstrated its vital role, offering a consistent, trusted space where young people could access support, develop skills, and build a more positive future.

During the year, the programme supported 540 young people through our open access sessions, outreach, music programme, employability support, and our dedicated Girls' Group. Our 2025 summer programme alone engaged over 100 young people across workshops, activities and trips, including sessions on gambling awareness, sexual health and tackling youth violence, alongside visits to Thorpe Park, paintballing, go-karting and aqua parks.

Supporting young people into structured employment played a critical role in developing independence. Ten secured stewarding jobs through our partnership with Security North, and we delivered our seventh law mentoring programme with Payne Hicks Beach, with young people going through a competitive interview process for the first time. Alumni continued to progress



towards the Bar and senior paralegal roles, and two young people were accepted onto Psychology degree courses.

Our Girls' Group had a standout year too, taking joint first place in Camden's Multimedia Competition during Youth Safety Week with two short films exploring online bullying and the impact of AI — issues the girls identified as defining challenges they face. The year's achievements were also recognised externally, with youth worker Deenah winning the Jack Petchey Leaders Award, and nine of our young people receiving Jack Petchey Achievement Awards.

It was also a year in which our work was heard and recognised at the highest level. In January 2026, a group from our Youth Programme met Prime Minister Sir Keir Starmer for a powerful discussion on youth safety, including how they can help shape the government's new Youth Strategy. Our team was also invited to Downing Street for the launch of the government's new men's mental health strategy, in recognition of our work in this area.

Youth safety was never far from the team's minds, and it proved a particularly challenging year following the arrest of two young people in late 2025, the tragic passing of a former young person, and an ongoing aftercare programme supporting friends and families affected by youth violence to process their trauma and grief. The team's work was heavily supported by our partnership with Project 10/10, through an expanded presence on the local Bourne Estate, delivering new drop-in sessions and clinical community support.

Despite the programme's impact, the Youth Centre was not immune to the funding challenges facing the sector, and in early 2026 we took the difficult decision to restructure the team, scaling back some of our music provision, previously one of our most popular services. But not before one of our young musicians, Hala, had the chance to perform live on stage at our annual fireworks event, in front of an audience of 6,000 people.

It was though a stark reminder of the importance of the work we do, the fragility of the funding landscape, the impact that the loss of services have on young people and the need to protect and grow our support services to meet rising and more complex needs.

Our Girls' Group had a standout year too, taking joint first place in Camden's Multimedia Competition during Youth Safety Week with two short films exploring online bullying and the impact of AI



A Place to Belong Anthony's Story



Anthony, 17, arrived in London having fled a very difficult situation in his home country, Eritrea, including a displaced family, homelessness and poverty. Coming to London was a decision made in search of a better life and stronger prospects for his future, but as with many refugees, Anthony initially found living in the UK difficult, arriving in a new city with no friends or family by his side and none of the usual support networks in place.

Shortly after arriving, Anthony found real support within London's DiDil community – a refugee charity who work closely with our Community Sports Programme at Coram's Fields. DiDil helped Anthony with temporary accommodation, access to education, and a range of extracurricular activities, including connecting him with our sports programme.

Since joining the programme, Anthony has been a regular attendee at our weekly football sessions. The sessions have become an important part of his week, offering a reliable and welcoming space to

meet new friends and connect with others, whilst bringing structure and consistency at a time when so much else in his life remains uncertain.

More recently, he's also started swimming lessons in King's Cross, arranged by DiDil. Having never had the opportunity to learn before, he's making excellent progress, growing in confidence in the water and developing skills that will benefit him for life.

Seeing Anthony thrive on the pitch and in the pool, build friendships, and grow visibly in confidence over the months has been a joy to see – a powerful reminder of what our sports programme is really about: giving every young person, whatever their journey, a place to belong and a genuine chance to build a brighter future for themselves.

More Than Just Childcare Out of School Club

- 348 children accessed our Out of School Club
- 21 funded places for children on Children In Need and Child Protection plans
- 5 children received targeted, one-to-one support
- 4 families supported to access additional funded spaces through Early Help



For the children and families who walk through our doors each day, Coram's Fields Out of School Club offers far more than high quality childcare — it provides a genuinely nurturing environment where children can play, grow, and thrive, and where families facing complex challenges can find the consistent, wraparound support they need.

2025/26 was another strong year for the service. Across our holiday play-schemes, demand was stronger than ever — with improved attendance throughout the October and February half terms, waiting lists on several days, and between 60 and 70 children attending daily over the 2025 summer scheme.

We continued to work closely with the Council, fellow Play providers, and the Young Camden Foundation to provide support to families on low incomes. Successful bids to the Holiday Activity Fund (HAF) enabled us to provide free childcare for 40 families on free school meals throughout the year, ensuring equality of access to an exciting programme of activities, from arts, crafts, and cooking, to sports, games, and trips across the capital including ice skating and rock climbing.

The role of the OSC extends well beyond its doors. During the year, multiple Early Help referrals to Camden Council, secured several funded places for children requiring additional support and the team continued to work across

our multi agency partnerships to ensure a coordinated, team around the child approach for some of our most vulnerable families.

In March 2026, we were delighted to have the quality and impact of our work formally recognised during our most recent Ofsted inspection — achieving a 'Strong Standard' across behaviour, inclusion, and leadership. A remarkable achievement and a huge testament to the dedication of the team and the trust we've been able to establish with parents, carers, and children throughout the year.

Support from corporate partners also played a key role in helping the families we work with. For the second year in a row, we partnered with our friends at Telus Health, who bought, donated, wrapped and gifted over 100 Christmas presents to children who had accessed the scheme during the year, alongside hampers of essential items - ensuring no family felt forgotten during what can be a particularly difficult time of year.

The year was not without its challenges though — rising costs, well above inflation, a small drop in after school demand, and lower than inflationary increases through our commission from the local authority brought greater financial strain. The diversification of our funding during the year offset some of these challenges, however, as we look forward to the re-commissioning of the service in 2027, building a more financially sustainable service will be critical.

“

Leaders demonstrate high aspirations for providing an inclusive, high-quality out-of-school setting. Excellent leadership directly drives the positive outcomes children and staff experience

- Ofsted, 2026

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A Space to Play, Connect and Breathe Under 5s

- 1,096 different parents accessed our Under 5s
- 6,534 hours of support delivered for parents and carers

Our Under 5s Drop-In continued to provide a vital free resource for families across the local community throughout 2025/26 — offering a warm, welcoming space where some of our youngest visitors were able to play, learn, and begin to make sense of the world around them, and where parents and carers found support, connection, and a moment to breathe.

For children in their earliest years, play is not a luxury — it's how they develop language, build confidence, form friendships, and learn to navigate the world alongside others. This year, our weekly programme of messy play, storytelling, creative activities, and free play gave hundreds of young children the chance to do exactly that, in a safe and nurturing environment designed around their needs.



For their parents and carers, the Drop-In offered something equally valuable. In a part of London where many families live in overcrowded accommodation with little room for the chaos of early childhood, having access to a space where mess is not just tolerated but actively encouraged was hugely valuable — alleviating anxiety and leaving parents relaxed and free to enjoy spending quality time with their little ones.

During the year, we were delighted to see an increase in registrations to the service, including many first time parents — demonstrating the vital role the service plays in connecting parents during their earliest experiences of parenthood, and at a time when the feeling of isolation and loneliness among parents can be particularly acute.

For over a decade now, our practitioner Kathy, has been at the heart of this experience for families and it was another year in which her warmth and expertise ensured every family felt welcome from the moment they arrived, to the moment they left.



Building Foundations for Life

Nursery

- 42 families attended
- 6 different nationalities represented
- 5 children received speech and language therapy via NHS
- 11 families received extra support through Early Years Pupil Premium
- 2 children received Early Years intervention from Camden

It's been a transformative couple of years for our Nursery and during 2025/26 the service continued its impressive journey to become one of the best regarded Nurseries in the borough. Like many Nurseries, the service had faced the very real prospect of closure, as a result of post COVID challenges and recruitment setbacks, which coincided with a less than favourable Ofsted Inspection in 2023.



Just two years on, following the arrival of a new Nursery Manager, a resoundingly positive Ofsted inspection in 2024 and significant progress across every area, the service has completely transformed its fortunes. Fundamental to this success has been the strengthening of relationships with parents and carers and a genuine desire to work in partnership with them to support every aspects of their children's wellbeing and progress.

Those relationships have also led to parents being our strongest advocates within the local community – during the year, around 40% of new parents joined as a result of a parent referral – contributing significantly to a turnaround in numbers that has left the service running at capacity and sometimes even having to turn parents away.

Regular activity sessions and events throughout the year, further solidified those partnerships with parents, from coffee mornings and stay and play sessions to gardening and our annual trip to Kew Gardens – this year attended by 46 parents and carers, as well as grandparents and wider family members.

For our young people, a rich and diverse curriculum ensured children, irrespective of individual needs made significant progress throughout the year, helped significantly by the physical environment created by the team and access to our unique seven acre park, playgrounds and green spaces. The year also saw us redevelop our Education Room, turning a previously unused space into a dedicated room for older nursery children, home to a range of educational materials to support young people as they make the transition to primary school.

Creating healthy lifestyles was also a theme throughout the year. We were thrilled to continue our partnership with the Coram's Fields sports team – delivering weekly sport and activity sessions for children in the Nursery – giving children an early understanding of the benefits of creating healthy habits and the confidence to try new things.

During the year, the team took every opportunity to celebrate the uniqueness of all our little ones — from making a diversity tree and a circle of friendship to mark each child's individuality, to modelling Chinese New Year symbols, learning to count in Mandarin, dressing up as their favourite storybook characters for World Book Day and activities recognising Eid and Diwali celebrations.

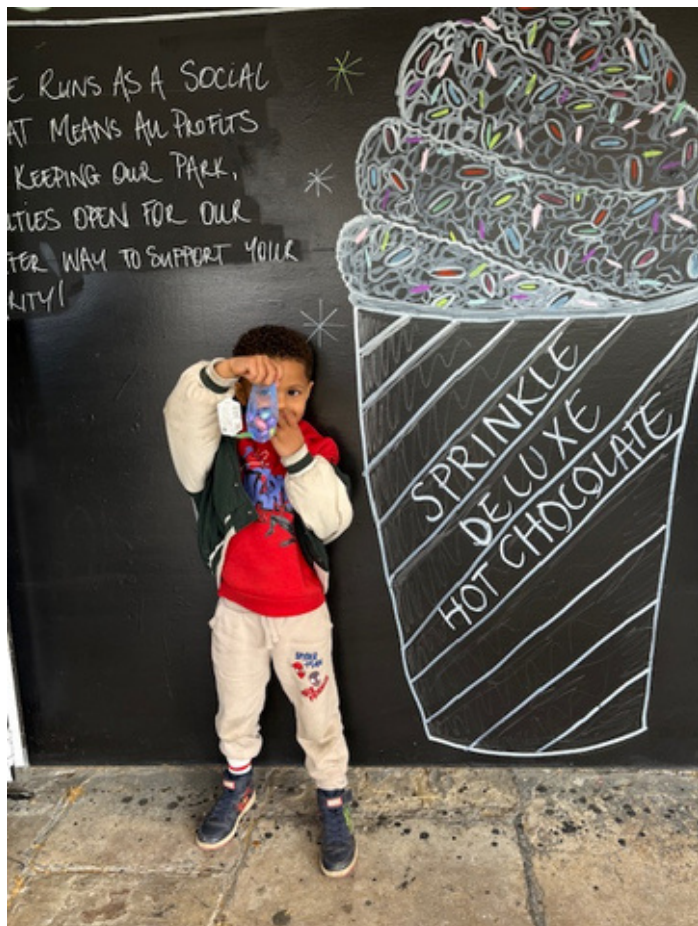
As we do every year, in July 2025, we bid farewell to another 21 children at our annual graduation, this year attended by 38 parents, and family members – safe in the knowledge that they were as prepared as they could be for their next adventure.

Food for Life Café

The Café is a vital and much-loved part of Coram's Fields and an important feature of the park experience, giving parents and carers a place to pause in comfort and socialise while allowing children to play for longer in the park.

This year, we were delighted to welcome Ben to the team to support our dedicated Café Manager, Kelly. Ben has quickly become invaluable, providing much-needed stability by managing day-to-day operations on Kelly's days off and providing additional support for events.

Alongside its day-to-day service, the Café supported all our flagship events throughout the year, providing refreshments for visitors attending PlayDay, our outdoor theatre production of *Vanity Fair*, and our annual Fireworks Display. The team also provided catering and refreshments for over 150 corporate volunteers throughout the year, including those who joined us for the Deckers Art of Kindness Volunteering Day.



