THE WOODLANDS FARM TRUST

England & Wales · Charity number 1051680

Details

Status	Registered
Legal form	Charitable company
Company number	03039299
Registered	1996-01-18
Register	View on the Charity Commission register

Contact

Address	Woodlands Farm Trust 331 Shooters Hill Welling DA16 3RP
Phone	02083198900
Email	admin@thewoodlandsfarmtrust.org
Website	www.thewoodlandsfarmtrust.org

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Activities

Objects: (A) TO PROMOTE THE BENEFIT OF THE INHABITANTS OF THE LONDON BOROUGHS OF GREENWICH AND BEXLEY (HEREINAFTER CALLED "THE AREA OF BENEFIT") WITHOUT DISTINCTION OF SEX OR POLITICAL RELIGIOUS OR OTHER OPINIONS BY ASSOCIATING SUCH INHABITANTS WITH THE LOCAL AUTHORITIES AND VOLUNTARY AND OTHER ORGANISATIONS IN A COMMON EFFORT TO ADVANCE EDUCATION AND TO PROVIDE FACILITIES IN THE INTERESTS OF SOCIAL WELFARE FOR RECREATION AND OTHER LEISURE TIME OCCUPATION WITH THE OBJECT OF IMPROVING THE CONDITIONS OF LIFE FOR THE SAID INHABITANTS, AND PARTICULARLY OF THOSE WHO HAVE NEED OF SUCH FACILITIES BY REASON OF THEIR YOUTH, AGE INFIRMITY OR DISABLEMENT, POVERTY OR SOCIAL AND ECONOMIC CIRCUMSTANCES AND TO THAT END TO RECOGNISE AND PROMOTE THE RIGHTS OF SUCH MEMBERS OF THE COMMUNITY TO PARTICIPATE FULLY AND ACTIVELY IN THE DESIGN, DEVELOPMENT AND MANAGEMENT OF ANY PROJECTS CARRIED OUT BY THE COMPANY. (B) TO ADVANCE, FACILITATE AND PROMOTE THE EDUCATION OF THE INHABITANTS OF THE AREA OF BENEFIT AND IN PARTICULAR YOUNG MEMBERS OF THE PUBLIC IN AGRICULTURE, COUNTRY LIFE, CONSERVATION, ECOLOGY, THE ENVIRONMENT AND RELATED TOPICS THROUGH THE ACQUISITION AND MANAGEMENT OF LAND, BUILDINGS AND OTHER PROPERTY SITUATE AT WOODLANDS FARM AND SUCH OTHER PLACES AS THE COMPANY SHALL FROM TIME TO TIME DECIDE. (C) TO SEEK TO PRESERVE THE CHARACTER AND VISUAL AND OTHER AMENITIES OF THE AREA OF BENEFIT AND MAINTAIN OR ENHANCE THE ECOLOGICAL VALUE OF THE AREA.

Activities: Operating farm land and buildings for the promotion of conservation, sustainable farming and education for the benefit of the community.

Classification

- **How:** Provides Human Resources, Provides Buildings/facilities/open Space, Provides Advocacy/advice/information
- **What:** Education/training, Animals, Environment/conservation/heritage, Economic/community Development/employment
- **Who:** Children/young People, Elderly/old People, Other Defined Groups, The General Public/mankind

Geography

- **Area of benefit:** GREENWICH AND BEXLEY, WOODLANDS FARM
- Kent
- Throughout London

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Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£234,314	£225,798	-	-
2024-03-31	£175,247	£185,618	-	-
2023-03-31	£163,195	£188,266	-	-
2022-03-31	£149,795	£169,361	-	-
2021-03-31	£182,022	£160,104	-	-

Trustees

Name	Role	Appointed
DOCTOR BARRY JAMES GRAY MA MD FRCP	Chair	
Alan Scholefield		2021-11-18
CAROL ANNE THUMWOOD-BROWNING		2013-01-11
Daniel Hill		2022-01-15
Diane Mary Jones		2024-08-14
Ian Clive Blight		2023-10-19
James McGregor Woodrow		2024-12-06
Keith Bryn Jones		2020-12-01
MR DAVE WRIGHT		
Mxx Riley Demetriou		2025-10-23
Paul Nicholas Howick		2023-10-19
Tamasin Rhymes		2025-10-23
Tarun Jay Murley		2025-10-23

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THE WOODLANDS FARM TRUST

England & Wales - Charity number 1051680

Accounts

The Woodlands Farm Trust

Report and Financial Statements

Year ending 31 March 2025

Company No. 3039299
Charity Registration No. 1051680



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The cover photograph shows our three British White cows that were acquired in July 2024, and the calf, Woodlands Sampson, that was born on the farm in February 2025.

The furthest field in the photograph is classified as species rich grassland that is 'late cut' to produce hay for the farm. We have a number of fields with this environmental quality on the farm.

Introduction to the Report of the Trustees for the year ending 31 March 2025

The Trustees present their annual report together with the financial statements of the charity for the year ending 31 March 2025 which are also prepared to meet the requirements for a directors' report and accounts in order to comply with the Companies Act.

The Trustees confirm that the financial statements comply with the Charities Act 2011, the Companies Act 2006, the Memorandum and Articles of Association and Accounting and Recommended Practice (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in UK and the Republic of Ireland; FRS102) issued in October 2019.

The report also take cognisance of gov.uk guidance for preparing a charity trustees' annual report.

Summary for the year

As we approach the Woodlands Farm Trust's 30 year anniversary, the Trustees are very pleased to present this Annual Report, including the main activities that have both contributed to the Trust's ambitions and that have delivered public benefit to southeast London and beyond.

The Trust continues to demonstrate nature-friendly and sustainable farming to the multiple communities it serves, including schools, local people, and businesses. Farming highlights have included the reintroduction of a small herd of British White Cows and a bumper hay crop from our 12.6 hectares of species rich grassland. We have continued to develop stronger links with like minded organisations including the London City Farm Yarn Project, local independent food retailers and our valued tenants, Sitopia farm with whom we have agreed a stronger partnership for the future.

We were very pleased to receive a significant grant from the Royal Borough of Greenwich in early 2024 that meant we could carry out outstanding maintenance and repairs to our education centre during the summer. Over 4400 children have accessed our education activities over the year, excluding both the many parents and carers who accompany them and the numerous independent weekly visitors. Our education activities have expanded to include a range of school holiday activities for home educated children.

Trustees and staff have systematically reviewed both our overhead costs and income generating activities this year that has resulted in a small, but significant, positive net financial margin for the year, in contrast to recent yearly net losses. Thanks is given to all the trustees, staff and volunteers that have contributed to this very positive outcome.

Finally, it should be noted that it appears to be the intention of the Royal Borough of Greenwich to sell our neighbouring Greenwich Equestrian Centre to the highest bidder, possibly for building. As we consider the development of an updated business plan that will drive ecological and economic regeneration of our unique 89 acre farm and position it as the hub for nature-friendly food and farming systems in London, we are alarmed by this implied lack of long term vision for both this unique part of London and the community.

Charitable Purposes of the Trust

The Woodlands Farm Trust was established in 1996 and acquired a long 999 lease at a peppercorn rent on an 89-acre mixed arable and livestock farm in 1997. The Farm is situated on the border of the Royal Borough of Greenwich and the London Borough of Bexley and is operated on principles that combine the needs of farming with those of nature conservation and community access. The primary aim of the Trust is to educate people about agriculture, the countryside, country life, conservation, ecology, the environment and related matters. The Farm is open to the general public every day except Mondays and Christmas day and draws visitors from Greater London and Kent.

The ambitions of The Woodlands Farm Trust are to:

- build a truly sustainable future through sensitive farming using native stock and working towards a sustainable, harmonious practice, minimising the impact of activities on the environment both local and global.

- maintain the farm as a community resource, giving volunteers and the community access to education, training, experiences and tasks that they might not otherwise encounter.
- conserve and improve the biodiversity of our 89 acres.
- create a sustainable operating and financial structure for the future.

The Woodlands Farm Trust is a company limited by guarantee, governed by its Memorandum and articles of Association. It is registered as a charity with the Charity Commission. Membership is available to individuals, families and organisations.

Trustees, staff, volunteers and visitors

The Trustees are elected from the membership annually, in rotation. At the end of their term of office they are eligible for re-election. The Trustees constitute directors of the charity for the purposes of company legislation. Under the Trust's rules there may be up to 15 trustees comprising 11 elected and 4 co-opted. This year the Board of Trustees comprised 11 elected trustees and 2 co-opted trustees representing the Royal Borough of Greenwich. One person acts as Secretary for the purposes of Company legislation, but is not a Trustee. Refer to Appendix 1 for a list of Trustees.

The Trust currently employs five staff (Appendix 1). The Projects Manager is responsible for the day-to-day running of the Farm, with Trustees responsible for the farm at weekends under his direction. The Education Officer is responsible for educational activities such as visits from schools and other groups, working with youth organisations and developing educational resources. The Young Farmers Leader is responsible for two young farmers groups on Saturdays.

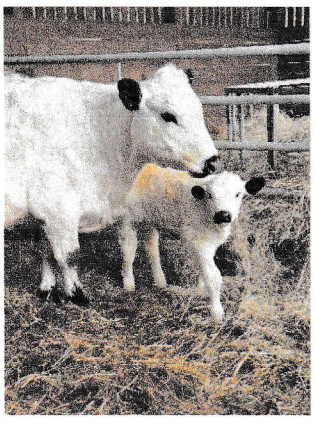
The work on the farm is supported by volunteers, people on training schemes and voluntary sector groups and the trust is very grateful for the important contribution they make. This year there are approximately 100 regular volunteers who work on the farm in the areas in which they are interested, comprising:

- Day to day farming and conservation, including wildlife surveys
- Support to the Education Officer for school visits etc.
- Office administrative support
- Gardening for the areas surrounding the education building and the farm office building

All volunteers contribute to regular educational and fundraising events that occur across the farming year. The volunteers are typically either young adults or senior citizens, and a number of the volunteers are neurodivergent who particularly value working on the farm. The year has continued to see many enquiries from people who would like to volunteer for the Trust and have subsequently joined us.

The farm welcomes visitors free of charge. Many visitors come with young children and enjoy both the animals and the agricultural ambiance. There are a number of picnic areas that are well used. The age and ethnic diversity of visitors reflect the diversity of the Boroughs in which the farm is situated.

Farming





Cattle

After last years indeterminate tuberculosis (TB) reactors and the vet's advice to take a short break from keeping cattle, the farm bought two pedigree British White Cows (Sparkle and Sambuca) and one heifer calf (Spearmint) in July using a generous donations from two members. The calf, with the national herdbook name of Woodlands Samson, (pictured) was born subsequently to Sparkle on the farm in February 2025. The British White breed falls within the minority breed category defined by the Rare Breeds Survival Trust. The cows have proved popular with both visitors and volunteers. The breed is hardy and well suited to the environment of southern Britain where they have thrived for many centuries past. It is our intention to continue to breed with these cows in collaboration with nationally recognised breeders.

Bluetongue

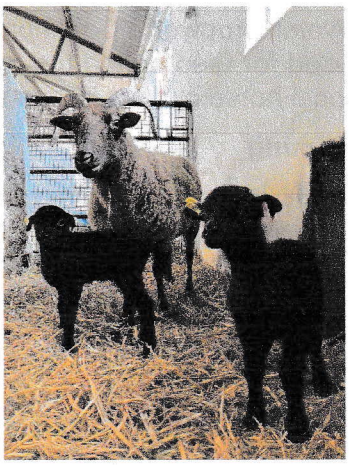
We had hoped to purchase an additional young cow as company to Sambuca this year but an outbreak of Bluetongue across the east side of England prevented this. Bluetongue is a viral disease affecting ruminants (sheep and cattle) transmitted by biting midges, that can lead to high morbidity and mortality rates. Bluetongue was first reported in Kent in late 2023 and this spread across the country through 2024 leading to the east side of England, including the farm, being designated a Restricted Zone by October. This rapid spread has restricted the movement, sale and purchase of sheep and cattle across the border between the Restricted Zone and unaffected areas during the year. It is expected the whole of England will be designated a Restricted Zone by mid-2025 that will mean most farm animal movements within England will be without restriction.

Sheep

The farm aims to maintain a flock of about 60 UK native breeding ewes to promote and educate people about the breeds, but that are also typically smaller than more commercial breeds and more suited to our traditional species rich grassland. Moreover, the breeds are generally easier for our volunteers to handle. This year the flock comprised:

- 46 ewes of breeds Lleyn. Dorset Down, Suffolk, Herwick, Torddu (Badger faced) and Manx Loaghtan (10 ewes)
- 16 yearling Manx Loaghtan ewes and rams
- 3 breeding rams (Manx Loaghton, Suffolk and Lleyn)

Of the 27 native rare breed of sheep in the UK, the farm has two breeds, the Dorset Down and the Manx Loaghtan (pictured). We are particularly proud of our pedigree Manx Loaghtan flock as it is one of only 6 UK rare breeds that have also been classified as 'priority sheep' by the Rare Breeds Survival Trust.



This year 46 ewes lambed with 71 lambs (a lambing percentage of 154%) which is average for UK farm generally, but good for the breeds we keep.

Generally all our lambs in excess of those needed to maintain the flock were sold at Ashford livestock market with the exception of 11 young Manx Loaghton sheep in their second year which were sold as hogget meat by the farm (we have a waiting list of people keen to buy our meat) and 4 pedigree yearly Manx Loaghton ewes that were sold as breeding stock.

In June the sheep were sheared and all the wool donated to the London City Farm Yarn Project that creates quality yarn from the many rare breed sheep living at London's city farms. The project now displays their products at the farm's Lambing Day and Apple Day shows.

Pigs

Last year saw our two rare breed Oxford Sandy and Black (OSB) sows producing a total of 10 piglets each. We sold the male weaners in early 2024, but by November the females were ready for market. The meat was marketed through a local butcher in Blackheath who also promoted both its provenance and the farm generally. The meat sold out within a week. We plan to borrow a boar to continue OSB meat production next year. Our two Tamworth sows will remain on the farm for educational purposes, but will not be used for breeding.

Poultry

It is our intention to maintain a flock of about 30 hens for egg production comprising the traditional breeds Brown Nick, White Ranger, White Sussex and Speckled Hens. These produce an attractive range of egg colours from white to dark brown that's instructive for school groups. However, the outbreak of avian flu over the previous year meant that we could not replenish our aging flock. This changed in 2024 when we purchased a dozen hens. Eggs remain in demand from visitors who often arrive early to buy the limited numbers that the hens lay.

Bees



The 2024 honey season saw record breaking honey production and with a quality that won first place at the London Harvest Festival. (Our species rich grassland may have something to do with that!) However, at the end of March 2025 the farm were dealt a double blow. Our bee keeper reluctantly considered himself physically incapable of continuing and we also found that only two out of our eleven hives had survived the winter. With the help of the Ruxley and Sidcup beekeepers we quickly engaged a replacement beekeeper and made the decision to buy a number of new bee colonies from a supplier using a donation from a member. We have also moved the apiary to a new position in the fields (pictured in June 2025) that is less exposed to cold northerly winds and where visitors can safely observe the working bees during our regular tractor trailer rides. We hope to increase the size of the apiary further in the coming years.

Hay

This year the farm cut 2 fields (12.6 hectares) of our species rich grass land for hay that produced an excellent yield of 205 bales. These fields in particular have many types of rarer native grasses and flowers including Red Fescue, Soft Brome, Crested Dog's Tail, Grass Vetchling, Corky Fruited

Water Dropwort, Common Vetch, Lesser Trefoil. The high quality hay that we produce is generally used for feed during the overwintering and lambing of our animals, with excess hay being sold to local horse owners livings within two miles of the farm.

Filming

The farm is occasionally used for filming because location managers and producers recognise its unique agricultural setting so close to London. The farm hopes to further promote this opportunity to filmmakers in the future.

Conservation





The Trust carries out regular wildlife surveys throughout the year and reports the results to the 'Greenspace Information for Greater London CIC (GiGL). GiGL mobilises, curates and shares this data that underpin the knowledge of London's natural environment. Surveys carried out this year have comprised:

- The Big Farmland Bird Count
- Bee surveys monthly between March and October
- Plant surveys in June (pictured)
- Bat surveys in July

An observation from this year's surveys was the reduction in the bumblebee population, as also reported by the Bumblebee Conservation Trust.

The farm is proud to have approximately four kilometres of hedgerow across the farm, with significant lengths of new hedgerow planted since 1997. Hedge laying is the process of partially cutting through and then bending the stems of the shrubs of small trees, near ground level, so as to encourage them to produce new growth from the base and create a living 'stock proof fence' (pictured). This year our small expert hedge laying team 'laid' about 80m of hedgerow between September and February, and also organised a number of 'hedging' courses for people with an interest in this ancient skill.

Education





The Education Officer, together with a small team of dedicated volunteers, offer a number of tailor-made activities for schools, to link with the national curriculum and which encourage learning in the outdoor environment for children from Early Years to Secondary. The activities take place 3 days a week and are most popular in the period from the start of lambing in April until the school summer holidays, though activities are on offer throughout the year.

This year we have continued with our morning toddler group one day a week during term time. This group has a different farming/conservation theme every week with activities planned to be half outside and half inside in our Education centre. The toddler group has proved to be extremely popular and heavily oversubscribed.

