

THE PEARCE COGGAN FOUNDATION

England & Wales · Charity number 1189417

Details

Status Registered

Legal form Charitable company

Company number [09341479](#)

Registered 2020-05-11

Register [View on the Charity Commission register](#)

Contact

Address Green Farm
Church Lane
Shadoxhurst
Ashford
TN26 1LS

Phone 01233808707

Email mandm@pearcecoggan.org

Website www.pearcecoggan.org

Activities

Objects: TO PROMOTE FOR THE BENEFIT OF THE INHABITANTS OF LONDON AND THE SOUTH-EAST OF ENGLAND BY PROVIDING AN AREA FOR USE AS A COMMUNITY GARDEN AND OTHER ACTIVITIES AND FACILITIES FOR RECREATION OR OTHER LEISURE TIME OCCUPATION OF INDIVIDUALS WHO HAVE NEED OF SUCH FACILITIES BY REASON OF THEIR YOUTH, AGE, INFIRMITY OR DISABLEMENT, FINANCIAL HARDSHIP OR SOCIAL AND ECONOMIC CIRCUMSTANCES OR FOR THE PUBLIC AT LARGE IN THE INTERESTS OF SOCIAL WELFARE AND WITH THE OBJECT OF IMPROVING THE CONDITION OF LIFE OF THE SAID INHABITANTS. TO PROMOTE FOR THE BENEFIT OF THE PUBLIC THE CONSERVATION, PROTECTION AND IMPROVEMENT OF THE PHYSICAL AND NATURAL ENVIRONMENT OF THE ANCIENT WOODLANDS AND WEALDEN MEADOWS AROUND SHADOXHURST BY ENGAGING WITH ORGANISATIONS, SUCH AS WILDLIFE AND CONSERVATION CHARITIES ON LANDSCAPE SCALE CONSERVATION.

Activities: We help and inspire people who might otherwise find it difficult to do so to get outside, get active and connect with nature . We also work to conserve and enhance the local meadows and ancient woodland. All our activities are built on four priorities: Getting outdoors, getting active, getting to know where your food comes from, getting in touch with nature.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** The Advancement Of Health Or Saving Of Lives, Disability, Environment/conservation/heritage
- **Who:** Children/young People, Other Charities Or Voluntary Bodies

Geography

- Throughout England

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£49,681	£50,933	-	-
2024-03-31	£41,904	£41,283	-	-
2023-03-31	£67,242	£49,102	-	-
2022-03-31	£78,968	£41,929	-	-
2021-03-31	£40,625	£37,123	-	-

Trustees

Name	Role	Appointed
Robert Crowley	Chair	2019-05-18
Martin Richmond-Coggan		2019-05-18
Mary Ann Richmond-Coggan		2019-05-18
Rebecca Lee		2019-09-18

THE PEARCE COGGAN FOUNDATION

England & Wales - Charity number 1189417

Accounts

**Annual Report to the Charities
Commission**
YEAR ENDING 31ST MARCH 2025



Company Reg No: 09341479

Charities Reg No: 1189417

THE PEARCE COGGAN FOUNDATION

TRUSTEE DIRECTORS' REPORT AND UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

**LEGAL AND ADMINISTRATIVE INFORMATION
FOR THE YEAR ENDED 31ST MARCH 2025**

The Pearce Coggan Foundation is a charitable company, limited by guarantee, incorporated on 4 December 2014, and registered as a charity on 11 May 2020. The company was established under a Memorandum of Association which established the objects and powers of the charitable company and is governed under its Articles of Association. In the event of the company being wound up members are required to contribute an amount not exceeding £10

The trustees when complete consist of at least 3 persons. There is not a maximum number of trustees, and the trustees may at any time appoint a trustee to fill a vacancy or as an additional trustee who is eligible and permitted to do so. The Chairperson shall serve for a term of 3 years and may be reappointed for successive 3-year terms (currently Mr R Crowley).

Trustee Directors	Robert Crowley (Chairman) Martin Richmond-Coggan MaryAnn Richmond-Coggan Rebecca Lee
Registered Office	Green Farm Church Lane Shadoxhurst Kent TN26 1LS
Company Reg. No.	09341479
Charities Reg. No	1189417
Bankers	HSBC 39 High Street Ashford Kent TN24 8TG

TRUSTEE DIRECTOR'S REPORT FOR THE YEAR ENDED 31ST MARCH 2025

The company was formed in December 2014 and was registered as a charity with the Charity Commission on 11th May 2020. The company is constituted under a Memorandum and Articles of Association and is limited by guarantee. It was formed with two purposes:

- to promote for the benefit of the inhabitants of London and the south-east of England by providing an area for use as a community garden and other activities and facilities for recreation or other leisure time occupation of individuals who have need of such facilities by reason of their youth, age, infirmity or disablement, financial hardship or social and economic circumstances or for the public at large in the interests of social welfare and with the object of improving the condition of life of the said inhabitants.
- to promote for the benefit of the public the conservation, protection and improvement of the physical and natural environment of the ancient woodlands and Wealden meadows around Shadoxhurst by engaging with organisations, such as wildlife and conservation charities on landscape scale conservation.

We help and inspire people who might otherwise find it difficult to do so to get outside, get active and connect with nature. We also work to conserve and enhance the local meadows and ancient woodland. All our activities are built on four priorities:

- Getting outdoors,
- Getting active,
- Getting to know where your food comes from,
- Getting in touch with nature.

We do this through several activities including:

- Outdoor Family Camping
- Activities around the Wildlife Community Garden
- Our ECOkids program
- Supporting vulnerable volunteers
- Working with other local charities and not-for-profit organisations

These activities and the development of supporting infrastructure are funded from donations from the owners of Green Farm and other members of the public, local fund-raising activities and grants from other charitable organisations. It is the trustees' objective that a significant proportion of the operational funding requirements will be met by donating the surplus from the commercial activities at Green Farm.

The Pearce Coggan Foundation is located at Green Farm in Shadoxhurst. The company has a lease agreement with the owners of Green Farm to lease the land used by the company for the Wildlife Community Garden for a peppercorn. The agreement also allows the company to use any other parts of Green Farm to deliver its charitable purpose free of charge.

We review our aims, objectives, and activities each year. This review looks at what we have achieved and the outcomes of our work in the 12 months to 31st March 2025. We have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing our aim and objectives in planning our future activities. In particular, the trustees consider how planned activities will contribute to the aims and objectives they set out.

BUSINESS REVIEW AND FUTURE PROSPECTS

2024-25 was a year of significant change. In particular, we started a relationship with Dandelion Time, a Maidstone based charity (CC#: 1136613). Dandelion Time (DT) is a nature-based charity that gives early support to children who've suffered from traumatic experiences such as domestic abuse and neglect. We help them overcome their emotional and behavioural issues to build self-esteem and confidence, and cope better at home, at school and in life.

DT's purpose is tightly aligned with our charitable objectives. During the year, DT therapists have been running sessions at Green Farm on Wednesdays, using the potting shed in the Community Garden, the space in the woodland at Fairyland and meeting the farm animals around the farm.

We are planning to build a 60 sq. metre Community Room during 2025-26 which will be used by DT three days a week, significantly increasing the impact that can be achieved through, what will become, their Ashford base. DT will rent this space on a part-time basis from PCF.

Outdoor Camping

Our Outdoor Family Camping programme uses our relationship the Outdoor People based in Hackney to deliver 5-day weeks for family camping in Fairyland, the woodland at Green Farm.

These camps are expensive to set up and run with each week costing nearly £10,000. This includes the costs associated with recruiting families into the program, mini-bus hire, travel for the less well-off families, food for the week etc. Unable to get grants, this year, we decided that PCF should fund the majority of the program and we ran a week at the end of May 2024.

Community Garden

The Wildlife Community Vegetable Garden is a key resource of the Pearce Coggan Foundation and a core aspect of our work.

We provide educational experiences and work placements for local children and offer volunteering opportunities for people who are seeking to manage mental health issues, reduce stress or spend more time outdoors.

The garden was created in 2015 from a 0.24 hectare (0.6 acres) rough piece of farmland, leased on a peppercorn rent from Green Farm. It was initially cleared by the farm's pigs and has been developed with wildlife in mind; we never use chemicals on the land.

During the year, Shelly Woodcock was the Garden Manager, working with our new part-time gardener, Nerys.

Shelly has brought a different dynamic to the garden and instigated a full "no-dig" policy. This fits perfectly with the PCF and Green Farm philosophies of "working in harmony with nature". Every time a spade or fork turns over the soil, it is harming the soil in 3 ways: it exposes precious carbon to the air which oxidises and goes off as carbon dioxide; it exposes and loses moisture, and it disrupts the biology, breaking up fungal webs, harming bacteria and cutting up worms. Not digging makes a significant contribution to soil health and carbon sequestration.

The Marlise Meuter greenhouse, which was bought with a number of donations in 2023, has proven its worth, not only as a space for growing but also a great location for the weekly pop-up in inclement weather.

We have been fortunate enough to build a strong relationship with a local Community Service team who, for several years, have brought a small group on payback to the garden each week. This has been a valuable resource for the garden and is directly in line with our charitable purpose.

Throughout the year our staff and volunteers help us to grow a range of produce, which we sell to Green Farm Spa & Retreats and, for donations, at a weekly pop-up shop to raise much-needed funds. Produce and the pop-up shop donations together raised £3,812 during the year (FY23: £2,825).

