

COMMUNITY WORKSHOPS & GARDENS @ HOLME FARM

England & Wales · Charity number 1197321

Details

Other names	HOLME FARM
Status	Registered
Legal form	CIO
Registered	2022-01-04
Register	View on the Charity Commission register

Contact

Address	Holme Farm Community Project Woodham Park Road Woodham Surrey KT15 3TG
Phone	07956219069
Email	contact@HolmeFarm.org.uk
Website	Holmefarm.org.uk

Activities

Objects: THE OBJECTS OF THE CIO ARE: 1) TO PROMOTE FOR THE BENEFIT OF THE INHABITANTS OF NORTH WEST SURREY AND THE SURROUNDING AREA THE PROVISION OF FACILITIES AT HOLME FARM 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 PEOPLE. 2) TO ADVANCE EDUCATION FOR THE PUBLIC BENEFIT IN PARTICULAR BY PROVIDING OPPORTUNITIES FOR LEARNING ABOUT HORTICULTURE, CONSERVATION, WOOD AND METAL WORKING, IN AND AROUND THE HOLME FARM SITE; 3) TO PROMOTE FOR THE BENEFIT OF THE PUBLIC THE CONSERVATION, PROTECTION AND IMPROVEMENT OF THE PHYSICAL AND NATURAL ENVIRONMENT THROUGH THE DEVELOPMENT AND MAINTENANCE OF COMMUNITY GARDENS AND COMMUNITY NATURE RESERVES AT HOLME FARM.

Activities: Bringing communities together, supporting mental and physical health, and combating loneliness. We provide a location and space for activities inside and outside and partner with other organisations and charities who specialise in the provision of services.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** General Charitable Purposes, Recreation
- **Who:** The General Public/mankind

Geography

- **Area of benefit:** LOCAL
- Surrey

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£55,356	£44,877	-	-
2024-03-31	£39,283	£13,982	-	-
2023-03-31	£65,322	£14,705	-	-

Trustees

Name	Role	Appointed
Peter James Waddell	Chair	2025-10-01
Andi Roy		2024-01-04
Claire Ferris		2025-10-01
Martin Noel McEvoy		2023-05-22
Stephen John Harmer		2025-04-09

COMMUNITY WORKSHOPS & GARDENS @ HOLME FARM

England & Wales - Charity number 1197321

Accounts



Trustees' Annual Report for the period

From 01/04/2024 To 31/03/2025

Charity name: Community Workshops & Gardens @ Holme Farm

Charity registration number: 1197321

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	To bring communities together and support mental and physical health and combat loneliness.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	Management and improvement of site which is a disused farm – Holme Farm. Obtaining grants and fundraising to support these activities
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	Yes the Trustees have had regard to the guidance on public benefit so the site is managed for best benefit for the local community.

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	N/A
Policy on social investment including program related investment	Para 1.38	N/A
Contribution made by volunteers	Para 1.38	All Trustees are Volunteers and part of a large number of volunteers that have made it possible to get the project started and ensure its growth and development
Other		The Trustees deeply regret the delay to the submission of this Annual Report. This was caused by unavoidable and unforeseeable circumstances

		throughout 2025.
--	--	------------------

Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	The Charity has managed to acquire a licence to occupy the site and carried out many improvements to what was a derelict site.

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	N/A
Performance of fundraising activities against objectives set	Para 1.41	N/A
Investment performance against objectives	Para 1.41	N/A
Other		N/A

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	The financial position is stable and monies from Donations and Fund raising largely retained.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	Reserves are held to enable planned developments on the site related to our charitable aims to be progressed.
Amount of reserves held	Para 1.22	£86,647
Reasons for holding zero reserves	Para 1.22	N/A
Details of fund materially in deficit	Para 1.24	N/A
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	N/A

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	Donations and fundraising events
Investment policy and objectives including any social investment policy adopted	Para 1.46	The Charity does not Invest funds at the moment to minimise risk
A description of the principal risks facing the charity	Para 1.46	The Charity is waiting to obtain a lease on the site to ensure its future stability
Other		N/A

Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	Constitution
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	CIO
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Selection/invitation with limited term of office

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	Courses organised by 3rd party
The charity's organisational structure and any wider network with which the charity works	Para 1.51	Trustees manage portfolios covering different aspects of work. We work informally with many other charities organisations and statutory bodies
Relationship with any related parties	Para 1.51	N/A
Other		N/A

