WINDMILL HILL CITY FARM LIMITED

England & Wales · Charity number 277287

Details

Other names	WINDMILL HILL CITY FARM
Status	Registered
Legal form	Charitable company
Company number	01409415
Registered	1979-02-02
Register	View on the Charity Commission register

Contact

Address	Windmill Hill City Farm Philip Street Bedminster Bristol BS3 4EA
Phone	01179633252
Email	info@windmillhillcityfarm.org.uk
Website	www.windmillhillcityfarm.org.uk

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Activities

Objects: 1) TO ADVANCE FOR THE PUBLIC BENEFIT THE EDUCATION OF ALL PEOPLE IN THE NEIGHBOURHOODS IN AND AROUND WINDMILL HILL BRISTOL, PARTICULARLY, BUT NOT EXCLUSIVELY, IN SUBJECTS RELATED TO FOOD, FARMING AND THE ENVIRONMENT THROUGH PROVISION OF INFORMATION, COURSES, ACTIVITIES AND FACILITIES FOR LEARNING; TO PROVIDE EDUCATION AND NURSERY CARE FOR YOUNG CHILDREN; AND TRAINING FOR PEOPLE IN ANY TRADE, OCCUPATION OR SERVICE, THEREBY ADVANCING THEM IN LIFE AND ENABLING THEM TO EARN THEIR OWN LIVELIHOOD. 2) TO ASSIST IN THE TREATMENT AND CARE OF PERSONS SUFFERING FROM MENTAL OR PHYSICAL ILLNESS OF ANY DESCRIPTION OR IN NEED OF REHABILITATION AS A RESULT OF SUCH ILLNESS, BY THE PROVISION OF SERVICES AND FACILITIES FOR WORK, THERAPY, EDUCATION AND RECREATION. 3) TO PROVIDE FOR THE BENEFIT OF THE PUBLIC IN THE NEIGHBOURHOODS IN AND AROUND WINDMILL HILL BRISTOL FACILITIES INCLUDING, BUT NOT LIMITED TO A FARM AND GARDENS, AND SERVICES IN THE INTERESTS OF SOCIAL WELFARE FOR RECREATION, VOLUNTEERING OR OTHER LEISURE TIME OCCUPATION OF INDIVIDUALS WHO HAVE NEED OF SUCH FACILITIES BY REASON OF THEIR YOUTH, AGE OR DISABILITY, FINANCIAL HARDSHIP OR SOCIAL CIRCUMSTANCES WITH THE OBJECT OF IMPROVING THEIR CONDITIONS OF LIFE AND WELLBEING. 4) TO DEVELOP THE CAPACITY AND SKILLS OF PEOPLE DISADVANTAGED IN ANY MANNER IN THE NEIGHBOURHOODS IN AND AROUND WINDMILL HILL BRISTOL IN SUCH A WAY THAT THEY ARE BETTER ABLE TO IDENTIFY, AND HELP MEET, THEIR NEEDS AND TO PARTICIPATE MORE FULLY IN SOCIETY.

Activities: Windmill Hill City Farm provides a range of educational, recreational and therapeutic services and facilities to the local community including a farm and community gardens, a cafe, a variety of courses, activities and facilities for children and young people (a day-care nursery and playground), older peoples groups, and services for people with mental health issues or learning difficulties.

Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services, Provides Advocacy/advice/information
- **What:** General Charitable Purposes, Education/training, Animals, Environment/conservation/heritage, Economic/community Development/employment, Recreation
- **Who:** Children/young People, Elderly/old People, People With Disabilities, The General Public/mankind

Geography

- **Area of benefit:** WINDMILL HILL
- Bristol City

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Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£2,681,702	£2,759,019	£1,352,249	101
2024-03-31	£2,326,158	£2,546,039	£1,429,553	129
2023-03-31	£2,441,814	£2,487,371	£1,649,434	117
2022-03-31	£2,169,120	£2,079,217	£1,695,004	111
2021-03-31	£1,996,468	£1,777,170	£1,605,078	100

Trustees

Name	Role	Appointed
Alice Cutler Clarke		2021-12-06
Benjamin Thomas		2025-05-19
Gemma Instrall		2024-05-13
Isobel Wales		2024-03-25
JAMIE DARWEN		
Jonathan Edward Lund		2022-01-24
Karina Joseph		2025-09-22
Louisa Margareta Mafeld		2025-05-19
Nick Marshall		2026-03-23
Susanna Jane Dunham		2021-03-08

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WINDMILL HILL CITY FARM LIMITED

England & Wales - Charity number 277287

Accounts

Company no. 01409415
Charity no. 277287

Windmill Hill City Farm Limited
Report and Audited Financial Statements
31 March 2025

Windmill Hill City Farm Limited

Reference and administrative details

For the year ended 31 March 2025

Company number	01409415
Charity number	277287
Registered office and operational address	Windmill Hill City Farm Philip Street Bedminster Bristol BS3 4EA
Trustees	Trustees, who are also directors under company law, who served during the year and up to the date of this report were as follows: Alice Clarke Jamie Darwen Susanna Dunham Stephen Frost (resigned 11 April 2025) Francesca Inman (resigned 17 April 2024) Gemma Instrall (appointed 13 May 2024) Claire Jeffwitz Sally Jones Jonathan Lund Louisa Mafeld (appointed 19 May 2025) Anne Sharp (Chair) Benjamin Thomas (appointed 19 May 2025) Isobel Wales Elizabeth Warren (resigned 15 May 2025)
Chief executive officer	Stephen Sayers
Company secretary	Stephen Sayers
Key management personnel	Helen Baines - Fundraising Manager Montserrat Buitrago - Café Manager Sara Chapple - Health and Social Care Manager (to May 2024) Simone Dougall - Sales, Events and Marketing Manager Angela Farr - Health & Social Care Manager (from April 2024) Isabel Kearney - Fundraising Manager Sarah Mellor - Office/HR Manager Alia O'Callaghan - Finance Manager (to July 2025) Nicky Orr - Outdoor Learning Manager Laura Usher - Children and Family Services Manager

Windmill Hill City Farm Limited

Reference and administrative details

For the year ended 31 March 2025

Bankers	The Co-operative Bank 1 Balloon Street Manchester M60 4EP	Nationwide Building Society Nationwide House Pipers Way Swindon SN38 1NW
Auditors	Godfrey Wilson Limited Chartered accountants and statutory auditors 5th Floor Mariner House 62 Prince Street Bristol BS1 4QD	

Reference and administrative information set out on pages 1 and 2 forms part of this report. The financial statements comply with current statutory requirements, the Memorandum and Articles of Association and the Statement of Recommended Practice - Accounting and Reporting by Charities (effective from January 2019).

Legal status
Windmill Hill City Farm is a company limited by guarantee (number 01409415) registered as a charity (number 277287). It is governed by its Memorandum and Articles of Association and the Companies Act 2006. The organisation has a subsidiary trading company, Windmill Hill Farm Community Enterprises Ltd (number 02792746), which is wholly owned by the charity.

Introduction
Windmill Hill City Farm (WHCF) is an independent community organisation established in 1976 that provides a wide range of services and facilities focused around a farm and community gardens. The 4.5-acre inner-city site is leased from Bristol City Council with a peppercorn rent. The current lease is for 35 years commencing from 20 July 2017.

The objects of the charity are:

- To advance for the public benefit the education of all people in the neighbourhoods in and around Windmill Hill Bristol, particularly, but not exclusively, in subjects related to food, farming and the environment through provision of information, courses, activities and facilities for learning; to provide education and nursery care for young children; and training for people in any trade, occupation or service, thereby advancing them in life and enabling them to earn their own livelihood.

- To assist in the treatment and care of persons suffering from mental or physical illness of any description or in need of rehabilitation resulting from such illness, by the provision of services and facilities for work, therapy, education and recreation.

- To provide for the benefit of the public in the neighbourhoods in and around Windmill Hill Bristol facilities including, but not limited to a farm and gardens, and services in the interests of social welfare for recreation, volunteering or other leisure time occupation of individuals who have need of such facilities by reason of their youth, age or disability, financial hardship, or social circumstances with the object of improving their conditions of life and wellbeing.

- To develop the capacity and skills of people disadvantaged in any manner in the neighbourhoods in and around Windmill Hill Bristol in such a way that they are better able to identify, and help meet, their needs and to participate more fully in society.

Objectives and activities

Vision and Mission: Overview
The organisation works to a three-year plan. A new three-year strategy was published in March 2023 covering 2023 – 2026.

Our vision is for all local people to live active, healthy, and fulfilled lives in a friendly and sustainable neighbourhood. They have fair access to services, to outdoor spaces and nature, to places to meet each other and celebrate as a community, and to resources that enrich their understanding of food farming, and the environment.

Our mission is to improve people's lives by curating community spaces and services.

Our values are:
- Welcoming to all;
- Focused on nature;
- Where people grow;
- Bringing people together; and
- For the long term.

Our aims are focused on five inter-related areas:
- Education – people will have greater knowledge, opportunities, skills, and experience through their engagement with us;
- Developing wellbeing – people will be able to live happier, healthier lives and fulfil their potential through a connection to other people and nature in the city;
- Community spaces – more people will access our spaces and services on them, gaining a greater sense of belonging and pride, making our neighbourhood a better place to live for all;
- Community leadership – people will have greater engagement and power in their community improving the neighbourhood as a place to live and work; and
- Stronger organisation – the organisation will be more resilient, better able to achieve its goals, and be a greater contributor to a wider agenda for change.