Our ability to provide volunteering opportunities is important to us and we have a few volunteers who come regularly, WWOOFers (World-Wide Opportunities on Organic Farms) who stay at Green Farm and volunteer both on the farm and in the garden, and of course the regular Community Service. During the year, we have had the following volunteer activity in the garden:

- Volunteer people-days: 267 (FY24: 230), delivering 1,169 volunteer hours (FY24: 1,032)

School Visits

Visits by year groups from local primary schools is becoming a focus for us with the pupils spending their time out on the farm and in the garden. In the garden, they learn about edible plants, propagation and pollination, fitting in with their curriculum. In FY25, we had three visits from local primary schools totalling 50 pupils. This is a program that we are developing.

Pop up Stall / Coffee

The company started a weekly pop-up vegetable stall in May 2020 to encourage visitors to come to the Community Garden. Run entirely by volunteers, this has become a regular weekly event for the local community and has built up a small but committed visitor base who enjoy coffee and cake and a chat. The donations given each week are useful source of additional income.

We continue to average between 8 and 12 visitors each week, sometimes more. This is an important weekly socialising activity for those who do come. The pop-up currently meets in the Marlise Meuter greenhouse which limits our ability to grow the event and does provide some constraints on our ability to use it for its proper purpose – growing plants. This event will move into the new Community Room during FY26, which will provide a much better home.

ECOKids

Autumn 2022 saw the start of our new ECOKids program with Jenny Ramsay leading regular weekly nature-focused activities for pre-school children during term times. The participants, with their mothers/carers spend about 2 hours at Green Farm, in the Community Garden and in Fairyland with a different nature theme each week, directly fitting our objectives of getting kids outdoors and in touch with nature. During FY25, over the five 5-week terms, we had a total of 43 children participating (FY24: 38).

We also run extra events in school half-terms that can include slightly older children. During FY25 we ran two of these events (FY24:5) with a total of 34 child participants (FY24: 53).

The proceeds from running these events go to Jenny; PCF is willing to fund free or discounted places to low-income families.

Family Events

We opened the garden during the year to two, large family events: an Easter-Egg Trail in April and a Teddy-Bears' Picnic in July. Both events were free of charge, and each brought well over 150 visitor families to the garden. The Easter Eggs and the Teddy Bears were hidden around the garden and in Fairyland, encouraging visitors to be walking in nature.

Conservation

While most of PCF activities have been focused on the first of our charitable purposes, helping and inspiring people who might otherwise find it difficult to do so to get outside, get active and connect with nature, we are conscious that we have a second purpose which can be paraphrased as working in collaboration with others to improve biodiversity on a landscape scale.

Green Farm has been closely involved with Kent Wildlife Trust (KWT) for over 15 years including commissioning a survey of the biodiversity of all the meadows, sponsoring an apprentice and the creation of an annual nature calendar for the Ashford Meadows Project that included Green Farm.

KWT created an Upper Beult Farmer Cluster in 2019. The largest tributary of the Upper Beult runs at the bottom of Fairyland and Green Farm/PCF became inaugural members. Since then, we have been working with the cluster on various biodiversity projects including improving habitats for Nightingales & Turtle Doves.

In 2021, Southeast Rivers Trust (SERT) came to us with a project for the improvement of the water quality in the Beult. The Beult is the only clay valley river in Kent and is a designated SSSI (Site of Special Scientific Interest) from Marden, 7 miles downstream from Green Farm to its junction with the Medway. The work will include nature-based solutions to flood the bottom of Fairyland, including Leaky-Woody Dams, blocking the stream itself and digging scrapes to hold water. This work will be done in 2015 and will provide an income stream for PCF.

Future Prospects

The owners of Green Farm are committed to funding the company to the extent necessary so that it can carry out its purposes without having to rely on grants to meet its operational expenses. The charity will seek grants to support the funding of capital infrastructure projects. As the commercial activities at Green Farm become profitable, these will generate the funds required; in the meantime, any shortfall is given as private donations by the owners of Green Farm. The Trustees are confident that this funding model is sustainable.

We have decided that we will convert an existing store into the 60sq. metre Community Room that we have been planning. This is instead of building a new building for which we have achieved planning consent. Dandelion Time will rent the facility 3 days a week and they will give PCF £15,000 advanced rent to help fund the build. This room will provide an exciting new facility for both charities, giving a warm, dry space for school visits, the weekly pop-up coffee shop and for Dandelion Time to deliver their counselling sessions. This will provide a significant revenue stream for PCF once the DT advance has been wound down.

The Beult resilience project will be constructed during 2025, deepening our relationship with KWT and SERT and providing an exciting new habitat for wetland flora and fauna, and a 5-year revenue stream for PCF.

FINANCIAL REVIEW

General

The Trustee Directors are responsible for preparing the Trustee Directors' report and the financial statements in accordance with applicable law and United Kingdom Accounting standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the directors to prepare financial statements for each financial year. Under company law the Trustee Directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including income and expenditure, of the charitable company for that period. In preparing these financial statements the Trustee Directors are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and accounting estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in operation.

The Trustee Directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Company's Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In preparing this report the Trustee Directors have taken advantage of the small companies' exemptions provided by section 41SA of the Companies Act 2006. This report was approved by the Directors on 11th November 2025 and signed on their behalf by:

Mr M Richmond-Coggan

Trustee Director

Income Statement for the year to 31st March 2025

	PCF FY2025		PCF FY2024	
Income				
PCF Income				
Produce Sales	£	1,249.00	£	760.00
Pop-Up Shop Donations	£	2,563.00	£	2,065.00
PCF Donation Income - M&M	£	22,120.00	£	26,800.00
PCF Donation Income - Corporates	£	6,470.00	£	-
PCF Donation Income - Other	£	1,165.39	£	3,928.16
PCF Program Income	£	7,520.32	£	960.00
SouthernWater/SERT	£	1,110.53	£	-
Gift Aid Received	£	5,482.84	£	7,391.25
Grants received	£	2,000.00	£	-
Total Income	£	49,681.08	£	41,904.41
Expenses				
Direct Costs	£	8,877.16	£	1,443.26
Staff Costs	£	35,148.59	£	36,432.00
Office Costs	£	34.00	£	37.84
Bank Interest Paid	£	73.45	£	69.66
Bank Fees	£	7.37	£	11.64
Audit & Accountancy fees	£	150.00	£	-
Insurance	£	65.27	£	-
Advertising & Marketing	£	33.00	£	161.38
General Expenses	£	44.00	£	42.00
Entertainment	£	146.25	£	-
Legal Expenses	£	36.58	£	18.60
Maintenance & Repairs	£	180.00	£	3,067.17
Total Expenses	£	44,795.67	£	41,283.55
Surplus Generated	£	4,885.41	£	620.86
Extraordinary Expense				
Depreciation Expense	£	6,137.81	£	7,485.13
Total Extraordinary Expense	£	6,137.81	£	7,485.13
Change in Net Assets	-£	1,252.40	-£	6,864.27

Notes to the Income Statement

1. Personal donations to the company totalled £25,848 (FY24: £30,728). £22,120 (FY24: £26,800) was donated by the owners of Green Farm.

Balance Sheet at 31st March 2024

	PCF FY2025		PCF - FY 2024	
Fixed Assets				
Tangible Assets	£	42,824.87	£	47,923.09
Total Fixed Assets	£	42,824.87	£	47,923.09
Current Assets				
Cash at bank and in hand	£	476.69	£	150.72
Total Current Assets	£	476.69	£	150.72
Creditors: amounts falling due within one year				
Accounts Payable	£	6,817.52	£	47.50
Accruals	£	725.00	-£	1,626.25
PAYE & NIC Payable	£	878.01	£	781.41
Pensions Control	£	134.08	£	117.21
ECOkids holding account	£	140.00	£	303.50
Total Creditors: amounts falling due within one year	£	8,694.61	-£	376.63
Net Current Assets (Liabilities)	-£	8,217.92	£	527.35
Total Assets less Current Liabilities	£	34,606.95	£	48,450.44
Creditors: amounts falling due after more than one year				
Directors Loans	£	42,187.79	£	54,778.88
Total Creditors: amounts falling due after more than one year	£	42,187.79	£	54,778.88
Net Assets	-£	7,580.84	-£	6,328.44
Capital and Reserves				
Current Year Surplus	-£	1,252.40	-£	6,864.27
Retained Surplus	-£	6,328.44	£	535.83
Total Capital and Reserves	-£	7,580.84	-£	6,328.44

Notes to the Balance Sheet

1. Accounts payable included £6,737 due to Outdoor People as our contribution to the 2024 camping program
2. Creditors falling due after more than one year represents interest free long-term loans made by the owners of Green Farm to fund the company since it started in December 2014 until it achieved charitable status in May 2020 plus recent support beyond their Gift Aid limits.

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEE DIRECTORS

I report on the financial statements of the company for the year ended 31 March 2023 which are set out above.

Respective responsibilities of the Trustee Directors and Examiner

The Trustees who are also the directors of the company for the purposes of company law, are responsible for the preparation of the financial statements. The Trustee Directors consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the Act and Part 16 of the Companies Act 2006 and that an independent examination is needed. Having satisfied myself that the company is not subject to audit under charity or company law and is eligible for independent examination, it is my responsibility to:

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

Basis of independent examiner's report

My 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 company and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the financial statements and seeking explanations from you as the Trustee Directors 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 financial statements present a 'true and fair view' and the report is limited to those matters set out in the statement below.