In December 2024 the Trust initiated 'home educated activity days' aimed at those children that are home educated between the ages of 4 and 14. Activities included guided farm tours, shelter building, campfire cooking and orienteering. These courses were also oversubscribed and we aim to continue with them in the future.

'Self guided' visits are offered by the farm every day of the week and are popular with both schools and community groups

During this financial year a total of over 4400 children accessed our education activities. We have not counted the many teachers, parents and carers who accompanied them!

Our two Young Farmers groups on Saturday continues to provide lively assistance. As years go on, we see young people move on, some even to further study of work in areas related to their farm experience. Happily another generation comes along to take their place.

In July the farm once again hosted a veterinary course arranged by INVESTIN Education Ltd who deliver immersive work experience programmes in London for students aged 15 to 18. The course was delivered by professional vets, with the support of our Farm Manager, and provided the students with a '360-degree' insight into becoming a vet.

In April 2025 we received notification from the Royal Borough of Greenwich that our application for a £33.5k grant under their Neighbourhood Growth Fund to improve the Education Building had been successful. The improvement works were carried out during the school summer holidays and comprised:

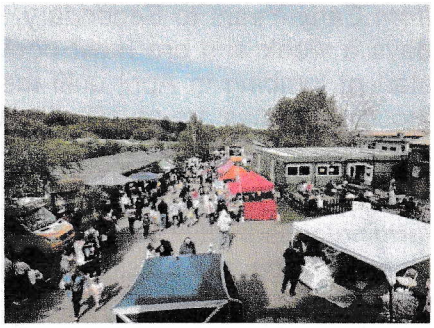
- Reroofing the existing leaky roof and installing larger guttering
- Repainting both the exterior and interior of the building, and
- Improving the ground surfacing of the external seating area

In February 2025 the Trust hosted a formal reopening of the Education Centre in recognition of the generous grant from the RB Greenwich and renamed the centre in honour of two members who were critically important in the early years of the Trust: David Vaughan and Alan Mills.

Community

Events

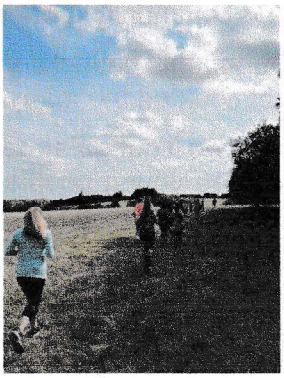
The trust organises a number of events across the agricultural year that are very popular with the community, some of which are also fundraising opportunities.



In April the farm's most attended event is held – 'Lambing Day' (pictured). It is always timed to mark the end of the lambing period and provides an opportunity for the public to view our sheep with their lambs in a controlled environment. The farm also invite local food and craft businesses to a market in the farmyard.

In June the farm hosts 'Open Farm Sunday' that's nationally coordinated by 'LEAF' (Linking Environment And Farming). This is closely followed by National Meadows Day on the first weekend of July that celebrates the beauty and ecological importance of meadows across the UK, and provides an opportunity to 'show off' our late cut hay meadows before they are cut and bailed later in the month.

September sees the Woolmen Sheep Drive & Livery Fair in central London where Freemen of the City exercise their right to drive sheep across London Bridge without paying a toll. All proceeds from this annual event are in aid of The Woolmen Charity and The Lord Mayor's Appeal. Our farm manager, young farmers manager, young farmers and volunteers all provide the essential sheepherding skills to enable multiple sheep drives across the bridge during the day, and ensure the sheep remain calm and controlled.



2024 also saw a new 5km run around the farm in late September (pictured) where participants were able to run around the beautiful fields of the farm, along a marked out course; it proved to be both popular and surprisingly challenging, because of the unmown grass and the rolling countryside.

Apple Day is held in October where the emphasis is the promotion and sale of a number of varieties of traditional heritage apples from a Kent apple grower, and where we can also promote the farm's own orchards and young trees. We also press apples on the day to sell as apple juice, helped by visiting children.

The last event in the calendar year is around Christmas and is aimed to be a non-commercial magical experience for our local young children. In 2024 we held the first of our 'Evening with Santa' events, where we lit up the cottage garden and offered families the opportunity to enjoy a festive story, create some reindeer food and then walk through the magically lit cottage garden to meet Santa in his 'Grotto'.

Allotments

The farm has 28 'half plot' allotments that are rented to local people, though the farm also has a few half plots of its own. Vegetables from the farm's allotments are sold to visitors, whilst the soft fruit, supplemented by the many hedgerow plums around the farm, and made into jams and jellies for sale by a dedicated member.

Sitopia

Sitopia Farm ('Sitopia') is a not-for-profit social enterprise that grows vegetables and flowers using organic, regenerative, and no-dig principles and sell direct to the local community, to chefs and to florists. In March 2021 the Trustees allowed Sitopia to use a two acre plot in our 'Arena Field' on a rent free lease in order to establish the enterprise, recognising the two organisation's common sustainable objectives. Work commenced in that year to create the growing area and erect poly tunnels. In the next year Sitopia occupied the farm's old café building (historically used for stables) for packing and storage in return for rent that covered actual costs. Since 2021 Sitopia have

developed their enterprise and this year we have jointly agreed to put our partnership on a firmer footing by:

- Agreeing rent for land that is proportional to Sitopia's annual financial turnover.
- Agreeing revised rent for use of the old café building based on actual cost over the last few years
- Agreeing, in principle, to the erection of a barn/building on Sitopia's land that will replace use of the old café building and allow the enterprise to expand. Sitopia subsequently obtained planning consent for the building from the RB Greenwich.

Eltham Sheds

The national organisation 'The Sheds Association' encourages people to come together to make, repair and repurpose, supporting projects in their local communities. In October 2024 the farm was approached by Eltham Sheds because the group were being required to urgently leave their workshop in Eltham. They asked if they could be be based at the farm. The Trustees agreed, noting the synergies between our charitable aims and the continuing need to repair and maintain the farm. By early 2025 the Trustees had agreed for a temporary storage container to be located close to the Blacksmith's working area, and for a section of the old weaner shed to be converted into a permanent workshop. These facilities are now in place and in return Eltham Sheds have agreed to provide a number of working hours per week dedicated to the farm in lieu of rent.

Our neighbouring Equestrian Centre – the future

The Royal Borough of Greenwich Equestrian Centre, is a bespoke equestrian facility built as part of the London 2012 Olympic legacy on Metropolitan Open Land and is a unique sporting and heritage asset for south east London and Kent. It is the Trust's closest neighbour, being surrounded on three of its four boundaries by land owned by the Trust and on its southern fourth side by the Shooters Hill road. In Summer 2024 the centre was closed and security fencing installed when North Kent College handed back the lease to the RB Greenwich. The previous education partner, Hadlow College, went bust in 2019. The Council has subsequently proposed that the land be put up for sale. In April 2025 the Trust wrote to the RB Greenwich to formally nominate the site for inclusion on the "List of Assets of Community Value" of the Royal Borough. The future of the site is of great concern to the Trust, as it also represents a huge potential benefit to south east London if the Olympic legacy is not squandered.

Finance

The Trust is pleased to report that the net income for this financial year is positive (+ £8516), whereas net deficits have been reported in recent previous years. This positive trend is a result of considerable efforts by trustees, staff and volunteers across the following activities, as compared to the 23/24 financial year:

- A £5.5k increase in donations received
- A £9k increase in revenue from community events, particularly 'lambing day' and 'apple day'.
- A £15k increase in produce and farm sales (hay, honey, eggs, meat and live animals)
- A £10k increase in rents received following rent reviews and the Trust's collaboration with Sitopia.
- £3k of income from the farm's use as a filming location

The above increases in income have offset the unavoidable increases to costs, including those associated with staff salaries, cleaning, utilities (particularly water), insurances, and animal feed.

At the beginning of the year, and before the parliamentary elections that took place on the 4th July 2024, the farm was progressing with an application to get the farm into the Higher Tier of the Countryside Stewardship scheme on the anniversary of the farm's "Environmental Stewardship / Higher Level Stewardship" Agreement in January 2025. Our Natural England Advisor has continued to be impressed with the work the farm is doing and indicated support for the application. At that time the additional annual revenue that would flow from a successful application was estimated at over

£20,000/annum, in addition to the potential of capital funding from the scheme for new fencing and hedges etc. Following the election of the new Government the Countryside Stewardship Higher Tier scheme has been delayed until later in 2025, and will then comprise a 'controlled rollout with applications by invitation on a rolling monthly basis'. In the meantime payments to the farm under the existing scheme have been significantly reducing over the last few years and are currently only about £7.6k/annum.

In May 2024 we replaced our IT support provider which substantially reduced our annual support fees. Soon afterwards, and using a donation from a member, we replaced our very slow 10 year old computers and file server with computers capable of both running Windows 11 and storing our electronic information on the cloud. This action has also mitigated Microsoft's intention to withdraw technical support for Windows 10 from October 2025. There has been a massive improvement in IT performance for staff and office volunteers since the change.

Risk management and Insurance

All major insurable risks are subject to normal insurance arrangements. Risks are reviewed before being entered into to assess that they could not significantly impact on the Trust's ability to fulfil its objectives. We strive to introduce measures and activities to reduce specific risks in consultation with our insurers and other advisers

Acknowledgements and thanks

The Trust is very grateful to all the members, friends, visitors and organisations who have donated to the Trust since its creation in 1996 and that have been crucial to its success to date (refer to previous Annual Reports).

As the Trust is an independent community based charity not funded by local authorities, particular thanks is extended to the very generous donations made over the last year by visitors, members and the organisations listed below:

- British Heart Foundation (for defibrillator)
- Charities Trust
- Disabled Christian Fellowship
- London City Farms and Community Gardens
- National Westminster Bank, Bexleyheath Branch
- Royal Borough of Greenwich – Neigbourhood Growth Fund (for the Education Centre)
- Worshipful Company of Woolmen
- The Harenc Community Trust

External links

The Trust is a member of:

- The National Farmers' Union,
- London City Farms and Community Gardens Association,
- The National Council for Voluntary Organisations (NCVO)
- The Council for Voluntary Service for the Royal Borough of Greenwich (METRO GAVS)
- Bexley Voluntary Service Council,
- The Greenwich Wildlife Advisory Group (GWAG),
- The Lleyn Society
- The British White Cattle Society
- The Rare Breeds Survival Trust
- Pasture For Life (PFL)
- LEAF (Linking Environment and Farming)
- London Environmental Education Forum (LEEF)

Statement of Trustees responsibilities for the report

The Trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards)

Charity law requires the Trustees to prepare financial statements for each financial year in which give a true and fair view of the state of the affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing the financial statements the trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and principles in the Charities Statement of Recommended Practice;
- Make judgements and estimates which are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- Prepare the financial statements on a going concern basis unless it is appropriate to presume that the charity will not continue to operate.

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and to enable them to comply with the Companies Act 2006 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Trustees approval of the report

This report was approved by the Board of Trustees on the 18th September 2025 and signed on its behalf

.....
B. J. Gray
Chair of Trustees

Date 24/9/25

.....
I C Blight
Trustee with Financial Responsibility

Date 24th September 2025.

Statement of Financial Activities

Income and Expenditure Account

	Notes	Restricted Funds £	Unrestricted Funds £	**Total 2025 £**	**Total 2024 £**
Incoming Resources - Income					
Incoming resources from generated funds:					
Voluntary Income	2	-	32,598	**32,598**	**26,533**
Activities for generating funds		-	28,078	**28,078**	**18,726**
Investment income	3	-	49,888	**49,888**	**40,501**
Incoming resources from charitable activities:					
Grants	4	36,465	-	**36,465**	**3,000**
Farm & livestock sales		-	42,523	**42,523**	**35,436**
Agricultural payments received	5	-	7,643	**7,643**	**8,522**
Fees received		-	31,922	**31,922**	**35,373**
Other income		-	5,197	**5,197**	**7,156**
Total incoming resources		36,465	197,849	**234,314**	**175,247**
Resources Expended - Expenditure					
Costs of generating funds	9	-	5,802	**5,802**	**6,105**
Charitable activities					
Farming & Conservation	9	3,000	108,287	**111,287**	**105,398**
Education	9	33,465	64,513	**97,978**	**63,420**
Governance costs	10	-	10,731	**10,731**	**10,695**
Total resources expended		36,465	189,333	**225,798**	**185,618**
Net incoming (outgoing) resources – Net Income / (Expenditure)		-	8,516	**8,516**	**(10,371)**
Reconciliation of Reserves					
Funds brought forward		415,691	76,640	**492,331**	**502,702**
Total funds carried forward		415,691	85,156	**500,847**	**492,331**

A statement of Total Recognised Gains and Losses is not required as all gains and losses are included in the Statement of Financial Activities.

All incoming resources, resources expended and resulting net movement in funds are derived from continuing activities.

The attached notes form part of these financial statements.

Balance Sheet

	Notes	2025		2024	
		£	£	£	£
Fixed Assets					
Tangible assets	12		428,332		429,800
Current Assets					
Cash at bank		68,139		60,924	
Cash in hand		1,541		164	
Debtors		8,834		7,750	
		78,514		68,838	
Creditors					
Amounts falling due within one year	13	5,999		6,307	
Net Current Assets			72,515		62,531
Total Assets Less Current Liabilities			500,847		492,331
Reserves					
Restricted reserves					
Farm fund restricted reserves	14		415,691		415,691
Other restricted reserves	14		-		-
Unrestricted reserves	15		85,156		76,640
			500,847		492,331

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ending 31st March 2025.

The trustees have not required the company to obtain an audit of its financial statements for the year ended 31st March 2025 under section 476 of the Companies Act 2006.

The Trustees acknowledge their responsibilities for:

(a) Ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and

(b) Preparing financial statements which give a true and fair view of the state of affairs of the company as a the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company

Balance Sheet (continued)

These financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies and with the Financial Reporting Standard FRS102 issued October 2019.

This report was approved by the Board and Trustees on 18th September 2025 and signed on its behalf by:-

.....
B. J. Gray
Chair of Trustees

Date: 24/9/2025

.....
I C Blight
Trustee

Date: 24th September 2025.

Notes to the Financial Statements

1. ACCOUNTING POLICIES

Accounting convention

The financial statements have been prepared in accordance with the 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 (FRS102)) (issued in October 2019) – (Charities SORP (FRS102)) and the Financial Reporting Standard applicable in UK and Republic of Ireland (FRS102) and the Companies Act 2006. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note.

Income

Income represents subscriptions, donations, grants, fees, rent and interest received. The various sources of income are taken into account as follows:

- Subscriptions and donations – when received by the trust
- Farm and livestock sales – when received by the trust
- Grants – when they are confirmed unconditionally by the funding body
- Fees, rent and interest income – when receivable and the obligations under the arrangements have been effectively completed.

Resources Expended

Expenditure is recognised when a liability is incurred. Contractual arrangements are recognised as services as supplied.

- Costs of generating funds are those costs incurred in attracting voluntary income.
- Charitable activities include expenditure associated with the operation of farm land and buildings for the promotion of conservation, sustainable farming and education.
- Governance costs include those incurred in the governance of the charity and its assets, and are primarily associated with constitutional and statutory requirements.
- Support costs include central functions and have been allocated to activity cost categories on a basis consistent with the use of resources.

Commitments for future expenditure

Other than normal commitments inherent in farm operation and under contracts of employment there are no contractual obligations to future expenditure at the balance sheet date. Where the trustees authorise expenditure which is not legally enforceable at the balance sheet date the appropriate amounts are set aside into designated funds. There were no amounts authorised at the year end.

Funds

Unrestricted funds are donations and other incoming resources receivable or generated for the objects of the charity without further specified purpose and are available as general funds. Designated fund monies set aside out of general funds are designated for specific purposes by the Trustees.

Restricted funds are to be used for specific purposes as laid down by the donor. Expenditure which meets this criteria is charged to the fund.

Debtors

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

Notes to the Financial Statements (continued)

Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

Tangible fixed assets

Land and buildings represent the Woodlands Farm, Shooters Hill, Welling, Kent. The land is held on a 999 year lease at peppercorn rent taken out in 1997 with the Co-operative Wholesale Society.

Livestock due to its pastoral nature and negligible market value is not recorded as an asset.

All fixed assets are initially recorded at cost. Individual assets below the value of £1,000 are written off in the date of acquisition.

Depreciation is calculated so as to write off the cost of each asset, less its residual value, over its estimated useful life:

Plant and machinery	20% Straight Line
Computer Equipment	33% Straight Line
Motor Vehicles	20% Straight Line
Buildings	over 8 years

No provision has been made in respect of land and buildings given the low value attributed to the buildings and the length of their useful economic life.

2. VOLUNTARY INCOME

	Restricted	Unrestricted	Total 2025	Total 2024
	£	£	£	£
Donations	-	31,321	31,321	24,996
Membership Subscription	-	1,277	1,277	1,537
	-	32,598	32,598	26,533

3. INVESTMENT INCOME

	Total 2025	Total 2024
	£	£
Rent receivable	49,005	39,566
Deposit account interest	883	935
	49,888	40,501

4. GRANT INCOME

	B/fwd	Grants	Expenditure This Year	Transfer to Unrestricted Funds	C/fwd
W. Soc Woolmen	-	3,000	3,000	-	-
RB Greenwich – NGF	-	33,465	33,465	-	-
	-	-	-	-	-
	-	36,465	36,465	-	-

Notes to the Financial Statements (continued)

5. AGRICULTURAL PAYMENTS RECEIVED

	Total 2025 £	Total 2024 £
Rural payments agency	7,643	8,522
	7,643	8,522

6. STAFF COSTS

The employment costs of staff were as follows:-

	Total 2025 £	Total 2024 £
Wages and salaries	91,791	94,881
Social security costs	3,097	2,959
Pension scheme	2,018	2,026
	96,906	99,866

The average number of full time equivalent staff during the year was 4 (2024 5)

No single employee received remuneration in excess of £60,000.