Our strategy will inform and guide our future activities and initiatives over the next three years.

The organisation aspires to be:

An organisation
- That delivers its mission in several places;
- Responsive to, and a leader within, its community;
- Ambitious to grow its reach, influence, and impact;
- Mindful to operate within its values;
- Engaged in issues that local people care about;
- Aiming for excellence in the quality of services and spaces it provides; and
- Financially robust and sustainable providing secure and meaningful employment.

A place
- A farm for the local community to share;
- A place that inspires, and reaches out to, all people in our community;
- A beacon for sustainable living, where people can experience and learn about animals and plants, their environment, and food production;
- A space for people to visit, enjoy, play, relax and to meet people;
- A place that is safe and accessible to all in our community; and
- A sanctuary for people and nature.

Public benefit
In preparing this report the trustees have complied with the duty under Section 4 of the Charities Act 2011 to have due regard to public benefit guidance published by the Charity Commission in relation to meeting the public benefit requirement.

Developments and achievements in 2024-25

Overview

WHCF occupies a pivotal place in the local community touching many people's lives. Our children's activities include a well-regarded nursery, a popular outdoor learning programme working with local schools and of course the experience of visiting the animals and enjoying the green space of our gardens. The whole space is designed to be child friendly from our award-winning café to the children's play area and the children's library space.

We also aim to be a welcoming space for our adult visitors as well. Windmill Hill Markets continue to attract visitors from the wider community and moved to weekly markets in the summer of 2025. The Outdoor Theatre holds events for all ages, and the Outdoor Sauna has proved very popular. Our gardens are a welcome green space in the middle of a busy city, and we are one of a very few destinations across the wider city that does not charge an entry fee. Although we obviously welcome donations.

A very important part of our work is our Health and Social Care (H&SC) Programme. We offer supported farm placements for people with multiple complex needs with individual support plans and high staff ratios. We also offer supported volunteering opportunities to people who are often in different stages of recovery from complex mental health needs, working in small supportive groups. Our wellbeing volunteers either self-referred or are referred by their GP. Many are not currently working, and our programme helps to provide structure and increase confidence to enable them to get back into employment. We also appreciate the support of our independent volunteers who do not have any declared support needs but have chosen to give their time to us. The H&SC team also offer a range of short course including NHS Talking Therapies wellbeing sessions.

Our independent volunteers provided nearly 4,000 volunteering hours during the year with more than 5,000 supported volunteer hours.

The trustees recognise the commitment and hard work of all staff throughout the organisation and extend their gratitude and appreciation.

Finance and fundraising

The farm's finances have improved on the previous year despite an overall loss after depreciation of £77,000. Staff costs continue to be a large part of our expenditure, and we are proud to be an accredited Real Living Wage employer. A 5% increase in the Living Wage was announced in October 24 following 10% increases in the previous two years. The changes to Employer National Insurance announced in the October 24 budget are expected to add further cost pressures.

Recruitment at the nursery has stabilised but continues to be a challenging area. This is an industry wide issue, not one that is specific to our organisation. Capacity levels have been good throughout the year contributing to the improvement in our finances. We continue to adapt our model in response to government driven changes to early years education including the expansion of free places and charging methodologies.

This has been a strong year for the fundraising team with a headline £1,366,000 raised this year compared to £390,000 in 2023-24. However, this includes multi-year bids so not all of this sum is available to the farm in this financial year. In addition, £360,000 of this relates to Platform Places where we are fiscal host and will paying out a large proportion of this sum to other organisations.

Highlights from our fundraising include a grant of £60,000 to fund an Outdoor Learning Officer for 3 years and a significant grant of £75,000 from Veolia Environmental Trust which a big step forward in our efforts to raise sufficient funding to renovate the Old Dairy to make it a warm and welcoming hub for our volunteers. We were also very pleased to be chose as a partner in a VCSE pilot project to host volunteer placements across WHCF and HCF for people referred to us with mental health and muscular-skeletal issues who need help to become work ready.

The community continues to strongly support the farm, and we are very grateful for this. The Big Give Christmas Challenge raised over £17,000.

The farm continues to adapt, develop and grow. The Windmill Hill markets continue to be popular. A financial review carried out during the year indicated that a weekly model for the markets is more profitable than monthly and that will be the model for 25/26.

Notwithstanding the improved results this year, the financial environment remains challenging and will continue to do so going forward. Energy, food, and employee costs remain high. Recruitment issues have stabilised somewhat so that the nursery is in a better financial position, but this is kept under close review.

Overall, we retain a good balance of income sources with childcare, café and room hire the main sources of our traded income. The nature of the businesses is well within the realm of primary purpose and directly helps to deliver aspects of our charitable aims around education and providing public facilities.

We have good relationships with the charitable funders who contribute large amounts of capital investment and the contracts we undertake with healthcare partners are well established.

We continue to appreciate the benefits of a dedicated fundraising function as demonstrated by the results for the year with some significant wins.

Year	Won	Failed
2024-25	36 bids to value of £834,000	24 bids to value £305,000
2023-24	28 bids to value £390,049	26 bids to value £1,185,242
2022-23	25 bids to value £308,450	11 bids value £82,480
2021-22	20 bids value £607,550	10 bids value £856,750
2020-21	16 bids value £249,438	14 bids value £486,140
2019-20	14 bids value £233,000	9 bids value £504,000
2018-19	7 bids value £87,057	10 bids value £407,200
2017-18	9 bids value £148,000	11 bids value £225,000
2016-17	19 bids value £772,410	5 bids value £141,510
2015-16	14 bids value £117,000	19 bids value £1,270,000
2014-15	21 bids value £220,000	20 bids value £730,000

The key financial risks to the organisation are:

- The impact of a challenging economic environment and high inflation with potential to reduce demand for childcare, room hire and café services impacting the income to the organisation and increase its costs faster than its income. This is managed through twice yearly review of forecast and monitoring of management accounts as well as ongoing scrutiny by the Board Finance Sub-committee; and

- Attracting and retaining skilled staff in the nursery and café or loss of key personnel resulting in an inability to realise our plans. This is managed through systems that share knowledge and enable cross-working between roles and maintaining a bank of staff who can be called on for ad hoc sessions.

Reserves policy

Windmill Hill City Farm achieves much of its work through grants and donations that help to achieve its mission as earned income alone would not allow the organisation to have the greatest social impact. This means that if there were to be a decrease in funds secured and donations received, the Farm would have to reduce its charitable activities and, in the worst case, close.

To maintain effective operations of the organisation the board of trustees has agreed to work towards a financial reserve of 3 months operating costs. This level of reserve would allow staff to continue working to secure new funding and if necessary to allow time to cut services in a way whereby service users are supported to move on. The board has agreed that a period of 6 months' reserves should be the longer-term aim. This is an amount it considers prudent in the event of a major business interruption as determined by an analysis of risks to the charity. This target is balanced alongside our aim of remaining a 'living wage' employer – another important call on any surplus generated by the organisation.

To establish or maintain this level of reserves Windmill Hill City Farm will:

- Ensure that funding bids adequately cover overheads as well as direct costs;
- Ensure that income generation is maximised through efficient operations and sound management; and
- Ensure that the trading operation is focussed on maximising profit.

If all income were to cease, we have calculated that reserves of £600,000 would be needed to continue running current services for at least 3 months.

This figure is based on operating costs and fixed liabilities at the time of this policy being reviewed. The finance sub-group reviewed the method used to calculate the reserve and is satisfied that this calculation is robust.

The reserves will be built up from the unrestricted income. The level of reserves will be calculated and monitored and reported to the board. At the end of the year the consolidated unrestricted reserves, excluding fixed assets and investments, stood at £247,950 (2023-24 £312,108).

Ongoing financial challenges caused in part by the continued and increased geopolitical environment continue to impact the charity, its staff, and people in its community. The trustees have considered the impact of this issue on the charity's current and future financial position. Much of the charity's income is traded through activities where the costs can be scaled to the income. Childcare is its biggest operating area, with healthcare a significant part. Both areas benefit from statutory support making them relatively robust to economic changes. The trustees consider that the charity has sufficient unrestricted reserves and cash flow to continue as a going concern for a period of at least 12 months from the date on which these financial statements are approved. For this reason, the accounts have been prepared on a going concern basis.

Education
The activities of our nursery have stabilised following several testing years although recruitment continues to be challenging. Recruiting and retaining staff takes up a great deal of the time of our senior team and places additional demands on our room-based staff. However, we once again achieved the Bristol Standard quality mark and also hold a rating of Good from Ofsted.

A survey of nursery parents in December 2024 delivered some gratifying results. 89% of respondents rated their child's room team as excellent and 97% of respondents said they felt listened to and valued.

School visits continued at Windmill Hill City Farm with visits also taking place at Hartcliffe City Farm. The Outdoor Learning team continue to receive excellent feedback from schools who clearly value the work we do with them. We have won funding from the Ernest Cook Trust to support and Outdoor Learning Officer for 3 years.

Wellbeing
A new Health and Social Care Manager was appointed during the year.