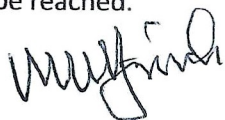
Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that, in any material respect:

- the accounting records were not kept soundly (as would be required in accordance with section 130 of the Charities Act); or
- the accounts did not accord with the accounting records.

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.

Signed:



A M Business Services

7 Thornlea
Ashford, Kent
TN23 3JX
Tel: 01233 645483

Dated:

29/1/26.

THE PEARCE COGGAN FOUNDATION

England & Wales - Charity number 1189417

Accounts

**Annual Report to the Charities
Commission**
YEAR ENDING 31ST MARCH 2024



Company Reg No: 09341479

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THE PEARCE COGGAN FOUNDATION

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TRUSTEE DIRECTOR'S REPORT FOR THE YEAR ENDED 31ST MARCH 2024

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- Outdoor Family Camping
- Activities around the Wildlife Community Garden
- Our ECOkids program
- Supporting vulnerable volunteers
- Working with other local charities and not-for-profit organisations

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BUSINESS REVIEW AND FUTURE PROSPECTS

2023-24 was a consolidation year, consolidating the developments in the garden, consolidating our relationships with environmental charities and developing a new relationship with a major Kent charity.

Outdoor Family Camping

Our Outdoor Family Camping programme uses our relationship the Outdoor People based in Hackney to deliver 5-day weeks for family camping in Fairyland, the woodland at Green Farm.

These camps are expensive to set up and run with each week costing nearly £10,000. This includes the costs associated with recruiting families into the program, mini-bus hire, travel for the less well-off families, food for the week etc. Unfortunately, neither PCF nor Outdoor People were able to find funding for the programme this year; we are, however, committed to running at least one week during calendar 2024.

Community Garden

The Wildlife Community Vegetable Garden is a key resource of the Pearce Coggan Foundation and a core aspect of our work.

We provide educational experiences and work placements for local children and offer volunteering opportunities for people who are seeking to manage mental health issues, reduce stress or spend more time outdoors.

The garden was created in 2015 from a 0.24 hectare (0.6 acres) rough piece of farmland, leased on a peppercorn rent from Green Farm. It was initially cleared by the farm's pigs and has been developed with wildlife in mind; we never use chemicals on the land.

During the year, Shelly Woodcock was the Garden Manager, working with our adult, horticulture apprentice, Emma.

Shelly has brought a different dynamic to the garden and instigated a full "no-dig" policy. This fits perfectly with the PCF and Green Farm philosophies of "working in harmony with nature". Every time a spade or fork turns over the soil, it is harming the soil in 3 ways: it exposes precious carbon to the air which oxidises and goes off as carbon dioxide; it exposes and loses moisture and it disrupts the biology, breaking up fungal webs, harming bacteria and cutting up worms. Not digging makes a significant contribution to soil health and carbon sequestration.

The Marlise Meuter greenhouse, which was bought with a number of donations in 2023, has proven its worth, not only as a space for growing but also a great location for the weekly pop-up in inclement weather.

We have been fortunate enough to build a strong relationship with a local Community Service team who, for several years, have brought a small group on payback to the garden each week. This has been a valuable resource for the garden and is directly in line with our charitable purpose.

Throughout the year our staff and volunteers help us to grow a range of produce, which we sell to Green Farm Spa & Retreats and at a weekly pop-up shop to raise much-needed funds. Produce sales and the pop-up shop donations together raised £2,825 during the year (FY23: £3,530).

Our ability to provide volunteering opportunities is important to us and we have a few volunteers who come regularly, WWOOFers (World-Wide Opportunities on Organic Farms) who stay at Green Farm and volunteer both on the farm and in the garden, and, of course the regular Community Service. During the year, we have had the following volunteer activity in the garden:

- Volunteer people-days: 230 (FY23: 212), delivering 1,032 volunteer hours (FY23: 1,262)

School Visits

Visits by year groups from local primary schools is becoming a focus for us with the pupils spending their time out on the farm and in the garden. In the garden, they learn about edible plants, propagation and pollination, fitting in with their curriculum. In FY24, we had two visits from High Halden School totalling 45 pupils. This is a program that we are developing.

Pop up Stall / Coffee

The company started a weekly pop-up vegetable stall in May 2020 to encourage visitors to come to the Community Garden. Run entirely by volunteers, this has become a regular weekly event for the local community and has built up a small but committed visitor base who enjoy coffee and cake and a chat. The donations given each week are useful source of additional income.

We continue to average between 8 and 12 visitors each week, sometimes more. This is an important weekly socialising activity for those who do come.

ECOKids

Autumn 2022 saw the start of our new ECOKids program with Jenny Ramsay leading regular weekly nature-focused activities for pre-school children during term times. The participants, with their mothers/carers spend about 2 hours at Green Farm, in the Community Garden and in Fairyland with a different nature theme each week, directly fitting our objectives of getting kids outdoors and in touch with nature. During FY24, over the three 5-week terms, we had a total of 38 children participating (FY23: 33).

We also run extra events in school half-terms that can include slightly older children. During FY23 we ran five of these events (FY23:6) with a total of 53 child participants (FY23: 53).

The proceeds from running these events go to Jenny; PCF is willing to fund free or discounted places to low-income families.

Family Events

We opened the garden during the year to two, large family events: an Easter-Egg Trail in April and a Teddy-Bears' Picnic in July. Both events were free of charge, and each brought well over 100 visitor families to the garden. The Easter Eggs and the Teddy Bears were hidden around the garden and in Fairyland, encouraging visitors to be walking in nature.

Future Prospects

The owners of Green Farm are committed to funding the company to the extent necessary so that it can carry out its purposes without having to rely on grants to meet its operational expenses. The charity will seek grants to support the funding of capital infrastructure projects. As the commercial activities at Green Farm become profitable, these will generate the funds required; in the meantime, any shortfall is given as private donations by the owners of Green Farm. The Trustees are confident that this funding model is sustainable.

Having been unable to run any Family Camping weeks during 2023 we, together with Outdoor People, are determined to run at least one in 2024.

We are now developing a relationship with a Maidstone-based charity, Dandelion Time. Dandelion Time are a nature-based charity that works with children and their wider family to overcome issues and difficulties. They help them find opportunities for change and rebuild relationships while

creating happy memories along the way. Our intention is for the Pearce Coggan Foundation to become an Ashford base for them.

Working with Dandelion Time, we have made a planning application in March 2024 to build a 8M x 6.5M Community Room at the Community Garden, co-funding the development. This will provide an exciting new facility for both charities, giving a warm, dry space for school visits, the weekly pop-up coffee shop and for Dandelion Time to deliver their counselling sessions.

FINANCIAL REVIEW

General

The Trustee Directors are responsible for preparing the Trustee Directors' report and the financial statements in accordance with applicable law and United Kingdom Accounting standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the directors to prepare financial statements for each financial year. Under company law the Trustee Directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including income and expenditure, of the charitable company for that period. In preparing these financial statements the Trustee Directors are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and accounting estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in operation.

The Trustee Directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Company's Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In preparing this report the Trustee Directors have taken advantage of the small companies' exemptions provided by section 41SA of the Companies Act 2006. This report was approved by the Directors on 11th November 2024 and signed on their behalf by:

Mr M Richmond-Coggan
Trustee Director

Income Statement for the year to 31st March 2024

	FY 24	FY 23
Income		
PCF Income		
Produce Sales	£ 760.00	£ 720.00
Pop-Up Shop Donations	£ 2,065.00	£ 2,810.39
Ashford Borough Council Grants Received	£ -	£ 7,019.00
Donation Income	£ 30,728.16	£ 45,960.61
Gift Aid Received	£ 7,391.25	£ 9,333.96
Total PCF Income	£ 40,944.41	£ 65,843.96
PCF Program Income	£ 960.00	£ 1,398.50
Total Income	£ 41,904.41	£ 67,242.46
Expenses		
Direct Costs	£ 1,368.26	£ 2,277.70
PCF Program Expenses	£ -	£ 2,500.00
Staff Costs	£ 36,387.00	£ 32,110.28
Cleaning	£ 120.00	£ -
Office Costs	£ 49.48	£ 37.61
Insurance	£ -	£ 192.02
Other Administrative Costs	£ 291.64	£ 14.67
Routine Maintenance	£ 3,067.17	£ 6,921.45
Total Expenses	£ 41,283.55	£ 44,053.73
Surplus Generated	£ 620.86	£ 23,188.73
Extraordinary Expense		
Depreciation Expense	£ 7,485.13	£ 5,048.40
Total Extraordinary Expense	£ 7,485.13	£ 5,048.40
Profit Before Taxation	-£ 6,864.27	£ 18,140.33
Change in Net Assets	-£ 6,864.27	£ 18,140.33

Notes to the Income Statement

1. Personal donations to the company totalled £30,728 (FY22: 45,960). £26,800 (FY22: £34,350) was donated by the owners of Green Farm.
2. PCF Program Expenses in FY23 represented a £2,500 contribution towards Outdoor Family Camping

Balance Sheet at 31st March 2024

	FY 24	FY 23
Fixed Assets		
Tangible Assets	47,923.09	54,752.42
Total Fixed Assets	47,923.09	54,752.42
Current Assets		
Cash at bank and in hand	150.72	194.95
Accruals	1,626.25	0.00
Total Current Assets	1,776.97	194.95
Creditors: amounts falling due within one year		
Accounts Payable	47.50	507.50
PAYE & NIC Payable	781.41	651.61
Pensions Control	117.21	124.77
ECOkids holding account	303.50	350.00
Total Creditors: amounts falling due within one year	1,249.62	1,633.88
Net Current Assets (Liabilities)	527.35	(1,438.93)
Total Assets less Current Liabilities	48,450.44	53,313.49
Creditors: amounts falling due after more than one year		
Directors Loans	54,778.88	52,777.66
Total Creditors: amounts falling due after more than one year	54,778.88	52,777.66
Net Assets	(6,328.44)	535.83
Capital and Reserves		
Current Year Surplus	(6,864.27)	18,140.33
Retained Surplus	535.83	(17,604.50)
Total Capital and Reserves	(6,328.44)	535.83

Notes to the Balance Sheet

1. The accrual of £1,626 in FY24 represents Gift Aid receivable from FY24 donations that was received in April 2024
2. Creditors falling due after more than one year represents interest free long-term loans made by the owners of Green Farm to fund the company since it started in December 2014 until it achieved charitable status in May 2020 plus recent support beyond their Gift Aid limits.