7. OPERATING SURPLUS / DEFICIT

The operating surplus / deficit is stated after charging:-

	Total 2025 £	Total 2024 £
Depreciation – owned assets	5,868	5,002

8. TRUSTEE REMUNERATION / EXPENSES

No trustee received any remuneration for services to the trust in the year nor had expenses reimbursed or paid for by the charity.

Notes to the Financial Statements (continued)

9. ANALYSIS OF RESOURCES EXPENDED

	Fundraising £	Farming & Conservation £	Education £	Total 2025 £	Total 2024 £
Wages	-	63,589	33,337	96,926	99,945
Travel and motor expenses	-	1,918	-	1,918	1,844
Repairs and renewals	-	2,362	9,177	11,539	7,475
Small tools	-	-	-	-	-
Projects/education	-	1,521	25,944	27,465	1,479
Events	3,531	-	-	3,531	4,066
Livestock	-	15,796	-	15,796	7,456
Farming	-	6,608	-	6,608	6,867
Recruitment & advertising	-	-	-	-	-
Depreciation - Plant & machinery	-	2,081	-	2,081	2,081
Depreciation - Computer equipment	-	1,467	-	1,467	-
Depreciation - Motor vehicles	-	2,320	-	2,320	2,921
Depreciation – Building	-	-	-	-	-
Farming & Conservation	-	-	-	-	-
Support Costs – Charitable	2,271	13,625	29,520	45,416	40,789
Support Costs – Governance	537	3,219	6,975	10,731	10,695
	6,339	114,506	104,953	225,798	185,618

10. ANALYSIS OF SUPPORT COSTS

	Charitable Activities £	Governance £	Total 2025 £	Total 2024 £
Utilities	8,307	-	8,307	5,783
Auditors fees	-	1,980	1,980	1,980
Legal & professional fees, bookkeeping	-	8,751	8,751	8,715
Insurance	10,746	-	10,746	9,654
Telephone	1.339	-	1,339	1,551
Computer costs	3,742	-	3,742	3,352
Postage, printing and stationery	2,764	-	2,764	2,837
Cleaning	11,638	-	11,638	8,441
Sundry expenses	5,657	-	5,657	8,110
Affiliation fees	1,223	-	1,223	1,061
	45,416	10,731	56,147	51,484

11. TAXATION

As a charity, The Woodlands Farm Trust is exempt from tax on income or gains. No liability to UK Corporation Tax arose on the ordinary activities for the year ended 31st March 2025.

Notes to the Financial Statements (continued)

12. TANGIBLE FIXED ASSETS

	Land & Buildings	Plant & Machinery	Computer Equipment	Motor Vehicles	Total
	£	£	£	£	£
Cost					
At 1 April 2024	450,970	40,751	7,427	37,113	536,261
Additions - Cost	33,465	-	4,400	-	37,865
Less – Grants Utilised	(33,465)	-	-	-	(33,465)
Less – Disposals	-	-	(7,427)	-	(7,427)
At 31 March 2025	450,970	40,751	4,400	37,113	533,234
Accumulated Depreciation					
At 1 April 2024	35,279	33,622	7,427	30,133	106,461
Charge for the year	-	2,081	1,467	2,320	5,868
Less – Disposals	-	-	(7,427)	-	(7,427)
At 31 March 2025	35,279	35,703	1,467	32,453	104,902
Net book value					
At 31 March 2025	415,691	5,048	2,933	4,660	428,332
At 31 March 2024	415,691	7,129	-	6,980	429,800

13. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	Total 2025	Total 2024
	£	£
Accrued expenses	3,669	3,249
PAYE	1,937	1,939
Pensions	393	379
VAT	-	740
	5,999	6,307

14. RESTRICTED RESERVES

	Total 2025	Total 2024
	£	£
Farm fund reserve	415,691	415,691
Specific funds not disbursed on receipt	-	-
	415,691	415,691

The Farm Fund Reserve consists of the Trust's interest in the leasehold land and buildings occupied by the farm and as described in note 1 of the financial statements.

Specific funds not disbursed in the year of receipt represents the balance of grants and donations received for specific projects which are in the process of completion or fulfilment. An analysis of these funds is given in note 4 to the accounts.

Notes to the Financial Statements (continued)

15. RECONCILIATION OF MOVEMENTS IN UNRESTRICTED FUNDS

	Unrestricted Funds	Total 2025	Total 2024
	£	£	£
Surplus (Deficit) for the year	8,516	**8,516**	**(10,371)**
Funds B/fwd	76,640	**76,640**	**87,011**
	85,156	**85,156**	**76,640**

16. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Unrestricted Funds	Restricted Funds	Total Funds
	£	£	£
Tangible fixed assets	12,641	415,691	428,332
Current assets	78,514	-	78,514
All liabilities	(5,999)	-	(5,999)
Net assets at 31 March 2025	85,156	415,691	500,847

17. REPORTING ACCOUNTANTS REMUNERATION

The Independent Examiners remuneration was £1,980 (2024 £1,980).

18. PUBLIC BENEFIT ENTITY

The charity is a public benefit entity.

Independent examiners report to the Trustees of The Woodlands Farm Trust

We report on the accounts for the year ended 31 March 2025, which are set out on pages 1 to 23.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 and that an independent examination is needed.

Having been satisfied that the charity is not subject to audit under company law under Part 16 of the Companies Act 2006 and is eligible for independent examination it is our responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the General Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to our attention.

Basis of independent examiners' report

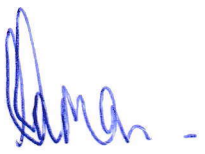
Our examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and the seeking of explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and, consequently, no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent examiners' statement

In connection with our examination, no matter has come to our attention:

(1) which gives reasonable cause to believe that, in any material respect, the requirements:
- to keep accounting records in accordance with section 386 of the Companies Act 2006; and
- to prepare accounts which accord with the accounting records and to comply with the accounting requirements under section 396 of the Companies Act 2006 and with the methods and principles of the Charities SORP (FRS102).

(2) to which, in our opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



24th September 2025

Ian Inman FCA
Inman & Co Chartered Accountants
71-75 Uxbridge Road
London
W5 5SL

Appendix 1: List of staff and Directors of the Company (Trustees)

Staff:

Manager (Full time)	David Jones
Farming Team Leader (3 days week)	Jon Lewis
Education Officer (4 days week)	Hannah Ricketts
Housekeeping (part time)	Tony Slater
Young Farmers Leader (Saturdays)	Kate Bygrave

Directors of the Company

Barry Gray (Chair)	Re-elected October 2021
Ian Blight	Elected October 2023
Paul Howick	Elected October 2023
Diane Jones	Elected August 2024
Keith Jones	Elected October 2020
Carol Thumwood Browning	Re-elected October 2021
Alan Scholefield	Elected October 2021
Dave Wright	Re-elected October 2024

Co-opted Directors of the Company

Daniel Hill (Sitopia)	Co-opted January 2022
Ivis Williams (Royal Borough of Greenwich)	Co-opted October 2023
James Woodrow	Co-opted December 2024

Directors who have resigned:

Peter Baker	Resigned June 2024
Margaret Jones	Resigned October 2024
Philip Jones	Resigned October 2024

Officer (as recorded at Companies House, but not a Trustee)

Margaret Jones (Secretary)	Appointed October 2024

Appendix 2: References and administrative details

Company limited by guarantee	Company No. 3039299
Registered Charity	Charity Registration No. 1051680
VAT registered	VAT No. 691317429
Registered office	331 Shooters Hill Welling Kent DA16 3RP tel: 020 8319 8900 email: admin@thewoodlandsfarmtrust.org website: www.thewoodlandsfarmtrust.org
Bankers	HSBC 249 High Street Orpington BR6 0NRN The Co-operative Bank 151 Lewisham High Street London SE13 6AA
Independent examiner	Inman & Co, Chartered Accountants 71-75 Uxbridge Road London W5 5SL

THE WOODLANDS FARM TRUST

England & Wales - Charity number 1051680

Accounts

The Woodlands Farm Trust

Report and Financial Statements

Year ending 31 March 2024

Company No. 3039299
Charity Registration No. 1051680



The sheep on the front page is one of our Torddus,
or Welsh Badger Face

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REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2023

The Trustees present their annual report together with the financial statements of the charity for the year ending 31 March 2023 which are prepared to meet the requirements for a directors' report and accounts for Companies Act purposes and have been prepared in accordance with the small companies regime (Section 419(2) of the Companies Act 2006.
The Trustees confirm that the financial statements comply with the Charities Act 2011, the Companies Act 2006, the Memorandum and Articles of Association and Accounting and Reporting by Charities Statement of Recommended Practice with the Financial Reporting Standard applicable in UK and the Republic of Ireland FRS102 (effective 1 January 2015).
The Trustees confirm that they have complied with their duty in section 17(5) of the 2011 Charities Act to have due regard to guidance published by the Charities Commission.

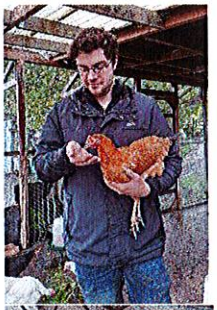
Chairman's remarks and report for the year
Once more a year when, although everyone has worked hard, we have had to draw on our reserves. Sadly, it has also been a year when some of those who supported the farm in early years have died. David Vaughan, who was tireless in negotiating with the Co-op and our local authorities in the first days and after that a hard-working Director for many years, Roger Hook, Director and Volunteer, Christine Lee, Director and Volunteer. We remember them with thanks.

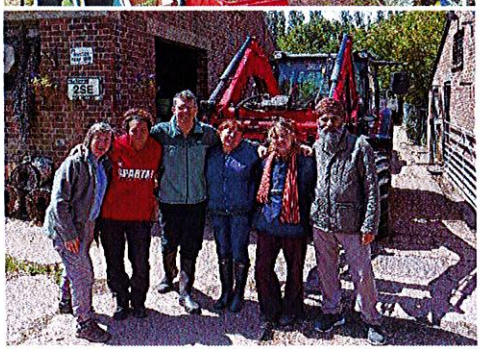
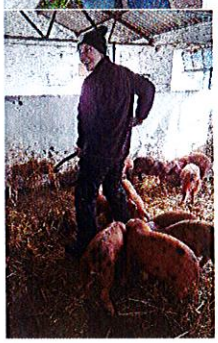
- It was a hard decision to take a pause from keeping cattle. We had a run of indeterminate TB reactors and our vet recommended taking a short break from keeping cattle. We can now re-stock in 2024,expecting we have removed the risk of further TB reactors.
- The sheep flock thrives, this year we had 65 live lambs. And new additions, Torddu,, also known as Badger faced and once more we have some Herdwicks.
- Although we have been spared from bird flu, our hens had to remain under cover as Defra advised for several periods of the year.
- Our pig numbers increased, with Oxford Sandy and black piglets arriving.
- The London scrappage scheme. ULEZ, had to be faced. Our farm pick-up, while in good working order, did not meet the regulations extending to the outer suburbs and we had to invest in the New Green Ranger in August. The £15k+ cost was offset by the TFL £7K scrappage allowance and some most generous donations from friends and supporters.
- We received advice from Defra re new environmental schemes. The ADAS report contained much good information and we are working on it. For the near future we hope to extend and continue our Defra/Natural England stewardship within the new schemes.
- Educational visits continued to be popular with schools from Bexley, Greenwich, Lewisham and Bromley visiting the farm. Gemma, holding the Education Officer maternity cover post, left in November. We would like to thank her for all her hard work for the farm. We welcomed Hannah back to work in November 2023. Throughout the winter months we had an increase in special educational needs groups visiting for regular activities with the farm.
- We have continued to recruit volunteers to help with farming as well as working in the office assisting with administration and enquiries.
- Our Young Farmers on Saturdays, supported by the Worshipful Company of Woolmen, continues to provide lively assistance. As years go on, we see young people move on, some even to further study or work in areas related to their farm experience. Happily another generation comes along to take their place.
- As our Education Officer was on maternity leave for part of the year, the team of wildlife volunteers took responsibility for surveys of the farm wildlife. These included bees, bats,

mammals and pond. Their evidence and the day-to day observations show that the farm provides a rich and varied habitat structure

- We ran several successful hedgelaying courses & continued our laying maintenance program and planted up some more short stretches of hedge "whips". One session was with a local school's parents (& grandparents) who expressed a wish to repeat the experience. We aim to build on this for the coming season.
- The planted hedge around the new memorial orchard survived the drought conditions of the previous summer and is now flourishing.
- On the main pond we cleared bramble and scrub then planted a short hedge run and introduced some heritage apple trees. We had a Cettis warbler resident in the spring which we had not heard there before. Maybe the extra wet weather lured it in.
- Lambing Day and Apple Day – and first Winter Show since Covid a Winter Festival featuring Stick Men
- Trying out new ideas – a skilled volunteer led Wreath Making days before Christmas
- Our Cottage Garden around the house received generous donations from the Harenc Community Trust and the Disabled Christian Fellowship, which enabled us to have a new Greenhouse and a Summer house.
- We have continued to support Sitopia Farm CIC over the past year, working together on a number of initiatives including education, growing, events and fund-raising. We seek to work together more

Just some of our volunteers


During the start-up years of The Woodlands Farm Trust since 1997, we have been grateful for support from the

Heritage Lottery Fund
Alan Mills Legacy
Charities Aid Foundation
Edmund Godson Charity
Ernest Cook Trust
Esme Fairburn Trust
City Bridge Trust
Natural England
Gaius Vincent and Kate Stephens
Asda green token giving
The Westcombe Society

And during 2023/24 we must acknowledge and give many thanks for support from all the wonderful friends and volunteers who gave generously of their time and money during the year. We are also very grateful to have been remembered in the wills of some old friends. Notable support this year has also come from

East Wickham & Welling War Memorial Trust
Wickes Group PLC
NatWest Bank
Local Co-op members and shops
The Worshipful Company of Woolmen
English Nature
Royal Borough of Greenwich
The Harenc Community Trust
The Disabled Christian Fellowship

External links

The Trust is a member of the National Farmers' Union, The Federation of City Farms and Gardens, The National Council for Voluntary Organisations, Greenwich Action for Voluntary Service, Bexley Voluntary Service Council, GWAG (Greenwich Wildlife Advisory Group), The Lleyn Society and the British White Cattle Society

Mission statement

Woodlands Farm is a fragment of London's old countryside that offers a unique opportunity to conserve heritage landscape and promote biodiversity. At heart this is a conservation and development project. The ambitions of The Woodlands Farm Trust are to

1. build a truly sustainable future through sensitive farming using native stock and working towards a sustainable, harmonious practice, minimising the impact of activities on the environment both local and global.
2. maintain the farm as a community resource, giving volunteers and the community access to education, training, experiences and tasks that they might not otherwise encounter.
3. conserve and improve the biodiversity of our 89 acres.
4. create a sustainable operating and financial structure for the future.

Reference and administrative details

Private Company limited by guarantee	Company incorporated in England & Wales No. 3039299
Registered Charity	Charity Registration No. 1051680
VAT registered	VAT No. 691317429
Registered office	331 Shooters Hill Welling Kent DA16 3RP tel: 020 8319 8900 email: admin@thewoodlandsfarmtrust.org website: www.thewoodlandsfarmtrust.org

Bankers	HSBC 249 High Street Orpington BR6 0NRN	The Co-operative Bank 151 Lewisham High Street London SE13 6AA
Independent examiner		Inman & Co, Chartered Accountants 71-75 Uxbridge Road London W5 5SL

Staff:	
Manager	**David Jones**
Education Officer (returned from maternity leave 1/11/2023)	**Hannah Ricketts**
Education Officer (maternity cover until 10/11/2023)	**Gemma Murray-Clark**
Team Leader	**Jon Lewis**
Office Admin Support (left 11/2023)	**Mary Baldry**
Housekeeping	**Tony Slater**
Young Farmers Leader (Saturdays)	**Kate Bygrave**
Board of Trustees	
Barry Gray	**Re-elected October 2021**
David Wright	**Re-elected October 2020**
Carol Thumwood Browning	**Re-elected October 2021**
Margaret Jones	**Re-elected October 2020**
Paul Howick	**Elected October 2023**
Keith Jones	**Elected October 2020**
Philip Jones	**Re- elected October 2020**
Ian Blight	**Elected October 2023**
Alan Schofield	**Elected October 2022**
Peter Baker	**Elected October 2023**
Diane Jones	**Elected October 2023**
Co-opted board members representing other organisations	
Ivis Williams (RB Greenwich)	**Co-opted April 2014**
Sarah Merrill (RB Greenwich)	**Co-opted October 2023**
Daniel Hill (Sitopia)	**Co-opted October 2023**

Structure, Governance and Management

The Woodlands Farm Trust is a private company limited by guarantee governed by its Memorandum and articles of Association. It is registered as a charity with the Charity Commission. Membership is available to individuals, families and organisations.