We are grateful to have received a further year's funding from the Henry Smith Foundation and have also receive a welcome grant from Garfield Weston. We continue to seek additional funding, particularly from the NHS, to support the increase in the scale and scope of our mental health programme.

Our WHCF Supported Farm Placement Service is running at full capacity as are our Supported Volunteer groups. We are seeing a noticeable change in the diagnosis and complexities of clients being referred to our service, and we have had to adapt our approach to ensure that all clients receive a positive experience.

Our focus remains a combination of work with people with mental health and learning difficulties, working in supported groups in the farm and gardens.

We were able to source funds for a new NHS Community Anchor exercise class for over 60s focusing on improving balance, stability and strength. These were hugely successful, and we aim to source additional funds to continue and develop this work.

We continue to receive positive feedback from our volunteers such as "The farm has helped me with keeping active and present, I always feel better afterwards"; "Seeing lovely people makes me feel more connected. Being in nature calms me and makes me feel part of a team"; "The farm provides a way of feeling involved in the local community and a chance to get involved with other people and learn new skills".

Community spaces
Our child-friendly café at Windmill Hill is trading well, particularly at weekends. The Warm Space project continued over the winter. Our sustainability strategy is at the core of our operations and we are proud to have been awarded three stars by the Sustainable Restaurant Association.

Windmill Hill Markets, the Garden Theatre and the Orchard Sauna, continue to introduce new visitors to the site. The Studio hosts a diverse offer of wellness classes catering to all ages and abilities. The new Makers Shop opened in October. The previous shop has been redesigned as a community space showcasing talented local artisans. Local makers can access our Enterprise Support Scheme, an initiative to help pre-start, start-up and growing businesses thrive.

Trustees had previously agreed to an easement to allow a district heat pipe to pass under the gardens, and work was close to completion by year end. This will deliver heat to the Bedminster Green development. In recompense there are several measures, including full restoration of the space, re-surfacing the accessible path around the gardens, a new perimeter fence, new gates and resurfacing the compound area. In addition, a branch pipeline will bring the heat network close to the barn to allow for future connection to the network. An independent valuation report was commissioned that show that we are receiving good value from the project.

The 2025 Big Listen survey elicited some very positive responses such as ‘it brings people together’, ‘it makes everyone feel included’ and ‘helps low-income families. Moreover, the survey importantly helps us to stay on top of the issues that are most important to people.

Community leadership
We continue be involved in discussions concerning the development of the local area and how this can be used to benefit local people. We were chosen to the ‘fiscal host’ for Bedminster Property Partnership, a new CIC, presenting an opportunity to shape a community hub on or around East Street. This is a new £360,000 three-year grant from The National Lottery via Platform Places. Most of those funds will move to establishing and running a new organisation (Bedminster Works) that will take the project beyond its first year.

Climate change is an important focus for the organisation. We are one of six community organisations in the city to have secured funding for the Community Climate Action Project. In 2024 we launched Bedminster’s Community Climate Action Plan, co-designed with members of the community that live and/or work in BS3 to ensure local voices are heard and local priorities recognised.

Stronger organisation
We have an engaged board who bring a good range of skills and experiences. The board meets bi-monthly and board members are also members of various sub-committees including Finance, Personnel and Health and Safety. We also have a designated Safeguarding lead.

Staff wellbeing is a high priority, and we continue to seek the views of our staff through surveys and conversations, respond with new initiatives where we see those opportunities, and to put measures in place to undertake health reviews where staff show high levels of sickness. Mental Health First Aid training has been rolled out with an initial group. We are exploring membership of the WECA driven Good Employment charter which promotes the benefits of good employment.

Plans for future periods
The growth and development of the organisation is likely to focus on building its adaptability and resilience, and its ability to respond to external events and opportunities.

A key focus for the coming year will be the continued development and move to independence of Hartcliffe City Farm (HCF), previously our joint venture with Heart of BS13.

A new general manager position was created during the year, and this is a key step in building the independence of HCF from its parents. HCF has received approval from the Charity Commission to convert to a CIO, another important step in establishing its independence. We are actively seeking additional trustees who will be drawn from the local area.

Although we had hoped to sign a 35-year lease with Bristol City Council which would have included a significantly larger plot, negotiations stalled between BCC and the owners, and we have decided to move ahead with a 35-year lease on the existing 6 acre plot.

HCF is now open 7 days a week. As with WHCF there are no admission charges. The Playful Barn provides a safe indoor space for Children to play and has been very much welcomed. The Outdoor Learning team welcomed school groups and families in spring with activities including pond dipping, picking vegetables and cooking. Summer family drop-ins where people were involved in harvesting and cooking lunch together were very successful with over 200 meals made and enjoyed.

We will continue to work to build on this progress as HCF moves to an independent organisation.

The board of trustees
The board of trustees, who are directors for the purpose of company law, who served during the year and since the year end, are shown on page 1.

Members aged 18 and over are eligible to stand for election to the board of trustees at the AGM. The trustees have powers to appoint board members between AGMs, with new board members having to stand for election at the next General Meeting.

Trustees are recruited from the membership of the organisation by open advertisement when vacancies arise, or in response to unsolicited enquiries by prospective trustees. New potential trustees have an initial informal meeting with the Chief Executive or Chair to gain a full understanding of the role, its responsibilities, and expectations. Potential trustees are invited to attend a board meeting as an observer. Should they wish to join the board they complete an application form and supply two independent referees. If references are satisfactory their appointment is put to the board at the next scheduled meeting. All trustees appointed in this manner must stand for election at the next AGM.

New trustees are encouraged to attend a training course on ‘being a good trustee’ to ensure that they have a good grasp of their responsibilities and obligations. Trustees are issued with an induction pack that outlines policies and procedures for the organisation and key facts about the organisation (e.g. funding sources, turnover, staff numbers, departments, key risks). New trustees with little board experience may be assigned a ‘buddy’ from among existing trustees who can offer guidance.

Trustees as a group review their own performance and engage periodically in board development and training. This varies in nature according to the circumstances at the time of assessment.

Structure, governance, and management
The organisation is a voluntary one with around 250 registered members and is governed by a board of trustees elected from and by the members. Its area of benefit is geographically determined as ‘Windmill Hill and the neighbourhood thereof’. The practical boundary, used to determine membership classes, is about a 2-mile radius around its South Bristol location (see http://g.co/maps/9uepj for details). The organisation is run on a day-to-day basis by a staff team of around 100 full and part-time people led by a full-time Chief Executive.

Day-to-day operation of the organisation is delegated to the Chief Executive according to a scheme of delegation. This document sets out which decisions are made by the CEO and which need to be authorised by the trustees.

The organisation has 9 departments, each with a department head : Central Services ; Children & Family Services; Health & Social Care; Café; Facilities, Farm & Gardens; Outdoor Learning, Sales & Marketing and Finance.

Windmill Hill City Farm Ltd has a wholly owned trading subsidiary, Windmill Hill Farm Community Enterprises, through which the financial activity of the café and room hire is accounted. In practical terms, these areas act as part of the whole enterprise with no visible distinction for customers. The articles of association of the trading company were updated in 2016 to make the charity the sole member, and to bring them in line with current standards.

Windmill Hill City Farm Ltd also had a 50% ownership of a joint venture, Hartcliffe City Farm Ltd, with Heart of BS13 as the other member. Hartcliffe City Farm Ltd became Hartcliffe City Farm CIC on 19 August 2022 and became an independent charity (CIO number 1212299) on 26 February 2025, at which point the organisation was no longer considered a joint venture.

The organisation is a member of Social Farms and Gardens (accredited with the care farm code of practice), Bristol Association for Neighbourhood Daycare, Voscur and Locality.

Remuneration for all staff is undertaken in accordance with the pay and grade policy. This assesses job size according to four criteria (broadly communication, planning, responsibility and knowledge) and benchmarks it against similar jobs internally and externally within the appropriate sector. Staff up to the grade of CEO are assessed by their manager. The trustees use the same criteria to determine the salary for the CEO.

Members

Windmill Hill City Farm has around 250 members who have voting rights at the AGM. This number has been stable for several years. The AGM was well attended with 31 voting members (21 in person plus 10 proxies). Membership is free and open to anyone over the age of 18.

Risk assessment

In accordance with its risk management policy, the board of trustees regularly reviewed the risks faced by the organisation during the year for the charity and its trading company, particularly services, trading, financial, operational and governance risks. Actions to minimise and mitigate risks have been implemented.

Key risks to the organisation are typical for an organisation of its size and nature:

- Financial risks – loss of funding; inability to cover costs;
- Staff risks – a reliance on key members of staff; risk of absence of large numbers of staff;
- Reputational risks – outbreak of disease (e.g. zoonoses); accident or injury on site;
- Public order – aggressive behaviour of individual members of public; collective protest; and
- Disruption to access – site closure or part closure due to unexpected circumstances.

The organisation has a risk policy and business continuity plan to manage such issues and monitors the risks to mitigate against them happening.

Volunteers
The organisation makes extensive use of volunteers across all areas of its work and has a detailed programme of activities for groups, independent individuals, and supported volunteers as well as a programme for corporate groups volunteering on-site.