Our Easter Egg Hunt this year was again a huge success, attracting hundreds of local children who explored the park searching for hidden eggs before receiving a free prize, with healthy alternatives available for those less keen on chocolate. The Café also continued to support the Mayor of London's Future Ready initiative, providing free healthy snacks each week to 20 young people taking part in a bespoke Coram's Fields sports programme for vulnerable young people.

Winter remained challenging for the Café, with significantly lower visitor numbers across the park. Despite this, keeping the Café open throughout the year is important, both to serve families who continue to visit during the colder months and to maintain a stable and viable staffing model. The team has also been trialling new flagship products and promotional discounts for Hall Hirers to help shape plans to keep the Café open and sustainable throughout the year.

The Café is run as a social enterprise, with any surplus revenue reinvested into the park, but for the last few years, it has relied on income generated from elsewhere in the charity to help support with its running costs. The Café is such an important part of the park atmosphere, and we are incredibly grateful to everyone who supported it during the year.

The Café also continued to support the Mayor of London's Future Ready initiative, providing free healthy snacks each week to 20 young people taking part in a bespoke Coram's Fields sports programme for vulnerable young people.



90 Years of Play

2026 marks 90 years since Coram's Fields first opened its gates — 90 years in which one belief has never wavered: that every child, whatever their circumstances, has a fundamental right to play.

The last year saw a significant shift in national recognition of how much play matters to childhood development and wellbeing. An £18 million government investment looked to close the play inequality gap, while calls gathered momentum for a new National Play Strategy — 18 years on from the last one, spearheaded by Coram's Fields' own late Chair, Frank Dobson.

Coram's Fields advocates for a child's right to play every single day, but fittingly, in a year when the national focus shifted, we delivered some extraordinary outcomes for young people, made possible by partners, funders and supporters who share our belief that play should be essential, not a luxury.

Seven acres of park and playgrounds dedicated to children in the centre of London is as unique as it gets, but on 5th August 2025, we took play to the next level, opening our doors to over 5,000 children and families for one of the most memorable play experiences yet. Face painters, balloon artists, circus performers, animals and a host of performers descended on Coram's Fields to deliver our biggest, and undoubtedly best, National Play Day event ever.

As with Fireworks Night, we teamed up with neighbours Great Ormond Street Hospital (GOSH) to make sure children in the hospital didn't miss out. GOSH's own networks helped extend the activities on offer, including a new accessible bike zone, a sensory area, and a scavenger hunt delivered by the hospital's Young People's Forum. We were also delighted to welcome disability dance group Electric Umbrella to the stage, fresh from their golden buzzer-winning performance on Britain's Got Talent. The festivities didn't stop at our gates — GOSH's staff and volunteers delivered their own mini Play Day in the hospital, ensuring no child missed out on the fun happening across the road.

It was also a year in which we delivered our largest single play investment in over a decade, when in May 2026, we opened our new Junior Play Zone — transforming the front of our site into a new 480 sq/m play area, designed by children, for children.

The launch was the culmination of over a year of planning. Even before design work began, young people from our Kids Council met to discuss what they wanted from the space, with the first designs following soon after. The Kids Council took on the role of chief scrutinisers throughout, while alumni of GOSH's Young People's Forum interrogated the designs further, with a focus on accessibility for all young people.

Early Community Infrastructure Levy funding, backed by Holborn and Covent Garden and Kings Cross councillors, kick-started the campaign with a £131k commitment, leaving £69k still to find. Local businesses including Bedford Estates, Imperial Hotel Group, Sefton, Splendid Hotel Group, Deckers and Ambit rallied to raise £47k, while Flannery provided further support through the loan of pro bono plant equipment.

It was, though, the efforts of one local resident that really captured the very essence of the project. Gauthier Leclerc, a near-daily visitor with his wife and two young children of his own, knew all too well the joy Coram's Fields brings to local families. In the final months of the campaign, he rallied friends, family and colleagues behind his own fundraiser, culminating in him singing Christmas songs on request in front of hundreds of colleagues on the trade floor at BNP Paribas — single-handedly raised £18k towards the new Play Zone.

Construction was completed within just four weeks, paving the way for a launch event that epitomised everything the project stood for. Supporters, partners, staff and Trustees were joined by hordes of children desperate to get onto the new kit. Fittingly, rather than a dignitary cutting the ribbon, it was one of our own young people, Princess, an original member of the Kids Council design team, who did the honours — opening a new chapter in Coram's Fields' history, and a clear statement of play's importance in every child's life.

Understanding Our Impact

Coram's Fields is a local, community-based charity. We exist to support local children, young people and their families to have a positive, meaningful and lasting impact on their lives – providing services and support driven by the needs of those closest to us.

During the year, we continued our commitment to understanding the difference our work made to the lives of young people. A strong culture of reflective practice was supported by a range of quality assurance tools and processes that helped shape and inform our work.

Across our Youth and Sports programmes, regular consultations, focus groups, and parent and stakeholder engagement provided a deep understanding of need and impact, whilst robust data collection through our online database, Plinth, enabled us to interrogate reach, attendance, retention and underrepresentation — allowing us to regularly review and adapt our delivery.

Young people also shaped services and decisions beyond our four walls. Our partnership with Camden Giving saw young people represented on funding panels, deciding funding for local projects through the "We Make Camden" toolkit.

“

It was joyful, fun and incredible. My daughter is adjusting to dialysis, and this has really cheered her up and took her mind off it

”

- Parent of GOSH patient

Co-production remained a continuous thread across our services: our Young Leaders Programme gave young people the chance to draw on their own experience to design services for younger cohorts, while our Kids Council, a group of 8–11 year-olds, met regularly to discuss programme content, activities and rules for staff and young people.

It was this same group that led the design process for our new Junior Play Zone, working with young people from Great Ormond Street Hospital to co-produce a new £200k play area – showcasing the designs at our public AGM, before being installed in May 2026.

In June 2025, focus groups with parents, young people and staff, led by Publica, gave those who understand Coram's Fields the best, the chance to share their views on its future.

Significant changes to our fireworks and Play Day events brought lots of uncertainty and the need to understand the impact on the thousands that attended. Feedback from our new accessible zone at Fireworks Night gave strong insight into the value of a safe, accessible space, while positive feedback from families watching from GOSH vindicated our efforts to livestream the display, accessed online by 221 different users.

External validation followed in March 2026, when our Play Service received a superb Ofsted inspection, with inspectors praising "high aspirations for providing an inclusive, high-quality out-of-school setting" that "adapts the provision effectively to ensure all children can engage."

“

Getting to watch the fireworks while in hospital and the yummy treats and friendly staff. It was amazing

”

- GOSH patient

Commitment to Safeguarding



This year, as every year, safeguarding remained central to everything we do, shaping both the way our park operates and how we deliver services to children and young people across the community. Maintaining a safe environment is a priority across the organisation, and our Safeguarding Sub-Committee meets twice a year to provide constructive challenge and oversight, ensuring safeguarding policies, practices and procedures remain effective across the organisation. Our long-standing policy that adults may only access the park when accompanied by a child remains in place, and the site continues to be staffed at all times. These measures help create an environment where children and families can feel secure, supported and able to enjoy the park with confidence.

Last year, we further strengthened our safeguarding systems by introducing a fully digital DBS application process - making it easier for new staff to complete enhanced DBS checks before starting work. We continued to require all new employees to complete online safeguarding training as part of their induction, followed by in-person training within their first six months of employment. All managers involved in recruitment are safer recruitment trained, ensuring safeguarding is prioritised from the earliest stages of employment.

During the year, we focussed on improvements to how safeguarding information was recorded, shared and managed across the organisation. To support this, we implemented MyConcern, a specialist safeguarding platform that is now fully operational across all services. The system provides staff with a straightforward way to log concerns and immediately alert Designated Safeguarding Leads when action is required.

The move to MyConcern has strengthened our safeguarding practice by creating a single, secure record of concerns and actions, enabling better oversight of cases and more effective information sharing between teams. The platform supports timely decision-making, provides a clear chronology of events and interventions, and helps ensure that no actions are overlooked. By bringing together safeguarding information from different parts of the organisation, it also gives safeguarding leads greater visibility of emerging patterns and risks, supporting earlier intervention where needed. Comprehensive staff training has accompanied the rollout, helping to ensure confidence and consistency in the use of the system.

Alongside these developments, we continue to invest in a culture where safeguarding is everyone's responsibility. Designated safeguarding staff and service leads come together every 6 weeks to review practice, reflect on learning from cases and discuss emerging themes. These discussions provide valuable peer support, encourage consistent decision-making and help ensure that our safeguarding arrangements remain responsive, effective and focused on achieving the best outcomes for children and young people.



Basis for Preparation

Coram's Fields is an unincorporated charitable trust with a Corporate Trustee, Coram's Fields Company Trustee Limited (a company limited by guarantee and registered in England and Wales with company number 09001024). The Directors of the Corporate Trustee are responsible for the Charity's governance.

The Corporate Trustee presents its Annual Trustee's Report and the Financial Statements of the Charity for the year ended 31 March 2026. The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the Charity's Trust Deed, the Charities Act 2016 and 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).

History

The Charity occupies the site of the former Foundling Hospital which Captain Thomas Coram established in 1739 to provide a home for destitute and abandoned children. The main hospital building was demolished in 1926 leaving only the Georgian colonnaded buildings and lodges which had enclosed the hospital forecourt and lawns. A public campaign was launched by local people and well-wishers to save the Foundling site from proposed commercial development and turn it into a children's playground. When sufficient funds were raised and the land finally acquired, the Foundling site was renamed Coram's Fields and the Harmsworth Memorial Playground and was officially opened in July 1936. Coram's Fields has remained a centre for children and young people's activities of all kinds ever since. The playground is located in the King's Cross ward of the London Borough of Camden.

Objects of the Charity

The Trust Deed stipulates that the land shall be preserved, developed and maintained in perpetuity as an open space for the welfare of children and young people.

Purpose

To have a positive impact on the lives of children and young people in Holborn, King's Cross, Bloomsbury and neighbouring areas. We do this by providing a safe haven for play and a stimulating range of programmes that support the cognitive, physical, social and emotional development of children of all ages.

Vision

We will be the go-to place for local families, children and young people, widely known for the outstanding quality of our facilities and services, the diversity of our programmes and our responsiveness to the needs of our community.

Our Values

The Charity's work is underpinned by a set of core values that ensure its integrity in pursuit of its core mission, whilst also providing a clear framework for the development of the organisations' work in the short, medium and long term.

- Safety: Our paramount concern is for the safety of children and young people and of our users.
- Inclusion: We strive to ensure that Coram's Fields, and the services that it offers, are equally accessible to all the children and young people of our community.
- Partnership: We constantly seek to gain greater understanding of the strengths and the potential of individual users and their communities, and to work with them in continually improving the services that we offer.
- Sustainability: We aim to deliver consistently good value for money and to use our resources in ways that benefit existing users without compromising the well-being of future generations.
- Accountability: We are committed to measuring the impact of our work and actively encourage users and the local community to hold us to account for our stewardship of Coram's Fields

Public Benefit

The Directors of the Corporate Trustee confirm that they have referred to the Charity Commission's guidance on public benefit when reviewing the Trust's aims and objectives and in planning future activities.

The Directors of the Corporate Trustee ensure that the charitable purpose and aims of the Charity are carried out for the public benefit by delivering services to any and all children and young people who visit Coram's Fields. The structure of the Charity's Annual Trustee's Report allows the Charity to report each year on the core services that the Charity delivers.

Achievements and Performance

2025/26 was another successful year for the charity, during which we continued to deliver against our charitable purpose by providing safe, inclusive and accessible spaces, services and opportunities for children, young people and families from our local community.

Many local families have limited access to safe outdoor space, affordable activities and opportunities to play, socialise and build relationships. We responded by maintaining and improving our seven-acre park, growing our community events programme and opening a new Junior Play Zone. Around 250,000 children and families accessed the park during the year, with more than 20,000 attending major community events.

Young people continue to face significant challenges, including youth violence, poor mental health, social isolation and barriers to employment and education. Through our Youth and Sports programmes, we provided outreach, mentoring, employability support, girls' activities, sports provision and targeted interventions, supporting over 2,500 young people, including 68 into employment and 40 into education or training. The importance of this work was recognised through engagement with Government, including a visit from Prime Minister Keir Starmer to discuss youth safety.

Families facing financial hardship and complex circumstances were also supported by our Nursery, Under 5s service and Out of School Club, through subsidised and funded places. More than 1,000 parents accessed our Under 5s Drop In, 348 children attended the Out of School Club, and vulnerable families received additional support through Early Help and multi-agency partnerships. The quality of this work was externally recognised through our Ofsted inspection.