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEE DIRECTORS

I report on the financial statements of the company for the year ended 31 March 2023 which are set out above.

Respective responsibilities of the Trustee Directors and Examiner

The Trustees who are also the directors of the company for the purposes of company law, are responsible for the preparation of the financial statements. The Trustee Directors consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the Act and Part 16 of the Companies Act 2006 and that an independent examination is needed. Having satisfied myself that the company is not subject to audit under charity or company law and is eligible for independent examination, it is my responsibility to:

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

Basis of independent examiner's report

My 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 company and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the financial statements and seeking explanations from you as the Trustee Directors 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 financial statements present a 'true and fair view' and the report is limited to those matters set out in the statement below.

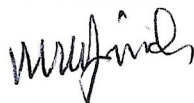
Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that, in any material respect:

- the accounting records were not kept soundly (as would be required in accordance with section 130 of the Charities Act); or
- the accounts did not accord with the accounting records.

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.

Signed:



Dated:

16/12/24.

A M Business Services

7 Thornlea
Ashford, Kent
TN23 3JX
Tel: 01233 645483

THE PEARCE COGGAN FOUNDATION

England & Wales - Charity number 1189417

Accounts

**Annual Report to the Charities
Commission**
YEAR ENDING 31ST MARCH 2023



PEARCE COGGAN
foundation

Company Reg No: 09341479

Charities Reg No: 1189417

THE PEARCE COGGAN FOUNDATION

TRUSTEE DIRECTORS' REPORT AND UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2023

**LEGAL AND ADMINISTRATIVE INFORMATION
FOR THE YEAR ENDED 31ST MARCH 2023**

The Pearce Coggan Foundation is a charitable company, limited by guarantee, incorporated on 4 December 2014, and registered as a charity on 11 May 2020. The company was established under a Memorandum of Association which established the objects and powers of the charitable company and is governed under its Articles of Association. In the event of the company being wound up members are required to contribute an amount not exceeding £10

The trustees when complete consist of at least 3 persons. There is not a maximum number of trustees, and the trustees may at any time appoint a trustee to fill a vacancy or as an additional trustee who is eligible and permitted to do so. The Chairperson shall serve for a term of 3 years and may be reappointed for successive 3-year terms (currently Mr R Crowley).

Trustee Directors	Robert Crowley (Chairman) Martin Richmond-Coggan MaryAnn Richmond-Coggan Rebecca Lee
Registered Office	Green Farm Church Lane Shadoxhurst Kent TN26 1LS
Company Reg. No.	09341479
Charities Reg. No	1189417
Bankers	HSBC 39 High Street Ashford Kent TN24 8TG

TRUSTEE DIRECTOR'S REPORT FOR THE YEAR ENDED 31ST MARCH 2023

The company was formed in December 2014 and was registered as a charity with the Charity Commission on 11th May 2020. The company is constituted under a Memorandum and Articles of Association and is limited by guarantee. It was formed with two purposes:

- to promote for the benefit of the inhabitants of London and the south-east of England by providing an area for use as a community garden and other activities and facilities for recreation or other leisure time occupation of individuals who have need of such facilities by reason of their youth, age, infirmity or disablement, financial hardship or social and economic circumstances or for the public at large in the interests of social welfare and with the object of improving the condition of life of the said inhabitants.
- to promote for the benefit of the public the conservation, protection and improvement of the physical and natural environment of the ancient woodlands and Wealden meadows around Shadoxhurst by engaging with organisations, such as wildlife and conservation charities on landscape scale conservation.

We help and inspire people who might otherwise find it difficult to do so to get outside, get active and connect with nature. We also work to conserve and enhance the local meadows and ancient woodland. All our activities are built on four priorities:

- Getting outdoors,
- Getting active,
- Getting to know where your food comes from,
- Getting in touch with nature.

We do this through several activities including:

- Outdoor Family Camping
- Activities around the Wildlife Community Garden
- Supporting vulnerable volunteers
- Working with other local charities and not-for-profit organisations

These activities and the development of supporting infrastructure are funded from donations from the owners of Green Farm and other members of the general public, local fund-raising activities and grants from other charitable organisations. It is the trustees' objective that a significant proportion of the operational funding requirements will be met by the surplus from the commercial activities at Green Farm.

The Pearce Coggan Foundation is located at Green Farm in Shadoxhurst. The company has a lease agreement with the owners of Green Farm to lease the land used by the company for the Wildlife Community Garden for a peppercorn. The agreement also allows the company to use any other parts of Green Farm to deliver its charitable purpose free of charge.

We review our aims, objectives, and activities each year. This review looks at what we have achieved and the outcomes of our work in the 12 months to 31st March 2023. We have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing our aim and objectives in planning our future activities. In particular, the trustees consider how planned activities will contribute to the aims and objectives they set out.

BUSINESS REVIEW AND FUTURE PROSPECTS

2022-23 was a year of getting back following the pandemic with two weeks of Outdoor Family Camping and, importantly for PCF, the year that we invested heavily in a new greenhouse for the Wildlife Community Garden.

Outdoor Family Camping

Our Outdoor Family Camping programme uses our relationship the Outdoor People based in Hackney to deliver 5-day weeks for family camping in Fairyland, the woodland at Green Farm. During the year, we were again able to run 2 Family Camping weeks, one at the beginning of June and one in August.

In 2022-23 through the Outdoor Family Camping programme, we reached:

- 9 families, 5 of them new. 60% single-parents
- 32 people, 16 adults (including 5 volunteers with children, 3 without) and 16 children aged 2 – 15)
- >70% BAME
- All low income

These camps are expensive to set up and run with each week costing well over £5,000. This includes the costs associated with recruiting families into the program, mini-bus hire, travel for the less well-off families, food for the week etc.

Community Garden

The Wildlife Community Vegetable Garden is a key resource of the Pearce Coggan Foundation.

The Community Wildlife Vegetable Garden is a core aspect of our work. We provide educational experiences and work placements for local children and offer volunteering opportunities for people who are seeking to manage mental health issues, reduce stress or spend more time outdoors.

The garden was created in 2015 from a 0.24 hectare (0.6 acres) rough piece of farmland, leased on a peppercorn rent from Green Farm. It was initially cleared by the farm's pigs and has been developed with wildlife in mind; we never use chemicals on the land.

We started the year with a part-time manager, Catherine Farr, who was looking after our volunteers, vulnerable adults and children and the wildlife, Shelly Woodcock responsible for the vegetable growing and our horticultural apprentice, Russell, who started with us on work experience but became a formal apprentice in October 2020.

Catherine left us in September 2022 at which point Shelly was appointed as the Garden Manager, working 4 days per week. Russell left us in the summer, and we were very pleased to see him get a good job at a local landscaping company. We took on a new, adult, horticulture apprentice, Emma, in September.

Shelly has brought a different dynamic to the garden and instigated a full "no-dig" policy. This fits perfectly with the PCF and Green Farm philosophies of "working in tune with nature". Every time a spade or fork turns over the soil, it is harming the soil in 3 ways: it exposes precious carbon to the air which oxidises and goes off as carbon dioxide; it exposes and loses moisture and it disrupts the biology, breaking up fungal webs, harming bacteria and cutting up worms. Not digging makes a significant contribution to soil health and carbon sequestration.

We have been fortunate enough to build a strong relationship with a local Community Service team who, for several years, have brought a small group on payback to the garden each week. This has been a valuable resource for the garden and is directly in line with our charitable purpose.

Throughout the year our staff and volunteers help us to grow a range of produce, which we sell to Green Farm Spa & Retreats and at a weekly pop-up shop to raise much-needed funds. Produce sales and the pop-up shop donations together raised £3,530 during the year (FY22: £3,108).

During the year, we have had the following volunteer activity in the garden:

- Volunteer days: 299 (FY22: 161)
- Volunteer hours: 1,262 (FY22: 546)

Pop up Stall / Coffee

The company started a weekly pop-up vegetable stall in May 2020 to encourage visitors to come to the Community Garden. Run entirely by volunteers, this has become a regular weekly event for the local community and has built up a small but committed visitor base who enjoy coffee and cake and a chat. The donations given each week are useful source of additional income; these amounted to £2,251 in the year, plus the associated gift aid (FY21 £1,500.50).