In the 2024-25 year, on our Windmill Hill site, the organisation worked with 49 independent volunteers (engaging 26 new people to independent volunteers during this period) and 116 supported volunteers (engaging 76 new supported volunteers during this period). Wellbeing volunteers amounted to 68 with 26 engaged during the period and 64people attended the NHS Talking Therapies short course and 19 attended the NHS Community Anchor exercise classes.

The total number of supported volunteering hours in the year was over 5000 with a further 3,800 hours of work by independent and gardening group volunteers.

Fundraising
The organisation is registered with The Fundraising Regulator.

The charity predominantly fundraises from trusts, foundations, and statutory sources, and receives public donations collected on-site and through digital fundraising. The charity employs two part- time Fundraising Managers who lead the fundraising activities with a part-time Individual Giving position created during the year to focus on community fundraising. No professional fundraisers, fundraisers working on the charity's behalf or commercial participators were used. Aside from registering with the Fundraising Regulator for the first time in 2022, neither the charity nor anyone working on the charity's behalf has subscribed to any additional fundraising standards.

The charity has complied with the fundraising standards and code of contact. No complaints have been received regarding the charity's fundraising activities.

The charity is committed to protecting vulnerable people in all areas of work. On-site fundraising uses non-intrusive communication through posters and noticeboards, and staff never place undue pressure on members of the public or volunteers to donate, nor cause an obstruction or nuisance to visitors.

We have enjoyed a strong year for fundraising from grants and we continue to be well supported by the local community. The Big Christmas Challenge run by the fundraising and marketing teams raised over £17,000 to run weekly supper clubs for families in need. An appeal for £23,000 to replace our Dragon Swing was launched during the year and was close to being fulfilled by year end.

Statement of responsibilities of the trustees
The trustees (who are also directors of the charity for the purposes of company law) are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102: The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

The trustees are required to prepare financial statements for each financial year, which give a true and fair view of the state of affairs of the charity and the group and the incoming resources and application of resources, including the net income or expenditure, of the charity and the group for the year. In preparing those financial statements the trustees are required to:

- select suitable accounting policies and then apply them consistently;

- observe the methods and principles in the Charities SORP;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable accounting standards and statements of recommended practice have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and the group and which enable them to ensure that the financial statements comply with the Companies Act 2006. The trustees are also responsible for safeguarding the assets of the charity and the group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the trustees are aware:

- there is no relevant audit information of which the charitable company's auditors are unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Members of the charity guarantee to contribute an amount not exceeding £1 to the assets of the charity in the event of winding up. The trustees are members of the charity but this entitles them only to voting rights. The trustees have no beneficial interest in the charity.

Auditors

Godfrey Wilson Limited were re-appointed as auditors to the group and parent charity during the year and have expressed their willingness to continue in that capacity.

Approved by the trustees on 22 September 2025 and signed on their behalf by

Anne Sharp
Chair

Jonathan Lund
Trustee

Independent auditors' report

To the members of

Windmill Hill City Farm Limited

Opinion

We have audited the financial statements of Windmill Hill City Farm Limited (the 'parent charity') and its subsidiary (the 'group') for the year ended 31 March 2025 which comprise the consolidated statement of financial activities, consolidated and parent charity balance sheets, consolidated statement of cash flows and the related notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102: The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the group and parent charity's affairs as at 31 March 2025 and of the group's incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the group and parent charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and the provisions available for small entities, in the circumstances set out in note 9 to the financial statements, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the group or parent charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report other than the group and parent charity financial statements and our auditor's report thereon. The trustees are responsible for the other information. Our opinion on the group and parent charity financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Independent auditors' report

To the members of

Windmill Hill City Farm Limited

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinion on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the trustees' report, which includes the directors' report prepared for the purposes of company law, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report included within the trustees' report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the group and the parent charity and their environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included within the trustees' report. We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept by the parent charity, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent charity financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the trustees' report and from the requirement to prepare a strategic report.

Responsibilities of the trustees

As explained more fully in the trustees' responsibilities statement set out in the trustees' report, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the group and the parent charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the group or the parent charity or to cease operations, or have no realistic alternative but to do so.

Our responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The procedures we carried out and the extent to which they are capable of detecting irregularities, including fraud, are detailed below:

(1) We obtained an understanding of the legal and regulatory framework that the group and parent charity operates in, and assessed the risk of non-compliance with applicable laws and regulations. Throughout the audit, we remained alert to possible indications of non-compliance.

(2) We reviewed the group and parent charity's policies and procedures in relation to:

- Identifying, evaluating and complying with laws and regulations, and whether they were aware of any instances of non-compliance;
- Detecting and responding to the risk of fraud, and whether they were aware of any actual, suspected or alleged fraud; and
- Designing and implementing internal controls to mitigate the risk of non-compliance with laws and regulations, including fraud.

(3) We inspected the minutes of trustee meetings.

(4) We enquired about any non-routine communication with regulators and reviewed any reports made to them.

(5) We reviewed the financial statement disclosures and assessed their compliance with applicable laws and regulations.

(6) We performed analytical procedures to identify any unusual or unexpected transactions or balances that may indicate a risk of material fraud or error.

(7) We assessed the risk of fraud through management override of controls and carried out procedures to address this risk. Our procedures included:

- Testing the appropriateness of journal entries;
- Assessing judgements and accounting estimates for potential bias;
- Reviewing related party transactions; and
- Testing transactions that are unusual or outside the normal course of business.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. Irregularities that arise due to fraud can be even harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

Independent auditors' report

To the members of

Windmill Hill City Farm Limited

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report
This report is made solely to the charity's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charity's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity's members as a body, for our audit work, for this report, or for the opinions we have formed.

Alison Godfrey

Date: 22 September 2025

Alison Godfrey FCA
(Senior Statutory Auditor)

For and on behalf of:
GODFREY WILSON LIMITED
Chartered accountants and statutory auditors
5th Floor Mariner House
62 Prince Street
Bristol
BS1 4QD

Windmill Hill City Farm Limited

Consolidated statement of financial activities *(incorporating an income and expenditure account)*

For the year ended 31 March 2025

	Note	Restricted £	Unrestricted £	**2025 Total £**	Restated 2024 Total £
Income from:					
Donations	3	19,035	75,915	**94,950**	113,008
Charitable activities	4	404,365	1,426,368	**1,830,733**	1,496,754
Other trading activities	5	-	749,265	**749,265**	710,516
Investments	6	-	6,754	**6,754**	5,880
Total income		423,400	2,258,302	**2,681,702**	2,326,158
Expenditure on:					
Raising funds					
Running subsidiary		-	467,185	**467,185**	446,339
Other fundraising activities		-	94,755	**94,755**	88,464
Charitable activities		423,886	1,773,193	**2,197,079**	2,011,236
Total expenditure	8	423,886	2,335,133	**2,759,019**	2,546,039
Net expenditure and net movement in funds	9	(486)	(76,831)	**(77,317)**	(219,881)
Reconciliation of funds:					
Total funds brought forward		1,084,501	345,065	**1,429,566**	1,649,447
Total funds carried forward		1,084,015	268,234	**1,352,249**	1,429,566

All of the above results are derived from continuing activities. There were no other recognised gains or losses other than those stated above. Movements in funds are disclosed in note 21 to the accounts.

Prior year income has been reclassified to reflect the requirements of the Charities SORP (FRS 102) and to be comparable with the current year. The restatements are purely reclassifications of income and do not affect net income.

Windmill Hill City Farm Limited

Consolidated and parent balance sheets

As at 31 March 2025

	Note	**The group 2025 £**	The group 2024 £	**The charity 2025 £**	The charity 2024 £
Fixed assets					
Tangible assets	12	**904,265**	1,008,695	**904,265**	1,008,695
Investment in joint venture	13	**-**	2,785	**-**	2,785
		904,265	1,011,480	**904,265**	1,011,480
Current assets					
Stocks	16	**8,631**	9,225	**-**	904
Debtors	17	**70,527**	95,303	**161,532**	213,894
Cash at bank and in hand		**687,241**	579,914	**560,778**	433,027
		766,399	684,442	**722,310**	647,825
Liabilities					
Creditors: amounts falling due within 1 year	18	**(318,415)**	(266,356)	**(274,339)**	(229,752)
Net current assets		**447,984**	418,086	**447,971**	418,073
Net assets	20	**1,352,249**	1,429,566	**1,352,236**	1,429,553
Funds	21				
Restricted funds		**1,084,015**	1,084,501	**1,084,015**	1,084,501
Unrestricted funds					
General funds		**268,234**	345,065	**268,221**	345,052
Total charity funds		**1,352,249**	1,429,566	**1,352,236**	1,429,553

These accounts have been prepared in accordance with the special provisions applicable to companies subject to the small companies' regime.

Approved by the trustees on 22 September 2025 and signed on their behalf by

Anne Sharp, Chair

Jonathan Lund, Trustee

Windmill Hill City Farm Limited

Consolidated statement of cash flows

For the year ended 31 March 2025

	2025	2024
	£	£
Cash used in operating activities:		
Net movement in funds	**(77,317)**	(219,881)
Adjustments for:		
Depreciation charges	**92,350**	93,445
Interest from investments	**(6,754)**	(5,880)
Loss on the disposal of investments	**2,785**	-
Loss on the disposal of fixed assets	**12,080**	-
Decrease in stock	**594**	191
Decrease / (increase) in debtors	**24,776**	(57,865)
Increase in creditors	**52,059**	12,963
Net cash provided by / (used in) operating activities	**100,573**	(177,027)
Cash flows from investing activities:		
Interest from investments	**6,754**	5,880
Purchase of tangible fixed assets	**-**	(22,632)
Net cash provided by / (used in) investing activities	**6,754**	(16,752)
Increase / (decrease) in cash and cash equivalents in the year	**107,327**	(193,779)
Cash and cash equivalents at the beginning of the year	**579,914**	773,693
Cash and cash equivalents at the end of the year	**687,241**	579,914

The charity has not provided an analysis of changes in net debt as it does not have any long term financing arrangements.