Trustees and Reserves Policy

The Trustees are elected annually in rotation and are, at the end of their term of office eligible for re-election. The Trustees constitute directors of the charity for the purposes of company legislation. Under the Trust's rules there may be up to 15 trustees, 11 elected and 4 co-opted.
The Trustees have agreed a reserves policy which states that the Trust should hold sufficient funds to allow the farm to continue operation in the event of a catastrophic situation leading to the closure of the farm over a specified period, currently twelve months. In planning activities the trustees have considered the Charity Commission's guidance on public benefit, including the guidance 'public benefit: running a charity (PB2)'.

Financial Review
The trust has struggled financially since Covid. During that time Government and other support had resulted in a surplus for the related period and surplus for year to 31 March 2021. The trust has endeavoured to control costs since then, but the reduction in income for the last two financial years has been the reason for the consecutive deficits. The trustees and employees are exploring new ventures to generate income growth such as a Winter Show, reviewing livestock and providing new activities to attract more public interest and support.

Risk Management
All major insurable risks are subject to normal insurance arrangements. Risks are reviewed before being entered into to assess that they could not significantly impact on the Trust's ability to fulfil its objectives. We strive to introduce measures and activities to reduce specific risks in consultation with our insurers and other advisers.

Statement of Trustees responsibilities

The Trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice)

Company law requires the trustees to prepare financial statements for each financial year in which give a true and fair view of the state of the affairs of the charitable company and of the incoming resources and application of resources of the charity for that period. In preparing the financial statements the trustees 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 which are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- Prepare the financial statements on a going concern basis unless it is appropriate to presume that the charity will not continue to operate.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Companies Act 2006 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approval
This report was approved by the Board of Trustees on .....and signed on its behalf

.....
B. J. Gray
Chair of Trustees

Date 4/9/24

.....
M. J. Jones
Trustee with Financial Responsibility

Date 4/9/24

The Woodlands Farm Trust
Year Ended 31 March 2024

STATEMENT OF FINANCIAL ACTIVITIES
Income and Expenditure Account

	Notes	Restricted Funds £	Unrestricted Funds £	Total 2024 £	Total 2023 £
Incoming Resources - Income					
Incoming resources from generated funds:					
Voluntary Income	2	-	26,533	**26,533**	**22,560**
Activities for generating funds		-	18,726	**18,726**	**18,627**
Investment income	3	-	40,501	**40,501**	**40,891**
Incoming resources from charitable activities:					
Grants	4	3,000	-	**3,000**	**8,106**
Farm & livestock sales		-	35,436	**35,436**	**33,550**
Agricultural payments received	5	-	8,522	**8,522**	**9,682**
Fees received		-	35,373	**35,373**	**25,704**
Other income		-	7,156	**7,156**	**4,075**
Total incoming resources		3,000	172,247	**175,247**	**163,195**
Resources Expended - Expenditure					
Costs of generating funds	9	-	6,105	**6,105**	**5,292**
Charitable activities					
Farming & Conservation	9	3,000	102,398	**105,398**	**113,028**
Education	9	-	63,420	**63,420**	**59,368**
Governance costs	10	-	10,695	**10,695**	**10,578**
Total resources expended		3,000	182,618	**185,618**	**188,266**
Net incoming (outgoing) resources – Net Income / (Expenditure)		-	(10,371)	**(10,371)**	**(25,071)**
Reconciliation of Reserves					
Funds brought forward		415,691	87,011	**502,702**	**527,773**
Total funds carried forward		415,691	76,640	**492,331**	**502,702**

A statement of Total Recognised Gains and Losses is not required as all gains and losses are included in the Statement of Financial Activities.
All incoming resources, resources expended and resulting net movement in funds are derived from continuing activities.

The attached notes form part of these financial statements.

BALANCE SHEET

	Notes	2024		2023	
		£	£	£	£
Fixed Assets					
Tangible assets	12		429,800		424,528
Current Assets					
Cash at bank		60,924		73,911	
Cash in hand		164		200	
Debtors		7,750		8,802	
		68,838		82,913	
Creditors					
Amounts falling due within one year	13	6,307		4,739	
Net Current Assets			62,531		78,174
Total Assets Less Current Liabilities			492,331		502,702
Reserves					
Restricted reserves					
Farm fund restricted reserves	14		415,691		415,691
Other restricted reserves	14		-		-
Unrestricted reserves	15		76,640		87,011
			492,331		502,702

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ending 31st March 2024.
The trustees have not required the company to obtain an audit of its financial statements for the year ended 31st March 2024 under section 476 of the Companies Act 2006.

The Trustees acknowledge their responsibilities for:

(a) Ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
(b) Preparing financial statements which give a true and fair view of the state of affairs of the company as a the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company

BALANCE SHEET

These financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies and with the Financial Reporting Standard FRS102 issued October 2019.

This report was approved by the Board and Trustees on ..... and signed on its behalf by:-

.....
B. J. Gray
Chair of Trustees

Date 4/9/24

.....
M. J. Jones
Trustee

Date 4/9/24

NOTES TO THE FINANCIAL STATEMENTS

1. ACCOUNTING POLICIES

Accounting convention
The financial statements have been prepared in accordance with the 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 (FRS102)) (issued in October 2019) – (Charities SORP (FRS102)) and the Financial Reporting Standard applicable in UK and Republic of Ireland (FRS102) and the Companies Act 2006. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note.

Income
Income represents subscriptions, donations, grants, fees, rent and interest received. The various sources of income are taken into account as follows:
- Subscriptions and donations – when received by the trust
- Farm and livestock sales – when received by the trust
- Grants – when they are confirmed unconditionally by the funding body
- Fees, rent and interest income – when receivable and the obligations under the arrangements have been effectively completed.

Resources Expended
Expenditure is recognised when a liability is incurred. Contractual arrangements are recognised as services as supplied.
- Costs of generating funds are those costs incurred in attracting voluntary income.
- Charitable activities include expenditure associated with the operation of farm land and buildings for the promotion of conservation, sustainable farming and education.
- Governance costs include those incurred in the governance of the charity and its assets, and are primarily associated with constitutional and statutory requirements.
- Support costs include central functions and have been allocated to activity cost categories on a basis consistent with the use of resources.

Commitments for future expenditure
Other than normal commitments inherent in farm operation and under contracts of employment there are no contractual obligations to future expenditure at the balance sheet date. Where the trustees authorise expenditure which is not legally enforceable at the balance sheet date the appropriate amounts are set aside into designated funds. There were no amounts authorised at the year end.

Funds
Unrestricted funds are donations and other incoming resources receivable or generated for the objects of the charity without further specified purpose and are available as general funds.
Designated fund monies set aside out of general funds are designated for specific purposes by the Trustees.
Restricted funds are to be used for specific purposes as laid down by the donor. Expenditure which meets this criteria is charged to the fund.

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

Creditors and provisions
Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to

NOTES TO THE FINANCIAL STATEMENTS

1. ACCOUNTING POLICIES (Continued)

settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

Tangible fixed assets
Land and buildings represent the Woodlands Farm, Shooters Hill, Welling, Kent. The land is held on a 999 year lease at peppercorn rent taken out in 1997 with the Co-operative Wholesale Society.
Livestock due to its pastoral nature and negligible market value is not recorded as an asset.
All fixed assets are initially recorded at cost. Individual assets below the value of £1,000 are written off in the date of acquisition.
Depreciation is calculated so as to write off the cost of each asset, less its residual value, over its estimated useful life:

Plant and machinery	20% Straight Line
Computer Equipment	33% Straight Line
Motor Vehicles	20% Straight Line
Buildings	over 8 years

No provision has been made in respect of land and buildings given the low value attributed to the buildings and the length of their useful economic life.

2. VOLUNTARY INCOME

	Restricted	Unrestricted	Total 2024	Total 2023
	£	£	£	£
Donations	-	24,996	24,996	21,262
Membership Subscription	-	1,537	1,537	1,298
	-	26,533	26,533	22,560

3. INVESTMENT INCOME

	Total 2024	Total 2023
	£	£
Rent receivable	39,566	40,518
Deposit account interest	935	373
	40,501	40,891

4. GRANT INCOME

	B/fwd	Grants	Expenditure This Year	Transfer to Unrestricted Funds	C/fwd
W. Soc Woolmen	-	3,000	3,000	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	3,000	3,000	-	-

NOTES TO THE FINANCIAL STATEMENTS

5. AGRICULTURAL PAYMENTS RECEIVED

	Total 2024 £	Total 2023 £
Rural payments agency	8,522	9,682
	8,522	9,682

6. STAFF COSTS

The employment costs of staff were as follows:-

	Total 2024 £	Total 2023 £
Wages and salaries	94,881	89,372
Social security costs	2,959	3,114
Pension scheme	2,026	1,969
	99,866	94,455

The average number of full time equivalent staff during the year was 5 (2023 4)

No single employee received remuneration in excess of £60,000.

7. OPERATING SURPLUS / DEFICIT

The operating surplus / deficit is stated after charging:-

	Total 2024 £	Total 2023 £
Depreciation – owned assets	5,002	7,449

8. TRUSTEE REMUNERATION / EXPENSES

No trustee received any remuneration for services to the trust in the year nor had expenses reimbursed or paid for by the charity.

NOTES TO THE FINANCIAL STATEMENTS

9. ANALYSIS OF RESOURCES EXPENDED

	Fundraising £	Farming & Conservation £	Education £	Total 2024 £	Total 2023 £
Wages	-	64,518	35,427	99,945	94,455
Travel and motor expenses	-	1,844	-	1,844	4,113
Repairs and renewals	-	7,475	-	7,475	5,177
Small tools	-	-	-	-	-
Projects/education	-	-	1,479	1,479	1,100
Events	4,066	-	-	4,066	3,396
Livestock	-	7,456	-	7,456	17,833
Farming	-	6,867	-	6,867	6,239
Recruitment & advertising	-	-	-	-	-
Depreciation - Plant & machinery	-	2,081	-	2,081	1,197
Depreciation - Computer equipment	-	-	-	-	-
Depreciation - Motor vehicles	-	2,921	-	2,921	6,252
Depreciation – Building	-	-	-	-	-
Farming & Conservation	-	-	-	-	-
Support Costs – Charitable	2,039	12,237	26,513	40,789	37,926
Support Costs – Governance	535	3,208	6,952	10,695	10,578
	6,640	108,607	70,371	185,618	188,266

10. ANALYSIS OF SUPPORT COSTS

	Charitable Activities £	Governance £	Total 2024 £	Total 2023 £
Utilities	5,783	-	5,783	3,907
Auditors fees	-	1,980	1,980	1,980
Legal & professional fees, bookkeeping	-	8,715	8,715	8,598
Insurance	9,654	-	9,654	9,315
Telephone	1,551	-	1,551	1,093
Computer costs	3,352	-	3,352	3,098
Postage, printing and stationery	2,837	-	2,837	3,081
Cleaning	8,441	-	8,441	10,551
Sundry expenses	8,110	-	8,110	5,991
Affiliation fees	1,061	-	1,061	889
	40,789	10,695	51,484	48,504

11. TAXATION

As a charity, The Woodlands Farm is exempt from tax on income or gains. No liability to UK Corporation Tax arose on the ordinary activities for the year ended 31st March 2024.

NOTES TO THE FINANCIAL STATEMENTS

12. TANGIBLE FIXED ASSETS

	Land & Buildings	Plant & Machinery	Computer Equipment	Motor Vehicles	Total
	£	£	£	£	£
Cost					
At 1 April 2023	450,970	36,328	7,427	45,897	540,622
Additions - Cost	-	4,423	-	5,850	10,273
Less - Disposals	-	-	-	(14,634)	(14,634)
At 31 March 2024	450,970	40,751	7,427	37,113	536,261
Accumulated Depreciation					
At 1 April 2023	35,279	31,541	7,427	41,846	116,093
Charge for the year	-	2,081	-	2,921	5,002
Less – Disposals	-	-	-	(14,634)	(14,634)
At 31 March 2024	35,279	33,622	7,427	30,133	106,461
Net book value					
At 31 March 2024	415,691	7,129	-	6,980	429,800
At 31 March 2023	415,691	4,786	-	4,051	424,528

13. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	Total 2024	Total 2023
	£	£
Accrued expenses	3,249	3,348
PAYE	1,939	1,035
Pensions	379	356
VAT	740	-
	6,307	4,739

14. RESTRICTED RESERVES

	Total 2024	Total 2023
	£	£
Farm fund reserve	415,691	415,691
Specific funds not disbursed on receipt	-	-
	415,691	415,691

The Farm Fund Reserve consists of the Trust's interest in the leasehold land and buildings occupied by the farm and as described in note 1 of the financial statements.

Specific funds not disbursed in the year of receipt represents the balance of grants and donations received for specific projects which are in the process of completion or fulfilment. An analysis of these funds is given in note 4 to the accounts.

NOTES TO THE FINANCIAL STATEMENTS

15. RECONCILIATION OF MOVEMENTS IN UNRESTRICTED FUNDS

	Unrestricted Funds	Total 2024	Total 2023
	£	£	£
Surplus (Deficit) for the year	(10,371)	(10,371)	(25,071)
Funds B/fwd	87,011	87,011	112,082
	76,640	76,640	87,011

16. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Unrestricted Funds	Restricted Funds	Total Funds
	£	£	£
Tangible fixed assets	14,109	415,691	429,800
Current assets	68,838	-	68,838
All liabilities	(6,307)	-	(6,307)
Net assets at 31 March 2024	76,640	415,691	492,331

17. REPORTING ACCOUNTANTS REMUNERATION

The Independent Examiners remuneration was £1,980 (2023 £1,980).

18. PUBLIC BENEFIT ENTITY

The charity is a public benefit entity.

INDEPENDENT EXAMINERS REPORT TO THE TRUSTEES OF THE WOODLANDS FARM TRUST

We report on the accounts for the year ended 31 March 2024, which are set out on pages 1 to 18.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 and that an independent examination is needed.

Having been satisfied that the charity is not subject to audit under company law under Part 16 of the Companies Act 2006 and is eligible for independent examination it is our responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the General Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to our attention.

Basis of independent examiners' report

Our examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and the seeking of explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and, consequently, no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent examiners' statement

In connection with our examination, no matter has come to our attention:

(1) which gives reasonable cause to believe that, in any material respect, the requirements:
   - to keep accounting records in accordance with section 386 of the Companies Act 2006; and
   - to prepare accounts which accord with the accounting records and to comply with the accounting requirements under section 396 of the Companies Act 2006 and with the methods and principles of the Charities SORP (FRS102).

(2) to which, in our opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Inman 4th Sept 2024

Ian Inman FCA
Inman & Co Chartered Accountants
71-75 Uxbridge Road
London
W5 5SL

THE WOODLANDS FARM TRUST

England & Wales - Charity number 1051680

Accounts

The Woodlands Farm Trust

Report and Financial Statements

Year ending 31 March 2023

Company No. 3039299
Charity Registration No. 1051680



Our cover photo shows a happy group of children, celebrating the Scarecrow's Wedding in a newly cut hayfield. In the background is a hedge which has been laid

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REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2023

The Trustees present their annual report together with the financial statements of the charity for the year ending 31 March 2023 which are also prepared to meet the requirements for a directors' report and accounts for Companies Act purposes.
The Trustees confirm that the financial statements comply with the Charities Act 2011, the Companies Act 2006, the Memorandum and Articles of Association and Accounting and Recommended Practice (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in UK and the Republic of Ireland; FRS102) issued in October 2019.

Chairman's remarks and report for the year

Although life seems to be returning to a new normal, we continue to carry out place sensible precautions to ensure public safety, improving availability of hand sanitisers and updating our advice notices. However, costs are rising and we are seeing adverse effects on our income with heavier expenditure.

- One of the main events of the year was the extremely hot weather over the summer. Whilst the animals seemed to cope ok the grass growth did not! We ended up with only half the amount of hay compared to the year before meaning we would just have enough to feed our livestock but none to sell, resulting in a substantial income drop.
- This year's lambing was relatively straightforward, ending up with 65 lambs from quite a few less ewes that last year. There were some good lambs from our new Suffolk ram who some of which will enter the flock for breeding in Autumn 23.
- We sold some Longhorn cross heifers at Ashford market and aim to breed from our British White cows.
- Avian Flu in the UK was the cause of our poultry lockdown again this winter, hens are relatively easy to lockdown but ducks would be a lot more difficult, which is the main reason for not having ducks on the farm.
- Our Environmental stewardship scheme is coming to an end so we're looking to enter new schemes and have been lucky enough to have a visit and advice from a prominent environmentalist Niels Corfield. When the government decides on new schemes, if suitable, we'll be in a good position to take them up.
- Thanks to our hard-working bees we were able to sell over 300 jars of honey.
- We welcomed 172 groups (mostly from schools, but some community groups such as Brownies and Scouts) making a total of 4,347 children. Many were recurring bookings from local schools that visit every year, however there were new bookings and schools returning who hadn't visited for many years (possibly due to Covid-19). Most popular were our guided and self-guided farm tour offerings, but there was also much interest in both the Stone Age and Minibeast Safari workshops. A majority of bookings were Nursery and Reception classes, but we also welcomed many other KS1, KS2, KS3 and some SEN provision units.
- 1,351 children took part in our range of holiday activities, the most popular event being the Egg-cellent Easter Egg Trail bringing in 471 visitors in one day. Our Horrible Halloween crafts and trail saw over 100 children visiting, and the craft and trail events are always a popular choice. We continue to offer a mixture of both pre-booked activities (via Eventbrite) and drop-in pay on the door activities accepting both cash and card.
- Thursday Toddler Club continues to be very popular, with almost every week being sold out in advance. However, we can sometimes allow one or two extras on the day to pay with cash or card. Approximately 619 bookings for Toddler Club in the last year, with many being regular attendees.
- We are fortunate that our Young Farmers on Saturdays is supported by the Worshipful Company of Woolmen. We have a core group of twelve to fifteen young people from a wide

variety of backgrounds and there is a good flow through from the younger morning team to further and higher education in agriculture and animal based sectors.

