

# **FRIENDS OF FIRS FARM**

**Charity Incorporated Organisation (C.I.O)**

## **Financial Statements**

**For the period ended**

**31<sup>st</sup> March 2025**

**Registered Charity No: 1177069**

# **FRIENDS OF FIRS FARM (1177069)**

Period Ended 31<sup>st</sup> March 2025

## **Principal address:**

Firs Farm Community Hub  
Firs Lane  
Winchmore Hill  
London  
N21 2PJ

## **Trustees and Committee Members:**

Toni Guiver  
Paul Guiver  
Chris Ferrary  
Simon Jarosch  
Rebecca Beach

## **Governing document**

The organisation is operated under the rules of its constitution.

## **Bankers:**

HSBC Bank PLC  
1 The Town  
Enfield, EN2 6LD

# **FRIENDS OF FIRS FARM (1177069)**

Period Ended 31<sup>st</sup> March 2025

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# **FRIENDS OF FIRS FARM (1177069)**

Period Ended 31<sup>st</sup> March 2025

## **Trustees' Report**

### **Annual Report**

The trustees are pleased to present their annual report for the period ending 31<sup>st</sup> March 2025, which are prepared to meet the requirements for a trustees' report and accounts for Charities Act purposes.

The financial statements comply with the Charities Act 2011, the constitution, and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015).

### **Financial Review**

Further funds were received in the year ended 31<sup>st</sup> March 2025 for the continued development of the community hub.

More events took place during the year as well, including Halloween and Santa's grotto, which attracted donations from the public.

### **Structure, Governance and Management**

Friends of Firs Farm is a Charitable Incorporated Organisation (CIO), registered with the Charity Commission and governed by its constitution, dated 31<sup>st</sup> March 2019.

Membership of the CIO is open to anyone who is interested in furthering its purposes and, who by applying for membership, has indicated agreement to become a member and accept the duties of membership. If the CIO is wound up, the members of the CIO have no liability to contribute to its assets and no personal responsibility for settling its debts and liabilities.

The affairs of the charity are managed on a day-to-day basis by the Trustees, who may exercise all the powers of the CIO.

The Trustees who served during the period are shown on page 19 of this report.

### **Appointment of Trustees**

In accordance with the terms of the constitution, there must be at least three charity Trustees. If the number falls below the minimum, the remaining Trustees can act only to call a meeting of the Trustees or appoint a new Trustee.

The maximum number of charity Trustees is 12. The charity Trustees may not appoint any charity Trustee if as a result the number of charity Trustees would exceed the maximum.

Trustees are appointed at the Annual General Meeting by a decision of the members.

Each new Trustee is given a copy of the constitution and the latest Trustees' annual report and accounts, on or before appointment.

## **Our volunteers**

Friends of Firs Farm is very involved in the community and relies on voluntary help. Around 25 volunteers assist with our on-going activities. We wish to thank our volunteers for their loyal support and contribution.

## **Risk management**

The Trustees have a risk management strategy which comprises:

- an annual review of the principal risks and uncertainties that the charity undertake.
- the establishment of policies, systems and procedures to mitigate those risks identified in the annual review; and
- the implementation of procedures designed to minimise or manage any potential impact on the charity should those risks materialise.

The Trustees constantly review risks relevant to the charity. Any risks identified are reported to the Trustees and decisions made on how to minimise risk.

## **Reserves policy and going concern**

The Trustees have assessed the charity's requirements for reserves in the light of the main risks to the organisation. As a result, the Trustees have approved a policy whereby the unrestricted funds not committed, should be held in reserve and maintained at a level which ensures that Friends of Firs Farm core activity could continue during a period of unforeseen difficulty. The target reserve amount represents at least 3 months' (12 weeks) expenditure and will be reviewed annually.

## **Organisational Charitable Objects**

To provide or assist in the provision of facilities for recreation and other leisure time occupation in the interests of social welfare with the object of improving the conditions of life of the public in North London / Enfield by supporting the preservation, promotion and improvement of Firs Farm Wetlands Park & Playing Fields.

## **Trustees and Their Responsibilities**

Charity trustees are the people who serve on the governing body of a charity. They may be known as trustees, directors, board members, governors or committee members. The principles and main duties are the same in all cases.

Trustees have, and must accept, ultimate responsibility for directing the affairs of a charity, and ensuring that it is solvent, well-run, and meeting the needs for which it has been set up.

## **Achievements**

Please refer to the AGM report.

## **Future Plan**

The organisation will continue to generate income and fundraise to support its increasing demand for its services for public benefit, particularly to expand facilities around the new community hub that will enable many more activities and events to take place.