1. Accounting policies

a) General information and basis of preparation

Windmill Hill City Farm Limiteds a charitable company limited by guarantee registered in England and Wales. The registered office address is Windmill Hill City Farm, Philip Street, Bedminster, Bristol, BS3 4EA.

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities in preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Windmill Hill City Farm Limited meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note.

b) Group accounts

These financial statements consolidate the results of the charitable company and its wholly-owned subsidiary on a line by line basis. Transactions and balances between the charitable company and its subsidiary have been eliminated from the consolidated financial statements. Balances between the two companies are disclosed in the notes of the charitable company's balance sheet. A separate statement of financial activities, or income and expenditure account, for the charitable company itself is not presented because the charitable company has taken advantage of the exemptions afforded by section 408 of the Companies Act 2006.

c) Going concern basis of accounting

The accounts have been prepared on the assumption that the group is able to continue as a going concern. Ongoing financial challenges caused in part by the continued and increased geopolitical environment continue to impact the charity, its staff, and people in its community. The trustees have considered the impact of this issue on the charity’s current and future financial position. Much of the charity’s income is traded through activities where the costs can be scaled to the income. Childcare is its biggest operating area, with healthcare a significant part. Both areas benefit from statutory support making them relatively robust to economic changes. The group holds unrestricted, general reserves of £268,234 and a cash balance of £687,241. The trustees consider that the charity has sufficient reserves and cashflow to continue as a going concern for a period of at least 12 months from the date on which these financial statements are approved.

d) Income

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the item of income have been met, it is probable that the income will be received and the amount can be measured reliably.

Income from the government and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

1. Accounting policies (continued)

d) Income (continued)

Income received in advance of services being delivered is deferred until criteria for income recognition are met.

Turnover from the sale of goods is recognised when goods are delivered and legal title has passed.

e) Donated services and facilities

Donated professional services and donated facilities are recognised as income when the charity has control over the item, any conditions associated with the donated item have been met, the receipt of economic benefit from the use by the charity of the item, is probable and the economic benefit can be measured reliably. In accordance with the Charities SORP (FRS 102), general volunteer time is not recognised.

On receipt, donated professional services and donated facilities are recognised on the basis of the value of the gift to the charity which is the amount the charity would have been willing to pay to obtain services or facilities of equivalent economic benefit on the open market; a corresponding amount is then recognised in expenditure in the period of receipt.

For Google AdWords, the charity measures the value of the gift at 50% of the market value provided by Google. Where the market value is given in foreign currency, this is translated in line with the charity's foreign exchange policy (note 1r).

f) Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity: this is normally upon notification of the interest paid or payable by the bank.

g) Funds accounting

Unrestricted funds are available to spend on activities that further any of the purposes of the charity. Designated funds are unrestricted funds of the charity which the trustees have decided at their discretion to set aside to use for a specific purpose. Restricted funds are donations which the donor has specified are to be solely used for particular areas of the charity's work or for specific projects being undertaken by the charity.

h) Expenditure and irrecoverable VAT

Expenditure is accounted for on an accruals basis and have been classified under headings that aggregate all costs related to that activity. Expenditure includes attributable VAT which cannot be recovered. Where costs cannot be directly attributed they have been allocated to activities on a basis consistent with the use of the resource.

Direct costs, including directly attributable salaries, are allocated on an actual basis to the activities.

1. Accounting policies (continued)

i) Allocation of support costs

Support costs are those functions that assist the work of the charity but do not directly undertake charitable activities. Governance costs include the cost of governance arrangements which relate to the general running of the charity. These costs are associated with constitutional and statutory requirements and include costs associated with the strategic management of the charity's activities. These costs have been allocated between charitable activities on the following basis which is an estimate, based on staff time, of the amount attributable to each activity:

	2025	2024
Raising funds: other fundraising activities	**3%**	3%
Charitable activities		
Children, young people & family services	**16%**	21%
Community involvement	**65%**	61%
Farming activities	**16%**	15%

j) Tangible fixed assets

Depreciation is provided at rates calculated to write down the cost of each asset to its estimated residual value over its expected useful life. The depreciation rates in use are as follows:

Leasehold property	3.3% straight line
Equipment, furniture and fittings	Between 10% and 20% straight line

Items of equipment are capitalised where the purchase price exceeds £5,000.

k) Investments

The charitable company had an investment in a joint venture, Hartcliffe City Farm C.I.C. (registered company number 13497886) until 26 February 2025. The investment was valued at cost less any cumulative impairment losses and accounted for using the equity method in the group and parent charitable company's accounts.

l) Stock

Stock is included at the lower of cost or net realisable value.

m) Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

n) Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

o) Creditors

Creditors and provisions are recognised where there is a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

1. Accounting policies (continued)

p) Financial instruments

The charitable company only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

q) Pension costs

The company operates a defined contribution pension scheme for its employees. There are no further liabilities other than that already recognised in the statement of financial activities.

r) Foreign currency transactions

Transactions in foreign currencies are translated at rates prevailing at the date of the transaction. Balances denominated in foreign currencies are translated at the rate of exchange prevailing at the year end.

s) Accounting estimates and key judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and underlying assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

The key sources of estimation uncertainty that have a significant effect on the amounts recognised in the financial statements are the depreciation rates as described above.

t) Operating leases

Rentals payable under operating leases are charged on a straight-line basis over the lease term.

2. Prior year comparatives: statement of financial activities (restated)

	Restricted £	Unrestricted £	2024 Total £
Income from:			
Donations	25,942	87,066	113,008
Charitable activities	352,743	1,144,011	1,496,754
Other trading activities	-	710,516	710,516
Investments	-	5,880	5,880
Total income	378,685	1,947,473	2,326,158
Expenditure on:			
Raising funds			
Running subsidiary	-	446,339	446,339
Other fundraising activities	-	88,464	88,464
Charitable activities	423,758	1,587,478	2,011,236
Total expenditure	423,758	2,122,281	2,546,039
Net expenditure	(45,073)	(174,808)	(219,881)
Transfers between funds	1,991	(1,991)	-
Net movement in funds	(43,082)	(176,799)	(219,881)

3. Income from donations

	Restricted £	Unrestricted £	**2025 Total £**
Donations	19,035	39,869	**58,904**
Gifts in kind (Google AdWords and app development)	-	36,046	**36,046**
Total income from donations	19,035	75,915	**94,950**

Prior year comparative

	Restricted £	Unrestricted £	Restated 2024 Total £
Donations	25,942	35,204	61,146
Gifts in kind (Google AdWords)	-	51,862	51,862
Total income from donations	25,942	87,066	113,008

4. Income from charitable activities

	Restricted £	Unrestricted £	**2025 Total £**
Children, young people & family services	-	1,260,750	**1,260,750**
Community involvement	392,639	160,887	**553,526**
Farming activities	11,726	4,731	**16,457**
Total income from charitable activities	404,365	1,426,368	**1,830,733**

Prior year comparative

	Restricted £	Unrestricted £	Restated 2024 Total £
Children, young people & family services	-	950,623	950,623
Community involvement	344,965	191,398	536,363
Farming activities	7,778	1,990	9,768
Total income from charitable activities	352,743	1,144,011	1,496,754

5. Income from other trading activities

	2025 £	2024 £
Fundraising income	**68,393**	59,138
Café income and other income of trading subsidiary	**680,872**	651,378
Total income from other trading activities	**749,265**	710,516

All income from other trading activities in the current and prior year was unrestricted.

6. Income from investments

	2025 £	2024 £
Bank interest	**6,754**	5,880

All income from investments in the current and prior year was unrestricted.

7. Government grants

The charitable company receives government grants, defined as funding from Bristol City Council, DWP, and National Lottery to fund charitable activities. The total value of such grants in the year ending 31 March 2025 was £609,328 (2024: £414,036). There are no unfulfilled conditions or contingencies attaching to these grants in the current or prior year.