We continue to average between 8 and 12 visitors each week, sometimes more. This is an important weekly socialising activity for those who do come.

The New Greenhouse

Since we started the garden, we have been using 3 donated second-hand garden greenhouses. These worked reasonably well, but lost panes of glass whenever the wind blew! By the beginning of 2022, we realised that we needed a “proper” greenhouse, so we raised funds and bought and installed a 30ft x 12ft aluminium framed greenhouse.



We are really grateful to our funders:

Ashford Borough Council	£7,000
The Steenbergen Stichting Foundation	£5,000
Thistles Mission	£2,500
Personal donations	£6,610
Donations by Green Farm owners	£7,076
	=====
	£28,816
	=====

ECOKids

Autumn 2022 saw the start of our new ECOKids program with Jenny Ramsay leading regular weekly nature-focused activities for pre-school children during term times. The participants, with their mothers/carers spend about 2 hours at Green Farm, in the Community Garden and in Fairyland with a different nature theme each week, directly fitting our objectives of getting kids outdoors and in touch with nature. During FY23, over the three 5-week terms, we had a total of 33 children participating, with 32 adults.

We also run extra events in school half-terms that can include slightly older children. During FY23 we ran six of these events with a total of 53 child participants supported by 29 adults.

The proceeds from running these events go to Jenny; PCF is willing to fund free or discounted places to low-income families.

Christmas Market

Having held our first Christmas Market in December 2020 in the midst of the pandemic, with all the necessary precautions, we held our second one in December 2021 without the restrictions and our third one in December 2022. It is our intention to hold this every year, for it to become an established village event. We have a small number of stalls run by our volunteers and third-party local businesses who hold the same values as us.

This event raised £1,398 (FY22 £786) from approximately 300 visitors.

Future Prospects

The owners of Green Farm are committed to funding the company to the extent necessary so that it can carry out its purposes without having to rely on grants to meet its operational expenses. The charity will seek grants to support the funding of capital infrastructure projects. As the commercial activities at Green Farm become profitable, these will generate the funds required; in the meantime, any shortfall is given as private donations by the owners of Green Farm. The Trustees are confident that this funding model is sustainable.

We know that Outdoor People are not able to run any Family Camping weeks during 2023 as they were unsuccessful in raising the necessary grant money. It is our intention to re-establish this in 2024, including increasing the contribution from PCF.

We are also planning to create family days in the Community Garden and Fairyland during the holidays in 2023: An Easter Egg Hunt at Easter and a Teddy Bears' Picnic in the summer.

FINANCIAL REVIEW

General

The Trustee Directors are responsible for preparing the Trustee Directors' report and the financial statements in accordance with applicable law and United Kingdom Accounting standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the directors to prepare financial statements for each financial year. Under company law the Trustee Directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including income and expenditure, of the charitable company for that period. In preparing these financial statements the Trustee Directors are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and accounting estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in operation.

The Trustee Directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Company's Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In preparing this report the Trustee Directors have taken advantage of the small companies' exemptions provided by section 41SA of the Companies Act 2006. This report was approved by the Directors on and signed on their behalf by:

Mr M Richmond-Coggan
Trustee Director

Income Statement for the year to 31st March 2023

	FY23	FY22
Income		
Produce Sales	£ 720.00	£ 857.25
Pop-Up Shop Donations	£ 2,810.39	£ 2,251.23
Fundraising Events	£ 1,398.50	£ 786.70
Grants received	£ 7,019.00	£ -
Donation Income	£ 45,960.61	£ 54,630.00
Gift Aid Received	£ 9,333.96	£ 20,443.59
Total Income	£ 67,242.46	£ 78,968.77
Expenses		
Direct Costs	£ 4,777.70	£ 3,141.95
Staff Costs	£ 32,110.28	£ 30,121.39
Consulting	£ -	£ 1.00
Office Costs	£ 37.61	£ 454.54
Other Administrative Costs	£ 206.69	£ 199.65
Routine Maintenance	£ 6,921.45	£ 4,799.96
Projects	£ -	£ 1.00
Total Expenses	£ 44,053.73	£ 38,719.49
Surplus Generated	£ 23,188.73	£ 40,249.28
Extraordinary Expense		
Depreciation Expense	£ 5,048.40	£ 3,212.17
Total Extraordinary Expense	£ 5,048.40	£ 3,212.17
Change in Net Assets	£ 18,140.33	£ 37,037.11

Notes to the Income Statement

1. Donations to the company totalled £45,960 (FY22: 54,630). £34,350 (FY22: £48,189) was donated by the owners of Green Farm.
2. Gift Aid received in FY22 of £20,443 included £6,323 relating to donations received in FY21
3. Direct costs in FY23 included £2,500 contribution towards Outdoor Family Camping

Balance Sheet at 31st March 2023

	FY23	FY22
Fixed Assets		
Tangible Assets	£ 54,752.42	£ 27,939.49
Total Fixed Assets	£ 54,752.42	£ 27,939.49
Current Assets		
Cash at bank and in hand	£ 194.95	£ 474.39
Accruals	£ -	£ 3,343.50
Total Current Assets	£ 194.95	£ 3,817.89
Creditors: amounts falling due within one year		
Accounts Payable	£ 507.50	£ 240.10
PAYE & NIC Payable	£ 651.61	£ 376.07
Pensions Payable	£ 124.77	£ 42.88
ECOkids Holding Account	£ 350.00	£ -
Total Creditors: amounts falling due within one year	£ 1,633.88	£ 659.05
Net Current Assets (Liabilities)	-£ 1,438.93	£ 3,158.84
Total Assets less Current Liabilities	£ 53,313.49	£ 31,098.33
Creditors: amounts falling due after more than one year		
Directors Loans	£ 52,777.66	£ 48,702.83
Total Creditors: amounts falling due after more than one year	£ 52,777.66	£ 48,702.83
Net Assets	£ 535.83	-£ 17,604.50
Capital and Reserves		
Current Year Surplus	£ 18,140.33	£ 37,039.11
Retained Surplus	-£ 17,604.50	-£ 54,643.61
Total Capital and Reserves	£ 535.83	-£ 17,604.50

Notes to the Balance Sheet

1. The accrual of £3,343 in FY22 represents Gift Aid receivable from FY22 donations that was received in April 2022
2. Creditors falling due after more than one year represents interest free long-term loans made by the owners of Green Farm to fund the company since it started in December 2014 until it achieved charitable status in May 2020 plus recent support beyond their Gift Aid limits.

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INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEE DIRECTORS

I report on the financial statements of the company for the year ended 31 March 2023 which are set out above.

Respective responsibilities of the Trustee Directors and Examiner

The Trustees who are also the directors of the company for the purposes of company law, are responsible for the preparation of the financial statements. The Trustee Directors consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the Act and Part 16 of the Companies Act 2006 and that an independent examination is needed. Having satisfied myself that the company is not subject to audit under charity or company law and is eligible for independent examination, it is my responsibility to:

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

Basis of independent examiner's report

My 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 company and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the financial statements and seeking explanations from you as the Trustee Directors 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 financial statements present a 'true and fair view' and the report is limited to those matters set out in the statement below.

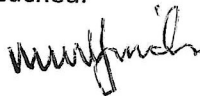
Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that, in any material respect:

- the accounting records were not kept soundly (as would be required in accordance with section 130 of the Charities Act); or
- the accounts did not accord with the accounting records.

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.

Signed:


M W FINCH, FAAP.

Dated:

22/1/24.

A M Business Services
7 Thornlea
Ashford, Kent
TN23 3JX
Tel: 01233 645483

A M Business Services

7 Thomas
Aston Hill
TN32 3JA
Tel: 01232 94283

THE PEARCE COGGAN FOUNDATION

England & Wales - Charity number 1189417

Accounts

Annual Report to the Charities Commission

YEAR ENDING 31ST MARCH 2022



PEARCE COGGAN
foundation

Company Reg No: 09341479

Charities Reg No: 1189417

THE PEARCE COGGAN FOUNDATION

TRUSTEE DIRECTORS' REPORT AND UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2022

LEGAL AND ADMINISTRATIVE INFORMATION FOR THE YEAR ENDED 31ST MARCH 2022

The Pearce Coggan Foundation is a charitable company, limited by guarantee, incorporated on 4 December 2014 and registered as a charity on 11 May 2020. The company was established under a Memorandum of Association which established the objects and powers of the charitable company and is governed under its Articles of Association. In the event of the company being wound up members are required to contribute an amount not exceeding £10

The trustees when complete consist of at least 3 persons. There is not a maximum number of trustees, and the trustees may at any time appoint a trustee to fill a vacancy or as an additional trustee who is eligible and permitted to do so. The Chairperson shall serve for a term of 3 years and may be reappointed for successive 3-year terms (currently Mr R Crowley).

Trustee Directors	Robert Crowley (Chairman) Martin Richmond-Coggan MaryAnn Richmond-Coggan Rebecca Lee
Registered Office	Green Farm Church Lane Shadoxhurst Kent TN26 1LS
Company Reg. No.	09341479
Charities Reg. No	1189417
Bankers	HSBC 39 High Street Ashford Kent TN24 8TG

TRUSTEE DIRECTOR'S REPORT FOR THE YEAR ENDED 31ST MARCH 2022

The company was formed in December 2014 and was registered as a charity with the Charity Commission on 11th May 2020. The company is constituted under a Memorandum and Articles of Association and is limited by guarantee. It was formed with two purposes:

- to promote for the benefit of the inhabitants of London and the south-east of England by providing an area for use as a community garden and other activities and facilities for recreation or other leisure time occupation of individuals who have need of such facilities by reason of their youth, age, infirmity or disablement, financial hardship or social and economic circumstances or for the public at large in the interests of social welfare and with the object of improving the condition of life of the said inhabitants.
- to promote for the benefit of the public the conservation, protection and improvement of the physical and natural environment of the ancient woodlands and Wealden meadows around Shadoxhurst by engaging with organisations, such as wildlife and conservation charities on landscape scale conservation.