We also continued to strengthen community cohesion by providing affordable and free spaces for local groups, including children's parties, school visits, youth groups, cultural organisations, refugee support groups, Scouts, Guides and Brownies.

We monitored our achievements through service data, attendance records, casework outcomes, consultation, partner feedback and external inspection, helping us understand both the reach and impact of our work.

Financial Review

The charity's income is generated primarily through grant funding, other fundraised income, trading income and fees earned through service delivery. We continue to take a prudent approach to financial planning, building our budget around confirmed or highly probable income streams and limiting reliance on less certain opportunities that may arise during the year. We budget for activities according to how they are expected to be funded - activities that align with available restricted grant funding are assumed to be funded through restricted income, while those with limited funding opportunities are assumed to be funded through unrestricted income which we need to generate ourselves.

We began the financial year with a Board-approved budget deficit of £67,196 for unrestricted activities. This included an anticipated deficit of £23,834 for our Out-of-School provision, reflecting uncertainty around

school numbers and unconfirmed Holiday Activity Funding. The budget also projected a £19,232 deficit for the Café. This reflected a prudent assessment of the seasonal nature of operating a café in a children's only park environment together with the staffing challenge of recruiting seasonal support to reduce unplanned closures during peak periods. In addition, we forecast a £56,280 deficit in restricted activities, reflecting a funding gap for the Youth Programme.

Thanks to the exceptional efforts of staff, volunteers, trustees and partners, the year concluded significantly ahead of expectations, with a surplus of £127,669 for unrestricted activities after year-end statutory accounts adjustments and no deficit in restricted funding.

Core grants from the Oak Foundation, Cadent Gas, Paul Hamlyn Foundation, Garfield Weston Foundation and Phoenix Court continued to provide strong financial support towards our core operating costs and the running of our park, playgrounds and community facilities. Overall, unrestricted income from donations and grants, excluding a grant of £100,000 from Coram's Fields Sport and Recreation (CFSR), reached £658,596, compared with a budget of £640,425. Looking ahead, however, the loss of Cadent Gas funding presents not just a significant financial challenge but has also resulted in the discontinuation of vital community outreach work to reduce loneliness and support residents with energy-saving advice, work that was led by our Community Engagement Outreach Coordinator.

During the year, our Sports programme secured a new \$30,000 grant from FIFA, while the Youth Centre received additional support of £20,000 from Deckers Brands, £12,000 from St Giles & St George Education Charity and £39,850 as a first instalment of an 18 month grant from the Gambling Research Exchange Ontario (GREO).

Commercial income performed strongly during 2025/26. Alongside guaranteed rental income of £86,200 from the Wolfson Centre and £360,000 from CFSR for the sports pitches, income from hall hire reached £57,119, significantly exceeding both budget and the previous year's outturn. This achievement was driven largely by the proactive work of our Front of House Administrator. Marquee income was £108,516, slightly below the budgeted £115,000 due to a modest reduction in event bookings. This was more than offset by the success of our wider park events programme, which generated approximately £78,000 of additional unrestricted income, including £60,625 from hosting film crews during February 2026.

Despite a particularly challenging trading period in January, the cafe reduced its operating deficit to £12,961, largely due to the recruitment of a year-round Café Assistant offering greater operational stability during the profitable summer months (but also adding staffing cost over the quieter winter period.) Pricing increased marginally to reflect inflationary increases, while trying to ensure the cafe remains affordable and inclusive for all park visitors.

The Nursery started the year with a modest budgeted surplus of £5,313, reflecting uncertainty around replacing those children moving on to primary school. During the year, the team built successfully on previous improvements to both facilities and learning experiences, enhancing the quality of provision and strengthening the Nursery's reputation among local families. As a result, demand remained strong and the intake of new children exceeded expectations. Financial performance also benefited from a vacancy in the Deputy role, during which additional operational responsibilities were undertaken by the Nursery Manager. This position has now been filled. Overall, the Nursery delivered an outstanding surplus of £116,983, before the allocation of support costs, making a significant contribution to the organisation's financial performance and helping to offset deficits elsewhere within the charity.

Strong participation in our holiday programmes helped reduce the projected Out-of-School Club deficit at the start of the year, from £23,834 to £6,223, before the allocation of support costs. Following a challenging period, attendance levels started to recover and increase.

The Youth Centre benefited from a range of funding successes during the year, including support from the Henry Smith Charity, Gamble Aware, Camden Giving and the London Borough of Camden, bringing total funding available for spending in the year to just under £400,000. While this funding enabled us to continue delivering high-quality support for young people, only a proportion of current funding continues into 2026/27.

While our unique outdoor space continues to provide opportunities for play, recreation and adventure for thousands of children and families, maintaining a safe, welcoming and high-quality environment requires significant ongoing investment. During the year, more than £33,000 was spent on maintaining lawns, trees and play equipment. Cleaning costs across our buildings exceeded £85,000, while waste collection cost almost £14,000. Like many charities, we also faced increasing inflationary pressures. Insurance premiums rose, utility costs continued to increase, and our annual electricity bill is now approaching £50,000. Business rates also more than doubled following changes to the Retail, Hospitality and Leisure Relief Scheme. Supporting and retaining our workforce remains a key priority – at the start of the year we implemented pay increases that enabled us to remain a London Living Wage employer, while salaries above this level increased in line with the Consumer Price Index (including Housing) wherever possible.

Overall, we finished the year in a considerably stronger position than anticipated, recording an overall management accounts surplus for unrestricted activities of £126,888. This demonstrates the resilience of the organisation, the strength of our income generation activities, and the commitment of our staff and supporters. At the same time, we remain mindful of the significant financial challenges ahead. Rising costs, an increasingly competitive Grants, Trust and Foundation landscape, and limited opportunities to apply inflationary increases across all income streams mean that securing sustainable growth in income will remain a key strategic priority in the years ahead.

During the year, we continued to invest in our buildings and facilities to protect our Grade II listed buildings and ensure we continue to provide the best facilities possible for the thousands that use our park and playgrounds each year. Funding for capital projects comes from multiple sources, including external grants wherever possible, draw down from our Designated Capital Fund (which forms part of our reserves) and pro bono support – we were particularly pleased to receive strong support from the Holborn and Covent Garden and Kings Cross ward councillors.

During the year, we completed several capital works across the site and begun work on others that were completed soon after the year end including; £6,600 to install a new air conditioning unit in our music studio; £44,721 of works to our historic timber doors and window frames; replacement of York stone paving slabs at the front of the site (£9,763); £19,956 to redesign and install a new kitchen in our community Band Hall and £69,542 (of a total of £200,000) towards our new Junior Play Zone.

We also began work to understand the condition of our buildings, investing £8,880 in a comprehensive building conditions survey by Purcell and a structural engineer survey by Conisbee.

Total Funds and Free Reserves Position

The Charity holds total funds of £3,613,770 at 31st March 2026 (2025: £3,288,194). Of these funds, £1,348,790 (2025: £1,443,307) is held as permanent endowment, representing the original cost of the land and buildings, held in trust, plus additions and improvements, less accumulated depreciation.

Restricted funds, not available for the general purposes of the Charity, are:

- Capital funds of £201,506 (2025: £40,220) restricted to expenditure on planned future capital works; and
- Revenue funds of £328,794 (2025: £197,656) covering programmes where income has been received in advance of expenditure in the next financial year, or where unspent funding has been carried over, because activities were not fully delivered.

The Charity's unrestricted funds (free reserves) carried forward at the end of the year comprise:

- General funds of £1,188,425 (2025: £1,112,737).
- The designated fixed asset fund of £218,585 (2025: £190,740) representing the net book value of the Charity's tangible fixed assets which could only be realised by disposing of those assets.
- A Designated Capital Fund of £327,670 (2025: £296,313) maintained by the Directors to deliver improvements to the Charity's historic grounds and Grade II listed community buildings, including £150,000 earmarked for pitch replacement in due course.

Reserves Policy

The Directors of the Corporate Trustee review their reserves policy annually. Given the inherently uncertain nature of the charity's future funding, the Directors consider that the appropriate level of unrestricted general funds to hold is equivalent to six month's planned operating expenditure from such funds for the following year. The reserves policy is reviewed with consideration of the principal risks facing the Charity, the likelihood of these risks materialising and the financial impact that this would have on the Charity.

At 31 March 2026, the general fund position of £1,188,425 represents almost exactly 6 months of current forecast operating expenditure from unrestricted general funds for 2026/27. Budgeted funding is considered broadly secure for 2026/27 and any capital spending not funded from capital funds will be funded from the DCF. Accordingly, the Directors believe that the current level of general reserves is appropriate within the context of the reserves policy.

Investments Policy

Surplus cash which is not required in the short to medium term is deposited in fixed term savings accounts with maturity of between 3 and 12 months. Upon maturity, future cash requirements are assessed to inform re-investment decisions. Directors do not anticipate investing in anything other than fixed term savings accounts.

Pension Liability

The Charity operates a defined benefit pension scheme, eligible to staff employed before May 2013, as a member of the London Pensions Fund Authority's multi-employer scheme. An alternative defined contribution pension scheme with Aviva is open to all staff and used for auto-enrolment.

The actuarial valuation of the LPFA pension fund in accordance with FRS102 at 31 March 2026 showed the Charity's share of the scheme's assets and liabilities to have marginally reduced from a net asset of £633,000 a year ago to £556,000. Rather than showing a pension fund asset, the trustees have, in common with many other organisations, valued the charity's share at 31st March 2026 at nil. Although the employer percentage contribution rate will reduce from 14.9% for 25/26 for the next three financial years to 12.9%, 10.9% and 9.8% the asset is not realisable due to there being only 2 active employees in the scheme and there is no likelihood of a refund.

The Directors of the Corporate Trustee are aware that, in common with final salary pension funds across the public and voluntary sector, the liability changes significantly from year to year. The Directors and their professional advisers will continue to monitor the situation and consider the provision which needs to be made.

Going Concern

In order to assess whether the Charity is a going concern, the Directors have considered the current level of reserves, the most recent forecast for 2026/27, an indicative deficit budget for 2027/28 and the resulting anticipated reserves position at the end of March 2028.

In reviewing these forecasts, the Directors have examined the underlying assumptions, particularly in relation to the performance of our income generating activities and consider that there are no other reasonable material uncertainties.

The Charity has sufficient unrestricted general reserves to cover projected deficits to March 2028 and sufficient funds to be able to settle financial obligations as they fall due during this period. The Directors believe that the immediate future of the Charity is secure for at least the next 18 months and that on this basis the Charity is a going concern.

Fundraising

During the financial year, Coram's Fields employed three full time fundraisers, a Head of Fundraising and Communications, a Fundraising Officer and a Fundraising and Communications Assistant. These three roles constituted the principal fundraising resource for the Charity and along with the CEO, were responsible for overseeing all fundraising activity in the year.

No professional fundraisers were appointed to carry out any fundraising activity on behalf of the Charity. Coram's Fields used online platforms during the year to support its fundraising, these included: JustGiving, Committed Giving and SumUp. The Charity did not raise any funds through a commercial participator.

Coram's Fields remained a member of the Fundraising Regulator and our fundraising practices throughout the year were compliant with the Code of Fundraising Practice. Direct fundraising requests to individuals in the year were largely limited to online campaigns and through events and the Charity did not carry out any street/door to door/telephone fundraising. To ensure that the Charity protects vulnerable people and other members of the public in the course of our fundraising, we regularly review our fundraising practices. The Charity received no complaints during the year in relation to any aspect of its fundraising.

Principal Risks and Uncertainties

The Directors of the Corporate Trustee confirm that the major risks to which the Charity is exposed have been identified and reviewed and systems established to mitigate those risks. The risk management review considered risks under the headings of governance, operational, financial, external and compliance risks to the organisation, and the control procedures in place, which include internal procedures and inspections by external agencies such as OFSTED.

- Safeguarding – The risk and implications of any safeguarding incident occurring. Mitigated by clear and robust safeguarding policies, effective dissemination, regular training for all staff and the embedding of a strong culture of safeguarding across the charity.
- Health and safety – Risk and implication of any physical injury to staff and users. Mitigated by registration with regulatory bodies, regular health, safety and compliance checks, regular policy and risk reviews, robust staff training programme and appropriate insurance cover.
- Fundraising – Lower-than-expected fundraising returns, resulting in potential reduction in service delivery, reduced organisational resilience due to the need to draw on reserves and reduced opportunities to invest in capital programmes that protect and improve our park and facilities. Mitigated by an increased investment in our fundraising team, the return of our Head of Fundraising from maternity leave and the development of our commercial revenue to offset potential losses to maintain financial stability.
- Buildings and Facilities – Further deterioration to the fabric of our buildings, facilities and estate, and the short term risk of our Buildings and Facilities Manager leaving the charity during the year and the impact of the transition period relating to this – Mitigated by prompt recruitment and induction of new Head of Estates role; delivery of planned capital improvements, the development of a long-term preventative maintenance plan, and securing investment from funding bodies, pro bono support and the diversification of unrestricted income to support capital investment.