8. Total expenditure

	Cost of running subsidiary £	Other fundraising activities £	Community involvement £	Children, young people and family services £	Farming activities £	**2025 Total £**
Staff costs (note 10)	289,733	51,120	250,786	1,058,872	257,762	**1,908,273**
Other direct costs	177,452	36,139	170,489	96,491	132,841	**613,412**
Support and governance costs						
Premises	-	1,251	6,139	25,920	6,310	**39,620**
Communications and IT	-	613	3,007	12,698	3,091	**19,409**
Office costs	-	338	1,660	7,007	1,706	**10,711**
Bank charges and interest	-	62	302	1,276	311	**1,951**
Professional fees	-	228	1,122	4,736	1,153	**7,239**
Other	-	1,850	9,075	38,314	9,327	**58,566**
Governance	-	237	1,160	4,899	1,192	**7,488**
Depreciation of fixed assets	-	2,917	14,309	60,417	14,707	**92,350**
Total expenditure	467,185	94,755	458,049	1,310,630	428,400	**2,759,019**

8. Total expenditure (continued)

Prior year comparative

	Cost of running subsidiary £	Other fundraising activities £	Community involvement £	Children, young people and family services £	Farming activities £	2024 Total £
Staff costs (note 10)	275,680	51,089	323,145	917,492	220,142	1,787,548
Other direct costs	170,659	30,364	113,514	85,573	150,908	551,018
Support and governance costs						
Premises	-	771	4,878	13,850	3,324	22,823
Communications and IT	-	485	3,068	8,711	2,091	14,355
Office costs	-	438	2,772	7,872	1,889	12,971
Bank charges and interest	-	65	411	1,167	279	1,922
Professional fees	-	249	1,574	4,468	1,072	7,363
Other	-	1,589	10,050	28,535	6,847	47,021
Governance	-	256	1,619	4,596	1,102	7,573
Depreciation of fixed assets	-	3,158	19,973	56,708	13,606	93,445
Total expenditure	446,339	88,464	481,004	1,128,972	401,260	2,546,039

9. Net movement in funds

This is stated after charging:

	2025	2024
	£	£
Depreciation	**92,350**	93,445
Operating lease payments	**628**	628
Trustees' remuneration	**Nil**	Nil
Trustees' reimbursed expenses	**Nil**	Nil
Auditors' remuneration (excluding VAT):		
▪ Statutory audit	**10,800**	9,600
▪ Other services	**4,864**	4,912

In common with other charities of our size and nature we use our auditors to assist with the preparation of the financial statements and to prepare and submit returns to the tax authorities. Our auditors have also provided payroll services to the charity during the year.

10. Staff costs and numbers

Staff costs were as follows:

	2025	2024
	£	£
Salaries and wages	**1,732,606**	1,624,324
Social security costs	**106,493**	96,464
Pension costs	**29,195**	28,341
	1,868,294	1,749,129
Agency staff costs	**39,979**	38,419
	1,908,273	1,787,548

No employee earned more than £60,000 during the current and prior year.

The key management personnel of the charitable company comprise the Trustees, Chief Executive and Senior Management Team. The total employee benefits of the key management personnel were £305,273 (2024: £324,873).

No redundancy payments were made in the current or prior year.

	2025	2024
	No.	No.
Average number of employees (headcount)		
Number of charity staff	**101**	102
Number of trading staff	**29**	27
	130	129

11. Taxation

The charity is exempt from corporation tax as all its income is charitable and is applied for charitable purposes. The charity's trading subsidiary, Windmill Hill Farm Community Enterprises Limited, donates its available profits to the parent charity.

12. Tangible fixed assets

Group and charity	Leasehold property £	Furniture & equipment £	**Total £**
Cost			
At 1 April 2024	2,534,670	115,491	**2,650,161**
Disposals in year	(21,820)	(3,812)	**(25,632)**
At 31 March 2025	2,512,850	111,679	**2,624,529**
Depreciation			
At 1 April 2024	1,556,147	85,319	**1,641,466**
Charge for the year	83,702	8,648	**92,350**
Disposals in year	(10,980)	(2,572)	**(13,552)**
At 31 March 2025	1,628,869	91,395	**1,720,264**
Net book value			
At 31 March 2025	**883,981**	**20,284**	**904,265**
At 31 March 2024	978,523	30,172	1,008,695

13. Investments

Group and charity	**2025 £**	2024 £
Investments in joint venture	**-**	2,785

Details of undertakings

The charity held a 50% shareholding in Hartcliffe City Farm CIC (company no. 13497886).

Hartcliffe City Farm CIC became a CIO (charity no. 1212299) on 26 February 2025 and subsequently no longer met the definition of a joint venture investment. The disposal has been recognised in the SoFA.

14. Subsidiary undertakings

Windmill Hill Farm Community Enterprises Limited

A summary of the trading company's profit and loss account is shown below and reflects both external and intercompany sales and purchases.

	2025	2024
	£	£
Turnover	**691,183**	655,991
Cost of sales	**(153,403)**	(147,298)
Gross profit	**537,780**	508,693
Administrative expenses	**(326,605)**	(307,419)
Operating profit	**211,175**	201,274
Tax on profit on ordinary activities	**-**	-
Profit for the financial year after taxation	**211,175**	201,274

The aggregate of the assets, liabilities and funds was:

	2025	2024
	£	£
Assets	**149,553**	169,309
Liabilities	**(149,540)**	(169,296)
Net assets	**13**	13

15. Parent charity

The parent charity's gross income and the results for the year are disclosed as follows:

	2025	2024
	£	£
Gross income	**2,224,454**	1,884,432
Surplus / (deficit) for the year	**(77,317)**	(219,881)

16. Stock

	The group		The charity	
	2025	2024	**2025**	2024
	£	£	**£**	£
Stocks for resale	**8,631**	9,225	**-**	904

17. Debtors

	The group		The charity	
	2025	2024	**2025**	2024
	£	£	**£**	£
Trade debtors	**33,089**	53,337	**21,297**	43,422
Prepayments	**15,942**	18,150	**15,942**	18,150
Accrued income	**21,202**	19,630	**18,534**	19,630
Other debtors	**294**	4,186	**294**	-
Owed from subsidiary undertaking	**-**	-	**105,465**	132,692
	70,527	95,303	**161,532**	213,894

18. Creditors : amounts due within 1 year

	The group		The charity	
	2025	2024	**2025**	2024
	£	£	**£**	£
Trade creditors	**46,582**	33,519	**32,110**	24,749
Accruals	**48,453**	52,123	**31,543**	41,748
Other taxation and social security	**47,876**	47,297	**48,045**	44,380
Other creditors	**140,866**	108,742	**128,003**	94,883
Deferred income (see note 19)	**34,638**	24,675	**34,638**	23,992
	318,415	266,356	**274,339**	229,752

19. Deferred income

	The group		The charity	
	2025	2024	**2025**	2024
	£	£	**£**	£
At 1 April 2024	**24,675**	21,834	**23,992**	21,634
Deferred during the year	**34,638**	24,675	**34,638**	23,992
Released during the year	**(24,675)**	(21,834)	**(23,992)**	(21,634)
At 31 March 2025	**34,638**	24,675	**34,638**	23,992

Deferred income relates to income received in advance for contracts relating to the provision of Increasing Access to Psychological Therapies services, school visits and corporate volunteering days.

20. Analysis of group net assets between funds

	Restricted funds £	Unrestricted funds £	**Total funds £**
Tangible fixed assets	883,981	20,284	**904,265**
Current assets	210,885	555,514	**766,399**
Current liabilities	(10,851)	(307,564)	**(318,415)**
Net assets at 31 March 2025	**1,084,015**	**268,234**	**1,352,249**

Prior year comparative	Restricted funds £	Unrestricted funds £	Total funds £
Tangible fixed assets	978,523	30,172	1,008,695
Investment in joint venture	-	2,785	2,785
Current assets	105,978	578,464	684,442
Current liabilities	-	(266,356)	(266,356)
Net assets at 31 March 2024	1,084,501	345,065	1,429,566

21. Movements in funds

	At 1 April 2024 £	Income £	Expenditure £	Transfers between funds £	**At 31 March 2025 £**
Restricted funds					
Capital funds	978,523	-	(94,542)	-	**883,981**
Other funds					
BCC Bristol Short Breaks	9,589	-	(9,589)	-	**-**
BCC Holiday Activity Fund	-	11,601	(10,938)	-	**663**
Bristol Community Energy Fund	-	7,500	(7,500)	-	**-**
Bristol Impact Fund 2	15,430	66,474	(69,673)	-	**12,231**
Children in Need Nurture Groups	192	9,841	(7,313)	-	**2,720**
CIL - Mural	4,450	-	(4,450)	-	**-**
Climate Action Project	1,750	1,875	(3,625)	-	**-**
Community Asset Management	-	21,290	(21,290)	-	**-**
Community Asset Manifesto	9,463	-	(9,463)	-	**-**
Ernest Cook Trust	-	20,000	-	-	**20,000**
Garfield Weston	-	20,000	(3,333)	-	**16,667**
Nineveh Charitable Trust	2,917	-	(2,917)	-	**-**
Nisbet Trust	4,583	15,000	(9,583)	-	**10,000**
Llangatock School	-	6,250	-	-	**6,250**
Plant Power	-	20,000	(5,283)	-	**14,717**
Platform for Places	-	64,333	(30,275)	-	**34,058**
Positive Activities	1,050	-	(1,050)	-	**-**
Sirona	13,182	-	(4,739)	-	**8,443**
Supper Club	6,588	-	(6,588)	-	**-**
The Big Give	1,000	-	-	-	**1,000**
The Big Give Christmas 2024	-	17,089	(4,272)	-	**12,817**
The Henry Smith Charity	17,171	47,000	(42,442)	-	**21,729**
The Underwood Trust	10,322	-	(10,322)	-	**-**
WorkWell West	-	18,350	-	-	**18,350**
YTKO	-	15,582	(15,582)	-	**-**
Other restricted projects	8,291	61,215	(49,117)	-	**20,389**
Total restricted funds	1,084,501	423,400	(423,886)	-	**1,084,015**
Unrestricted funds					
General funds	345,052	1,577,430	(1,654,261)	-	**268,221**
Total charity funds	1,429,553	2,000,830	(2,078,147)	-	**1,352,236**
Non-charitable trading funds	13	680,872	(680,872)	-	**13**
Total unrestricted funds	345,065	2,258,302	(2,335,133)	-	**268,234**
Total funds	1,429,566	2,681,702	(2,759,019)	-	**1,352,249**

21. Movements in funds (continued)

Purposes of restricted funds

Capital funds represent (i) the leasehold property and improvements which are restricted on the basis that the underlying assets could not be sold by the charity; (ii) the Nursery Expansion to provide additional nursery spaces; (iii) the Visitors Centre which was the redevelopment of an information area, reception, exhibition space and visitors centre; (iv) The log cabin for the outdoor classroom; (v) the café redevelopment and interaction centre; and (vi) the Outdoor Theatre. They have a value in use for the charity but no re-sale value.