Reference and Administrative details

Charity name	Community Workshops & Gardens @ Holme Farm
Other name the charity uses	Holme Farm; Holme Farm Community Project
Registered charity number	1197321
Charity's principal address	Holme Farm Woodham Park Road Woodham Addlestone KT15 3TG

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (Optional information)

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Exemptions from disclosure

Reason for non-disclosure of key personnel details

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Other optional information

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Declarations

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

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	PETER JAMES WADDELL	STEVE HARMER
Position (eg Secretary, Chair, etc)	CHAIRMAN	TRUSTEE
Date	10.12.25	10/12/25



CHARITY COMMISSION
FOR ENGLAND AND WALES

Charity Name
Community Workshops & Gardens @ Holme Farm

No (if any)
1197321

CC16a

Receipts and payments accounts

For the period from	Period start date 04/01/2024	To	Period end date 31/03/2025
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Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Donations	24,616	5,645	-	30,261	27,818
Fundraising	25,095	-	-	25,095	11,465
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	49,711	5,645	-	55,356	39,283
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	49,711	5,645	-	55,356	39,283
A3 Payments					
Utilities	2,826	-	-	2,826	-
Insurance	3,242	-	-	3,242	525
Promotional	728	-	-	728	338
Printing & Stationery	430	-	-	430	90
Survey / legal costs	11,739	13,580	-	25,319	900
General Expenses	5,231	-	-	5,231	4,946
Improvements / Repairs to premises	-	2,780	-	2,780	6,753
Courses	4,320	-	-	4,320	-
PPE	-	-	-	-	431
Sub total	28,517	16,360	-	44,877	13,983
A4 Asset and investment purchases, (see table)					
	-	-	-	-	250
	-	-	-	-	-
Sub total	-	-	-	-	250
Total payments	28,517	16,360	-	44,877	13,733
Net of receipts/(payments)	21,194	- 10,715	-	10,479	25,550
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	22,895	53,273	-	76,168	-
Cash funds this year end	44,089	42,558	-	86,647	25,550

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	NatWest Bank Account	41,130	42,558	-
	PayPal / Petty Cash	2,959	-	-
			-	-
			-	-
	Total cash funds	44,089	42,558	-

(agree balances with receipts and payments account(s))

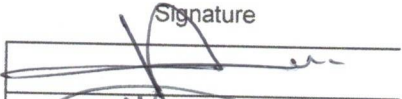

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	Peter Widdow	10.12.25
	Steve Harmer	10/12/25.



Section A

Independent Examiner's Report

**Report to the trustees/
members of**

Charity Name
Community Workshops & Gardens @ Holme Farm

**On accounts for the year
ended**

31/03/25
Charity no (if any) 1197321

Set out on pages

1 and 2
(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/03/2025.

**Responsibilities and
basis of report**

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**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:

- * accounting records were not kept in accordance with section 130 of the Act or
- * the accounts do 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 order to enable a proper understanding of the accounts to be reached.

Signed: 

Date: 21 Jan 2026

Name: VICTORIA GLOVER

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

ICAEW

Address:

9 BOUSLEY RISE
OTTERSHAW
SURREY KT16 0TX

Section B

Disclosure

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

Name		VICTORIA SLOVER
Professional body		ICAEW
Address		9 BOSLEY RISE OTTERHAM GURREY KT16 0TX

COMMUNITY WORKSHOPS & GARDENS @ HOLME FARM

England & Wales - Charity number 1197321

Accounts



Trustees' Annual Report for the period

From 01/04/2023 To 31/03/2024

Charity name: Community Workshops & Gardens @ Holme Farm

Charity registration number: 1197321

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	To bring communities together and support mental and physical health and combat loneliness.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	Management and improvement of site which is a disused farm – Holme Farm. Obtaining grants and fundraising to support these activities
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	Yes the Trustees have had regard to the guidance on public benefit so the site is managed for best benefit for the local community.

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	N/A
Policy on social investment including program related investment	Para 1.38	N/A
Contribution made by volunteers	Para 1.38	All Trustees are Volunteers and part of a large number of volunteers that have made it possible to get the project started and ensure its growth and development
Other		The Trustees deeply regret the delay to the submission of this Annual Report. This was caused by unavoidable and unforeseeable circumstances

		throughout 2025.
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Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	The Charity has managed to acquire a licence to occupy the site and carried out many improvements to what was a derelict site.

