

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 ambience. 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 living 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.

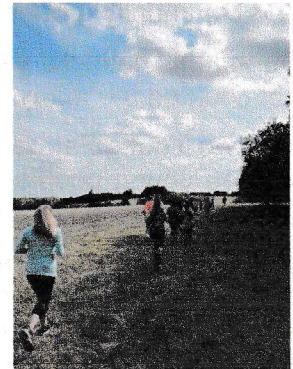
In April the farm's most attended event is held – 'Lambing Day' (pictured). It is always timed to mark the end of the lambing period and provides an opportunity for the public to view our sheep with their lambs in a controlled environment. The farm also invite local food and craft businesses to a market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

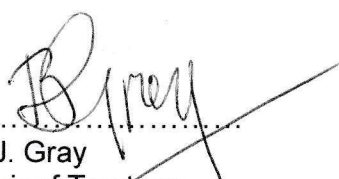
Charity law requires the Trustees to prepare financial statements for each financial year in which give a true and fair view of the state of the affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing the financial statements the 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	
		<u>78,514</u>		<u>68,838</u>	
Creditors					
Amounts falling due within one year	13	<u>5,999</u>		<u>6,307</u>	
Net Current Assets			72,515		62,531
Total Assets Less Current Liabilities			<u>500,847</u>		<u>492,331</u>
Reserves					
Restricted reserves					
Farm fund restricted reserves	14		415,691		415,691
Other restricted reserves	14		-		-
Unrestricted reserves	15		85,156		76,640
			<u>500,847</u>		<u>492,331</u>

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 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

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
	<u>-</u>	<u>32,598</u>	<u>32,598</u>	<u>26,533</u>

3. INVESTMENT INCOME

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

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	-	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
	<u>-</u>	<u>36,465</u>	<u>36,465</u>	<u>-</u>	<u>-</u>

Notes to the Financial Statements (continued)

5. AGRICULTURAL PAYMENTS RECEIVED

	Total 2025 £	Total 2024 £
Rural payments agency	7,643	8,522
	<u>7,643</u>	<u>8,522</u>

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
	<u>96,906</u>	<u>99,866</u>

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	<u>5,868</u>	<u>5,002</u>

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
	<u>6,339</u>	<u>114,506</u>	<u>104,953</u>	<u>225,798</u>	<u>185,618</u>

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
	<u>45,416</u>	<u>10,731</u>	<u>56,147</u>	<u>51,484</u>

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	<u>450,970</u>	<u>40,751</u>	<u>4,400</u>	<u>37,113</u>	<u>533,234</u>
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	<u>35,279</u>	<u>35,703</u>	<u>1,467</u>	<u>32,453</u>	<u>104,902</u>
Net book value					
At 31 March 2025	<u>415,691</u>	<u>5,048</u>	<u>2,933</u>	<u>4,660</u>	<u>428,332</u>
At 31 March 2024	<u>415,691</u>	<u>7,129</u>	<u>-</u>	<u>6,980</u>	<u>429,800</u>

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
	<u>5,999</u>	<u>6,307</u>

14. RESTRICTED RESERVES

	Total 2025 £	Total 2024 £
Farm fund reserve	415,691	415,691
Specific funds not disbursed on receipt	-	-
	<u>415,691</u>	<u>415,691</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.

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
	<u>85,156</u>	<u>85,156</u>	<u>76,640</u>

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	<u>85,156</u>	<u>415,691</u>	<u>500,847</u>

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.

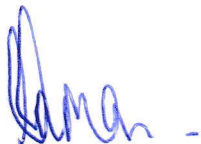
Basis of independent examiners' report

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
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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