- Nursery and Out of School Club – The risk to both services of lower than hoped attendance levels and the resultant impact on financial performance and in turn our reserves. Specifically, the risks associated with the re-commissioning of the Out of School Club service in January 2028, namely the discontinuation of the service, or a financially unsustainable service due to the commission value.
- Mitigated by the continuous improvement of facilities, strong marketing and communication plans and the strengthening of partnerships with local schools, community groups and parents, alongside the regular review of fees.
- Cost of living – The fallout of the cost of living crisis on people's disposable income and subsequent impact on income generated through our fee paying/commercial services, as well as increased demand on our free services. Mitigated by regular review of fee-based services, effective marketing, and promotion of services to maximise income and the development of new funding opportunities and resource to meet increased service demand.
- Inflation – the ongoing challenge of rising product and service costs and the pressure this places on the operating costs of our buildings, facilities and services and in turn general funds. The additional risk of inflationary rises on products and services received and salaries, being higher than the additional income we can generate through our own income streams and in particular fee paying services, due to a commitment to keep services affordable for local residents. Mitigated through cost benchmarking, competitive tendering where appropriate, supplier negotiations, and inflationary increases in commercial income.
- Recruitment – The challenging recruitment market and the charity's ability to retain existing staff and recruit into key roles within financial constraints. Specifically, challenges recruiting to our Grounds Team and Nursery team and the risk of higher cost agency cover versus payrolled staff. Mitigated through regular reviews of employee benefits, career development opportunities, and targeted recruitment activity, including the use of recruitment agencies where appropriate.
- Pension – The implications for Coram's Fields of fluctuating pension surpluses and deficits. Mitigated by alternative pension provision, appropriate reserves policy and treatment of valuation, and regular communication with LPFA and auditors.

Factors Affecting Future Financial Performance

Coram's Fields entered 2026/27 in a stable but increasingly challenging financial position. The charity finished 2025/26 ahead of budget, with an unrestricted surplus of £126,888 for unrestricted activities before year-end statutory accounts adjustments, but the 2026/27 budget projects a materially more difficult year, with a deficit of £164,589 on unrestricted activities and a restricted funding shortfall of £65,620, both of which will require close management throughout the year.

One of the most significant factors affecting future financial performance is the continuing impact of inflation on the charity's cost base. Staffing represents a substantial proportion of total expenditure, meaning pay inflation has a direct and significant impact on the budget. Annual increases in the London Living Wage together with CPIH-indexed increases for other staff will increase employment costs significantly or risk a staff retention issues. Most non-staff costs are also subject to annual inflationary uplifts, including utilities, insurance, maintenance, cleaning, waste collection and other essential services.

While the charity will continue to review fees and commercial pricing where appropriate, inflation can only be partly offset through fee increases. Fees make up only a proportion of total income and many of our services exist specifically to provide affordable and inclusive access for children, young people and families. There is therefore both a practical and mission-based limit to the extent to which costs can be passed on to users, particularly during a period in which many household budgets remain under pressure. Maintaining affordability, inclusion and quality, while building a financially sustainable operating model, will remain a central challenge.

This means the charity must continue to identify new revenue streams and reshape existing commercial activities, so they generate meaningful and sustainable income without compromising our charitable purpose or

the experience of park visitors, particularly during peak periods. The Café remains an important part of the park experience but is likely to remain financially challenging without an operating model that better reflects the seasonality of park footfall.

The Nursery had a particularly strong 2025/26 and is now a highly competitive local offer, with clear demand from families and a reputation strengthened by improvements in quality, parent engagement and word-of-mouth recommendation. Future financial performance is therefore less dependent on generating demand and more constrained by the capacity of the setting, alongside the need to ensure that the staffing structure is sustainable, resilient and supportive of staff wellbeing.

The Out of School Club has also seen attendance begin to recover slightly, with fee income expected to grow, but the service remains exposed to changes in occupancy, local authority funding and future commissioning arrangements.

Future financial performance depends heavily on our ability to renew and replace core grant funding. However, the wider Trust and Foundation environment has become increasingly competitive, with more charities, CICs and community organisations seeking funding at a time when many funders are under pressure and grants remain short term or restricted – AI also presents a new challenge, further increasing demand on funders. The ability to renew existing grants, build relationships with new funders and secure unrestricted or flexible core funding will therefore be critical. So too will the stewardship of existing funders, particularly where support for our Sports and Under 5s programmes enables those services to make a greater contribution towards core costs.

Changes in individual funding streams will also affect performance. The end of Cadent Gas funding has reduced core income in 2026/27, although we hope this will be partly offset by requesting a higher grant from CFSR. However, any such request is expected to be one-off, and reliance on any single material source of income underlines the importance of continuing to diversify unrestricted income.

Key priorities for 2026/27 are:

- Securing funding to close the Youth Programme deficit, including Trust and Foundation grants to meet the 2026/27 funding gap and, critically, multi-year funding to improve the longer-term sustainability of the service.
- Growing unrestricted fundraising income, including individual giving, regular giving, major donor income, corporate donations, corporate volunteering, fundraising events, community event income and the campaigns.
- Increasing sponsorship for major community events, particularly Play Day and Fireworks, to reduce financial risk and increase the unrestricted contribution from these flagship activities.
- Seeking external funding for capital investment, including a target of £40,000 to convert floodlights to LEDs, reducing pressure on the Designated Capital Fund and supporting longer-term efficiency.
- Continuing to maximise commercial income from existing assets, particularly by increasing weekday daytime hire of the halls, Under 5s space and Youth Centre where this does not conflict with charitable delivery.
- Developing long-term business plans for the sports facilities, including an options appraisal and feasibility study for the future sports facility offer, with the aim of improving both impact and longer-term income potential.
- Improving the financial performance of the Café by continuing to explore alternative delivery models..
- Maintaining the Nursery's strong financial contribution while continuing to look for efficiencies and ensuring the staffing structure remains sustainable.
- Moving the Out of School Club towards break-even as a minimum, through strong occupancy, careful fee review and continued focus on quality and inclusion.
- Strengthening recruitment and staffing resilience, particularly in the Grounds Team and Nursery, to reduce reliance on more expensive agency resources and improve budget control.

Taken together, these actions are intended to reduce the projected deficit, protect reserves, strengthen unrestricted income and ensure that Coram's Fields can continue to deliver high-quality, affordable and inclusive services for children, young people and families in the years ahead.

Plans for the Future

Looking ahead, demand on our services is expected to remain high, both in terms of the numbers of children and families accessing them, and the complex nature of support those families need. The year ahead will also see us move further forward with plans to develop our future vision for Coram's Fields, following early community consultations in 25/26 and significant work to understand the condition of our historic buildings and facilities.

Financial sustainability will continue to be a focus. At the time of writing, a significant deficit remains for 26/27, across our restricted and unrestricted income. Closing that gap will be the priority and there is a level of confidence in being able to do so. However, we are also acutely aware of the impact of inflationary rises on our core operating costs and that without significant growth in fundraising and commercial income, alongside robust expenditure management, financing the running of our park, playground and core community services will remain challenging for the foreseeable future. Specifically we will:

Community Services and Impact:

Continue to work in partnership with children, young people and their families to develop our understanding of the challenges they face and the support we need to offer to help them navigate these. Specifically, we will work with consultants to review and improve the robustness of our needs analysis and quality assurance mechanisms within our Youth and Sports Programmes; we will consult families in our Under 5s Drop in to shape the future of the programme; we will review our play offer ahead of the recommissioning process at the end of 2027.

People and Culture:

We will harness the passion, talent and commitment of all our staff to ensure we are an organisation that people want to be a part of, whilst delivering even greater outcomes for our users. Specifically, we will seek regular feedback from staff through our annual survey; improve internal communications and work closely with the team to develop our new Equality, Diversity and Inclusion (EDI) policy. We will also carry out a skills audit of our Board ahead of recruitment of new Trustees in autumn 2026.

Digital:

We will build on the success of our marketing and communications work, using digital communications to increase awareness of the impact of our work, engage key stakeholders and grow support.

Infrastructure and Efficiencies:

Continue to review and update our policies, systems and processes to improve efficiency and effective working practices. Specifically, we will; complete the first stage of succession planning within our finance team and continue to identify opportunities to integrate the use of AI in our day to day work to drive efficiency and improved outcomes for our users – streamlining these wherever possible and being considerate of the potential risks of over use or misuse.

Sustainability:

Continue to embrace our role and responsibility as a green space for children and young people in central London; driving environmental education and developing our sustainable practices across all our work areas.

Structure, Governance and Management

Coram's Fields is an unincorporated charitable trust with a Corporate Trustee, Coram's Fields Company Trustee Limited. The Directors of the Corporate Trustee are responsible for the governance of the Charity. The Trust Deed dated 12 December 1935 and subsequently updated by Deed of Variation 7 September 2016, is the Charity's constitution; it stipulates that the site should be held in trust in perpetuity to provide an open space, primarily in connection with the education and recreational needs of children and young people. The premises of Coram's Fields are treated as a permanent endowment.

Organisational Structure

The Directors of the Corporate Trustee meet bi-monthly. A Finance sub-committee ensures that the Board has sufficient oversight of the Charity's financial activities. It is a requirement of the Articles that a minimum of two Directors are parents or carers of children or young people who currently use our services. Presently, the Charity has three Directors that meet these criteria.

The Chief Executive, who is also Secretary to the Trust, has responsibility for implementing the policies of the Corporate Trustee, dealing with the day-to-day running of the Charity and ensuring that agreed performance targets are met.

Recruitment and Appointment

The Board establishes an appointments sub-committee to oversee the recruitment of new Directors. Coram's Fields is committed to equality, diversity and inclusion and new appointments are made through open recruitment. We welcome applications from all sections of the community, from a diverse range of backgrounds. We strive for our workforce including our Directors to be representative of the communities that we serve, and we know that greater diversity will lead to even greater results for the families and children we work with.

Induction and Training

New Directors are invited to visit Coram's Fields to meet the Chief Executive for an introduction to Coram's Fields which includes a tour of all our services, an introduction to staff, an outline of the organisational structure of the Charity and a briefing on the current aims and objectives of the Trust and the history of the playground. All Directors are provided with a copy of both the NCVO 'Good Trustee' Guide and the Charity Commission's 'Essential Trustee' Guide. Frequent opportunities are provided for the Board to visit Coram's Fields and to gain a more in-depth experience of what is provided.

Remuneration of Key Personnel

The Directors consider the Board of Directors and the Senior Management Team as comprising the key management personnel of the Charity in charge of directing and controlling the Charity and running and operating the Charity on a day to day basis. All Directors give their time freely and no Director remuneration was paid in the year. Details of key management personnel expenses and related party transactions are disclosed in notes 9, 11 and 12 of the accounts.

The pay of the Charity's Chief Executive and other members of the key management team is reviewed annually in relation to average earnings across the voluntary sector. In view of the nature of the Charity and its economy of operations, the Board of the Corporate Trustee considers that a multiple of up to three times the median average salary for UK employees is appropriate for the role of Chief Executive. The remuneration is also bench-marked with charities of a similar size and activity to ensure that the remuneration set is fair and not out of line with that generally paid for similar roles.

Directors are required to disclose all relevant interests and register them with the Chief Executive and in accordance with the Trust's policy withdraw from decisions where a conflict of interest arises.

References and Administrative Details

Registered office and place of business	93 Guilford Street, London, WC1N 1DN
Registered Charity number	302963
Governing document	Trust Deed dated 12 December 1935 and Deed of Variation dated 07 September 2016.
President	Tamara Gray
Corporate Trustee	Coram's Fields Company Trustee Limited (Company Registration number 09001024)
Directors of the Corporate Trustee	Charlotte Robinson (Chair) Toni McDermott (Treasurer and Finance Committee) Michael Horowitz (Finance Committee) Gudrun Wolff (Finance Committee) (resigned 24 March 2026) Charlotte Lamont Azmina Siddique Alain Benoit Flatman Grace Maa
Chief Executive	Stuart Woods
Bankers	Lloyds Bank 88 Tottenham Court Road London W1T 4TH
Auditors	MHA Building 4, Foundation Park, Roxborough Way, Maidenhead, SL6 3UD
Solicitors	Edwin Coe Lincoln's Inn 2 Stone Buildings London WC2A 3TH

Statement of Trustee's Responsibilities

The Directors of the Corporate Trustee are responsible for preparing the Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the Directors of the Corporate Trustee to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and the incoming resources and application of resources of the Charity for that period.