BCC Bristol Short Breaks funds activities and support sessions targeted at children ages 8-12 with learning difficulties.

BCC Holiday Activity Fund funds holiday activities and food programmes to support children in receipt of free school meals through holiday periods.

Bristol Community Energy Fund supports our energy project to explore connecting to the Bedminster heat network, aiming to reduce the farm's reliance on gas boilers and lower its carbon footprint.

Bristol Impact Fund 2 is a project to create the infrastructure for a rejuvenated community hub in Hartcliffe that will inspire and connect local people, enable them to develop their own way to tackle the inequality they face, and create a confident community organisation, playing an active role in the city.

Children in Need Nurture Groups is a project focusing on the development of confidence and social skills in children facing hardship.

CIL - Mural is funding for a mural on the wall of Mail Marketing offices and accent to Malago Greenway.

Climate Action Project is funding from Bristol Green Capital Partnership - Learning and Mentoring Programme for participating organisations who wish to build climate confidence and capacity to develop community insights and leadership on climate and nature within Bristol.

Community Asset Management is funding to support the VCSE recovery strategy.

Community Asset Manifesto is funding for promoting the work of Bristol Community Organisations.

Ernest Cook Trust is a grant to fund the Outdoor Learning Officer Role.

Garfield Weston contributed towards general overheads and staff costs related to our Health and Social Care programme.

Nineveh Charitable Trust supported educational activities in the farm and gardens.

Nisbet Trust supported education activities in the farm and gardens.

Llangatock School donated towards our energy project.

21. Movements in funds (continued)

Purposes of restricted funds (continued)

Plant Power supports our Growing and Cooking projects which work with families from minoritised ethnic groups in deprived areas with limited outdoor space.

Platform for Places funds are for a cross-sector collaboration and social enterprise with a mission to unlock town centre buildings for amazing ideas that help us live affordably, sustainably and together.

Positive Activities funding would provide unique sessions based on a city farm, with access to fresh produce, animals and cooking, whilst the green space provides a sense of calm and well-being.

Sirona funds Wellbeing Wednesdays Project at Hartcliffe City Farm.

Supper Club represents funding for a weekly Supper Club to provide a safe, warm and welcoming indoor space for local parents and their young children to use from 5.30-8.30pm during the colder, winter months.

The Big Give donations were raised for the supper club.

The Big Give Christmas 2024 donations were raised for the Health & Social Care programmes and the maintennace of the farm and gardens plus animal care.

The Henry Smith Charity funding helped to deliver our ‘supported volunteer programme’ – an ongoing core programme that accepts up to 100 people a year who are close to, or recovering from, mental health crisis.

The Underwood Trust funding supported the development of Hartcliffe City Farm.

WorkWell West grant supports work placements at two city farms helping people to become work ready.

YTKO funds support the creation and running of a retail shop, business networking events and BrisBES programme.

Other restricted projects consists of various smaller restricted projects for funding under £10,000 which includes funding from Bristol Local Food Fund, The 29th May 1961, Bristol City Council, Joan & Walter Trust and others.

21. Movements in funds (continued)

Prior year comparative

	At 1 April 2023 £	Income £	Expenditure £	Transfers between funds £	At 31 March 2024 £
Restricted funds					
Capital funds	1,047,809	-	(83,578)	14,292	978,523
Other funds					
BCC Bristol Short Breaks	6,928	9,590	(6,929)	-	9,589
Bristol Early Years	150	-	(150)	-	-
Bristol Impact Fund 2	5,711	78,077	(68,577)	219	15,430
Children in Need Nurture Groups	624	9,712	(10,144)	-	192
CIL - Mural	-	6,650	(2,200)	-	4,450
Climate Action Project	-	6,250	(4,500)	-	1,750
Community Asset Manifesto	-	25,000	(15,537)	-	9,463
Football Foundation	-	13,461	(18,083)	4,622	-
Foundation for Children	12,562	18,800	(31,362)	-	-
Nineveh Charitable Trust	-	5,000	(2,083)	-	2,917
Nisbet Trust	-	11,000	(6,417)	-	4,583
NL One World Garden Growing & Cooking	1,927	-	(1,927)	-	-
NL Platinum Jubilee	-	19,635	(19,635)	-	-
Positive Activities	-	6,200	(5,150)	-	1,050
Sirona	-	15,518	(2,336)	-	13,182
Social Enterprise Food System (SEFS)	-	10,000	(10,000)	-	-
Supper Club	-	9,993	(3,405)	-	6,588
The Big Give	-	8,720	(7,720)	-	1,000
The Henry Smith Charity	17,912	46,000	(46,741)	-	17,171
The Underwood Trust HCF	9,216	25,000	(23,894)	-	10,322
Theatre project grant funding	12,743	18,129	(13,730)	(17,142)	-
Other restricted projects	12,001	35,950	(39,660)	-	8,291
Total restricted funds	1,127,583	378,685	(423,758)	1,991	1,084,501
Unrestricted funds					
General funds	521,851	1,296,095	(1,470,903)	(1,991)	345,052
Total charity funds	1,649,434	1,674,780	(1,894,661)	-	1,429,553
Non-charitable trading funds	13	651,378	(651,378)	-	13
Total unrestricted funds	521,864	1,947,473	(2,122,281)	(1,991)	345,065
Total funds	1,649,447	2,326,158	(2,546,039)	-	1,429,566

22. Operating lease commitments

The group and charity had operating leases at the year end with total future minimum lease payments as follows:

	Land and buildings		Equipment	
The group and the charity	**2025**	2024	**2025**	2024
	£	£	**£**	£
Amount falling due:				
Within 1 year	**126**	126	**1,348**	502
Within 1 - 5 years	**504**	504	**3,932**	4,051
Payable after 5 years	**2,774**	2,774	**-**	-
	3,404	3,404	**5,280**	4,553

23. Related party transactions

Windmill Hill Farm Community Enterprises Limited, a company limited by guarantee, forms the trading arm for the charity. Two of the charity's trustees, and the Chief Executive, serve on the board of directors of the trading company. During the year, the charity provided goods and services to the trading company amounting to £3,950 (2024: £2,378) and recharged overheads of £8,500 (2024: £6,000). In addition, the charity received goods and services totalling £9,937 (2024: £4,614) from the trading company during the year and the trading company made a gift aid payment to the charity of £211,175 (2024: £201,274). At the balance sheet date the trading company owed Windmill Hill City Farm Limited £105,465 (2024: £132,692).

Stephen Sayers, Chief Executive, is also a Trustee of Locality (company number: 2787912). During the year, the charity purchased membership from Locality for £250 (2024: £250). No amounts were outstanding at year end.

In February 2025, Hartcliffe City Farm transitioned from a CIC to a CIO, at which point the organisation was no longer recognised as a joint venture and instead became a related party by virtue of trustees in common; Stephen Sayers and Sally Jones. During the year, the group provided goods and services amounting to £48,389 (2024: £37,559), of which £7,748 (2024: £7,672) was outstanding at year end. In addition, the group received goods and services totalling £45,732 (2024: £9,473), of which £74 (2024: £1,754) was outstanding at year end.

During the year, the trustees made donations totalling £74 (2024: £54). There were no conditions attached to these.