**FRIENDS OF FIRS FARM (1177069)**

Period Ended 31<sup>st</sup> March 2025

We thank all volunteers and members for their valuable support in achieving our goals and objectives for the year.

Signed on behalf of all Trustees

Toni Guiver

A handwritten signature in black ink, appearing to read 'Toni Guiver', with a stylized flourish at the end.

Chair

30<sup>th</sup> January 2026

# FRIENDS OF FIRS FARM (1177069)

Period Ended 31<sup>st</sup> March 2025

## Financial Accounts

FRIENDS OF FIRS FARM				
Receipt and Payment Account for the year ended 31st March 2025				
	Unrestricted Funds	Restricted Funds	Total Funds 2025	Total Funds 2024
	£	£	£	£
<b>INCOMING RESOURCES</b>				
Donation	2,053		2,053	4,852
Events	180		180	
London Marathon Fund				20,000
Groundworks				46,064
Hub income	12,899		12,899	
National Lottery Fund				6,033
Tudor Trust				2,000
Interest on account	535		535	1,363
Gift aid	7,463		7,463	
Halloween	1,197		1,197	921
Winter event	1,290		1,290	561
Quiz night	733		733	
Other fundraising	150		150	
<b>TOTAL INCOMING RESOURCES</b>	<b>26,500</b>		<b>26,500</b>	<b>81,794</b>
<b>RESOURCES EXPENDED</b>				
<b>Charitable Expenditure</b>				
Project Activities	918		918	118
Festivals & Events	733		733	
Equipment	1,106		1,106	275
General Administration Cost	49		49	368
Consumables & Maintenance	405		405	292
Other expenses				307
Professional fees	1,255		1,255	450
Prizes & giveaways				
Hub expenses	1,151		1,151	96,956
Firs Farm investments	2,012		2,012	
Hub depreciation		40,559	40,559	7,848
<b>TOTAL RESOURCES EXPENDED</b>	<b>7,628</b>	<b>40,559</b>	<b>48,187</b>	<b>106,613</b>
<b>Net Incomings and (outgoings)</b>	<b>18,872</b>	<b>(40,559)</b>	<b>(21,687)</b>	<b>(24,820)</b>
<b>BALANCE BROUGHT FORWARD</b>	<b>14,398</b>	<b>307,850</b>	<b>322,249</b>	<b>347,068</b>
<b>TOTAL FUNDS AT 31 MAR</b>	<b>33,271</b>	<b>267,291</b>	<b>300,562</b>	<b>322,249</b>

# FRIENDS OF FIRS FARM (1177069)

Period Ended 31<sup>st</sup> March 2025

## FRIENDS OF FIRS FARM

### Statement of Assets and Liabilities as at 31<sup>st</sup> March 2025

	Notes	2025 £	2024 £
<b>Current Assets</b>			
Debtor			
Cash at Bank and in Hand		47,778	50,826
Deposit and Cash			
<b>Non-current Assets</b>			
Asset Under Construction			
PPE		252,784	271,423
<b>Current Liabilities</b>			
Creditors: Falling due within one year			
Accruals and Creditors			
Net Assets		<u>300,562</u>	<u>322,249</u>
<b>As Represented By:</b>			
Restricted Fund		267,291	307,850
Unrestricted fund		33,271	14,398
<b>Total Funds</b>		<u>300,562</u>	<u>322,249</u>

The accounts were approved by the Trustees on 5<sup>th</sup> June 2025 and signed on their behalf by:



.....

Chair

Toni Guiver



# **FRIENDS OF FIRS FARM (1177069)**

Period Ended 31<sup>st</sup> March 2025

## **Notes to the accounts**

### **1. Accounting Basis**

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

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 (FRS 102) (effective 1 January 2015) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102). Friends of Firs Farm meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note(s).

### **Preparation of the accounts on a going concern basis:**

The Charity trustees are of the view that measures taken in reviewing organisational costs regularly and successful in applying for continuation funding have secured the immediate future of the Charity for the next 12 months and that on this basis the charity is a going concern.

### **2. Cash Flow Statement**

The trustees have taken advantage of the exemption in Financial Reporting Standard No 1 (revised) from including a cash flow statement in the financial statements on the grounds that the charity is small.

### **3. Incoming resources**

Income is recognised in the period to which it relates, unless specified otherwise by the funder. Project funding is, in general, repayable if not expended within the relevant project. Such income is only recognised to the extent that it ceases to be repayable. The income is accounted for on a receivable basis.