In preparing those financial statements, the Directors of the Corporate Trustee are required to:

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and principles in the Charities SORP;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable United Kingdom accounting standards and Statements of Recommended Practice have been followed, subject to any material departures disclosed and explained in the financial statements; and
- Prepare the financial statements on a going concern basis unless it is inappropriate to presume that the Charity will continue in operation.

The Directors of the Corporate Trustee are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the Charity and enable it to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of its Scheme. It is also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the detection and prevention of fraud and other irregularities.

Auditors

The Charity's auditors MHA have indicated their willingness to continue in office and offer themselves for reappointment.

This report was approved on 8th September 2026 and signed by:



Stuart Woods
Chief Executive



Toni McDermott
Director (On behalf of Corporate Trustee)

Auditor's Report

Independent Auditor's Report to the Trustee of Coram's Fields & The Harmsworth Memorial Playground

Opinion

We have audited the financial statements of Coram's Fields & The Harmsworth Memorial Playground (the 'Charity') for the year ended 31 March 2026 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Charity's affairs as at 31 March 2026 and of its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the Charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Trustee's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Trustee with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the Annual Report other than the financial statements and our Auditor's Report thereon. The Trustee is responsible for the other information contained within the Annual Report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the Trustee's Report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or

- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the Trustee's Responsibilities Statement, the Trustee is responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the Trustee determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustee is responsible for assessing the Charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustee either intends to liquidate the Charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an Auditor's Report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- Enquiry of management around actual and potential litigation and claims;
- Performing audit work over the risk of management override of controls, including testing of journal entries and other adjustments for appropriateness, evaluating the business rationale of significant transactions outside the normal course of business and reviewing accounting estimates for bias;
- Reviewing minutes of meetings of those charged with governance;
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our Auditors' Report.

Use of our report

This report is made solely to the Charity's trustee, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the Charity's trustee those matters we are required to state to them in an Auditor's Report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Charity and its trustee, as a body, for our audit work, for this report, or for the opinions we have formed.



MHA
Chartered Accountants and Statutory Auditors
Maidenhead, United Kingdom

Date: **15 September 2026**

MHA is the trading name of MHA Audit Services LLP, a limited liability partnership in England and Wales (registered number OC455542)

MHA are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

Financial Statements

Statement of Financial Activities

For the year ended 31st March 2026

		UNRESTRICTED FUNDS	RESTRICTED FUNDS		ENDOWMENT FUNDS	TOTAL FUNDS	TOTAL FUNDS
	Note	2026 £	Revenue Projects 2026 £	Capital Projects 2026 £	2026 £	2026 £	2025 £
Income from:							
Donations, grants and legacy	2	772,436	563,639	283,091	-	1,619,166	1,386,955
Charitable activities	3	706,648	-	-	-	706,648	580,129
Other trading activities	4	691,436	-	-	-	691,436	631,892
Investments		33,404	-	-	-	33,404	40,587
Total		<u>2,203,924</u>	<u>5 63,639</u>	<u>283,091</u>	<u>-</u>	<u>3,050,654</u>	<u>2,639,563</u>
Expenditure on:							
Raising funds		170,810	-	-	7,372	178,182	162,379
Charitable activities							
Park & playground		799,495	19,956	45,663	22,794	887,908	796,424
Café		102,108	2,358	-	3,659	108,125	85,173
Under 5s services		49,657	2,500	-	2,198	54,355	49,203
Nursery		401,902	-	-	16,101	418,003	364,787
Out of school club		313,657	-	-	13,395	327,052	263,618
Sports programme		190,573	46,637	-	10,399	247,609	238,365
Youth programme		122,995	3 62,250	-	18,599	503,844	475,106
Total charitable activities		<u>1,980,387</u>	<u>433,701</u>	<u>45,663</u>	<u>87,145</u>	<u>2,546,896</u>	<u>2,272,676</u>
Total	6	<u>2,151,197</u>	<u>4 33,701</u>	<u>45,663</u>	<u>94,517</u>	<u>2,725,078</u>	<u>2,435,055</u>
Net income / (expenditure)	8	52,727	129,938	237,428	(94,517)	325,576	204,508
Transfers between funds	18	74,942	1,200	(76,142)	-	-	-
		<u>127,669</u>	<u>131,138</u>	<u>161,286</u>	<u>(94,517)</u>	<u>325,576</u>	<u>204,508</u>
Other recognised gains							
Actuarial gains on defined benefit pension scheme	23	-	-	-	-	-	-
Net movement in funds		<u>127,669</u>	<u>131,138</u>	<u>161,286</u>	<u>(94,517)</u>	<u>325,576</u>	<u>204,508</u>
Reconciliation of funds							
Total funds brought forward		<u>1,607,011</u>	<u>197,656</u>	<u>40,220</u>	<u>1,443,307</u>	<u>3,288,194</u>	<u>3,083,686</u>
Total funds carried forward	18	<u><u>1,734,680</u></u>	<u><u>328,794</u></u>	<u><u>201,506</u></u>	<u><u>1,348,790</u></u>	<u><u>3,613,770</u></u>	<u><u>3,288,194</u></u>

All income and expenditure derive from continuing activities
The annexed notes form part of these financial statements

Balance Sheet

As at 31st March 2026

		UNRESTRICTED FUNDS	RESTRICTED FUNDS		ENDOWMENT FUNDS	TOTAL FUNDS	TOTAL FUNDS
		2026	Revenue Projects 2026	Capital Projects 2026	2026	2026	2025
	Note	£	£	£	£	£	£
Fixed assets							
Tangible assets	13	218,585	-	-	1,348,790	1,567,375	1,634,047
Total fixed assets		218,585	-	-	1,348,790	1,567,375	1,634,047
Current assets							
Stock		687	-	-	-	687	649
Debtors	14	127,369	121,690	44,319	-	293,378	187,933
Investments	15	1,352,924	-	-	-	1,352,924	1,500,000
Cash at bank and in hand		277,903	207,104	157,187	-	642,194	222,518
Total current assets		1,758,883	328,794	201,506	-	2,289,183	1,911,100
Liabilities:							
Creditors: amounts falling due within one year	16	(242,788)	-	-	-	(242,788)	(256,953)
Provisions for liabilities		-	-	-	-	-	-
Net current assets		1,516,095	328,794	201,506	-	2,046,395	1,654,147
Total assets less current liabilities		1,734,680	328,794	201,506	1,348,790	3,613,770	3,288,194
Creditors: amounts falling due after more than one year							
Defined benefit pension scheme	17	-	-	-	-	-	-
Net assets		1,734,680	328,794	201,506	1,348,790	3,613,770	3,288,194
The funds of the charity							
Endowment funds: land & buildings	18	-	-	-	1,348,790	1,348,790	1,443,307
Restricted funds:	18						
Capital fund		-	-	201,506	-	201,506	40,220
Revenue funds		-	328,794	-	-	328,794	197,656
Unrestricted funds:	18						
General reserve		1,188,425	-	-	-	1,188,425	1,112,737
Designated fixed asset fund		218,585	-	-	-	218,585	190,740
Designated capital fund		327,670	-	-	-	327,670	296,313
Legacy		-	-	-	-	-	7,221
Pension reserve		-	-	-	-	-	-
Total charity funds		1,734,680	328,794	201,506	1,348,790	3,613,770	3,288,194

The annexed notes form part of these financial statements

The financial statements were approved and authorised for issue by the Trustee on 8th September 2026 and signed on its behalf by:

.....  TONI MCDERMOTT, Director (on behalf of the Corporate Trustee)

.....  STUART WOODS, Chief Executive

Statement of Cashflows

For the year ended 31st March 2026

	Note	TOTAL FUNDS 2026 £	TOTAL FUNDS 2025 £
Net cash flows from operating activities			
Net cash used in operating activities	25	462,414	(65,116)
		462,414	(65,116)
Cash flows from investing activities			
Bank interest		33,404	40,587
Purchase of equipment		(76,142)	(150,500)
		(42,738)	(109,913)
Net (decrease) in cash		419,676	(175,029)
Cash at bank and in hand at the beginning of the year		222,518	397,547
Cash at bank and in hand at the end of the year		642,194	222,518
Analysis of net debt	26		

The annexed notes form part of these financial statements

Notes to the Financial Statements

For the year ended 31st March 2026

1. Accounting Policies

General information and basis of preparation

The Charity constitutes a public benefit entity as defined by FRS 102. It is an unincorporated Trust registered with the Charity Commission in England & Wales. The financial statements have been prepared in accordance with 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 United Kingdom and Republic of Ireland (FRS 102) published in October 2019, the Charities Act 2011 and UK Generally Accepted Practice.

The financial statements are prepared in sterling which is the functional currency of the Charity.

As described in the Trustee's Report, the financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following the FRS 102 Charities SORP 2015 rather than the Charities SORP 2005 which has since been withdrawn.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

Preparation of the accounts on a going concern basis

In order to assess whether the Charity is a going concern, the Directors have considered the latest financial forecasts for the remainder of 2026-27 as well as projections made on a cautious basis for the year to March 2028. In reviewing these forecasts, the Directors have examined the underlying assumptions and consider that there are no other reasonable material uncertainties.

The Charity has sufficient unrestricted general reserves to more than cover projected losses to March 2028 and sufficient funds to be able to settle financial obligations as they fall due during this period. The Directors believe that the immediate future of the Charity is secure for at least the next 18 months and that on this basis the Charity is a going concern. Accordingly, these financial statements are prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value.

Fund Accounting

General funds are unrestricted funds which are available for use at the discretion of the Directors in furtherance of the general objects of the Charity and which have not been designated for other purposes.

Designated funds are unrestricted funds that have been set aside by the Directors for particular purposes. The aim and use of the designated fund is set out in note 18.

Restricted funds are funds subject to specific restrictions imposed by donors or which have been raised by the Charity for particular purposes. Where allowed by the donor, the cost of raising and administering such funds is charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements. Statutory grants which are given as contributions towards the Charity's core services are treated as unrestricted income.

Endowment funds represents those assets that must be held permanently by the Charity.

Income

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

Income from government and other grants is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable the income will be received and the amount can be measured reliably.

Income which is subject to conditions before the Charity is entitled to the funds, is deferred and not recognised until those conditions are met.

Donated goods and services are included at the fair value to the Charity where this can be quantified and a third party is bearing the cost. In accordance with the Charities SORP (FRS102), no amounts are included in the financial statements for services donated by volunteers.

Expenditure

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable the settlement will be required and the amount of the obligation can be measured reliably. Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

Shared direct costs are allocated between charitable activities according to the staff time spent on each activity. Support costs are the cost of functions that assist the work of the Charity but do not directly undertake charitable activity. They include finance, HR, IT and governance costs. Support costs are allocated between the cost of raising funds and expenditure on charitable activities in proportion to the staff costs attributable to those activities.

Termination Payments

Termination benefits, including redundancy payments are recognised when the charity has the obligation to pay the benefits and they can be reliably measured.

Operating Leases

Rental income receivable under operating leases is recognised on a straight line basis over the lease term.

Rentals payable under operating leases, where substantially all the risks and rewards of ownership remain with the lessor, are charged to the statement of financial activities in the year in which they fall due.

Tangible fixed assets and depreciation

Tangible fixed assets costing £1,500 or more are capitalised at cost and depreciated over their estimated useful economic lives on the following straight line bases:

Asset Category	Annual Rate
Premises, including additions and improvements (excluding land)	2% of cost
Sports and play equipment	12.5% of cost
Other equipment	20% of cost

Stock

Stock is valued at the lower of cost and net realisable value after making due allowance for obsolete and slow-moving stocks.

Debtors and creditors receivable / payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in expenditure.

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.

Investments

Investments represent cash deposited on fixed terms with a maturity of between three and twelve months from the date of opening the account.

Financial instruments

The charity 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.

Taxation

The Charity is an exempt charity within the meaning of schedule 3 of the Charities Act 2011 and is considered to pass the tests set out in Paragraph 1 Schedule 6 Finance Act 2010. It therefore meets the definition of a charity for UK corporation tax purposes.