- As our Education Officer was on maternity leave for part of the year, the team of wildlife volunteers took responsibility for surveys of the farm wildlife. These included bees, bats, mammals and pond. Their evidence and the day-to day observations show that the farm provides a rich and varied habitat structure
- We managed to nurse the new Memorial Orchard through the 2022 hot, dry summer.
- As always, there was a great deal of conservation work, seasonal hedgelaying, willow coppicing; ready for winter workshops- wreath making, bird feeders.
- There are plans afoot to create an additional hedge in Hillview field and we are eager to recruit more volunteers to work on this and other projects.
- Our first big show after lock-down had been Apple Day October 2021 and that was repeated successfully in 2022, but earlier in the year was our first Lambing Day after lock-down.In 2022, at other times we managed tractor/trailer rides and a smaller events.
- Sitopia's project on the two acre plot in Arena Field has continued with distribution of produce via monthly markets and direct, to commercial and home customers increasing.



We now have signs each side of the gate on Shooters Hill, proudly displaying our logo in farm colours. We have also incorporated Sitopia and the Blacksmith with us.

Meanwhile, away from the noise of the road, the peaceful view of our fields



Acknowledgement and many thanks for support from

Big Lottery Fund
Heritage Lottery Fund
Alan Mills Legacy
East Wickham & Welling War Memorial Trust
Edmund Godson Charity
Ernest Cook Trust
Asda green token giving
Charities Aid Foundation (CAF)
Esme Fairburn Trust
City Bridge Trust
Natural England
Gaius Vincent and Kate Stephens
The Worshipful Company of Woolmen
The Westcombe Society
Local Co-operative grocery shops
And all members and friends who gave donations

External links

The Trust is a member of the National Farmers' Union, The Federation of City Farms and Gardens, The National Council for Voluntary Organisations, Greenwich Action for Voluntary Service, Bexley Voluntary Service Council, GWAG (Greenwich Wildlife Advisory Group), The Lleyn Society and the British White Cattle Society

Mission statement

Woodlands Farm is a fragment of London's old countryside that offers a unique opportunity to conserve heritage landscape and promote biodiversity. At heart this is a conservation and development project. The ambitions of The Woodlands Farm Trust are to

1. build a truly sustainable future through sensitive farming using native stock and working towards a sustainable, harmonious practice, minimising the impact of activities on the environment both local and global.
2. maintain the farm as a community resource, giving volunteers and the community access to education, training, experiences and tasks that they might not otherwise encounter.
3. conserve and improve the biodiversity of our 89 acres.
4. create a sustainable operating and financial structure for the future.

Reference and administrative details

Private Company limited by guarantee		Company incorporated in England & Wales No. 3039299
Registered Charity		Charity Registration No. 1051680
VAT registered		VAT No. 691317429
Registered office		331 Shooters Hill Welling Kent DA16 3RP tel: 020 8319 8900 email: admin@thewoodlandsfarmtrust.org website: www.thewoodlandsfarmtrust.org
Bankers	HSBC (Bexleyheath) 83 High Street Sidcup DA14 6DN	The Co-operative Bank 151 Lewisham High Street London SE13 6AA
Independent examiner		Inman & Co, Chartered Accountants 71-75 Uxbridge Road London W5 5SL

Staff:	
Manager	David Jones
Education Officer (maternity leave from Nov 22)	Hannah Ricketts
Education Officer (maternity cover from Oct 22)	Gemma Murray-Clark
Team Leader	Jon Lewis
Office Admin Support (from November 2022)	Mary Baldry
Housekeeping	Tony Slater
Young Farmers Leader (Saturdays)	Kate Bygrave
Board of Trustees	
Barry Gray	Re-elected October 2021
David Wright	Re-elected October 2020
Carol Thumwood Browning	Re-elected October 2021
Margaret Jones	Re-elected October 2020
Roger Hook	Re- elected October 2022
Keith Jones	Elected October 2020
Philip Jones	Re- elected October 2020
Alex Murley	Re-elected October 2020
Alan Schofield	Elected October 2022
Co-opted board members representing other organisations	
Sarah Merrill (RB Greenwich)	Co-opted April 2014

Structure, Governance and Management

The Woodlands Farm Trust is a private company limited by guarantee governed by its Memorandum and articles of Association. It is registered as a charity with the Charity Commission. Membership is available to individuals, families and organisations.

Trustees and Reserves Policy

The Trustees are elected annually in rotation and are, at the end of their term of office eligible for re-election. The Trustees constitute directors of the charity for the purposes of company legislation. Under the Trust's rules there may be up to 15 trustees, 11 elected and 4 co-opted.
The Trustees have agreed a reserves policy which states that the Trust should hold sufficient funds to allow the farm to continue operation in the event of a catastrophic situation leading to the closure of the farm over a specified period, currently twelve months. In planning activities the trustees have considered the Charity Commission's guidance on public benefit, including the guidance 'public benefit: running a charity (PB2)'.

Financial Review

The trust has struggled financially since Covid. During that time Government and other support had resulted in a surplus for the related period and surplus for year to 31 March 2021. The trust has endeavoured to control costs since then, but the reduction in income for the last two financial years has been the reason for the consecutive deficits. The trustees and employees are exploring new ventures to generate income growth such as a Winter Show, reviewing livestock and providing new activities to attract more public interest and support.

Risk Management

All major insurable risks are subject to normal insurance arrangements. Risks are reviewed before being entered into to assess that they could not significantly impact on the Trust's ability to fulfil its objectives. We strive to introduce measures and activities to reduce specific risks in consultation with our insurers and other advisers.

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- Prepare the financial statements on a going concern basis unless it is appropriate to presume that the charity will not continue to operate.

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Approval

This report was approved by the Board of Trustees on 31/8/23 and signed on its behalf

.....
B. J. Gray
Chair of Trustees

Date 9/9/23

.....
M. J. Jones
Trustee with Financial Responsibility

Date 9/9/23

The Woodlands Farm Trust
Year Ended 31 March 2023

STATEMENT OF FINANCIAL ACTIVITIES
Income and Expenditure Account

	Notes	Restricted Funds £	Unrestricted Funds £	Total 2023 £	Total 2022 £
Incoming Resources - Income					
Incoming resources from generated funds:					
Voluntary Income	2	-	22,560	**22,560**	**32,131**
Activities for generating funds		-	18,627	**18,627**	**6,279**
Investment income	3	-	40,891	**40,891**	**41,493**
Incoming resources from charitable activities:					
Grants	4	8,106	-	**8,106**	**14,938**
Farm & livestock sales		-	33,550	**33,550**	**23,746**
Agricultural payments received	5	-	9,682	**9,682**	**10,694**
Fees received		-	25,704	**25,704**	**18,110**
Other income		-	4,075	**4,075**	**2,404**
Total incoming resources		8,106	155,089	**163,195**	**149,795**
Resources Expended - Expenditure					
Costs of generating funds	9	-	5,292	**5,292**	**2,984**
Charitable activities					
Farming & Conservation	9	8,106	104,922	**113,028**	**103,729**
Education	9	-	59,368	**59,368**	**52,183**
Governance costs	10	-	10,578	**10,578**	**10,465**
Total resources expended		8,106	180,160	**188,266**	**169,361**
Net incoming (outgoing) resources – Net Income / (Expenditure)		-	(25,071)	**(25,071)**	**(19,566)**
Reconciliation of Reserves					
Funds brought forward		415,691	112,082	**527,773**	**547,339**
Total funds carried forward		415,691	87,011	**502,702**	**527,773**

A statement of Total Recognised Gains and Losses is not required as all gains and losses are included in the Statement of Financial Activities.
All incoming resources, resources expended and resulting net movement in funds are derived from continuing activities.

The attached notes form part of these financial statements.

The Woodlands Farm Trust
Year Ended 31 March 2023

BALANCE SHEET

	Notes	2023		2022	
		£	£	£	£
Fixed Assets					
Tangible assets	12		424,528		425,994
Current Assets					
Cash at bank		73,911		97,369	
Cash in hand		200		862	
Debtors		8,802		8,758	
		82,913		106,989	
Creditors					
Amounts falling due within one year	13	4,739		4,257	
Net Current Assets			78,174		102,732
Total Assets Less Current Liabilities			502,702		528,726
Creditors					
Amounts falling due after one year	14		-		953
Total Net Assets			502,702		527,773
Reserves					
Restricted reserves					
Farm fund restricted reserves	15		415,691		415,691
Other restricted reserves	15				
Unrestricted reserves	16		87,011		112,082
			502,702		527,773

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ending 31st March 2023.
The trustees have not required the company to obtain an audit of its financial statements for the year ended 31st March 2023 under section 476 of the Companies Act 2006.

The Trustees acknowledge their responsibilities for:

(a) Ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
(b) Preparing financial statements which give a true and fair view of the state of affairs of the company as a the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company

BALANCE SHEET

These financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies and with the Financial Reporting Standard FRS102 issued October 2019.

This report was approved by the Board and Trustees on 31/8/23 and signed on its behalf by:-

.....
B. J. Gray
Chair of Trustees

Date 9/9/23

.....
M. J. Jones
Trustee

Date 9/9/23

NOTES TO THE FINANCIAL STATEMENTS

1. ACCOUNTING POLICIES

Accounting convention
The financial statements have been prepared in accordance with the 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 (FRS102)) (issued in October 2019) – (Charities SORP (FRS102)) and the Financial Reporting Standard applicable in UK and Republic of Ireland (FRS102) and the Companies Act 2006. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note.

Income
Income represents subscriptions, donations, grants, fees, rent and interest received. The various sources of income are taken into account as follows:
- Subscriptions and donations – when received by the trust
- Farm and livestock sales – when received by the trust
- Grants – when they are confirmed unconditionally by the funding body
- Fees, rent and interest income – when receivable and the obligations under the arrangements have been effectively completed.

Resources Expended
Expenditure is recognised when a liability is incurred. Contractual arrangements are recognised as services as supplied.
- Costs of generating funds are those costs incurred in attracting voluntary income.
- Charitable activities include expenditure associated with the operation of farm land and buildings for the promotion of conservation, sustainable farming and education.
- Governance costs include those incurred in the governance of the charity and its assets, and are primarily associated with constitutional and statutory requirements.
- Support costs include central functions and have been allocated to activity cost categories on a basis consistent with the use of resources.

Commitments for future expenditure
Other than normal commitments inherent in farm operation and under contracts of employment there are no contractual obligations to future expenditure at the balance sheet date. Where the trustees authorise expenditure which is not legally enforceable at the balance sheet date the appropriate amounts are set aside into designated funds. There were no amounts authorised at the year end.

Funds
Unrestricted funds are donations and other incoming resources receivable or generated for the objects of the charity without further specified purpose and are available as general funds.
Designated fund monies set aside out of general funds are designated for specific purposes by the Trustees.
Restricted funds are to be used for specific purposes as laid down by the donor. Expenditure which meets this criteria is charged to the fund.

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

Creditors and provisions
Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to

NOTES TO THE FINANCIAL STATEMENTS

1. ACCOUNTING POLICIES (Continued)

settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

Tangible fixed assets

Land and buildings represent the Woodlands Farm, Shooters Hill, Welling, Kent. The land is held on a 999 year lease at peppercorn rent taken out in 1997 with the Co-operative Wholesale Society.
Livestock due to its pastoral nature and negligible market value is not recorded as an asset.
All fixed assets are initially recorded at cost. Individual assets below the value of £1,000 are written off in the date of acquisition.
Depreciation is calculated so as to write off the cost of each asset, less its residual value, over its estimated useful life:

Plant and machinery	20% Straight Line
Computer Equipment	33% Straight Line
Motor Vehicles	20% Straight Line
Buildings	over 8 years

No provision has been made in respect of land and buildings given the low value attributed to the buildings and the length of their useful economic life.

2. VOLUNTARY INCOME

	Restricted	Unrestricted	Total 2023	Total 2022
	£	£	£	£
Donations	-	21,262	21,262	31,201
Membership Subscription	-	1,298	1,298	930
	-	22,560	22,560	32,131

3. INVESTMENT INCOME

	Total 2023	Total 2022
	£	£
Rent receivable	40,518	41,481
Deposit account interest	373	12
	40,891	41,493

4. GRANT INCOME

	B/fwd	Grants	Expenditure This Year	Transfer to Unrestricted Funds	C/fwd
W. Soc Woolmen	-	3,000	3,000	-	-
EWWWT	-	5,106	5,106	-	-
	-	-	-	-	-
	-	8,106	8,106	-	-

NOTES TO THE FINANCIAL STATEMENTS

5. AGRICULTURAL PAYMENTS RECEIVED

	Total 2023 £	Total 2022 £
Rural payments agency	9,682	10,694
	9,682	10,694

6. STAFF COSTS

The employment costs of staff were as follows:-

	Total 2023 £	Total 2022 £
Wages and salaries	89,372	83,024
Social security costs	3,114	3,085
Pension scheme	1,969	1,775
	94,455	87,884

The average number of full time equivalent staff during the year was 4 (2022 4)

No single employee received remuneration in excess of £60,000.

7. OPERATING SURPLUS / DEFICIT

The operating surplus / deficit is stated after charging:-

	Total 2023 £	Total 2022 £
Depreciation – owned assets	7,449	7,503

8. TRUSTEE REMUNERATION / EXPENSES

No trustee received any remuneration for services to the trust in the year nor had expenses reimbursed or paid for by the charity.

NOTES TO THE FINANCIAL STATEMENTS

9. ANALYSIS OF RESOURCES EXPENDED

	Fundraising	Farming & Conservation	Education	Total 2023	Total 2022
	£	£	£	£	£
Wages	-	60,839	33,616	94,455	87,889
Travel and motor expenses	-	4,113	-	4,113	3,216
Repairs and renewals	-	5,177	-	5,177	13,399
Small tools	-	-	-	-	-
Projects/education	-	-	1,100	1,100	1,119
Events	3,396	-	-	3,396	1,377
Livestock	-	17,833	-	17,833	8,994
Farming	-	6,239	-	6,239	3,246
Recruitment & advertising	-	-	-	-	-
Depreciation - Plant & machinery	-	1,197	-	1,197	1,250
Depreciation - Computer equipment	-	-	-	-	-
Depreciation - Motor vehicles	-	6,252	-	6,252	6,253
Depreciation – Building	-	-	-	-	-
Farming & Conservation	-	-	-	-	-
Support Costs – Charitable	1,896	11,378	24,652	37,926	32,154
Support Costs – Governance	529	3,173	6,876	10,578	10,465
	5,821	116,201	66,244	188,266	169,361

10. ANALYSIS OF SUPPORT COSTS

	Charitable Activities	Governance	Total 2023	Total 2022
	£	£	£	£
Utilities	3,907	-	3,907	2,727
Auditors fees	-	1,980	1,980	1,980
Legal & professional fees, bookkeeping	-	8,598	8,598	8,485
Insurance	9,315	-	9,315	8,791
Telephone	1,093	-	1,093	1,834
Computer costs	3,099	-	3,098	1,960
Postage, printing and stationery	3,081	-	3,081	2,607
Cleaning	10,551	-	10,551	9,163
Sundry expenses	5,991	-	5,991	3,907
Affiliation fees	889	-	889	1,165
	37,926	10,578	48,504	42,619

11. TAXATION

As a charity, The Woodlands Farm is exempt from tax on income or gains. No liability to UK Corporation Tax arose on the ordinary activities for the year ended 31st March 2023.

NOTES TO THE FINANCIAL STATEMENTS

12. TANGIBLE FIXED ASSETS

	Land & Buildings	Plant & Machinery	Computer Equipment	Motor Vehicles	Total
	£	£	£	£	£
Cost					
At 1 April 2021	450,970	30,344	7,427	45,897	534.638
Additions - Cost	-	5,983	-	-	5,984
Less - Grants Utilised	-	-	-	-	-
At 31 March 2022	450,970	36,327	7,427	45,897	540,622
Accumulated Depreciation					
At 1 April 2021	35,279	30,344	7,427	35,594	108,644
Charge for the year	-	1,197	-	6,252	7,449
At 31 March 2022	35,279	31,541	7,427	41,846	116,093
Net book value					
At 31 March 2022	415,691	4,786	-	4,051	424,528
At 31 March 2021	415,691	-	-	10,303	425,994

13. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	Total 2023	Total 2022
	£	£
Accrued expenses	3,348	3,611
PAYE	1,035	324
Pensions	356	322
	4,739	4,257

14. CREDITORS: AMOUNTS FALLING DUE AFTER ONE YEAR

	Total 2023	Total 2022
	£	£
Loan for upkeep of cattle	-	953
	-	953

NOTES TO THE FINANCIAL STATEMENTS

15. RESTRICTED RESERVES

	Total 2023 £	Total 2022 £
Farm fund reserve	415,691	415,691
Specific funds not disbursed on receipt	-	-
	415,691	415,691

The Farm Fund Reserve consists of the Trust's interest in the leasehold land and buildings occupied by the farm and as described in note 1 of the financial statements.