### **4. Resource Expendable**

Resources expended are included in the Statement of Financial Activities inclusive of VAT which cannot be recovered.

### **5. Equipment**

Equipment was purchased for the maintenance of the water system and garden.

### **6. Fixed assets**

With the completion of the community hub build, the organisation has acquired a fixed asset. Continued investment over the year to 31<sup>st</sup> March 2025 into the hub and surrounding area has seen the capitalisation of a sensory room and area around the demise of the hub. Improvements to the outside area include the new resin floor and gardens.

### **7. Restricted Fund**

No restricted funds were received in the year to 31 March 2025.

## **FRIENDS OF FIRS FARM (1177069)**

Period Ended 31<sup>st</sup> March 2025

### **8. Unrestricted Fund**

Unrestricted funds were generated from generous donations & fundraising activities, such as the Halloween trail and Santa's Grotto. The current balance of £33,271 is carried forward into the next financial year.

These are accumulated to enable the organisation to continue its activities in case of loss of funding and to meet organisational objectives in line with the reserve policy.

### **9. Staff Cost**

The organisation has no paid staff on payroll.

There were no transactions of any nature with any of the Trustees



## L♥VE YOUR GREEN SPACE

Community working together to help shape how our park works, is maintained, & protected.

### **Friends of Firs Farm Wetlands Park & Playing Fields AGM - 5<sup>th</sup> June 2025**

This report is to highlight the achievements and the aims of the group 'Friends of Firs Farm (FOFF)' for the twelve-month period to 31<sup>st</sup> March 2025.

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#### **Message from the Trustees – Thank you for your continued support with this special blue-green space!**

It has been another busy year at Firs Farm.

#### **Firs Farm Community Hub**

During the first year, since opening end of February 2024, the hub interior and exterior areas have undergone quite a transformation, with works completed in the sensory room, the additions of a baby change unit, bike/buggy shelter, some signage, hard & soft landscaping, planters, planting and removal of the graffiti from the area. All to create a more welcoming look and feel to our Community Hub. Enjoy! 😊

#### **Events**

In July, we held our 'Official Launch of Firs Farm Community Hub' and ribbon cutting by local celebrity, Melvin O'Doom. It was a fun family event with lots going on and visitors, who after years of waiting, were glad to finally have the much needed facilities on site to make their visits to Firs Farm more enjoyable. We were grateful to the many local bands, singers and musicians who came along to entertain the crowds.

The Hub has made a significant difference to our popular annual events, that were all well attended, and included: Tree planting, Easter trail & quiz, pond activities, Spooky walk, and fabulous Winter walk, complete with Santa's Grotto and a large Firs Farm Rudolph with sleigh. He was a very popular attraction for visiting families over the festive season.

Our thanks to Homecare Preferred Social Enterprise, Leons, PH Tennis and The Boys Brigade for all their support with

Firs Farm events in the last year and not forgetting all the 'elphful elves 😊

#### **Thank you again to all the Firs Farm Volunteers**

This much valued team of dedicated people have, since before 2014 given up their own time for free to help make a difference to this much-loved blue & green community space. Firs Farm would not be what it is today without them. A hard-working team who also run events bringing the community together, welcoming visitors, help with access and tours, spend time improving the green & blue space all for the benefit of the community, wildlife and biodiversity.

**Duke of Edinburgh** – We continue to see more and more young people joining us each year and for them to get to know and understand more about volunteering in their local wetlands and how they can contribute.

Thank you

The FOFF Trustees

Becky Beach, Chris Ferrari, Paul Guiver, Simon Jarosch & Toni Guiver

**Firs Farm Wetlands and Playing Fields** and its unique position in the borough of Enfield brings a diverse community of people together. One of the borough's earliest and largest flood alleviation schemes has in under ten years, evolved into an important blue/green space, a diverse habitat for hundreds more species; enriching the lives of local residents. An award-winning site, visited by scientific institutions, ecological groups and local authorities from across the country to study both the environmental and amenity and social benefits in creating an amazing sustainable urban drainage system (SUDs).

### **Our Trustees and members**

We currently have more than 500 members, 5 of which are trustees, with around approximately 25 active volunteers. As a charity we are only as good as our Trustees and members and so we thank all members who got involved in the last year's work for the Friends of Firs Farm and we encourage others who feel that protecting a green & blue space is important for the community to come forward.

We are keen to involve more people with an interest in history, wildlife, education and environment. If you are interested or have skills in administration, volunteer leadership, or events to support our charity, please contact us.