Pension arrangements

The Charity operates a defined benefit plan (Local Government Pension Scheme – LGPS) for the benefit of its employees who joined before May 2013. This is a defined benefit scheme operated by the London Pensions Fund Authority (LPFA). A liability for the Charity's obligations under the plan is recognised net of plan assets. The net change in the net defined benefit liability is recognised as an actuarial gain or loss in the Statement of Financial Activities during the period. Pension plan assets are measured at fair value and the defined benefit obligation is measured on an actuarial basis using the projected unit method. Actuarial valuations are obtained triennially and are updated at each balance sheet date for the purposes of the preparation of the annual financial statements.

At the year end, the fair value of the pension scheme assets is £2,000,000 which is £556,000 in excess of the present value of the defined benefit obligation of £1,444,000. When the scheme gives rise to a potential asset, the Charity is required to assess the basis for recognising an asset on the balance sheet against the FRS 102 criteria, this being 'An entity shall recognise the plan surplus as a defined benefit asset only to the extent that it is able to recover the surplus either through reduced contributions in the future or refunds from the plan.' In using the word 'shall', the emphasis is placed upon the Charity to consider the value of such an asset, rather than whether an asset should be recognised in the first instance. Accordingly, the Charity has considered the value at which they can benefit from either (1) refunds from the plan or (2) reduced contributions. As the Charity intends to continue to participate in the LGPS scheme, the likelihood of a refund being due has been deemed as remote and not practically achievable. Secondly, although the employer contributions have been reduced to 12.9% from April 2026 and to 10.9% from April 2027, the asset is not realisable due to there being only 2 active employees in the scheme. Accordingly, the Charity has not recognised the pension asset of £556,000 as at 31 March 2026.

The Charity operates a defined contribution plan through Friends Life which all employees are entitled to join. It is the default scheme for auto-enrolment. Contributions are expensed as they become payable.

Staff costs, including the cost of pension contributions, are allocated to activities according to an estimate of the time spent on each activity. Where staff posts are funded by restricted grants and donations, the cost, including the cost of pension contributions, will be allocated against these restricted funds. Otherwise, the cost of pension contributions is funded from unrestricted general funds.

Judgements and key sources of estimation uncertainty

The following judgements (apart from those involving estimates) have been made in the process of applying the above accounting policies that have had the most significant effect on amounts recognised in the financial statements:

- Allocation of support costs
- Depreciation rates for tangible fixed assets
- Useful economic lives of assets
- Pension scheme assumptions resulting in the valuation of the Scheme's assets

2. Donations and grants

	Unrestricted Revenue £	Restricted Revenue £	Restricted Capital £	2026 £	2025 £
Donations	758,596	24,956	70,491	854,043	930,994
Park & playground	-	-	206,000	206,000	83,262
Sports programme	-	90,034	-	90,034	68,943
Youth programme	-	443,791	6,600	450,391	296,489
Café	-	2,358	-	2,358	2,167
Under 5s services	-	2,500	-	2,500	-
Donated goods and services	13,840	-	-	13,840	5,100
	772,436	563,639	283,091	1,619,166	1,386,955

See note 5 for analysis by donor

Donated goods and services comprised fencing for the fireworks night from Sunbelt Rentals, raffle prizes from both Deckers Brands and Lambs Conduit Street traders, toy collections from TELUS Health, a television from Camden Giving and DJ equipment from Creative Arts Agency.

The full comparable information for the prior year is set out in Note 26.

3. Charitable activities

	2026 £	2025 £
Performance related grants & contracts		
Nursery	311,261	230,049
Out of school club	121,407	105,237
Under 5s	-	-
<i>See note 5 for analysis by donor</i>	432,668	335,286
Income from charitable activities		
Park events & services	7,505	7,627
Café	65,008	49,231
Under 5s service fees	3,411	3,912
Nursery fees	100,407	93,576
Out of school club fees	97,649	90,497
	273,980	244,843
Total income from charitable activities	706,648	580,129

4. Other Trading Activities

	2026 £	2025 £
Hall hire	57,119	45,748
Sports pitch hire	360,000	365,595
Wolfson Centre	86,211	86,211
Winter marquee and park rental	186,912	133,668
Sale of goods	1,194	670
	691,436	631,892

5. Analysis of grants, contracts and donations by donor

	Unrestricted Revenue £	Restricted Revenue £	Restricted Capital £	2026 £	2025 £
London Borough of Camden (LBC)					
- Nursery	311,261	-	-	311,261	229,549
- Out of school club delivery	121,407	-	-	121,407	103,576
- Youth programme	-	56,500	6,000	62,500	76,696
- Others	31,850	-	131,000	162,850	113,262
Greater London Authority	-	48,000	-	48,000	25,000
Mayor's Office for Policing and Crime	-	5,000	-	5,000	5,000
Total from government and similar bodies	464,518	109,500	137,000	711,018	553,083
Oak Foundation	200,000	-	-	200,000	190,000
Cadent Gas	168,362	-	-	168,362	168,362
Coram's Fields Sports & Recreation	100,000	-	-	100,000	275,000
GREO	-	99,626	-	99,626	-
Gamble Aware	-	82,967	-	82,967	47,033
Groundswork / HS2	-	-	75,000	75,000	-
Henry Smith Foundation	-	74,150	-	74,150	67,353
The Garfield Weston Foundation	50,000	-	-	50,000	50,000
Deckers Brands	13,500	20,000	-	33,500	26,400
Deckers Brands - gift in kind	2,340	-	-	2,340	-
Camden Giving	-	28,330	-	28,330	35,304
Camden Giving - gift in kind	200	-	-	200	-
Imperial London Hotels	27,540	-	-	27,540	-
Charles Hayward Foundation	-	25,000	-	25,000	-
FIFA	-	20,681	-	20,681	45,270
Paul Hamlyn Foundation	20,000	-	-	20,000	20,000
St Andrew Holborn	-	20,000	-	20,000	22,000
William Wates	-	20,000	-	20,000	20,000
National Lottery Awards to All	-	19,956	-	19,956	-
Phoenix Court	19,300	-	-	19,300	1,800
Melanie Jensen & Gauthier Leclere	-	-	15,046	15,046	-
Great Ormond Street Hospital	13,369	-	-	13,369	-
Google and their staff	12,987	-	-	12,987	-
St Giles & St George Education Charity	-	12,000	-	12,000	-
Tom Ap Rhys Pryce Memorial Trust (Tom's Trust)	-	12,000	-	12,000	12,000
Patrons	11,008	-	-	11,008	11,289
SEFE Energy	10,000	-	-	10,000	5,000
Holborn School Campaign	8,071	-	-	8,071	-
Bedford Estates	6,500	-	-	6,500	8,000
NBCUniversal	6,200	-	-	6,200	3,750
Ambit	5,000	-	-	5,000	-
Hargrave Foundation	-	5,000	-	5,000	-
John Sisk & Son	5,000	-	-	5,000	2,500
Middle Eight	5,000	-	-	5,000	10,000
Splendid Hospitality	5,000	-	-	5,000	-
Sunbelt Rentals	-	-	-	-	8,573
Sunbelt Rentals - gift in kind	5,000	-	-	5,000	1,000
Lambs Conduit Street traders - gift in kind	5,000	-	-	5,000	-
Lambs Conduit Street traders	4,039	-	-	4,039	-
Midtown Business Club	3,332	-	-	3,332	3,630
Kent Colleges	-	3,211	-	3,211	-
3VB Barristers	-	3,000	-	3,000	3,000
Daniele De Donno	3,000	-	-	3,000	-
Central District Alliance	3,000	-	-	3,000	5,000
LexisNexis	3,000	-	-	3,000	400
Jack Petchey Foundation	-	2,800	-	2,800	1,800
Sheila Croft	-	2,000	-	2,000	-
WPP Media	1,804	-	-	1,804	-
AIG	1,575	-	-	1,575	-
Academia	1,500	-	-	1,500	-
Labtech	-	1,500	-	1,500	3,000
Addelleshaw Goddard	1,360	-	-	1,360	-
BrandMe	1,240	-	-	1,240	-
Payne Hicks Beach	1,183	-	-	1,183	8,943
Simten Limited	1,000	-	-	1,000	-
TELUS Health - gift in kind	1,000	-	-	1,000	-
Thomas Carroll	750	-	-	750	1,000
British Land	720	-	-	720	1,000
École Jeannine Manuel	500	-	-	500	2,500
Creative Arts Agency - gift in kind	300	-	-	300	-
Goldman Sachs	-	-	-	-	10,000
OTHERS (not over £1,000)	11,906	1,918	56,045	69,869	55,954
Others under £10,000 - no donation 2025-26	-	-	-	-	42,297
Total from other donors	740,586	454,139	146,091	1,340,816	1,169,158
	1,205,104	563,639	283,091	2,051,834	1,722,241
Comprising:	Donations	Note 2		£ 1,619,166	£ 1,386,955
	Charitable activities	Note 3		£ 432,668	£ 335,286
				£ 2,051,834	£ 1,722,241

At 31 March 2026, no unfulfilled conditions existed on funding from government and similar bodies (2025: None).

The full comparable information for the prior year is set out in Note 27.

6. Analysis of expenditure by activity

	Direct Staff costs £	Other direct costs £	Support and governance costs £	2026 £	2025 £
Raising funds	108,884	13,294	56,004	178,182	162,379
Charitable and other activities					
Park & playground	336,679	378,059	173,170	887,908	796,424
Café	54,043	26,285	27,797	108,125	85,173
Under 5s services	32,461	5,198	16,696	54,355	49,203
Nursery	237,812	57,873	122,318	418,003	364,787
Out of school club	197,863	27,418	101,771	327,052	263,618
Sports programme	153,595	15,013	79,001	247,609	238,365
Youth programme	274,706	87,844	141,294	503,844	475,106
	<u>1,287,159</u>	<u>597,690</u>	<u>662,047</u>	<u>2,546,896</u>	<u>2,272,676</u>
	<u>1,396,043</u>	<u>610,984</u>	<u>718,051</u>	<u>2,725,078</u>	<u>2,435,055</u>
For the year ending 31 March 2025	<u><u>1,215,238</u></u>	<u><u>591,837</u></u>	<u><u>627,980</u></u>		<u><u>2,435,055</u></u>

The full comparable information for the prior year is set out in Note 28.

7. Analysis of support and governance costs

	General support costs £	Governance costs £	2026 £	2025 £
Staff costs	353,980	39,704	393,684	351,349
Other support costs	154,241	628	154,869	136,913
Audit fee	-	20,790	20,790	25,943
Legal & professional fees	5,894	-	5,894	13,682
Depreciation and write offs	139,574	3,240	142,814	100,093
	<u>653,689</u>	<u>64,362</u>	<u>718,051</u>	<u>627,980</u>

Support costs are apportioned to different activities in proportion to the staff costs attributable to those activities.

The full comparable information for the prior year is set out in Note 29.

8. Net income / (expenditure) for the year

This is stated after charging:		2026 £	2025 £
Operating lease rentals - equipment		10,283	10,169
Depreciation		97,681	100,093
Auditors' remuneration:	audit fee	20,790	20,190
	VAT review	-	5,753
		<u><u>-</u></u>	<u><u>5,753</u></u>

9. Analysis of staffing costs and the cost of key management personnel

	2026 £	2025 £
Salaries and wages	1,299,510	1,188,794
Social security costs	152,232	105,228
Pension contributions based on salary	96,642	90,144
	1,548,384	1,384,166
Agency staff costs	226,541	170,967
Other staff costs	14,802	11,454
	1,789,727	1,566,587

One person received a redundancy payment of £2,860 during the year (2025: nil).

One employee received employee benefits between £70,000 and £80,000 (2025: One).

The key management personnel of the Charity comprise the Directors of the Corporate Trustee, the Chief Executive Officer, the Chief Operating Officer, the Fundraising Manager, the Buildings and Facilities Manager, the Head of Early Years, the Out of School Club Manager and the Head of Youth and Sports. The total employee benefits of the key management personnel of the Charity were £423,262 (2025: £391,296), including employer's national insurance of £46,275 (2025: £36,271).

10. Staff Numbers

The average head count during the year was 49 (2025: 44) and the average number of full-time equivalent employees was:

	2026 FTE	2025 FTE
Raising funds	3	2
Charitable activities		
- Park, playground & café	7	8
- Under 5s services	1	1
- Nursery	7	6
- Out of school club	7	6
- Sports programme	4	4
- Youth programme	10	10
- Governance	1	1
	40	38

11. Directors of the Corporate Trustee

The Directors of the Corporate Trustee did not receive any remuneration or other benefits from the Charity during the year (2025: £Nil). One trustee was reimbursed travel expenses of £257 (2025: £94). No Director received payment for professional or other services supplied to the Charity (2025: £Nil).