We help and inspire people who might otherwise find it difficult to do so to get outside, get active and connect with nature. We also work to conserve and enhance the local meadows and ancient woodland. All our activities are built on four priorities:

- Getting outdoors,
- Getting active,
- Getting to know where your food comes from,
- Getting in touch with nature.

We do this through several activities including:

- Outdoor Family Camping
- Activities around the Wildlife Community Garden
- Supporting vulnerable volunteers
- Working with other local charities and not-for-profit organisations

These activities and the development of supporting infrastructure are funded from donations from the owners of Green Farm and other members of the general public, local fund-raising activities and grants from other charitable organisations. It is the trustee's objective that a significant proportion of the operational funding requirements will be met by the surplus from the commercial activities at Green Farm in due course.

The Pearce Coggan Foundation is located at Green Farm in Shadoxhurst. The company has a lease agreement with the owners of Green Farm to lease the land used by the company for the Wildlife Community Garden for a peppercorn. The agreement also allows the company to use any other parts of Green Farm to deliver its charitable purpose free of charge.

We review our aims, objectives, and activities each year. This review looks at what we have achieved and the outcomes of our work in the 12 months to 31st March 2022. We have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing our aim and objectives in planning our future activities. In particular, the trustees consider how planned activities will contribute to the aims and objectives they set out.

BUSINESS REVIEW AND FUTURE PROSPECTS

The year was still dominated by the Covid 19 pandemic. This has resulted in a restriction in our ability to run Outdoor Family Camping weeks, the cancellation of our weekly support in the Community Garden from the Community Service Payback team and the reduction in our ability to support vulnerable volunteers. However, the company continued the employment of all the staff who work in the Community Garden, without resorting to furlough arrangements. Nevertheless, the trustees believe that the company had a successful year, developing its infrastructure and serving its community.

Outdoor Family Camping

Our Outdoor Family Camping programme uses our relationship the Outdoor People based in Hackney to deliver 5-day weeks for family camping in Fairyland, the woodland at Green Farm. During the year, we were again able to run 2 Family Camping weeks, one at the beginning of June and in August with less restrictions caused by Covid safety. We also ran a volunteer training weekend early in the year which helped develop 8 families and 10 younger adult volunteers without children, including 3 from near Green Farm.

In 2021 through the Outdoor Family Camping programme, we reached:

- 18 families, 9 of them new. 50% single-parents
- 45 people, 25 adults (including 6 volunteers with children, 3 without) and 20 children aged 2 – 15)
- 70% BAME
- All low income

As part of this, 10 adult volunteers (excluding trustees) gave a total of 82 days' time. 8 of the 18 families were there as volunteers, all of these 'graduates' of the programme.

Community Garden

The Wildlife Community Vegetable Garden is a key resource of the Pearce Coggan Foundation.

The Community Wildlife Vegetable Garden is a core aspect of our work. We provide educational experiences and work placements for local children and offer volunteering opportunities for people who are seeking to manage mental health issues, reduce stress or spend more time outdoors.

The garden was created in 2015 from a 0.24 hectare (0.6 acres) rough piece of farmland, leased on a peppercorn rent from Green Farm. It was initially cleared by the farm's pigs and has been developed with wildlife in mind; we never use chemicals on the land.

We have been running the garden with a part-time manager, Catherine who was looking after our volunteers, vulnerable adults and children and the wildlife as well as being responsible for growing vegetables. We also give an opportunity to a horticultural apprentice, currently Russell who started with us on work experience but became a formal apprentice in October 2020 and has continued his apprenticeship throughout this year. We also had Haydn on work experience for most of FY22.

In January 2021, we hired a second part-time manager, Rachel, to concentrate on our vegetable production, allowing Catherine to focus more on our charitable activities. Rachel left us at the end of September 2021 when we recruited Shelly as her replacement.

We have been fortunate enough to build a strong relationship with a local Community Service team who, for several years, have brought a small group on payback to the garden each week. This has

been a valuable resource for the garden and is directly in line with our charitable purpose. We are very pleased to find this restarted, following the hiatus due to the covid pandemic which prevented them from coming.

Throughout the year our staff and volunteers help us to grow a range of produce, which we sell at a weekly pop-up shop to raise much-needed funds. Produce sales raised £857 during the year.

During the year, we have had the following volunteer activity in the garden:

- Volunteer days: 161
- Volunteer hours: 546.25

Pop up Stall / Coffee

The company started a weekly pop-up vegetable stall in May 2020 to encourage visitors to come to the Community Garden. Run entirely by volunteers, this has become a regular weekly event for the local community and has built up a small but committed visitor base who enjoy coffee and cake and a chat. The donations given each week are useful source of additional income; these amounted to £2,251 in the year, plus the associated gift aid (FY21 £1,500.50).

We continue to average between 8 and 12 visitors each week, sometimes more. This is an important weekly socialising activity for those who do come.

Christmas Market

With the Coronavirus lock-down in full swing, we managed to hold a Christmas Market in December 2020. Having held our first Christmas Market in December 2020 in the midst of the pandemic, with all the necessary precautions, we held our second one in December 2021 without the restrictions. It is our intention to hold this every year, for it to become an established village event. We have a small number of stalls run by our volunteers and third-party local businesses who hold the same values as us.

This event raised £786 (FY 21 £764) from approximately 300 visitors.

Future Prospects

The owners of Green Farm are committed to funding the company to the extent necessary so that it can carry out its purposes without having to rely on grants to meet its operational expenses. The charity will seek grants to support the funding of capital infrastructure projects. As the commercial activities at Green Farm become profitable, these will generate the funds required; in the meantime, any shortfall is given as private donations by the owners of Green Farm. The Trustees are confident that this funding model is sustainable.

A major project for FY23 is to purchase and erect a large greenhouse for the community garden which will cost approximately £25,000. We will also be starting an "ECOkids" program with regular weekly nature-focused activities for pre-school children during term times.

FINANCIAL REVIEW

General

The Trustee Directors are responsible for preparing the Trustee Directors' report and the financial statements in accordance with applicable law and United Kingdom Accounting standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the directors to prepare financial statements for each financial year. Under company law the Trustee Directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including income and expenditure, of the charitable company for that period. In preparing these financial statements the Trustee Directors are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and accounting estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation.

The Trustee Directors are responsible for keeping adequate accounting records that are sufficient to show and explain the charitable company's transactions and disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Company's Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In preparing this report the Trustee Directors have taken advantage of the small companies exemptions provided by section 41SA of the Companies Act 2006. This report was approved by the Directors on and signed on their behalf by:

Mr M Richmond-Coggan

Trustee Director

Income Statement for the year to 31st March 2022

	FY22	FY21
Income		
Produce Sales	857.25	1,135.67
Pop-Up Shop Donations	2,251.23	1,500.50
Fundraising Events	786.70	764.00
Grants received	0.00	9,000.00
Donation Income	54,630.00	27,362.00
Gift Aid Received	20,443.59	863.00
Total Income	78,968.77	40,625.17
Expenses		
Direct Costs	3,141.95	3,742.40
Staff Costs	30,121.39	19,457.30
Consulting	0.00	399.00
Office Costs	454.54	28.52
Other Administrative Costs	199.65	554.06
Routine Maintenance	4,799.96	3,893.90
Projects	0.00	8,855.52
Total Expenses	38,717.49	36,930.70
Surplus Generated	40,251.28	3,694.47
Extraordinary Expense		
Depreciation Expense	3,212.17	47.88
Total Extraordinary Expense	3,212.17	47.88
Change in Net Assets	37,039.11	3,646.59

Notes to the Income Statement

1. Donations to the company totalled £54,630 (FY 21: 27,362). £48,189 (FY 21: £23,200) was donated by the owners of Green Farm.
2. Gift Aid received of £20,443 included £6,323 relating to donations received in FY21

Balance Sheet at 31st March 2022

	FY22	FY21
Fixed Assets		
Tangible Assets	27,939.49	16,328.17
Total Fixed Assets	27,939.49	16,328.17
Current Assets		
Cash at bank and in hand	474.39	170.95
Accruals	3,343.50	0.00
Total Current Assets	3,817.89	170.95
Creditors: amounts falling due within one year		
Accounts Payable	240.10	9,790.05
PAYE & NIC Payable	376.07	330.15
Pensions Payable	42.88	0.00
Total Creditors: amounts falling due within one year	659.05	10,120.20
Net Current Assets (Liabilities)	3,158.84	(9,949.25)
Total Assets less Current Liabilities	31,098.33	6,378.92
Creditors: amounts falling due after more than one year		
Directors Loans	48,702.83	61,022.53
Total Creditors: amounts falling due after more than one year	48,702.83	61,022.53
Net Assets	(17,604.50)	(54,643.61)
Capital and Reserves		
Current Year Earnings	37,039.11	3,646.59
Retained Earnings	(54,643.61)	(58,290.20)
Total Capital and Reserves	(17,604.50)	(54,643.61)

Notes to the Balance Sheet

1. The accrual of £3,343 represents Gift Aid receivable from FY22 donations that was received in April 2022
2. Creditors falling due after more than one year represents interest free long-term loans made by the owners of Green Farm to fund the company since it started in December 2014 until it achieved charitable status in May 2020

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEE DIRECTORS

I report on the financial statements of the company for the year ended 31 March 2022 which are set out above.