### **Volunteers**

Together, volunteers and community have planted on excess of 3500 trees / whips to date with around 70% survival rate. As always, the tree planting events were a huge success, but it was a sad day when 80 of the newly planted trees to create a hedge habitat by the A10 were all removed in early 2025 – Where did the go! We will replant this next time and keep an eye on it. Many of the native trees planted included English oak, hornbeam, hawthorn, blackthorn, white birch, rowan, hazel, silver birch, beech, and several large fruiting trees.

The Cornus mass (Cornelian Cherry -planted December 2022) and the Japanese Sakura project Cherry Trees (planted 2021) were a wonderful sight when in full blossom. Tasks to water, weed and mulch these, continue to be carried out by regular volunteers with local residents supporting (we always need more help with watering). This important planting and care of our trees, supports mitigating some of the climate change, attracts and supports further wildlife.

### **Get out & Get Active in Firs Farm**

There is so much more at Firs Farm and it has been a great year with activities increasing and more visitors enjoying the 4 Tennis courts, table tennis , walking, jogging, just enjoying the nature and wildlife along with so many new activities & classes taking place in/out of the Hub.

We have seen a big increase in local schools/ families meeting up for extracurricular activities after school and in nursery groups due to the facilities being available. What a difference handwashing and toilets can make to a blue green space, especially with the added bonus of 'Changing Places Toilet' and sensory room.



The long-term project of the multi-sport pitch is unfortunately still in limbo with the council. Sadly, this project would have made a difference to the local hockey and football teams and we continue to encourage the council to now progress this project to no avail. The councils Enfield Sports strategy (adopted April 2018) has yet to be progressed by the council!

### **Wildlife**

The terrapins are back. Thankfully we now have a Duck feed station to hopefully deter people from spreading loaves of bread everywhere. It is good to see protected species are still thriving e.g.: water voles, slow worms, and stag beetles to name but a few. Please remember to use GIGL for recording Sightings of birds/ wildlife. <https://www.gigl.org.uk/submit-records/>



# Friends of Firs Farm Park

**Council matters.** Gates and bins, fly-tip, litter, benches and other issues

The annual 'Walkabout' with the council parks officers, councillors and the FOFF last took place in 2022 – we are expecting these to resume in 2025. We are also made aware by the new park teams, that a number of other changes are afoot in terms of future governance for Friends groups and volunteering in parks in general!

Public meetings with the Friends are an opportunity to discuss concerns and aspirations for the park.

We are continuing discussions with the council in relation to paths, vegetation, benches for access all-round the 1 mile circuit, and entrance to the car park including DDA parking. Gating and fencing for better site security is still something that we have to carry forward due to the time spent on the Hub Building. We will share updates of future maintenance / improvements / changes as and when we are in a position to do so. Please join us and help make a difference for the next 12 months in Firs Farm.

## **Social Media / Google maps / website**

Our website is still under review. We continue to use Facebook and Instagram with healthy follower numbers. But are looking for support with social media. Anyone?

Our rating on Googles maps remains at a healthy 4.5 star rating (580 good reviews).

Google reports that the average time spent at Firs Farm by visitors has doubled from 45 minutes in 2024 to 1.5 hours since we installed Firs Farm Community Hub.

## **Funding/donations**

Funds/pledges all help us to continue to develop, protect and maintain this space for our communities. Please refer to the Finance report for further information.

## **Summary**

In summary, FOFF, a registered Charity, dedicated to maintaining and protecting the park and wildlife for public benefit. The friends are an active group which is evidenced by volunteer hours since inception of **more than 31,500**.

There is currently **no membership fee** in order to keep the group 'open to all'. Donations are always welcome.□

Come and join us and show that you **L♥ve your Green Space**.

Thank you

**The Trustees of Friends of Firs Farm Registered Charity 1177069**

**L♥VE YOUR GREEN SPACE**

friendsoffirsfarm@gmail.com www.firsfarmn21.org Facebook: @FirsFarmParkN21

Twitter: @FirsFarm

# Independent Examiner's Report



**CHARITY COMMISSION**  
FOR ENGLAND AND WALES

Independent examiner's report on  
the accounts

Section A

Independent Examiner's Report

**Report to the  
trustees/directors/  
members of**

Friends of Firs Farm

**On accounts for the year  
ended**

31<sup>st</sup> March 2025

**Charity no.:**

1177069

**Company no.:**

-

**Set out on pages**

1-13

(remember to include the page numbers of additional sheets)

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 / 03 / 2025.

**Responsibilities and basis of  
report**

As the charity's trustees of the Company (who are also the directors of the company for the purposes of company law), you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ("the 2006 Act").