12. Related party transactions

Two Directors of the Corporate Trustee, Michael Horowitz and Toni McDermott, are also trustees of Coram's Fields Sports and Recreation (CFS&R) a Charitable Incorporated Organisation which commenced trading on 1st June 2021, with an operating lease from the charity for the use of the sports pitches on Coram's Fields. Details of the operating lease are set out in note 20. The charity recharged CFS&R nil (2025: £5,595) for related utility costs.

CFS&R awarded a grant of £100,000 to the charity in December 2025 (2025: grants of £200,000 and £75,000 in December 2024 and March 2025 respectively), included in note 5.

There were no other related party transactions during the year (2025: none).

13. Tangible fixed assets

	Other equipment £	Sports and play equipment £	Endowment Fund: land & buildings £	Total £
Cost				
At the beginning of the year	107,197	687,362	2,958,971	3,753,530
Additions	6,600	69,542	-	76,142
Disposals	-	(29,549)	(64,688)	(94,237)
At the end of the year	113,797	727,355	2,894,283	3,735,435
Depreciation				
At the beginning of the year				
Charge for the year	40,852	562,967	1,515,664	2,119,483
Disposals	21,163	27,133	49,385	97,681
	-	(29,548)	(19,556)	(49,104)
At the end of the year	62,015	560,552	1,545,493	2,168,060
Net book value				
At the beginning of the year	66,345	124,395	1,443,307	1,634,047
At the end of the year	51,782	166,803	1,348,790	1,567,375

The endowment fund reflects the original cost of the land & buildings, plus additions and improvements, less accumulated depreciation. A legal charge was granted to Sport England in July 2015 in relation to a grant of £200,000 for the refurbishment of the sports pitches.

14. Debtors

	2026 £	2025 £
Trade debtors	16,457	41,920
Other debtors	1,793	10,723
Prepayments	63,075	59,231
Accrued income	212,053	76,059
	293,378	187,933

15. Investments

	2026 £	2025 £
Cash deposits on fixed terms between 3 months and 1 year.	1,352,924	1,500,000

16. Creditors: amounts falling due within one year

	2026 £	2025 £
Trade creditors	84,302	115,763
Accruals	80,028	60,902
Deferred income	42,678	43,955
Taxation and social security	24,997	23,679
Other creditors	10,783	12,654
	242,788	256,953

Deferred income

	2026 £	2025 £
Balance at start of the year	43,955	51,455
Amount released to incoming resources during year:	(43,955)	(50,455)
Amount deferred in year:		
- Hall hire	840	1,670
- Out of school club fees and funding	11,039	5,277
- Advanced funding revenue	9,246	14,455
- Rent received in advance	21,553	21,553
Balance at end of the year	42,678	43,955

17. Creditors: amounts falling due after more than one year

	2026 £	2025 £
Total pension shortfall under FRS 102	-	-
Less: element payable within one year	-	-
Long term element	<u>Nil</u>	<u>Nil</u>

18. Analysis of charitable funds

	Fund balances b/f	Income	Expenditure	Transfers In year	Transfers Year end	Fund balances c/f
Endowment funds						
Land and buildings	1,443,307	-	(94,517)	-	-	1,348,790
Restricted Capital funds						
Capital grants and donations	40,220	283,091	(45,663)	-	(76,142)	201,506
	<u>40,220</u>	<u>283,091</u>	<u>(45,663)</u>	<u>-</u>	<u>(76,142)</u>	<u>201,506</u>
Revenue funds						
Park and playground	-	24,956	(19,956)	-	-	5,000
Sports programme	43,432	90,034	(46,637)	-	-	86,829
Youth programme	154,224	443,791	(362,250)	-	1,200	236,965
Under 5s services	-	2,500	(2,500)	-	-	-
Café	-	2,358	(2,358)	-	-	-
	<u>197,656</u>	<u>563,639</u>	<u>(433,701)</u>	<u>-</u>	<u>1,200</u>	<u>328,794</u>
Total restricted funds	<u>237,876</u>	<u>846,730</u>	<u>(479,364)</u>	<u>Nil</u>	<u>(74,942)</u>	<u>530,300</u>
Unrestricted funds						
General reserve	1,112,737	2,203,924	(2,095,679)	(50,000)	17,443	1,188,425
Designated fixed asset fund	190,740	-	(48,297)	-	76,142	218,585
Designated capital fund	296,313	-	-	50,000	(18,643)	327,670
Pension reserve	-	-	-	-	-	-
Sheila Hamburger legacy	7,221	-	(7,221)	-	-	-
	<u>1,607,011</u>	<u>2,203,924</u>	<u>(2,151,197)</u>	<u>-</u>	<u>74,942</u>	<u>1,734,680</u>
Total funds	<u>3,288,194</u>	<u>3,050,654</u>	<u>(2,725,078)</u>	<u>-</u>	<u>-</u>	<u>3,613,770</u>

Endowment Fund – land and buildings

The land and buildings of Coram's Fields were acquired in 1935 at a cost of £425,000 as a result of public subscription. They are held as a permanent endowment and can be used only for the education and recreation of young people. Part of the funding was received from the then London County Council (LCC). Should the site ever be sold a sum, to be agreed with the Department for Education and not exceeding the original grant of £52,000 from the LCC, must be refunded to the responsible successor to the LCC, which is the London Borough of Camden.

The endowment fund reflects the original cost of the land & buildings, plus additions and improvements, less accumulated depreciation.

With the consent of the Charity Commission, a legal charge was granted to Sport England in July 2013 in relation to a grant of £200,000 for the refurbishment of the sports pitches. A legal charge granted to The Big Lottery Fund in May 2007, in relation to a grant of £250,000 for the refurbishment of the youth centre building, expired in 2020/21.

Restricted capital funds

The Charity has a long-term programme of major refurbishment and improvement works. During the year London Borough of Camden provided Community Infrastructure Levy (CIL) funding of £131,000 towards the new children's playzone and committed £6,000 towards installing new air conditioning in the youth centre. In addition, Groundwork/HS2 committed £75,000 towards a major programme of window and door replacement, of which £36,681 was received in 2025-26. By the end of March £69,542 had been spent on the playzone and £6,600 had been spent on the air conditioning – all of which has been capitalised as additions to fixed asset. In addition £44,721 has been spent on the timber works. (2025: CIL funding of £64,410 and fundraising of £16,325 contributed to the cost of a new playtower, £80,613 of which was capitalised as a fixed asset. Additional CIL funding of £18,852 related to spending in 2023-24 on emergency lighting.)

Capital funds at the end of the year represent the unspent amount of funding received and committed plus an amount of £70,491 raised via a fundraising campaign for the new play zone and other park costs.

18. Analysis of charitable funds (continued)

Restricted revenue funds

These represent grants and donations which the donor has specified are to be solely used for particular areas of the Charity's work, either funding wholly, or in part, specific posts, sometimes with an element for non-staff costs and otherwise providing general funding for the specific service. Grants are received from a variety of trusts, foundations and funding organisations, which are included in Note 5. Balances to be carried forward into 2026-27 have arisen either where the funding covers a specific period which straddles our financial years and/or where funds received have not yet been spent as intended.

Designated capital fund (previously designated fund for premises refurbishment)

The Directors maintain a capital fund, set aside from unrestricted revenue, with the objective of investing to improve the Charity's historic grounds and buildings. The Directors approved a transfer of £50,000 in March 2026 from the anticipated 2025-26 unrestricted surplus (2025: transfers of £330,000). During 2025-26 a total of £18,643 was spent on stonemasonry repairs (£9,763) and on buildings condition surveys (£8,880). (2025: £91,082 spent on fire prevention and detection works and on various repairs).

Pension reserve

The Charity operates a defined benefit pension scheme, as a member of a multi-employer scheme operated by the London Pensions Fund Authority (LPFA). The pension scheme's actuary provided an assessment of the Charity's share of the scheme's net assets at 31 March 2026 of £556,000 (2025: asset of £633,000). The trustees do not consider the asset to be a realisable one, so the asset has been written down to nil.

Sheila Hamburger legacy

During the year, the unspent part of the legacy received in 2020 was used to contribute to the programme of green space and playground development.

The full comparable information for the analysis of charitable funds for the prior year is set out in Note 30.

19. Analysis of net assets between funds

	Unrestricted Funds 2026 £	Restricted Funds 2026 £	Endowment Fund Land & Buildings 2026 £	Total Funds 2026 £	Total Funds 2025 £
Tangible fixed assets	218,585	-	1,348,790	1,567,375	1,634,047
Current assets	1,758,883	530,300	-	2,289,183	1,911,100
Creditors due within one year	(242,788)	-	-	(242,788)	(256,953)
Creditors due in more than one year	-	-	-	-	-
	1,734,680	530,300	1,348,790	3,613,770	3,288,194

The full comparable information for the prior year is set out in Note 32.

20. Income from operating leases

In 1967, the Charity entered into a deed with University College London (Institute of Child Health) to lease a piece of land at the north east corner of the site. The deed included permission to erect a building, known as the Wolfson Centre. The current lease, entered into on 4 October 1985 and amended by Deed of Variation on 29 January 2009, runs until 2033. Rental income is reviewed every five years and is based on the movement in the Retail Price Index over the previous five year period. The most recent review took place in March 2023.

From April 2024 the charity renewed a rental agreement with Coram's Fields Sports & Recreation to lease the sports pitches. The current lease runs from April 2024 to March 2027, with monthly rent of £30,000.

20. Income from operating leases (continued)

At 31 March 2026 the total of the future minimum lease receipts under non-cancellable operating leases was:

	2026 £	2025 £
Amounts due within one year	446,211	446,211
Amounts due between one and five years	344,844	704,844
Amounts due after five years	172,422	258,633
	963,477	1,409,688

Income for the year from the operating leases for the Wolfson Centre and sports pitches is disclosed in note 4.

21. Capital commitments

As at March 31st 2026 the remaining cost of £84,015 for the new playzone equipment supplied by Eibe Play Ltd in April and May 2026 was contracted for but is not provided for in the financial statements (2025: nil).

22. Commitments under operating leases

At 31 March 2026 the total of the Charity's future minimum lease payments under non-cancellable operating leases was:

	2026 £	2025 £
Amounts due within one year	10,012	10,012
Amounts due between one and five years	6,475	16,488
	16,487	26,500

23. Pension and similar obligations

The Charity operates two pension schemes: a defined benefit scheme which is part of the multi-employer Local Government Pension Scheme (LGPS) operated by the London Pensions Fund Authority (LPFA) and a defined contribution scheme with Aviva. The Aviva defined contribution scheme is the pension scheme for auto-enrolment.

Defined contribution scheme obligations

The pension cost for the year of the defined contribution scheme, excluding salary sacrifice amounts, was £42,698 (2025: £38,500). Contributions of £6,883 were outstanding at the end of the year (2025: £6,304).

Defined benefit scheme obligations

The pension cost for the year of the defined benefit scheme was £13,550 (2025: £13,143). There were no additional contributions to the pension scheme (2025: £Nil). No contributions were outstanding at the end of the year (2025: £Nil).

Valuation of the defined benefit pension scheme

An actuarial valuation of the fund as at 31 March 2026 was completed in May 2026. The valuation was carried out in accordance with Financial Reporting Standard 102 (FRS102) rolling forward financial assumptions from the previous valuation data, adjusting for market conditions at 31 March 2026 and income, expenditure and retirement data for the Charity for the period to 31 March 2026.

The valuation as at 31 March 2026 showed the net value of the Charity's share of the scheme's assets (fair value of the assets less present value of scheme liabilities) to be an asset of £556,000 (2025: asset of £633,000). This surplus of £556,000 is recognised in the financial statements only to the extent that the Charity can recover that surplus, either through a reduction in future contributions or through a refund to the Charity. It is not possible for the Charity to receive a refund as the conditions for this have not been met, and although the percentage contribution has been reduced to 12.9% from April 2026 and to 10.9% from April 2027, the asset is not realisable due to there being only 2 active employees in the scheme. Rather than showing an asset of £556,000 the trustees have for the fourth year valued the charity's share at as 31 March 2026 at nil, resulting in no actuarial gain for the year (2025: nil gain) shown in the Statement of Financial Activities.