Specific funds not disbursed in the year of receipt represents the balance of grants and donations received for specific projects which are in the process of completion or fulfilment. An analysis of these funds is given in note 4 to the accounts.

16. RECONCILIATION OF MOVEMENTS IN UNRESTRICTED FUNDS

	Unrestricted Funds £	Total 2023 £	Total 2022 £
Surplus (Deficit) for the year	(25,071)	(25,071)	(19,166)
Funds B/fwd	112,082	112,082	131,248
	87,011	87,011	112,082

17. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Unrestricted Funds £	Restricted Funds £	Total Funds £
Tangible fixed assets	8,837	415,691	424,528
Current assets	82,913	-	82,913
All liabilities	(4,739)	-	(4,739)
Net assets at 31 March 2023	87,011	415,691	502,702

18. REPORTING ACCOUNTANTS REMUNERATION

The Independent Examiners remuneration was £1,980 (2022 £1,980).

19. PUBLIC BENEFIT ENTITY

The charity is a public benefit entity.

INDEPENDENT EXAMINERS REPORT TO THE TRUSTEES OF THE WOODLANDS FARM TRUST

We report on the accounts for the year ended 31 March 2023, which are set out on pages 1 to 18.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 and that an independent examination is needed.

Having been satisfied that the charity is not subject to audit under company law under Part 16 of the Companies Act 2006 and is eligible for independent examination it is our responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the General Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to our attention.

Basis of independent examiners' report

Our examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and the seeking of explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and, consequently, no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent examiners' statement

In connection with our examination, no matter has come to our attention:

(1) which gives reasonable cause to believe that, in any material respect, the requirements:
   - to keep accounting records in accordance with section 386 of the Companies Act 2006; and
   - to prepare accounts which accord with the accounting records and to comply with the accounting requirements under section 396 of the Companies Act 2006 and with the methods and principles of the Charities SORP (FRS102).

(2) to which, in our opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Inman 9th September 2023.

Ian Inman FCA
Inman & Co Chartered Accountants
71-75 Uxbridge Road
London
W5 5SL

THE WOODLANDS FARM TRUST

England & Wales - Charity number 1051680

Accounts

The Woodlands Farm Trust

Report and Financial Statements

Year ending 31 March 2022

Company No. 3039299
Charity Registration No. 1051680



The front page shows a few of our flock of Manx Loaghtan sheep, taking an interest in the photographer, as they graze on Hillview Field. The Manx Loaghtan is a small, primitive sheep, on the watch list of the Rare Breeds Survival Trust. This native British sheep originates from the prehistoric short-tailed breeds found in isolated parts of north-west Europe.

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REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2022

The Trustees present their annual report together with the financial statements of the charity for the year ending 31 March 2022 which are prepared to meet the requirements for a directors' report and accounts for Companies Act purposes and have been prepared in accordance with the small companies regime (Section 419(2) of the Companies Act 2006.
The Trustees confirm that the financial statements comply with the Charities Act 2011, the Companies Act 2006, the Memorandum and Articles of Association and Accounting and Reporting by Charities Statement of Recommended Practice with the Financial Reporting Standard applicable in UK and the Republic of Ireland FRS102 (effective 1 January 2015).
The Trustees confirm that they have complied with their duty in section 17(5) of the 2011 Charities Act to have due regard to guidance published by the Charities Commission.

Chairman's remarks and report for the year

In 2021/22 we started to return to a new normal, although Covid 19 was still a present worry to us, as to the rest of the world. By then the farm needed the people, and the people really needed the farm. Visitors were delighted when they could, at last, come back to see us.

- This year lambing was a little later than usual so we could try to take advantage of spring grass growth. Unfortunately it turned out to be cold late spring with little grass growth! It was a successful lambing though with over 100 lambs born and sold for record prices for Woodlands Farm. In the autumn we purchased a Suffolk ram for the first time hoping to get some quality lambs as replacement ewes for our flock.
- An uneventful year for the cattle but we hope to reduce numbers next year.
- We borrowed a Tamworth boar from Mudchute farm for our two Tamworth sows and they produced 14 piglets in early summer, all of which we, eventually, hope to sell.
- As now appears normal each year, our hens had to suffer their own lockdown, having to stay undercover due to the presence of Avian Flu in the UK. However between lockdowns we did get some new, replacement hens for the flock. As a surprise, one of the new hens proved to be a rather magnificent cockerel. They have all settled in well.
- Our hay crop this year was substantial due to good growing conditions: 194 round bales even though we were a month later than usual harvesting with was unsettled weather in early July.
- The bees, from their enlarged apiary in Lower Old Coals, provided over 100 jars of honey.
- Despite the farm remaining closed to the public until July 2021 we started guided school bookings from April 2021. We were pleased so many schools reached out to visit us through the summer term. All activities took place fully outside. After July we resumed to normal for school activities, both guided and self-guided visits and we have continued to have a lot of interest from both returning schools and new schools since fully reopening.
- Toddler club restarted in June 2021 with a changed format to make it as Covid secure as possible for volunteers and visitors .It is now a pre booked structured session with a different theme each week, involving a mixture of guided activities, free play, stories and songs. This is popular with regular returnees and brings steady income to the farm.
- Our Holiday events continue to be popular. They resumed in June 2021, with pre booked guided farm tours, which were very popular as the farm was still closed to visitors at the time. We continued to keep all our holiday activities as pre booked sessions throughout the summer to control numbers on the farm. Since October we have been offering a mixture of drop in and booked holiday events.
- The Young Farmers Club on Saturdays resumed, with keen attendance from both younger and older groups. Highlight was a trip to a commercial farm in Gloucestershire funded by the Worshipful Company of Farmers. However, their help with so many tasks around the farm, at Apple Day was valuable and over the year we could see them build on their knowledge and skills.

The Woodlands Farm Trust
Year Ended 31 March 2022

- The team of wildlife volunteers returned after the lock downs to help with the surveys of the farm wildlife. These included bees, bats, mammals and pond surveys.
- Continued seasonal conservation work including hedge maintenance, coppicing, tree planting, field management, ditching and fencing.
- This year we ran several pilot hedge-laying day courses which were deemed successful. We plan to offer more courses in the coming season.
- A new mixed hedge was planted around the new EWWWT memorial orchard garden with apple trees (both heritage and crab) incorporated to complement those in the orchard garden.
- The first show after lock-down was Apple Day, in October 2021. We made some changes to ensure that we kept ourselves and our visitors safe. Stalls were all outside in the fresh air or in an airy barn. The usual range of different apple varieties and our fresh pressed apple juice were much appreciated. We decided against a Christmas Fair, weighing up the loss of income against the possible health risks to our volunteers and visitors, when we would need to use indoor spaces, we felt there was no choice but to miss it for another year.
- One of the Trustees took on management of the allotments, With many new recruits from the waiting list, they are now looking much sprucer.
- The Higher Level Stewardship and Basic Payment schemes are still in place. We await their replacements.
- March 2021 marked the beginning of Sitopia's project on the two acre plot in Arena Field, and during the year their poly tunnels went up, plots were created and growing began. Their activities created much interest in the local area and beyond.



In memory of all those volunteers, who have done so much to support The Woodlands Farm Trust over the years

And the future, young visitors enjoy re-making the Stick Man story in sand



Acknowledgement and many thanks for support from

Big Lottery Fund
Heritage Lottery Fund
Alan Mills Legacy
East Wickham & Welling War Memorial Trust
Edmund Godson Charity
Ernest Cook Trust
Asda green token giving
Charities Aid Foundation (CAF)
Esme Fairburn Trust
City Bridge Trust
Natural England
Gaius Vincent and Kate Stephens
The Worshipful Company of Woolmen
The Westcombe Society
Local Co-operative grocery shops
And all members and friends who gave donations

External links

The Trust is a member of the National Farmers' Union, The Federation of City Farms and Gardens, The National Council for Voluntary Organisations, Greenwich Action for Voluntary Service, Bexley Voluntary Service Council, GWAG (Greenwich Wildlife Advisory Group), The Lleyn Society and the British White Cattle Society

Mission statement

Woodlands Farm is a fragment of London's old countryside that offers a unique opportunity to conserve heritage landscape and promote biodiversity. At heart this is a conservation and development project. The ambitions of The Woodlands Farm Trust are to

1. build a truly sustainable future through sensitive farming using native stock and working towards a sustainable, harmonious practice, minimising the impact of activities on the environment both local and global.
2. maintain the farm as a community resource, giving volunteers and the community access to education, training, experiences and tasks that they might not otherwise encounter.
3. conserve and improve the biodiversity of our 89 acres.
4. create a sustainable operating and financial structure for the future.

Reference and administrative details

Company limited by guarantee	Company No. 3039299
Registered Charity	Charity Registration No. 1051680
VAT registered	VAT No. 691317429
Registered office	331 Shooters Hill Welling Kent DA16 3RP tel: 020 8319 8900 email: admin@thewoodlandsfarmtrust.org website: www.thewoodlandsfarmtrust.org
Bankers HSBC (Bexleyheath) 83 High Street Sidcup DA14 6DN	The Co-operative Bank 151 Lewisham High Street London SE13 6AA
Independent examiner	Inman & Co, Chartered Accountants 71-75 Uxbridge Road London W5 5SL

Staff:	
Manager	David Jones
Education Officer	Hannah Ricketts
Team Leader	Jon Lewis
Housekeeping	Tony Slater
Young Farmers Leader (Saturdays)	Kate Bygrave
Board of Trustees	
Barry Gray	Re-elected October 2021
David Wright	Re-elected October 2020
Carol Thumwood Browning	Re-elected October 2021
Margaret Jones	Re-elected October 2020
Roger Hook	Re- elected October 2019
Keith Jones	Elected October 2020
Philip Jones	Re- elected October 2020
Alex Murley	Re-elected October 2020
Alan Schofield	Co-opted November 2021
Co-opted board members representing other organisations	
Sarah Merrill (RB Greenwich)	Co-opted April 2014

Structure, Governance and Management

The Woodlands Farm Trust is a company limited by guarantee governed by its Memorandum and articles of Association. It is registered as a charity with the Charity Commission. Membership is available to individuals, families and organisations.

Trustees

The Trustees are elected annually in rotation and are, at the end of their term of office eligible for re-election. The Trustees constitute directors of the charity for the purposes of company legislation. Under the Trust's rules there may be up to 15 trustees, 11 elected and 4 co-opted.

The Trustees have agreed a reserves policy which states that the Trust should hold sufficient funds to allow the farm to continue operation in the event of a catastrophic situation leading to the closure of the farm over a specified period, currently twelve months. This has happened on two separate occasions since we have been in operation, both times on national emergencies re Foot and Mouth outbreaks. Reserves are also held to cover major capital expenditures that should not be financed out of day to day expenditure, eg tractor replacement. The Trust's reserve policy is reviewed, documented and forms as an annexe to the Business Plan.

Risk Management

All major insurable risks are subject to normal insurance arrangements. Risks are reviewed before being entered into to assess that they could not significantly impact on the Trust's ability to fulfil its objectives. We strive to introduce measures and activities to reduce specific risks in consultation with our insurers and other advisers.

Statement of Trustees responsibilities

The Trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards)

Charity law requires the trustees to prepare financial statements for each financial year in which give a true and fair view of the state of the affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing the financial statements the trustees 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 which are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- Prepare the financial statements on a going concern basis unless it is appropriate to presume that the charity will not continue to operate.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and to enable them to comply with the Companies Act 2006 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approval
This report was approved by the Board of Trustees on 1 Sept 2022 and signed on its behalf

.....
B. J. Gray
Chair of Trustees Date 21/9/22

.....
M. J. Jones
Trustee with Financial Responsibility Date 21/9/22

The Woodlands Farm Trust
Year Ended 31 March 2022

STATEMENT OF FINANCIAL ACTIVITIES

	Notes	Restricted Funds £	Unrestricted Funds £	Total 2022 £	Total 2021 £
Incoming Resources					
Incoming resources from generated funds:					
Voluntary Income	2	-	32,131	**32,131**	**41,650**
Activities for generating funds		-	6,279	**6,279**	**148**
Investment income	3	-	41,493	**41,493**	**44,661**
Incoming resources from charitable activities:					
Grants	4	3,000	11,938	**14,938**	**66,767**
Farm & livestock sales		-	23,746	**23,746**	**14,153**
Agricultural payments received	5	-	10,694	**10,694**	**11,107**
Fees received		-	18,110	**18,110**	**814**
Other income		-	2,404	**2,404**	**2,722**
Total incoming resources		3,000	146,795	**149,795**	**182,022**
Resources Expended					
Costs of generating funds	9	-	2,984	**2,984**	**1,774**
Charitable activities					
Farming & Conservation	9	3,400	100,329	**103,729**	**106,402**
Education	9	-	52,183	**52,183**	**43,282**
Governance costs	10	-	10,465	**10,465**	**8,646**
Total resources expended		3,400	165,961	**169,361**	**160,104**
Net incoming (outgoing) resources		(400)	(19,166)	**(19,566)**	**21,918**
Reconciliation of Reserves					
Funds brought forward		416,091	131,248	**547,339**	**525,421**
Total funds carried forward		415,691	112,082	**527,773**	**547,339**

A statement of Total Recognised Gains and Losses is not required as all gains and losses are included in the Statement of Financial Activities.
All incoming resources, resources expended and resulting net movement in funds are derived from continuing activities.

The attached notes form part of these financial statements.

The Woodlands Farm Trust
Year Ended 31 March 2022

BALANCE SHEET

	Notes		2022		2021
		£	£	£	£
Fixed Assets					
Tangible assets	12		425,994		427,746
Current Assets					
Cash at bank		97,369		106,596	
Cash in hand		862		150	
Debtors		8,758		20,517	
		106,989		127,263	
Creditors					
Amounts falling due within one year	13	4,257		4,997	
Net Current Assets			102,732		122,266
Total Assets Less Current Liabilities			528,726		550,012
Creditors					
Amounts falling due after one year	14		953		2,673
Total Net Assets			527,773		547,339
Reserves					
Restricted reserves					
Farm fund restricted reserves	15		415,691		415,691
Other restricted reserves	15				400
Unrestricted reserves	16		112,082		131,248
			527,773		547,339

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ending 31st March 2022.
The trustees have not required the company to obtain an audit of its financial statements for the year ended 31st March 2022 under section 476 of the Companies Act 2006.

The Trustees acknowledge their responsibilities for:

(a) Ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
(b) Preparing financial statements which give a true and fair view of the state of affairs of the company as a the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company

BALANCE SHEET

These financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies and with the Financial Reporting Standard FRS102 (effective January 2015).

This report was approved by the Board and Trustees on 1 Sept. 2022 and signed on its behalf by:-

.....
B. J. Gray
Chair of Trustees

Date 2/9/22

.....
M. J. Jones
Trustee with Financial Responsibility

Date 2/9/22

NOTES TO THE FINANCIAL STATEMENTS

1. ACCOUNTING POLICIES

Accounting convention
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 UK and Republic of Ireland (FRS102) (effective 1 January 2015) – (Charities SORP (FRS102)) and the Financial Reporting Standard applicable in UK and Republic of Ireland (FRS102) and the Companies Act 2006. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note.
In preparing the accounts the trustees have considered restatement of comparatives is not required when applying FRS102 and the Charity SORP FRS102.

Income
Income represents subscriptions, donations, grants, fees, rent and interest received. The various sources of income are taken into account as follows:

- Subscriptions and donations – when received by the trust
- Grants – when they are confirmed unconditionally by the funding body
- Fees, rent and interest income – when receivable and the obligations under the arrangements have been effectively completed.

Resources Expended
Expenditure is recognised when a liability is incurred. Contractual arrangements are recognised as services as supplied.

- Costs of generating funds are those costs incurred in attracting voluntary income.
- Charitable activities include expenditure associated with the operation of farm land and buildings for the promotion of conservation, sustainable farming and education.
- Governance costs include those incurred in the governance of the charity and its assets, and are primarily associated with constitutional and statutory requirements.
- Support costs include central functions and have been allocated to activity cost categories on a basis consistent with the use of resources.

Commitments for future expenditure
Other than normal commitments inherent in farm operation and under contracts of employment there are no contractual obligations to future expenditure at the balance sheet date. Where the trustees authorise expenditure which is not legally enforceable at the balance sheet date the appropriate amounts are set aside into designated funds. There were no amounts authorised at the year end.

Funds
Unrestricted funds are donations and other incoming resources receivable or generated for the objects of the charity without further specified purpose and are available as general funds. Designated fund monies set aside out of general funds are designated for specific purposes by the Trustees.

Restricted funds are to be used for specific purposes as laid down by the donor. Expenditure which meets this criteria is charged to the fund.