Having satisfied myself that the accounts of the Company are not required to be audited for this year under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ("the 2011 Act"). In carrying out my examination, I have followed the Directions given by the Charity Commission (under section 145(5)(b) of the 2011 Act.

I have completed my examination. I confirm that no material matters have come to my attention (other than that disclosed below \*) which gives me cause to believe that:

- accounting records were not kept in accordance with section 386 of the Companies Act 2006; or

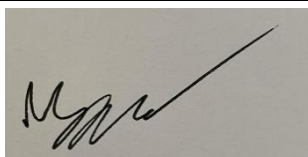
**Independent examiner's statement**

- the accounts do not accord with such records; or
- the accounts do not comply with relevant accounting requirements under section 396 of the Companies Act 2006 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination; or
- the accounts have not been prepared in accordance with the Charities SORP (FRS102).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

*\* Please delete the words in the brackets if they do not apply.*

**Signed:**



**Date:** 27/01/2026

**Name:** Nicholas Hayes

**Relevant professional qualification(s) or body (if any):**

Institute of Chartered Accountants England and Wales

**Address:** 58 Brooklands Park

London

SE3 9AJ



## Trustees' Annual Report for the period

From 1<sup>st</sup> April 2024 Period start date To 31<sup>st</sup> March 2025 Period end date

Charity name: Friends of Firs Farm

Charity registration number: 1177069

## Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	The charity brings the community together for events, interests, and sporting / other in/outdoor activities, as well as providing volunteer opportunities, reduce loneliness and encourage healthier lifestyles.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	<p>The main activity was resolving snagging issues at the <b>community hub</b> and promoting its use. After many years of planning and development, it was fantastic to see the hub finally open to the public and provide facilities in the hub including a changing places toilet and sensory room, and creating a welcoming outdoor space around the demise of the building.</p> <p>It was a massive undertaking with the FoFF coordinating all the workstreams and ensuring that the hub is delivered to the required specification.</p> <p>It is important for us to encourage families to 'Get out and Get active'. The 'children's area' remains a favourite for local families to spend time in a space, that helps to engage and keep them amused.</p> <p>While the development of the hub didn't allow more time for bigger events or activities, there is ongoing development of the wetlands and many smaller events.</p> <p>We managed to launch the hub with an event in the summer of 2024.</p> <p>Other outdoor events included the Rivers week trails and tours, Easter event and first aid training.</p>
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	The charity makes available to all Trustees the requirements and guidance issued by the Charity Commission.

## Achievements and Performance



	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	Decorations were put up for Halloween and Christmas, tree planting continued to take place in the year and corporate activity days continued. The focus was very much on the continued development of facilities at and around the hub.

## Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	There were total funds of £47,778 at the end of the reporting period and -£21,687 of net income achieved over the year. The charity now owns PPE of £252,784 as at 31 <sup>st</sup> March 2025.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	The target level of reserves, from unrestricted funds, is 3 months' worth of expenditure.
Amount of reserves held	Para 1.22	£33,271
Reasons for holding zero reserves	Para 1.22	Not applicable
Details of fund materially in deficit	Para 1.24	Not applicable
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	Not applicable

## Structure, Governance and Management

Description of charity's trusts:		None
Type of governing document (trust deed, royal charter)	Para 1.25	Constitution
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	The charity is set up as a Charitable Incorporated Organisation.
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Applicant fills out a fit & proper persons declaration form and is interviewed by the Chair. There are a maximum number of 12 Trustees, as per the constitution.

## Reference and Administrative details

Charity name	Friends of Firs Farm
Other name the charity uses	None
Registered charity number	1177069

Charity's principal address	Firs Farm Community Hub, Firs Lane, Winchmore Hill, London, N21 2PJ
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### Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Toni Guiver	Chair		
2	Paul Guiver	Trustee		
3	Chris Ferrary	Trustee		
4	Becky Beach	Trustee	From 16.09.24	
5	Simon Jarosch	Treasurer		
6				
7				
8				
9				
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11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

### Corporate trustees – names of the directors at the date the report was approved

Director name		
-		
-		
-		
-		
-		
-		

### Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	
-		
-		
-		
-		
-		
-		



## Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	None
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	Not applicable
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	Not applicable

## Exemptions from disclosure

Reason for non-disclosure of key personnel details

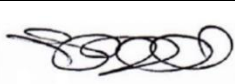
N/a

## Other optional information

## Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)	
Full name(s)	Toni Guiver
Position (eg Secretary, Chair, etc)	Chair
Date	30 <sup>th</sup> January 2026