23. Pension and similar obligations (continued)

Principal actuarial assumptions

	31 March 2026	31 March 2025
Discount rate	6.10%	5.80%
Pension increases (CPI)	2.90%	2.90%
RPI inflation	3.30%	3.20%
Salary increases	3.90%	3.90%

The current mortality assumptions include sufficient allowance for future improvements in mortality rates. The assumed life expectations from retirement age 65 are:

	31 March 2026	31 March 2025
Retiring today		
Males	19.8	19.2
Females	24.2	24.4
Retiring in 20 years		
Males	21.9	20.9
Females	26.5	25.3

The Charity's share of assets in the scheme was:

	Fair value at 31 March 2026 £000	Fair value at 31 March 2026 %	Fair value at 31 March 2025 £000	Fair value at 31 March 2025 %
Equities	1,071	53	1,273	59
Target return portfolio	421	21	392	18
Infrastructure	235	12	246	11
Property	206	10	197	9
Cash	67	3	50	2
Total market value of assets	2,000	100	2,158	100

Amounts recognised in the balance sheet

	2026 £000	2025 £000
Present value of the defined benefit obligation	1,444	1,525
Fair value of plan assets	(2,000)	(2,158)
Write down of net defined benefit pension scheme asset	556	633
Net defined benefit pension scheme (asset) / liability	-	-

Amounts recognised in the statement of financial activities

	2026 £000	2025 £000
Service cost	15	22
Net interest cost	(37)	(21)
Administration cost	2	1
Employer contributions	(12)	(13)
Adjustment re excess contributions	32	11
Pension net finance cost	-	-

Remeasurement of the net assets / (defined liability)

	2026 £000	2025 £000
Return on fund assets in excess of interest	(34)	(38)
Other actuarial gains / (losses) on assets	(34)	-
Change in financial assumptions	58	227
Change in demographic assumptions	(20)	4
Experience gain / (loss) on defined benefit obligation	(81)	4
Remeasurement of the net assets / (defined liability)	(111)	197

Changes in the present value of defined benefit obligations were as follows:

	2026 £000	2025 £000
Defined benefit obligation at the beginning of the year	1,525	1,721
Experience (gain) / loss on defined benefit obligation	81	(4)
Service cost	15	22
Past service costs	-	-
Interest cost	82	83
Employee contributions	6	6
Benefits paid net of transfers in	(227)	(72)
Change in demographic assumptions	20	(4)
Change in financial assumptions	(58)	(227)
Defined benefit obligation at the end of the year	1,444	1,525

23. Pension and similar obligations (continued)

Changes in the fair value of the Charity's share of scheme assets:	2026 £000	2025 £000
Fair value of fund assets at the beginning of the year	2,158	2,146
Interest income	119	104
Return on assets less interest	(34)	(38)
Other actuarial (losses)	(34)	-
Administration expenses	(2)	(1)
Employer contributions	14	13
Employee contributions	6	6
Benefits paid net of transfers in	(227)	(72)
Fair value of fund assets at the end of the year	2,000	2,158

24. Ultimate controlling party

The Charity's Trustee is Coram's Fields Company Trustee Limited a company limited by guarantee (registration number: 09001024) which controls the Charity. The Company is dormant and has never had any assets or liabilities. The members and directors of the Company are shown in the Trustee's Report.

25. Reconciliation of net income to net cash flow from operating activities

	2026 £	2025 £
Net income as per the statement of financial activities	325,576	204,508
Adjusted for:		
Depreciation charges and asset write offs (note 13)	142,814	100,093
Interest receivable	(33,404)	(40,587)
Actuarial gain on defined benefit pension scheme	-	-
(Increase) / decrease in stock	(38)	171
(Increase) / decrease in debtors	(105,445)	59,138
Decrease / (increase) in investments	147,076	(399,627)
Decrease / (increase) in creditors	(14,165)	(11,188)
Change in provisions	-	-
Net cash used in operating activities	462,414	(65,116)

Analysis of net debt

The charity has no borrowings, no overdraft nor any other forms of debt (2025: nil)

In accordance with the requirement of the Charities SORP (FRS 102) to disclose comparative information for amounts included in the notes to the accounts, the following notes 27 to 32 set out information for the prior year, as previously disclosed in the financial statements for the year ending 31st March 2025.

26. Donations, grants and legacy – prior year

	Unrestricted Revenue £	Restricted Revenue £	Restricted Capital £	2025 £	2024 £
Donations	914,669	-	16,325	930,994	547,909
Park & playground	-	-	83,262	83,262	54,750
Sports programme	-	68,943	-	68,943	22,840
Youth programme	-	296,489	-	296,489	332,104
Café	-	2,167	-	2,167	3,000
Capacity	-	-	-	-	29,507
Under 5s services	-	-	-	-	23,121
Donated goods and services	5,100	-	-	5,100	22,532
<i>See note 5 for analysis by donor</i>	919,769	367,599	99,587	1,386,955	1,035,763

27. Analysis of grants, contracts and donations by donor - prior year

	Unrestricted Revenue £	Restricted Revenue £	Restricted Capital £	2025 £	2024 £
London Borough of Camden (LBC)					
- Nursery	229,549	-	-	229,549	158,909
- Out of school club delivery	103,576	-	-	103,576	84,611
- Youth programme	-	76,696	-	76,696	51,850
- Others	30,000	-	83,262	113,262	34,221
Greater London Authority	-	25,000	-	25,000	25,000
MOPAC	-	5,000	-	5,000	-
Total from government and similar bodies	363,125	106,696	83,262	553,083	394,591
Coram's Fields Sports & Recreation	275,000	-	-	275,000	200,000
Oak Foundation	190,000	-	-	190,000	180,000
Cadent Gas	168,362	-	-	168,362	-
Henry Smith	-	67,353	-	67,353	66,747
The Garfield Weston Foundation	50,000	-	-	50,000	-
Gamble Aware	-	47,033	-	47,033	85,000
FIFA	-	45,270	-	45,270	-
Camden Giving	5,304	30,000	-	35,304	37,150
Deckers Brands	20,200	6,200	-	26,400	12,920
St Andrew Holborn	-	22,000	-	22,000	22,000
Paul Hamlyn Foundation	20,000	-	-	20,000	23,121
William Wates	-	20,000	-	20,000	-
Tom Ap Rhys Pryce Memorial Trust	-	12,000	-	12,000	12,000
Patrons	11,289	-	-	11,289	7,370
Middle Eight	10,000	-	-	10,000	-
Goldman Sachs	-	-	10,000	10,000	-
Payne Hicks Beach	8,943	-	-	8,943	5,834
Sunbelt Rentals	8,573	-	-	8,573	15,000
Sunbelt Rentals - gifts in kind	1,000	-	-	1,000	2,600
Bedford Estates	3,000	-	5,000	8,000	1,500
Nebra Property	7,500	-	-	7,500	-
X Construct	7,500	-	-	7,500	-
Central District Alliance	5,000	-	-	5,000	-
ShareGift	5,000	-	-	5,000	-
SEFE Energy UK	5,000	-	-	5,000	-
NBCUniversal	3,750	-	-	3,750	3,750
Midtown Business Club	3,630	-	-	3,630	3,930
LabTech	-	3,000	-	3,000	4,000
3VB Barristers	-	3,000	-	3,000	-
Rupert Everett	3,000	-	-	3,000	-
UK Bungee Club	2,700	-	-	2,700	1,000
École Jeannine Manuel	2,500	-	-	2,500	-
John Sisk & Son	2,500	-	-	2,500	-
SCS HS2 Partnership gift in kind	2,500	-	-	2,500	-
Run Communications	2,000	-	-	2,000	-
Jack Petchey Foundation	-	1,800	-	1,800	3,424
Great Portland Estates	1,800	-	-	1,800	-
Phoenix Court	1,800	-	-	1,800	31,800
Finecast	1,685	-	-	1,685	7,826
Royal Bank of Canada	1,572	-	-	1,572	-
Camden Centre for Learning	-	1,500	-	1,500	4,821
Fairfield Play Centre	1,500	-	-	1,500	-
Alt HAN gift in kind	1,200	-	-	1,200	-
British Land	1,000	-	-	1,000	1,000
Russell Square Commissioners	-	-	1,000	1,000	-
Holmes Production	1,000	-	-	1,000	-
Thomas Carroll Group PLC	1,000	-	-	1,000	-
New Horizons	-	840	-	840	840
Lexis Nexis gift in kind	400	-	-	400	4,500
London Marathon Foundation	-	-	-	-	50,000
John Lyon's Charity	-	-	-	-	20,000
Great Ormond Street Hospital gift in kind	-	-	-	-	15,000
Drapers Charitable Fund	-	-	-	-	15,000
Camden & Islington NHS Trust	-	-	-	-	10,000
Greg & Rosie Lock Charitable Foundation	-	-	-	-	10,000
St Giles & St George Education Charity	-	-	-	-	10,000
OTHERS (not over £1,000)	55,629	-	325	55,954	39,561
Others under £10,000 - no donation 2024-25	-	-	-	-	16,998
Total from other donors	892,837	259,996	16,325	1,169,158	924,692
	1,255,962	366,692	99,587	1,722,241	1,279,283

28. Analysis of expenditure by activity – prior year

	Direct Staff costs £	Other direct costs £	Support and governance costs £	2025 £	2024 £
Raising funds	93,659	20,321	48,399	162,379	146,198
Charitable and other activities					
Park & playground	304,504	334,566	157,354	796,424	705,238
Café	36,015	30,547	18,611	85,173	92,903
Under 5s services	28,986	5,238	14,979	49,203	40,149
Nursery	200,813	60,203	103,771	364,787	329,856
Out of school club	161,201	19,116	83,301	263,618	239,942
Sports programme	144,612	19,024	74,729	238,365	211,745
Youth programme	245,448	102,822	126,836	475,106	392,972
	<u>1,121,579</u>	<u>571,516</u>	<u>579,581</u>	<u>2,272,676</u>	<u>2,012,805</u>
	<u>1,215,238</u>	<u>591,837</u>	<u>627,980</u>	<u>2,435,055</u>	<u>2,159,003</u>

29. Analysis of support and governance costs – prior year

	General support costs £	Governance costs £	2025 £	2024 £
Staff costs	316,739	34,610	351,349	252,390
Other support costs	136,511	402	136,913	121,258
Audit fee	-	25,943	25,943	19,182
Legal & professional fees	13,682	-	13,682	7,153
Depreciation and write offs	97,832	2,261	100,093	117,618
	<u>564,763</u>	<u>63,217</u>	<u>627,980</u>	<u>517,601</u>

30. Analysis of charitable funds – prior year

	Fund balances b/f	Income	Expenditure	Transfers In year	Transfers Year end	Fund balances c/f
Endowment funds						
Land and buildings	1,493,986	-	(50,679)	-	-	1,443,307
Restricted Capital funds						
Capital grants for in-year projects	21,368	99,587	(122)	-	(80,613)	40,220
	<u>21,368</u>	<u>99,587</u>	<u>(122)</u>	<u>-</u>	<u>(80,613)</u>	<u>40,220</u>
Revenue funds						
Park and playground	7,015	-	(795)	-	(6,220)	-
Capacity	1,077	-	(1,077)	-	-	-
Sports programme	25,000	68,943	(50,511)	-	-	43,432
Youth programme	206,005	296,489	(348,270)	-	-	154,224
Café	-	2,167	(2,167)	-	-	-
	<u>239,097</u>	<u>367,599</u>	<u>(402,820)</u>	<u>-</u>	<u>(6,220)</u>	<u>197,656</u>
Total restricted funds	<u>260,465</u>	<u>467,186</u>	<u>(402,942)</u>	<u>Nil</u>	<u>(86,833)</u>	<u>237,876</u>
Unrestricted funds						
General reserve	1,151,943	2,172,377	(1,919,433)	(330,000)	37,850	1,112,737
Designated fixed asset fund	89,654	-	(49,414)	-	150,500	190,740
Designated fund for premises and grounds refurbishment	57,395	-	-	330,000	(91,082)	296,313
Pension reserve	-	-	-	-	-	-
Sheila Hamburger legacy	30,243	-	(12,587)	-	(10,435)	7,221
	<u>1,329,235</u>	<u>2,172,377</u>	<u>(1,981,434)</u>	<u>-</u>	<u>86,833</u>	<u>1,607,011</u>
Total funds	<u>3,083,686</u>	<u>2,639,563</u>	<u>(2,435,055)</u>	<u>-</u>	<u>-</u>	<u>3,288,194</u>

31. Analysis of net assets between funds – prior year

	Unrestricted Funds 2025 £	Funds 2025 £	Endowment Fund Land & Buildings 2025 £	Total Funds 2025 £	Total Funds 2024 £
Tangible fixed assets	190,740	-	1,443,307	1,634,047	1,583,640
Current assets	1,673,224	237,876	-	1,911,100	1,745,811
Creditors due within one year	(256,953)	-	-	256,953	(245,765)
Creditors due in more than one year	-	-	-	-	-
	1,607,011	237,876	1,443,307	3,288,194	3,083,686

32. Prior year results by fund

These are analysed in the Statement of Financial Activities and Balance Sheet.