NOTES TO THE FINANCIAL STATEMENTS

1. ACCOUNTING POLICIES (Continued)

Tangible fixed assets
Land and buildings represent the Woodlands Farm, Shooters Hill, Welling, Kent. The land is held on a 999 year lease at peppercorn rent taken out in 1997 with the Co-operative Wholesale Society.

All fixed assets are initially recorded at cost. Individual assets below the value of £1,000 are written off in the date of acquisition.
Depreciation is calculated so as to write off the cost of each asset, less its residual value, over its estimated useful life:

Plant and machinery	20% Straight Line
Computer Equipment	33% Straight Line
Motor Vehicles	20% Straight Line
Buildings	over 8 years

No provision has been made in respect of land and buildings given the low value attributed to the buildings and the length of their useful economic life.

2. VOLUNTARY INCOME

	Restricted	Unrestricted	Total 2022	Total 2021
	£	£	£	£
Donations	-	31,201	31,201	39,660
Membership Subscription	-	930	930	1,990
	-	32,131	32,131	41,650

3. INVESTMENT INCOME

	Total 2022	Total 2021
	£	£
Rent receivable	41,481	44,625
Deposit account interest	12	36
	41,493	44,661

4. GRANT INCOME

	B/fwd	Grants	Expenditure This Year	Transfer to Unrestricted Funds	C/fwd
W. Soc Woolmen	400	3,000	3,400	-	-
RB Greenwich Covid grants	-	8,071	-	8,071	-
Job Retention Scheme (Covid)	-	3,867	-	3,867	-
	400	14,938	3,400	11,938	-

NOTES TO THE FINANCIAL STATEMENTS

5. AGRICULTURAL PAYMENTS RECEIVED

	Total 2022 £	Total 2021 £
Rural payments agency	10,694	11,107
	10,694	11,107

6. STAFF COSTS

The employment costs of staff were as follows:-

	Total 2022 £	Total 2021 £
Wages and salaries	83,024	75,493
Social security costs	3,085	2,396
Pension scheme	1,775	1,607
	87,884	79,496

The average number of full time equivalent staff during the year was 4 (2021 4)

No single employee received remuneration in excess of £60,000.

7. OPERATING SURPLUS/DEFICIT

The operating surplus is stated after charging:-

	Total 2022 £	Total 2021 £
Depreciation – owned assets	7,503	10,970

8. TRUSTEE REMUNERATION

No trustee received any remuneration for services to the trust in the year.

NOTES TO THE FINANCIAL STATEMENTS

9. ANALYSIS OF RESOURCES EXPENDED

	Fundraising £	Farming & Conservation £	Education £	Total 2022 £	Total 2021 £
Wages	-	57,726	30,163	87,889	79,496
Travel and motor expenses	-	3,216	-	3,216	1,642
Repairs and renewals	-	13,399	-	13,399	17,241
Small tools	-	-	-	-	-
Projects/education	-	-	1,119	1,119	2,138
Events	1,377	-	-	1,377	225
Livestock	-	8,994	-	8,994	6,762
Farming	-	3,246	-	3,246	1,998
Recruitment & advertising	-	-	-	-	-
Depreciation - Plant & machinery	-	1,250	-	1,250	1,451
Depreciation - Computer equipment	-	-	-	-	-
Depreciation - Motor vehicles	-	6,253	-	6,253	5,103
Depreciation – Building	-	-	-	-	4,416
Farming & Conservation	-	-	-	-	-
Support Costs – Charitable	1,608	9,646	20,900	32,154	30,986
Support Costs – Governance	523	3,139	6,802	10,465	8,646
	3,508	106,869	58,984	169,361	160,104

10. ANALYSIS OF SUPPORT COSTS

	Charitable Activities £	Governance £	Total 2022 £	Total 2021 £
Wages	-	-	-	-
Utilities	2,727	-	2,727	5,982
Auditors fees	-	1,980	1,980	1,980
Legal & professional fees, bookkeeping	-	8,485	8,485	6,666
Insurance	8,791	-	8,791	8,345
Telephone	1,834	-	1,834	1,053
Computer costs	1,960	-	1,960	3,000
Postage, printing and stationery	2,607	-	2,607	1,848
Cleaning	9,163	-	9,163	7,621
Sundry expenses	3,907	-	3,907	2,122
Affiliation fees	1,165	-	1,165	1,015
Non-recoverable VAT	-	-	-	-
	32,154	10,465	42,619	39,632

11. TAXATION

As a charity, The Woodlands Farm is exempt from tax on income or gains. No liability to UK Corporation Tax arose on the ordinary activities for the year ended 31st March 2022.

NOTES TO THE FINANCIAL STATEMENTS

12. TANGIBLE FIXED ASSETS

	Land & Buildings	Plant & Machinery	Computer Equipment	Motor Vehicles	Total
	£	£	£	£	£
Cost					
At 1 April 2021	450,970	30,344	7,427	40,147	528,888
Additions - Cost	-	-	-	5,750	5,750
Less - Grants Utilised	-	-	-	-	-
At 31 March 2022	450,970	30,344	7,427	45,897	534,638
Accumulated Depreciation					
At 1 April 2021	35,279	29,095	7,427	29,341	101,142
Charge for the year	-	1,249	-	6,253	7,502
At 31 March 2022	35,279	30,344	7,427	35,594	108,644
Net book value					
At 31 March 2022	415,691	-	-	10,303	425,994
At 31 March 2021	415,691	1,249	-	10,806	427,746

13. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	Total 2022	Total 2021
	£	£
Accrued expenses	3,611	2,664
PAYE	324	1,977
Pensions	322	356
	4,257	4,997

14. CREDITORS: AMOUNTS FALLING DUE AFTER ONE YEAR

	Total 2022	Total 2021
	£	£
Loan for upkeep of cattle	953	2,673
	-	-
	-	-
	953	2,673

NOTES TO THE FINANCIAL STATEMENTS

15. RESTRICTED RESERVES

	Total 2022 £	Total 2021 £
Farm fund reserve	415,691	415,691
Specific funds not disbursed on receipt	-	400
	415,691	416,091

The Farm Fund Reserve consists of the Trust's interest in the leasehold land and buildings occupied by the farm and as described in note 1 of the financial statements.

Specific funds not disbursed in the year of receipt represents the balance of grants and donations received for specific projects which are in the process of completion or fulfilment. An analysis of these funds is given in note 4 to the accounts.

16. RECONCILIATION OF MOVEMENTS IN UNRESTRICTED FUNDS

	Unrestricted Funds £	Total 2022 £	Total 2021 £
Surplus (Deficit) for the year	(19,166)	**(19,166)**	**24,118**
Funds B/fwd	131,248	**131,248**	**107,130**
	112,082	**112,082**	**131,248**

17. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Unrestricted Funds £	Restricted Funds £	Total Funds £
Tangible fixed assets	10,303	415,691	425,994
Current assets	106,989	-	106,989
All liabilities	(5,210)	-	(5,210)
Net assets at 31 March 2022	112,082	415,691	527,773

18. REPORTING ACCOUNTANTS REMUNERATION

The Independent Examiners remuneration was £1,980 (2021 £1,980).

19. ULTIMATE CONTROLLING PARTY

There is no ultimate controlling party

INDEPENDENT EXAMINERS REPORT TO THE TRUSTEES OF THE WOODLANDS FARM TRUST

We report on the accounts for the year ended 31 March 2022, which are set out on pages 1 to 17.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 and that an independent examination is needed.

Having been satisfied that the charity is not subject to audit under company law under Part 16 of the Companies Act 2006 and is eligible for independent examination it is our responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the General Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to our attention.

Basis of independent examiners' report

Our examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and the seeking of explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and, consequently, no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent examiners' statement

In connection with our examination, no matter has come to our attention:

(1) which gives reasonable cause to believe that, in any material respect, the requirements:
- to keep accounting records in accordance with section 386 of the Companies Act 2006; and
- to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charities have not been met; or

(2) to which, in our opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

2 September 2022

Ian Inman FCA
Inman & Co Chartered Accountants
71-75 Uxbridge Road
London
W5 5SL

THE WOODLANDS FARM TRUST

England & Wales - Charity number 1051680

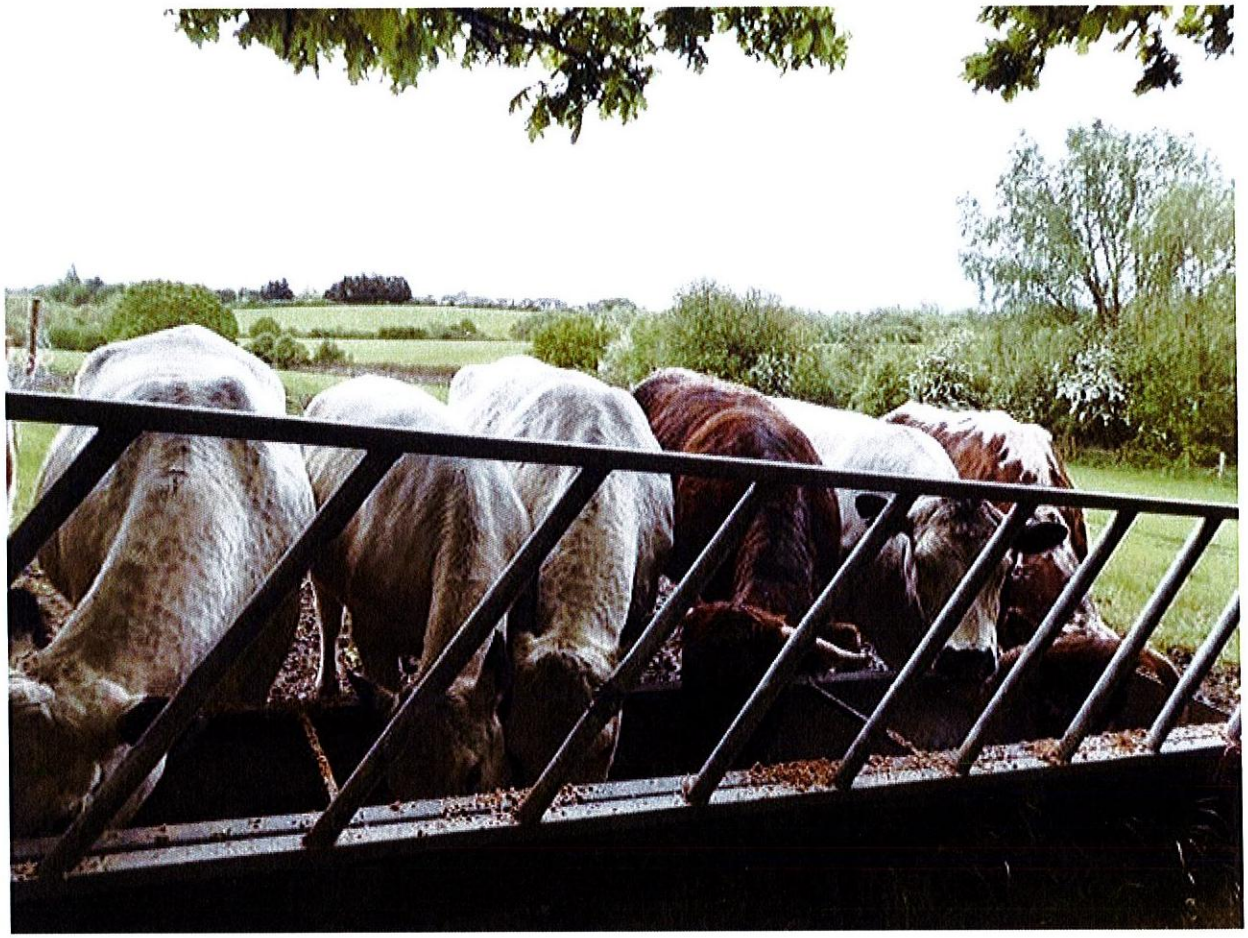
Accounts

The Woodlands Farm Trust

Report and Financial Statements

Year ending 31 March 2021

Company No. 3039299
Charity Registration No. 1051680



The front page shows the cows, in Lower Old Coals, eating the Brewer's Grains from Villages Brewery.

The Woodlands Farm Trust
Year Ended 31 March 2021

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REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2021

The Trustees present their annual report together with the financial statements of the charity for the year ending 31 March 2021 which are prepared to meet the requirements for a directors' report and accounts for Companies Act purposes and have been prepared in accordance with the small companies regime (Section 419(2) of the Companies Act 2006.
The Trustees confirm that the financial statements comply with the Charities Act 2011, the Companies Act 2006, the Memorandum and Articles of Association and Accounting and Reporting by Charities Statement of Recommended Practice with the Financial Reporting Standard applicable in UK and the Republic of Ireland FRS102 (effective 1 January 2015).
The Trustees confirm that they have complied with their duty in section 17(5) of the 2011 Charities Act to have due regard to guidance published by the Charities Commission.

Chairman's remarks and report for the year

After this operating year ending 31 March 2021, the Board and staff of The Woodlands Farm Trust can say that we have survived this Covid 19 year in better heart than we could have imagined, thanks to hard work from all round, particularly our Farm Manager, David Jones.

On 19 March 2020, David put the farm in lockdown mode and we took the decision to exclude volunteers unless in emergency for the time being. This, with our flock of over 70 pregnant ewes in the lambing shed, gave him, Sioned and Daffyd a great deal of work, but something they could, as a family, carry out in social isolation as was government advice. It was not until another six weeks has passed that a few of the management team were able to come into the farm, in their own family pairs, to cover at weekends. During the rest of the year some volunteers returned to carry out essential tasks, but always working carefully, socially distanced according to guidelines

The year was eventful, but so different from other years

- 75 lambs were born, the Manx Loaghtan flock being particularly prolific with 8 pairs of twins from 11 ewes
- Our Tamworth sows were served by a pedigree from the Missing Link herd, Golden Ranger, who joined us from Mudchute Farm from January 2021
- Unfortunately restrictions meant that we were unable to arrange for a bull to service our cows, but the British Whites and Longhorns are thriving after last year's calving.
- The exceptional dry Spring and early Summer led to very small hay harvest. By great good fortune and planning we had 40 odd silage bales from 2019 still in good condition for the cows in the barn to eat over winter. But for the first time ever we ended up having to buy in a small quantity of hay for the sheep to eat at the end of the winter.
- Supplementing the cows' feed has been the used mash (Brewer's grains) which we collect from our good friends at Villages Brewery, Deptford. A very welcome extra for them.
- The hedging team were able to work, socially distanced by bramble and prickly blackthorn. Starting with controlling invasive growth control on paths and field edges and cutting back wind-blown trees. It then became a bumper year for blackberries & wild fruit in the hedges. Alder and wild cherry were planted. Later, hedge laying was done on the front Field roadside with Shooters Hill and the main track. A very busy early Spring.
- The trunk of an oak tree, cut down some years back, proved a challenge as it was carefully carved by Alex Murley into a fantastic seat for the dipping pond area. This is intended to be memorial to the good friends we have lost.
- The apiary was increased to 14 hives in Lower Old Coals, no honey this year, unfortunately. Next year should be better, depending on weather, of course.
- Using a Neighbourhood Improvement grant from the Royal Borough of Greenwich the farmyard and entrance were resurfaced, a great improvement for walkers and cars alike.

The Woodlands Farm Trust
Year Ended 31 March 2021

- Sadly we could hold none of our shows, a double disappointment as we could not welcome friends to great days and there was a loss of approximately £20k of income, a big hit to finances.
- In common with other charities and small organisations we applied for grants to help us through both from Government and Local Authority. These with extra donations from friends and volunteers were heartily appreciated and helped to lessen the financial storm.
- As we were unable to welcome school, community groups and our Young Farmers Club into the farm, our Education Officer had to be furloughed, as were our Cleaner, Young Farmers Leader and, for a time, our Volunteer Organiser.
- Some smaller, but very welcome, amounts of income came from the film crews which used the farm as their location. Notably the Dua Lipa video, filmed in July, where the star herself did not come along, but dozens of crew and much location equipment did.
- On income front while we know that the Higher Level Stewardship and Basic Payment schemes are being phased out with the departure from the EU, any replacements are still not known. These schemes are worth around £10k annually, so we wait to find out what is going on. We are told that payments will be made for environmental improvements, but do not know if a charity like WFT, which has been based on good environmental principles for years, can benefit.
- Towards the end of the year we were approached by Sitopia Farm, a non profit making social enterprise, growing food to advance social, environmental and health objectives. The Board decided to support this by leasing 2 acres of Arena Field to them. They started marking out the plot in March 2021. We watch with interest and wonder at the speed of their getting up and running.
- AGM activities in 2020 were carried out by post and email, so we could involve all members. The Board and staff met on-line in regular Zoom meetings.