Respective responsibilities of the Trustee Directors and Examiner

The Trustees who are also the directors of the company for the purposes of company law, are responsible for the preparation of the financial statements. The Trustee Directors consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the Act and Part 16 of the Companies Act 2006 and that an independent examination is needed. Having satisfied myself that the company is not subject to audit under charity or company law and is eligible for independent examination, it is my responsibility to:

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

Basis of independent examiner's report

My 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 company and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the financial statements and seeking explanations from you as the Trustee Directors 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 financial statements present a 'true and fair view' and the report is limited to those matters set out in the statement below.

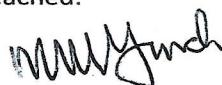
Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that, in any material respect:

- the accounting records were not kept soundly (as would be required in accordance with section 130 of the Charities Act); or
- the accounts did not accord with the accounting records.

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.

Signed:



MW FINCH. AAP.

Dated: 13-1-23.

A M Business Services

7 Thornlea
Ashford, Kent
TN23 3JX
Tel: 01233 645483

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THE PEARCE COGGAN FOUNDATION

England & Wales - Charity number 1189417

Accounts

Annual Report to the Charities Commission

YEAR ENDING 31ST MARCH 2021



Company Reg No: 09341479

Charities Reg No: 1189417

THE PEARCE COGGAN FOUNDATION

TRUSTEE DIRECTORS' REPORT AND UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2021

LEGAL AND ADMINISTRATIVE INFORMATION FOR THE YEAR ENDED 31ST MARCH 2021

The Pearce Coggan Foundation is a charitable company, limited by guarantee, incorporated on 4 December 2014 and registered as a charity on 11 May 2020. The company was established under a Memorandum of Association which established the objects and powers of the charitable company and is governed under its Articles of Association. In the event of the company being wound up members are required to contribute an amount not exceeding £10

The trustees when complete consist of at least 3 persons. There is not a maximum number of trustees, and the trustees may at any time appoint a trustee to fill a vacancy or as an additional trustee who is eligible and permitted to do so. The Chairperson shall serve for a term of 3 years and may be reappointed for successive 3-year terms (currently Mr R Crowley).

Trustee Directors	Robert Crowley (Chairman) Martin Richmond-Coggan MaryAnn Richmond-Coggan Rebecca Lee
Registered Office	Green Farm Church Lane Shadoxhurst Kent TN26 1LS
Company Reg. No.	09341479
Charities Reg. No	1189417
Bankers	HSBC 39 High Street Ashford Kent TN24 8TG

TRUSTEE DIRECTOR'S REPORT FOR THE YEAR ENDED 31ST MARCH 2021

The company was formed in December 2014 and was registered as a charity with the Charity Commission on 11th May 2020. The company is constituted under a Memorandum and Articles of Association and is limited by guarantee. It was formed with two purposes:

- to promote for the benefit of the inhabitants of London and the south-east of England by providing an area for use as a community garden and other activities and facilities for recreation or other leisure time occupation of individuals who have need of such facilities by reason of their youth, age, infirmity or disablement, financial hardship or social and economic circumstances or for the public at large in the interests of social welfare and with the object of improving the condition of life of the said inhabitants.
- to promote for the benefit of the public the conservation, protection and improvement of the physical and natural environment of the ancient woodlands and Wealden meadows around Shadoxhurst by engaging with organisations, such as wildlife and conservation charities on landscape scale conservation.

We help and inspire people who might otherwise find it difficult to do so to get outside, get active and connect with nature. We also work to conserve and enhance the local meadows and ancient woodland. All our activities are built on four priorities:

- Getting outdoors,
- Getting active,
- Getting to know where your food comes from,
- Getting in touch with nature.

We do this through several activities including:

- Outdoor Family Camping
- Activities around the Wildlife Community Garden
- Supporting vulnerable volunteers
- Working with other local charities and not-for-profit organisations

These activities and the development of supporting infrastructure are funded from donations from the owners of Green Farm and other members of the general public, local fund-raising activities and grants from other charitable organisations. It is the trustee's objective that a significant proportion of the operational funding requirements will be met by the surplus from the commercial activities at Green Farm in due course.

The Pearce Coggan Foundation is located at Green Farm in Shadoxhurst. The company has a lease agreement with the owners of Green Farm to lease the land used by the company for the Wildlife Community Garden for a peppercorn. The agreement also allows the company to use any other parts of Green Farm to deliver its charitable purpose free of charge.

We review our aims objectives and activities each year. This review looks at what we have achieved and the outcomes of our work in the 12 months to 31st March 2021. We have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing our aim and objectives in planning our future activities. In particular, the trustees consider how planned activities will contribute to the aims and objectives they set out.

BUSINESS REVIEW AND FUTURE PROSPECTS

The year has been dominated by the Covid 19 pandemic. This has resulted in a restriction in our ability to run Outdoor Family Camping weeks, the cancellation of our weekly support in the Community Garden from the Community Service Payback team and the reduction in our ability to support vulnerable volunteers. However, the company continued the employment of all the staff who work in the Community Garden, without resorting to furlough arrangements. Nevertheless, the trustees believe that the company had a successful year, developing its infrastructure and serving its community.

Outdoor Family Camping

Our Outdoor Family Camping programme uses our relationship with the Outdoor People based in Hackney to deliver 5-day weeks for family camping in Fairyland, the woodland at Green Farm. During the year, we were only able to run 2 Family Camping weeks, one in August and one in October, each with limited numbers in order to be covid-safe with bubbles and social distancing. We also ran a trial week in May with graduates from previous years to test our Covid security measures and to collect, together with Outdoor People, photographs and videos to support our marketing.

In 2020 through the Outdoor Family Camping programme, we reached:

- 14 families, 50% single-parents
- 45 people, 25 adults (including 6 volunteers with children, 3 without) and 20 children aged 2 – 15)
- 67% BAME, 40% Black
- 58% Low income

As part of this, 6 adult volunteers (excluding trustees) gave a total of 62 days' time. 7 of the 14 families were there as volunteers, 5 of these 'graduates' of the programme and 2 as experienced family campers volunteers.

One of the volunteer parents recently said she truly hadn't realised how important the outdoors was for her and her daughter.

Community Garden

The Wildlife Community Vegetable Garden is a key resource of the Pearce Coggan Foundation.

The Community Wildlife Vegetable Garden is a core aspect of our work. We provide educational experiences and work placements for local children and offer volunteering opportunities for people who are seeking to manage mental health issues, reduce stress or spend more time outdoors.

The garden was created in 2015 from a 0.24 hectare (0.6 acres) rough piece of farmland, leased on a peppercorn rent from Green Farm. It was initially cleared by the farm's pigs and has been developed with wildlife in mind; we never use chemicals on the land.

We have been running the garden with a part-time manager, Catherine who was looking after our volunteers, vulnerable adults and children and the wildlife as well as being responsible for growing vegetables. We also give an opportunity to a horticultural apprentice, currently Russell who started with us on work experience but became a formal apprentice in October 2020. In January 2021, we hired a second part-time manager, Rachel, to concentrate on our vegetable production, allowing Catherine to focus more on our charitable activities.

We have been fortunate enough to build a strong relationship with a local Community Service team who, for several years, have brought a small group on payback to the garden each week. This has been a valuable resource for the garden and is directly in line with our charitable purpose. Unfortunately, the covid pandemic has prevented them from coming, apart from the occasional "Individual Person", since March 2020. We look forward to the resumption of this relationship.

Throughout the year our staff and volunteers help us to grow a range of produce, which we sell at a weekly pop-up shop to raise much-needed funds.

Pop up Stall / Coffee

The company started a weekly pop-up vegetable stall in May 2020 to encourage visitors to come to the Community Garden. Run entirely by volunteers, this has become a regular weekly event for the local community and has built up a small but committed visitor base who enjoy coffee and cake and a chat. The donations given each week are a useful source of additional income; these amounted to £1,500.50 in the year, plus the associated gift aid.

We average between 8 and 12 visitors each week, sometimes more.

Christmas Market

With the Coronavirus lock-down in full swing, we managed to hold a Christmas Market in December 2020. This included a small number of stalls run by our volunteers and third-party local businesses who held the same values as us.

This event raised £764 from approximately 300 visitors.

Future Prospects

The owners of Green Farm are committed to funding the company to the extent necessary so that it can carry out its purposes without having to rely on grants to meet its operational expenses. The charity will seek grants to support the funding of capital infrastructure projects. As the commercial activities at Green Farm become profitable, these will generate the funds required; in the meantime, any shortfall is given as private donations by the owners of Green Farm. The Trustees are confident that this funding model is sustainable.

FINANCIAL REVIEW

General

The Trustee Directors are responsible for preparing the Trustee Directors' report and the financial statements in accordance with applicable law and United Kingdom Accounting standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the directors to prepare financial statements for each financial year. Under company law the Trustee Directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including income and expenditure, of the charitable company for that period. In preparing these financial statements the Trustee Directors are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and accounting estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation.

