

The Woodlands Farm Trust

Report and Financial Statements

Year ending 31 March 2022

Company No. 3039299
Charity Registration No. 1051680



The Woodlands Farm Trust
Year Ended 31 March 2022

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.

The Woodlands Farm Trust
Year Ended 31 March 2022

Contents	Page
Chair's Overview and Achievements for the year	4
Acknowledgements, External Links, Mission Statement	6
Reference and Administrative Details	6
Staff	7
Board	7
Structure, Governance and Management	7
Reserves	7
Risk Management	7
Statement of Trustees Responsibilities	8
Statement of Financial Activities	9
Balance Sheet & Notes	10
Independent Examiner's Report	18

The Woodlands Farm Trust **Year Ended 31 March 2022**

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**



The Woodlands Farm Trust

Year Ended 31 March 2022

Acknowledgement and many thanks for support from

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

Registered Charity

VAT registered

Company No. 3039299

Charity Registration No. 1051680

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

The Woodlands Farm Trust

Year Ended 31 March 2022

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.

The Woodlands Farm Trust Year Ended 31 March 2022

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)

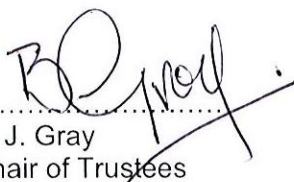
Charity law requires the trustees to prepare financial statements for each financial year in which give a true and fair view of the state of the affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing the financial statements the 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	
		<u>106,989</u>		<u>127,263</u>	
Creditors					
Amounts falling due within one year	13	<u>4,257</u>		<u>4,997</u>	
Net Current Assets			<u>102,732</u>		<u>122,266</u>
Total Assets Less Current Liabilities			<u>528,726</u>		<u>550,012</u>
Creditors					
Amounts falling due after one year	14		953		2,673
Total Net Assets			<u><u>527,773</u></u>		<u><u>547,339</u></u>
Reserves					
Restricted reserves					
Farm fund restricted reserves	15		415,691		415,691
Other restricted reserves	15				400
Unrestricted reserves	16		112,082		131,248
			<u><u>527,773</u></u>		<u><u>547,339</u></u>

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:

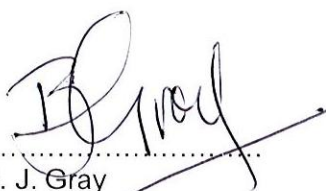
- (a) Ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) Preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its surplus or deficit 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

The Woodlands Farm Trust
Year Ended 31 March 2022

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

The Woodlands Farm Trust
Year Ended 31 March 2022

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.

The Woodlands Farm Trust
Year Ended 31 March 2022

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
	<u>-</u>	<u>32,131</u>	<u>32,131</u>	<u>41,650</u>

3. INVESTMENT INCOME

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

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	-
	<u>400</u>	<u>14,938</u>	<u>3,400</u>	<u>11,938</u>	<u>-</u>

The Woodlands Farm Trust
Year Ended 31 March 2022

NOTES TO THE FINANCIAL STATEMENTS

5. AGRICULTURAL PAYMENTS RECEIVED

	Total 2022 £	Total 2021 £
Rural payments agency	10,694	11,107
	<u>10,694</u>	<u>11,107</u>

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
	<u>87,884</u>	<u>79,496</u>

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	<u>7,503</u>	<u>10,970</u>

8. TRUSTEE REMUNERATION

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

The Woodlands Farm Trust
Year Ended 31 March 2022

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
	<u>3,508</u>	<u>106,869</u>	<u>58,984</u>	<u>169,361</u>	<u>160,104</u>

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	-	-	-	-
	<u>32,154</u>	<u>10,465</u>	<u>42,619</u>	<u>39,632</u>

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.

The Woodlands Farm Trust
Year Ended 31 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	<u>450,970</u>	<u>30,344</u>	<u>7,427</u>	<u>45,897</u>	<u>534,638</u>
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	<u>35,279</u>	<u>30,344</u>	<u>7,427</u>	<u>35,594</u>	<u>108,644</u>
Net book value					
At 31 March 2022	<u>415,691</u>	<u>-</u>	<u>-</u>	<u>10,303</u>	<u>425,994</u>
At 31 March 2021	<u>415,691</u>	<u>1,249</u>	<u>-</u>	<u>10,806</u>	<u>427,746</u>

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
	<u>4,257</u>	<u>4,997</u>

14. CREDITORS: AMOUNTS FALLING DUE AFTER ONE YEAR

	Total 2022 £	Total 2021 £
Loan for upkeep of cattle	953	2,673
	<u>953</u>	<u>2,673</u>

The Woodlands Farm Trust
Year Ended 31 March 2022

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
	<u>415,691</u>	<u>416,091</u>

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
	<u>112,082</u>	<u>112,082</u>	<u>131,248</u>

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	<u>112,082</u>	<u>415,691</u>	<u>527,773</u>

18. REPORTING ACCOUNTANTS REMUNERATION

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

19. ULTIMATE CONTROLLING PARTY

There is no ultimate controlling party

The Woodlands Farm Trust
Year Ended 31 March 2022

**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.

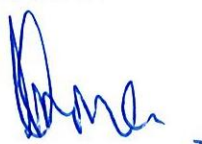
Basis of independent examiners' report

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