Following the example of the goats in Llandudno during close-down, our sheep visited parts of the farm they'd never been to before

The Woodlands Farm Trust
Year Ended 31 March 2021

Acknowledgement and many thanks for support from

Big Lottery Fund
Heritage Lottery Fund
Alan Mills Legacy
East Wickham & Welling War Memorial Trust
Edmund Godson Charity
Ernest Cook Trust
Asda green token giving
Charities Aid Foundation (CAF)
Esme Fairburn Trust
City Bridge Trust
Natural England
Gaius Vincent and Kate Stephens
The Worshipful Company of Woolmen
The Westcombe Society
Local Co-operative grocery shops
And all members and friends who gave donations

External links

The Trust is a member of the National Farmers' Union, The Federation of City Farms and Gardens, The National Council for Voluntary Organisations, Greenwich Action for Voluntary Service, Bexley Voluntary Service Council, GWAG (Greenwich Wildlife Advisory Group), The Lleyn Society and the British White Cattle Society

Mission statement

Woodlands Farm is a fragment of London's old countryside that offers a unique opportunity to conserve heritage landscape and promote biodiversity. At heart this is a conservation and development project. The ambitions of The Woodlands Farm Trust are to

1. build a truly sustainable future through sensitive farming using native stock and working towards a sustainable, harmonious practice, minimising the impact of activities on the environment both local and global.
2. maintain the farm as a community resource, giving volunteers and the community access to education, training, experiences and tasks that they might not otherwise encounter.
3. conserve and improve the biodiversity of our 89 acres.
4. create a sustainable operating and financial structure for the future.

Reference and administrative details

Company limited by guarantee	Company No. 3039299
Registered Charity	Charity Registration No. 1051680
VAT registered	VAT No. 691317429
Registered office	331 Shooters Hill Welling Kent DA16 3RP tel: 020 8319 8900 email: admin@thewoodlandsfarmtrust.org website: www.thewoodlandsfarmtrust.org
Bankers HSBC (Bexleyheath) 83 High Street Sidcup DA14 6DN	The Co-operative Bank 151 Lewisham High Street London SE13 6AA
Independent examiner	Inman & Co, Chartered Accountants 71-75 Uxbridge Road London W5 5SL

Staff:	
Manager	David Jones
Education Officer	Hannah Ricketts – returned from maternity leave November 2020
	Georgiana Irimia (maternity leave cover) left October 2020
Team Leader	Jon Lewis
Housekeeping	Tony Slater
Young Farmers Leader (Saturdays)	Kate Bygrave
Board of Trustees	
Barry Gray	Re-elected October 2018
David Wright	Re-elected October 2020
Carol Thumwood Browning	Re-elected October 2018
Margaret Jones	Re-elected October 2020
Roger Hook	Re- elected October 2019
Keith Jones	Elected October 2020
Philip Jones	Re- elected October 2020
Alex Murley	Re-elected October 2020
Co-opted board members representing other organisations	
Chris Kirby (R.B. Greenwich)	Co-opted January 2014
Sarah Merrill (RB Greenwich)	Co-opted April 2014

Structure, Governance and Management

The Woodlands Farm Trust is a company limited by guarantee governed by its Memorandum and articles of Association. It is registered as a charity with the Charity Commission. Membership is available to individuals, families and organisations.

Trustees

The Trustees are elected annually in rotation and are, at the end of their term of office eligible for re-election. The Trustees constitute directors of the charity for the purposes of company legislation. Under the Trust's rules there may be up to 15 trustees, 11 elected and 4 co-opted.

The Trustees have agreed a reserves policy which states that the Trust should hold sufficient funds to allow the farm to continue operation in the event of a catastrophic situation leading to the closure of the farm over a specified period, currently twelve months. This has happened on two separate occasions since we have been in operation, both times on national emergencies re Foot and Mouth outbreaks. Reserves are also held to cover major capital expenditures that should not be financed out of day to day expenditure, eg tractor replacement. The Trust's reserve policy is reviewed, documented and forms as an annexe to the Business Plan.

Risk Management

All major insurable risks are subject to normal insurance arrangements. Risks are reviewed before being entered into to assess that they could not significantly impact on the Trust's ability to fulfil its objectives. We strive to introduce measures and activities to reduce specific risks in consultation with our insurers and other advisers.

Statement of Trustees responsibilities

The Trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards)

Charity law requires the trustees to prepare financial statements for each financial year in which give a true and fair view of the state of the affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing the financial statements the trustees 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 which are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- Prepare the financial statements on a going concern basis unless it is appropriate to presume that the charity will not continue to operate.

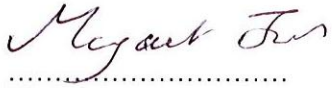
The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and to enable them to comply with the Companies Act 2006 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approval
This report was approved by the Board of Trustees on .....and signed on its behalf



.....
B. J. Gray
Chair of Trustees

1/9/21
Date



.....
M. J. Jones
Trustee with Financial Responsibility

1/9/21
Date

The Woodlands Farm Trust
Year Ended 31 March 2021

STATEMENT OF FINANCIAL ACTIVITIES

	Notes	Restricted Funds £	Unrestricted Funds £	Total 2021 £	Total 2020 £
Incoming Resources					
Incoming resources from generated funds:					
Voluntary Income	2	-	41,650	**41,650**	**14,698**
Activities for generating funds		-	148	**148**	**30,500**
Investment income	3	-	44,661	**44,661**	**40,973**
Incoming resources from charitable activities:					
Grants	4	3,000	63,767	**66,767**	**3,000**
Farm & livestock sales		-	14,153	**14,153**	**37,994**
Agricultural payments received	5	-	11,107	**11,107**	**13,669**
Fees received		-	814	**814**	**26,560**
Other income		-	2,722	**2,722**	**2,700**
Total incoming resources		3,000	179,022	**182,022**	**170,094**
Resources Expended					
Costs of generating funds	9	-	1,774	**1,774**	**7,318**
Charitable activities					
Farming & Conservation	9	5,200	101,202	**106,402**	**108,356**
Education	9	-	43,282	**43,282**	**63,785**
Governance costs	10	-	8,646	**8,646**	**8,370**
Total resources expended		5,200	154,904	**160,104**	**187,829**
Net incoming (outgoing) resources		(2,200)	24,118	**21,918**	**(17,735)**
Reconciliation of Reserves					
Funds brought forward		418,291	107,130	**525,421**	**543,156**
Total funds carried forward		416,091	131,248	**547,339**	**525,421**

A statement of Total Recognised Gains and Losses is not required as all gains and losses are included in the Statement of Financial Activities.
All incoming resources, resources expended and resulting net movement in funds are derived from continuing activities.

The attached notes form part of these financial statements.

The Woodlands Farm Trust
Year Ended 31 March 2021

BALANCE SHEET

	Notes	£	2021 £	£	2020 £
Fixed Assets					
Tangible assets	12		427,746		438,716
Current Assets					
Cash at bank		106,596		77,139	
Cash in hand		150		150	
Debtors		20,517		18,765	
		127,263		96,054	
Creditors					
Amounts falling due within one year	13	4,997		4,291	
Net Current Assets			122,266		91,763
Total Assets Less Current Liabilities			550,012		530,479
Creditors					
Amounts falling due after one year	14		2,673		5,058
Total Net Assets			547,339		525,421
Reserves					
Restricted reserves					
Farm fund restricted reserves	15		415,691		415,691
Other restricted reserves	15		400		2,600
Unrestricted reserves	16		131,248		107,130
			547,339		525,421

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ending 31st March 2021.
The trustees have not required the company to obtain an audit of its financial statements for the year ended 31st March 2021 under section 476 of the Companies Act 2006.

The Trustees acknowledge their responsibilities for:

(a) Ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
(b) Preparing financial statements which give a true and fair view of the state of affairs of the company as a the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company

BALANCE SHEET

These financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies and with the Financial Reporting Standard FRS102 (effective January 2015).

This report was approved by the Board and Trustees on ..... and signed on its behalf by:-

.....
B. J. Gray
Chair of Trustees

Date 1/9/21

.....
M. J. Jones
Trustee

Date 1/9/21

NOTES TO THE FINANCIAL STATEMENTS

1. ACCOUNTING POLICIES

Accounting convention
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 UK and Republic of Ireland (FRS102) (effective 1 January 2015) – (Charities SORP (FRS102)) and the Financial Reporting Standard applicable in UK and Republic of Ireland (FRS102) and the Companies Act 2006. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note.
In preparing the accounts the trustees have considered restatement of comparatives is not required when applying FRS102 and the Charity SORP FRS102.

Income
Income represents subscriptions, donations, grants, fees, rent and interest received. The various sources of income are taken into account as follows:

- Subscriptions and donations – when received by the trust
- Grants – when they are confirmed unconditionally by the funding body
- Fees, rent and interest income – when receivable and the obligations under the arrangements have been effectively completed.

Resources Expended
Expenditure is recognised when a liability is incurred. Contractual arrangements are recognised as services as supplied.

- Costs of generating funds are those costs incurred in attracting voluntary income.
- Charitable activities include expenditure associated with the operation of farm land and buildings for the promotion of conservation, sustainable farming and education.
- Governance costs include those incurred in the governance of the charity and its assets, and are primarily associated with constitutional and statutory requirements.
- Support costs include central functions and have been allocated to activity cost categories on a basis consistent with the use of resources.

Commitments for future expenditure
Other than normal commitments inherent in farm operation and under contracts of employment there are no contractual obligations to future expenditure at the balance sheet date. Where the trustees authorise expenditure which is not legally enforceable at the balance sheet date the appropriate amounts are set aside into designated funds. There were no amounts authorised at the year end.

Funds
Unrestricted funds are donations and other incoming resources receivable or generated for the objects of the charity without further specified purpose and are available as general funds. Designated fund monies set aside out of general funds are designated for specific purposes by the Trustees.

Restricted funds are to be used for specific purposes as laid down by the donor. Expenditure which meets this criteria is charged to the fund.

NOTES TO THE FINANCIAL STATEMENTS

1. ACCOUNTING POLICIES (Continued)

Tangible fixed assets
Land and buildings represent the Woodlands Farm, Shooters Hill, Welling, Kent. The land is held on a 999 year lease at peppercorn rent taken out in 1997 with the Co-operative Wholesale Society.

All fixed assets are initially recorded at cost. Individual assets below the value of £1,000 are written off in the date of acquisition.
Depreciation is calculated so as to write off the cost of each asset, less its residual value, over its estimated useful life:

Plant and machinery	20% Straight Line
Computer Equipment	33% Straight Line
Motor Vehicles	20% Straight Line
Buildings	over 8 years

No provision has been made in respect of land and buildings given the low value attributed to the buildings and the length of their useful economic life. The trustees are of the opinion that the building that was constructed in 2014 should be depreciated over 8 years.

2. VOLUNTARY INCOME

	Restricted	Unrestricted	Total 2021	Total 2020
	£	£	£	£
Donations	-	39,660	39,660	12,075
Membership Subscription	-	1,990	1,990	2,623
	-	41,650	41,650	14,968

3. INVESTMENT INCOME

	Total 2021	Total 2020
	£	£
Rent receivable	44,625	40,811
Deposit account interest	36	162
	44,661	40,973

4. GRANT INCOME

	B/fwd	Grants	Expenditure This Year	Transfer to Unrestricted Funds	C/fwd
W. Soc Woolmen	2,600	3,000	5,200	-	400
RB Greenwich Covid grants	-	37,584	-	37,584	-
Job Retention Scheme (Covid)	-	26,183	-	26,183	-
	2,600	66,767	5,200	63,767	400

NOTES TO THE FINANCIAL STATEMENTS

5. AGRICULTURAL PAYMENTS RECEIVED

	Total 2021 £	Total 2020 £
Rural payments agency	11,107	13,669
	11,107	13,669

6. STAFF COSTS

The employment costs of staff were as follows:-

	Total 2021 £	Total 2020 £
Wages and salaries	75,493	87,126
Social security costs	2,396	4,791
Pension scheme	1,607	1,940
	79,496	93,857

The average number of full time equivalent staff during the year was 4 (2020 4)

No single employee received remuneration in excess of £60,000.

7. OPERATING SURPLUS

The operating surplus is stated after charging:-

	Total 2021 £	Total 2020 £
Depreciation – owned assets	10,970	10,963

8. TRUSTEE REMUNERATION

No trustee received any remuneration for services to the trust in the year.

NOTES TO THE FINANCIAL STATEMENTS

9. ANALYSIS OF RESOURCES EXPENDED

	Fundraising £	Farming & Conservation £	Education £	Total 2021 £	Total 2020 £
Wages	-	58,493	21,003	79,496	93,857
Travel and motor expenses	-	1,642	-	1,642	1,835
Repairs and renewals	-	17,241	-	17,241	6,832
Small tools	-	-	-	-	-
Projects/education	-	-	2,138	2,138	2,665
Events	225	-	-	225	5,286
Livestock	-	6,762	-	6,762	10,296
Farming	-	1,998	-	1,998	7,087
Recruitment & advertising	-	-	-	-	-
Depreciation - Plant & machinery	-	1,451	-	1,451	1,451
Depreciation - Computer equipment	-	-	-	-	-
Depreciation - Motor vehicles	-	5,103	-	5,103	5,103
Depreciation – Building	-	4,416	-	4,416	4,409
Farming & Conservation	-	-	-	-	-
Support Costs – Charitable	1,549	9,296	20,141	30,986	40,638
Support Costs – Governance	432	2,594	5,620	8,646	8,370
	2,206	108,996	48,902	160,104	187,829

10. ANALYSIS OF SUPPORT COSTS

	Charitable Activities £	Governance £	Total 2021 £	Total 2020 £
Wages	-	-	-	-
Utilities	5,982	-	5,982	5,298
Auditors fees	-	1,980	1,980	1,980
Legal & professional fees, bookkeeping	-	6,666	6,666	5,340
Insurance	8,345	-	8,345	7,803
Telephone	1,053	-	1,053	948
Computer costs	3,000	-	3,000	2,808
Postage, printing and stationery	1,848	-	1,848	4,360
Cleaning	7,621	-	7,621	8,501
Sundry expenses	2,122	-	2,122	4,898
Affiliation fees	1,015	-	1,015	926
Non-recoverable VAT	-	-	-	6,146
	30,986	8,646	39,632	49,008

11. TAXATION

As a charity, The Woodlands Farm is exempt from tax on income or gains. No liability to UK Corporation Tax arose on the ordinary activities for the year ended 31st March 2021.

NOTES TO THE FINANCIAL STATEMENTS

12. TANGIBLE FIXED ASSETS

	Land & Buildings	Plant & Machinery	Computer Equipment	Motor Vehicles	Total
	£	£	£	£	£
Cost					
At 1 April 2020	450,970	30,344	7,427	40,147	528,888
Additions - Cost	-	-	-	-	-
Less - Grants Utilised	-	-	-	-	-
At 31 March 2021	450,970	30,344	7,427	40,147	528,888
Accumulated Depreciation					
At 1 April 2020	30,863	27,644	7,427	24,238	90,172
Charge for the year	4,416	1,451	-	5,103	10,970
At 31 March 2021	35,279	29,095	7,427	29,341	101,142
Net book value					
At 31 March 2021	415,691	1,249	-	10,806	427,746
At 31 March 2020	420,107	2,700	-	15,909	438,716

13. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	Total 2021	Total 2020
	£	£
Accrued expenses	2,664	3,330
PAYE	1,977	961
Pensions	356	-
	4,997	4,291

14. CREDITORS: AMOUNTS FALLING DUE AFTER ONE YEAR

	Total 2021	Total 2020
	£	£
Loan for upkeep of cattle	2,673	5,058
	-	-
	-	-
	2,673	5,058

NOTES TO THE FINANCIAL STATEMENTS

15. RESTRICTED RESERVES

	Total 2021	Total 2020
	£	£
Farm fund reserve	415,691	415,691
Specific funds not disbursed on receipt	400	2,600
	416,091	418,291

The Farm Fund Reserve consists of the Trust's interest in the leasehold land and buildings occupied by the farm and as described in note 1 of the financial statements.

Specific funds not disbursed in the year of receipt represents the balance of grants and donations received for specific projects which are in the process of completion or fulfilment. An analysis of these funds is given in note 4 to the accounts.

16. RECONCILIATION OF MOVEMENTS IN UNRESTRICTED FUNDS

	Unrestricted Funds	**Total 2021**	**Total 2020**
	£	£	£
Surplus (Deficit) for the year	24,118	**24,118**	**(15,335)**
Funds B/fwd	107,130	**107,130**	**122,465**
	131,248	**131,248**	**107,130**

17. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Unrestricted Funds	**Restricted Funds**	**Total Funds**
	£	£	£
Tangible fixed assets	12,055	415,691	427,746
Current assets	126,863	400	127,263
All liabilities	(7,670)	-	(7,670)
Net assets at 31 March 2021	131,248	416,091	547,339

18. REPORTING ACCOUNTANTS REMUNERATION

The Independent Examiners remuneration was £1,980 (2020 £1,980).

19. ULTIMATE CONTROLLING PARTY

There is no ultimate controlling party

INDEPENDENT EXAMINERS REPORT TO THE TRUSTEES OF THE WOODLANDS FARM TRUST

We report on the accounts for the year ended 31 March 2021, which are set out on pages 1 to 17.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 and that an independent examination is needed.

Having been satisfied that the charity is not subject to audit under company law under Part 16 of the Companies Act 2006 and is eligible for independent examination it is our responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the General Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to our attention.

Basis of independent examiners' report

Our examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and the seeking of explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and, consequently, no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent examiners' statement

In connection with our examination, no matter has come to our attention:

(1) which gives reasonable cause to believe that, in any material respect, the requirements:
   - to keep accounting records in accordance with section 386 of the Companies Act 2006; and
   - to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charities have not been met; or

(2) to which, in our opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Inman 1 September 2021

Ian Inman FCA
Inman & Co Chartered Accountants
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London
W5 5SL