The Trustee Directors are responsible for keeping adequate accounting records that are sufficient to show and explain the charitable company's transactions and disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Company's Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In preparing this report the Trustee Directors have taken advantage of the small companies exemptions provided by section 41SA of the Companies Act 2006. This report was approved by the Directors on and signed on their behalf by:

Mr M Richmond-Coggan

Trustee Director

Income Statement for the year to 31st March 2021

Account	2021	2020
Turnover		
PCF Income		
Produce Sales	£ 1,135.67	£ 410.00
Fund Raising Income	£ 2,264.50	£ -
Donations	£ 27,362.00	£ -
PCF Grants received	£ 9,000.00	£ -
Gift Aid Received	£ 863.00	£ -
Total PCF Income	£ 40,625.17	£ 410.00
Total Turnover	£ 40,625.17	£ 410.00
Cost of Sales		
Freelance Staff Wages	£ 1,820.00	£ -
Consumables	£ 1,514.72	£ -
Groceries	£ 289.68	£ -
Pop-Up Events	£ 118.00	£ -
Total Cost of Sales	£ 3,742.40	£ -
Gross Profit	£ 36,882.77	£ 410.00
Overheads		
Staff Costs	£ 19,457.30	£ 14,657.98
Consulting	£ 399.00	£ -
Administrative Costs	£ 582.58	£ 2,045.00
Routine Maintenance	£ 3,893.90	£ 1,365.37
Projects	£ 9,000.00	£ 1,523.67
Utilities	£ -	£ 156.49
Total Overheads	£ 33,332.78	£ 19,748.51
Operating Profit	£ 3,549.99	-£ 19,338.51
Extraordinary Expense		
Depreciation Expense	£ 47.88	£ -
Total Extraordinary Expense	£ 47.88	£ -
Profit Before Taxation	£ 3,502.11	-£ 19,338.51
Profit after Taxation	£ 3,502.11	-£ 19,338.51

Notes to the Income Statement

- During the year, the company received two grants from other charitable organisations:
 - A grant of £4,000 from the Nineveh Charitable Trust that was used to fund the construction of three composting toilets to support the Outdoor Family Camping
 - A grant of £5,000 from Steenbergen Stichting that was used towards the construction of a "Changing Places" specification accessible toilet and shower at the Community Garden.

These two grants are expended under "projects" in the income statement; the remaining costs, plus the project to enhance the infrastructure in the Community Garden totalling £16,376, have been capitalised on the balance sheet under "tangible assets". The tangible assets are in a single pool, depreciated at 18% per year
- Donations to the company totalled £27,362. £23,200 was donated by the owners of Green Farm.

Balance Sheet at 31st March 2021

Account	PCF FY2021	PCF - FY 2020
Fixed Assets		
Tangible Assets	16,328.17	0.00
Total Fixed Assets	16,328.17	0.00
Current Assets		
Cash at bank and in hand	170.95	43.00
Total Current Assets	170.95	43.00
Creditors: amounts falling due within one year		
Total Creditors: amounts falling due within one year	10,264.68	141.00
Net Current Assets (Liabilities)	(10,093.73)	(98.00)
Total Assets less Current Liabilities	6,234.44	(98.00)
Creditors: amounts falling due after more than one year		
Total Creditors: amounts falling due after more than one year	61,022.53	58,192.00
Net Assets	(54,788.09)	(58,290.00)
Capital and Reserves		
Current Year Earnings	3,502.11	(19,338.51)
Retained Earnings	(58,290.20)	(38,951.69)
Total Capital and Reserves	(54,788.09)	(58,290.20)

Notes to the Balance Sheet

1. Creditors falling due within one year represented trade creditors, including £9,283.43 due to Travis Perkins
2. Creditors falling due after more than one year represents interest free long-term loans made by the owners of Green Farm to fund the company since it started in December 2014 until it achieved charitable status in May 2020

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEE DIRECTORS

I report on the financial statements of the company for the year ended 31 March 2021 which are set out on above.

Respective responsibilities of the Trustee Directors and Examiner

The Trustees who are also the directors of the company for the purposes of company law, are responsible for the preparation of the financial statements. The Trustee Directors consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the Act and Part 16 of the Companies Act 2006 and that an independent examination is needed. Having satisfied myself that the company is not subject to audit under charity or company law and is eligible for independent examination, it is my responsibility to:

examine the financial statements under section 145 of the Act;

follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the Act; and

state whether particular matters have come to my attention.

Basis of independent examiner's report

My 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 company and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the financial statements, and seeking explanations from you as the Trustee Directors 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 financial statements present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that, in any material respect:

- the accounting records were not kept soundly (as would be required in accordance with section 130 of the Charities Act); or
- the accounts did not accord with the accounting records.

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.

Signed:

Dated:

Annual Report to the Charities Commission

YEAR ENDING 31ST MARCH 2021



Company Reg No: 09341479

Charities Reg No: 1189417

THE PEARCE COGGAN FOUNDATION

UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2021

Income Statement for the year to 31st March 2021

Account	2021	2020
Turnover		
PCF Income		
Produce Sales	£ 1,135.67	£ 410.00
Fund Raising Income	£ 2,264.50	£ -
Donations	£ 27,362.00	£ -
PCF Grants received	£ 9,000.00	£ -
Gift Aid Received	£ 863.00	£ -
Total PCF Income	£ 40,625.17	£ 410.00
Total Turnover	£ 40,625.17	£ 410.00
Cost of Sales		
Freelance Staff Wages	£ 1,820.00	£ -
Consumables	£ 1,514.72	£ -
Groceries	£ 289.68	£ -
Pop-Up Events	£ 118.00	£ -
Total Cost of Sales	£ 3,742.40	£ -
Gross Profit	£ 36,882.77	£ 410.00
Overheads		
Staff Costs	£ 19,457.30	£ 14,657.98
Consulting	£ 399.00	£ -
Administrative Costs	£ 582.58	£ 2,045.00
Routine Maintenance	£ 3,893.90	£ 1,365.37
Projects	£ 9,000.00	£ 1,523.67
Utilities	£ -	£ 156.49
Total Overheads	£ 33,332.78	£ 19,748.51
Operating Profit	£ 3,549.99	-£ 19,338.51
Extraordinary Expense		
Depreciation Expense	£ 47.88	£ -
Total Extraordinary Expense	£ 47.88	£ -
Profit Before Taxation	£ 3,502.11	-£ 19,338.51
Profit after Taxation	£ 3,502.11	-£ 19,338.51

Notes to the Income Statement

1. During the year, the company received two grants from other charitable organisations:

- A grant of £4,000 from the Nineveh Charitable Trust that was used to fund the construction of three composting toilets to support the Outdoor Family Camping
- A grant of £5,000 from Steenbergen Stichting that was used towards the construction of a “Changing Places” specification accessible toilet and shower at the Community Garden.

These two grants are expended under “projects” in the income statement; the remaining costs, plus the project to enhance the infrastructure in the Community Garden totalling £16,376, have been capitalised on the balance sheet under “tangible assets”. The tangible assets are in a single pool, depreciated at 18% per year

2. Donations to the company totalled £27,362. £23,200 was donated by the owners of Green Farm.

Balance Sheet at 31st March 2021

Account	PCF FY2021	PCF - FY 2020
Fixed Assets		
Tangible Assets	16,328.17	0.00
Total Fixed Assets	16,328.17	0.00
Current Assets		
Cash at bank and in hand	170.95	43.00
Total Current Assets	170.95	43.00
Creditors: amounts falling due within one year		
Total Creditors: amounts falling due within one year	10,264.68	141.00
Net Current Assets (Liabilities)	(10,093.73)	(98.00)
Total Assets less Current Liabilities	6,234.44	(98.00)
Creditors: amounts falling due after more than one year		
Total Creditors: amounts falling due after more than one year	61,022.53	58,192.00
Net Assets	(54,788.09)	(58,290.00)
Capital and Reserves		
Current Year Earnings	3,502.11	(19,338.51)
Retained Earnings	(58,290.20)	(38,951.69)
Total Capital and Reserves	(54,788.09)	(58,290.20)

Notes to the Balance Sheet

1. Creditors falling due within one year represented trade creditors, including £9,283.43 due to Travis Perkins
2. Creditors falling due after more than one year represents interest free long-term loans made by the owners of Green Farm to fund the company since it started in December 2014 until it achieved charitable status in May 2020

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEE DIRECTORS

I report on the financial statements of the company for the year ended 31 March 2021 which are set out on above.

Respective responsibilities of the Trustee Directors and Examiner

The Trustees who are also the directors of the company for the purposes of company law, are responsible for the preparation of the financial statements. The Trustee Directors consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the Act and Part 16 of the Companies Act 2006 and that an independent examination is needed. Having satisfied myself that the company is not subject to audit under charity or company law and is eligible for independent examination, it is my responsibility to:

examine the financial statements under section 145 of the Act;

follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the Act; and

state whether particular matters have come to my attention.

Basis of independent examiner's report

My 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 company and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the financial statements, and seeking explanations from you as the Trustee Directors 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 financial statements present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that, in any material respect:

- the accounting records were not kept soundly (as would be required in accordance with section 130 of the Charities Act); or
- the accounts did not accord with the accounting records.

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.

Signed:



Dated:

7th. FEBRUARY 2022.

A M Business Services

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