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	N/A
Performance of fundraising activities against objectives set	Para 1.41	N/A
Investment performance against objectives	Para 1.41	N/A
Other		N/A

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	The financial position is stable and monies from Donations and Fund raising largely retained.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	Reserves are held to enable planned developments on the site related to our charitable aims to be progressed.
Amount of reserves held	Para 1.22	£75,918
Reasons for holding zero reserves	Para 1.22	N/A
Details of fund materially in deficit	Para 1.24	N/A
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	N/A

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	Donations and fundraising events
Investment policy and objectives including any social investment policy adopted	Para 1.46	The Charity does not Invest funds at the moment to minimise risk
A description of the principal risks facing the charity	Para 1.46	The Charity is waiting to obtain a lease on the site to ensure its future stability
Other		N/A

Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	Constitution
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	CIO
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Selection/invitation with limited term of office

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	Courses organised by 3rd party
<ul style="list-style-type: none"> The charity's organisational structure and any wider network with which the charity works 	<ul style="list-style-type: none"> Para 1.51 	<ul style="list-style-type: none"> Trustees manage portfolios covering different aspects of work. We work informally with many other charities organisations and statutory bodies
Relationship with any related parties	Para 1.51	N/A
Other		N/A

Reference and Administrative details

Charity name	Community Workshops & Gardens @ Holme Farm
Other name the charity uses	Holme Farm; Holme Farm Community Project
Registered charity number	1197321
Charity's principal address	Holme Farm Woodham Park Road Woodham Addlestone KT15 3TG

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (Optional information)

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Exemptions from disclosure

Reason for non-disclosure of key personnel details

--



Other optional information

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Declarations

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

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	PETER JAMES WADDELL	STEVE HARMER
Position (eg Secretary, Chair, etc)	CHAIRMAN	TRUSTEE
Date	10.12.25	10/12/25



CHARITY COMMISSION
FOR ENGLAND AND WALES

Charity Name
Community Workshops & Gardens @ Holme Farm

No (if any)
1197321

CC16a

Receipts and payments accounts

For the period from 04/01/2023 To 31/03/2024

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Donations	15,349	12,469	-	27,818	47,643
Fundraising	11,465	-	-	11,465	17,679
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	26,814	12,469	-	39,283	65,322
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	26,814	12,469	-	39,283	65,322
A3 Payments					
Utilities	-	-	-	-	194
Insurance	525	-	-	525	499
Promotional	338	-	-	338	200
Printing & Stationery	90	-	-	90	201
Survey / legal costs	-	900	-	900	6,300
General Expenses	4,696	250	-	4,946	610
Improvements / Repairs to premises	-	6,753	-	6,753	6,451
PPE	-	431	-	431	-
	-	-	-	-	-
Sub total	5,648	8,334	-	13,982	14,455
A4 Asset and investment purchases, (see table)					
Write off Defib	-	250	-	250	250
	-	-	-	-	-
Sub total	-	250	-	250	-
Total payments	5,648	8,084	-	13,732	14,455
Net of receipts/(payments)	21,166	4,385	-	25,551	50,867
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	1,729	48,888	-	50,617	-
Cash funds this year end	22,895	53,273	-	76,168	50,867

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	NatWest Bank Account	21,568	58,273	-
	PayPal / Petty Cash	1,327	-	-
	Duplicate donation		5,000	-
	Total cash funds	22,895	53,273	-
<small>(agree balances with receipts and payments account(s))</small>				

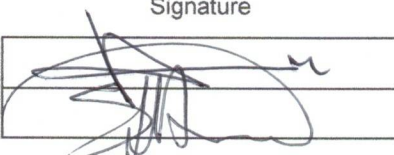
Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities	Duplicate donation to be paid back	Restricted	5,000	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature 	Print Name PETER WOODSON STEVE HARMER	Date of approval 10/12/25 10/12/25,
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Section A

Independent Examiner's Report

**Report to the trustees/
members of**

Charity Name
Community Workshops & Gardens @ Holme Farm

**On accounts for the year
ended**

31/03/24	Charity no (if any)	1197321
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Set out on pages

1 and 2
(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/03/2024.

**Responsibilities and
basis of report**

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**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:

- * accounting records were not kept in accordance with section 130 of the Act or
- * the accounts do 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 order to enable a proper understanding of the accounts to be reached.

Signed: 

Date: 08/12/2025

Name: VICTORIA GLOVER

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

ICAEW

Address:

9 BOUSLEY RISE
OTTERSHAW
SURREY KT16 0JX

Section B

Disclosure

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