WINDMILL HILL CITY FARM LIMITED

England & Wales - Charity number 277287

Accounts

Company no. 01409415
Charity no. 277287

Windmill Hill City Farm Limited
Report and Audited Financial Statements
31 March 2024

Windmill Hill City Farm Limited

Reference and administrative details

For the year ended 31 March 2024

Company number	01409415
Charity number	277287
Registered office and operational address	Windmill Hill City Farm Philip Street Bedminster Bristol BS3 4EA
Trustees	Trustees, who are also directors under company law, who served during the year and up to the date of this report were as follows: Alice Clarke Jamie Darwen Susanna Dunham Stefan Edwards (resigned 18 April 2023) Stephen Frost (appointed 22 January 2024) Francesca Inman (resigned 17 April 2024) Gemma Instrall (appointed 13 May 2024) Claire Jeffwitz (appointed 22 May 2023) Sally Jones Elizabeth Lewington (resigned on 23 May 2023) Jonathan Lund Karina Nicolson (resigned 18 September 2023) Anne Sharp (Chair) Isobel Wales (appointed 25 March 2024) Elizabeth Warren (appointed 22 January 2024)
Chief executive officer	Stephen Sayers
Company secretary	Stephen Sayers
Key management personnel	Montserrat Buitrago - Café Manager Sara Chapple - Health & Social Care Manager Dale Cranshaw - Deputy CEO (until October 2023) Simone Dougall - Sales, Events and Marketing Manager Nigel Ledson - Facilities Manager (until March 2024) Sarah Mellor - Office/HR Manager Alia O'Callaghan - Finance Manager Nicky Orr - Outdoor Learning Manager (until August 2023) Julie Thorpe - Outdoor Learning Manager (until August 2023) Laura Usher - Children and Family Services Manager

Windmill Hill City Farm Limited

Reference and administrative details

For the year ended 31 March 2024

Bankers	The Co-operative Bank 1 Balloon Street Manchester M60 4EP	Nationwide Building Society Nationwide House Pipers Way Swindon SN38 1NW
Auditors	Godfrey Wilson Limited Chartered accountants and statutory auditors 5th Floor Mariner House 62 Prince Street Bristol BS1 4QD	

Reference and administrative information set out on pages 1 and 2 forms part of this report. The financial statements comply with current statutory requirements, the Memorandum and Articles of Association and the Statement of Recommended Practice - Accounting and Reporting by Charities (effective from January 2019).

Legal status
Windmill Hill City Farm is a company limited by guarantee (number 01409415) registered as a charity (number 277287). It is governed by its Memorandum and Articles of Association and the Companies Act 2006. The organisation has a subsidiary trading company, Windmill Hill Farm Community Enterprises Ltd (number 02792746), which is wholly owned by the charity.

Introduction
Windmill Hill City Farm (WHCF) is an independent community organisation established in 1976 that provides a wide range of services and facilities focused around a farm and community gardens. The 4.5-acre inner-city site is leased from Bristol City Council with a peppercorn rent. The current lease was signed on 20 July 2017 and is for 35 years commencing 1 August 2016.

The objects of the charity are:

- To advance for the public benefit the education of all people in the neighbourhoods in and around Windmill Hill Bristol, particularly, but not exclusively, in subjects related to food, farming and the environment through provision of information, courses, activities and facilities for learning; to provide education and nursery care for young children; and training for people in any trade, occupation or service, thereby advancing them in life and enabling them to earn their own livelihood.

- To assist in the treatment and care of persons suffering from mental or physical illness of any description or in need of rehabilitation as a result of such illness, by the provision of services and facilities for work, therapy, education and recreation.

- To provide for the benefit of the public in the neighbourhoods in and around Windmill Hill Bristol facilities including, but not limited to a farm and gardens, and services in the interests of social welfare for recreation, volunteering or other leisure time occupation of individuals who have need of such facilities by reason of their youth, age or disability, financial hardship or social circumstances with the object of improving their conditions of life and wellbeing.

- To develop the capacity and skills of people disadvantaged in any manner in the neighbourhoods in and around Windmill Hill Bristol in such a way that they are better able to identify, and help meet, their needs and to participate more fully in society.

Objectives and activities

Vision and Mission: Overview
The organisation works to a three-year plan. A new three-year strategy was published in March 2023 covering 2023 – 2026.

Our vision is for all local people to live active, healthy, and fulfilled lives in a friendly and sustainable neighbourhood. They have fair access to services, to outdoor spaces and nature, to places to meet each other and celebrate as a community, and to resources that enrich their understanding of food farming, and the environment.

Our mission is to improve people's lives by curating community spaces and services.

Our values are:
- Welcoming to all;
- Focused on nature;
- Where people grow;
- Bringing people together; and
- For the long term.

Our aims are focused on five inter-related areas:
- Education – people will have greater knowledge, opportunities, skills, and experience through their engagement with us;
- Developing wellbeing – people will be able to live happier, healthier lives and fulfil their potential through a connection to other people and nature in the city;
- Community spaces – more people will access our spaces and services on them, gaining a greater sense of belonging and pride, making our neighbourhood a better place to live for all;
- Community leadership – people will have greater engagement and power in their community improving the neighbourhood as a place to live and work; and
- Stronger organisation – the organisation will be more resilient, better able to achieve its goals, and be a greater contributor to a wider agenda for change.

Our strategy will inform and guide our future activities and initiatives over the next three years.

The organisation aspires to be:

An organisation
- That delivers its mission in several places;
- Responsive to, and a leader within, its community;
- Ambitious to grow its reach, influence, and impact;
- Mindful to operate within its values;
- Engaged in issues that local people care about;
- Aiming for excellence in the quality of services and spaces it provides; and
- Financially robust and sustainable providing secure and meaningful employment.

A place
- A farm for the local community to share;
- A place that inspires, and reaches out to, all people in our community;
- A beacon for sustainable living, where people can experience and learn about animals and plants, their environment, and food production;
- A space for people to visit, enjoy, play, relax and to meet people;
- A place that is safe and accessible to all in our community; and
- A sanctuary for people and nature.

Public benefit
In preparing this report the trustees have complied with the duty under Section 4 of the Charities Act 2011 to have due regard to public benefit guidance published by the Charity Commission in relation to meeting the public benefit requirement.

Developments and achievements in 2023-24

Overview

The challenging financial environment has continued into 2023-24 with the organisation posting a loss of £219,881 for the financial year ended 31 March 2024. The continuing fall out from geo-political and economic instability continued to manifest in high energy costs and food inflation affecting not only the farm but the wider community. Staff costs are a large part of our expenditure and we are committed to paying the Real Living Wage which rose by 10% in October 2023, adding to the previous 10% rise in November 2022.

Recruitment at the nursery continues to be a significant challenge. This is an industry wide issue, not one that is specific to our organisation. We continue to review our recruitment and employment practices, seeking to ensure that we offer a competitive and attractive proposition. The issues with recruitment affect our ability to operate the nursery at full capacity with consequent impact on the farm's overall profitability. However, we are seeing some more positive signs and hope to be near capacity for the 2024 autumn term.

Notwithstanding the challenging environment, the farm has continued to develop and grow. The Windmill Hill Markets are now firmly established, and the Garden Theatre enjoyed a successful first season with most performances being at full capacity. The Orchard Sauna opened during the year attracting growing interest and participation. The Studio is no longer occupied by a single tenant leading to a wider offering of classes that are proving very popular.

The second site at Hartcliffe has seen significant progress both in terms of the infrastructure at the site as well as the offering to the local community. The site now has a small number of animals, gardens, and a flower farm. School groups and families have been welcomed by the Outdoor Learning team and wellbeing placements have been undertaken by WHCF Health & Social Care team. Balancing the ongoing work at WHCF whilst expanding the Hartcliffe site continues to demand a lot from staff.

The trustees recognise the commitment and hard work of all staff throughout the organisation and extend their gratitude and appreciation.

Finance and fundraising

As stated above, the challenging financial situation continued into the 2023-24 year with costs remaining high including energy, food, and employee costs. Ongoing recruitment issues have impacted our childcare provision and our ability to operate at full capacity with negative implications for our overall income levels.

Overall, we retain a good balance of income sources with childcare, café and room hire the main source of our traded income. The nature of the businesses is well within the realm of primary purpose, and directly helps to deliver aspects of our charitable aims around education and providing public facilities. We have good relationships with the charitable funders who contribute large amounts of capital investment and the contracts we undertake with healthcare partners are well established. The advantage of stability of longer contracts is currently being challenged by the high inflation rate, which is undermining their value.

We continue to appreciate the benefits of a dedicated fundraising function.

Year	Won	Failed
2023-24	28 bids to value £390,049	26 bids to value £1,185,242
2022-23	25 bids to value £308,450	11 bids value £82,480
2021-22	20 bids value £607,550	10 bids value £856,750
2020-21	16 bids value £249,438	14 bids value £486,140
2019-20	14 bids value £233,000	9 bids value £504,000
2018-19	7 bids value £87,057	10 bids value £407,200
2017-18	9 bids value £148,000	11 bids value £225,000
2016-17	19 bids value £772,410	5 bids value £141,510
2015-16	14 bids value £117,000	19 bids value £1,270,000
2014-15	21 bids value £220,000	20 bids value £730,000

The key financial risks to the organisation are:

- the impact of a challenging economic environment and high inflation with potential to reduce demand for childcare, room hire and café services impacting the income to the organisation and increase its costs faster than its income. This is managed through twice yearly review of forecast and monitoring of management accounts as well as ongoing scrutiny by the Board Finance Sub-committee; and
- a shortage of skilled staff in the nursery and café or loss of key personnel resulting in an inability to realise our plans. Managed through systems that share knowledge and enable cross-working between roles, and maintaining a bank of staff who can be called on for ad hoc sessions.

Reserves policy

Windmill Hill City Farm achieves much of its work through grants and donations that help to achieve its mission as earned income alone would not allow the organisation to have the greatest social impact. This means that if there were to be a decrease in funds secured and donations received, the farm would have to reduce its charitable activities and, in the worst case, close.

To maintain effective operations of the organisation the board of trustees has agreed to work towards a financial reserve of 3 months operating costs. This level of reserve would allow staff to continue working to secure new funding and if necessary to allow time to cut services in a way whereby service users are supported to move on. The board has agreed that a period of 6 months' reserves should be the longer-term aim. This is an amount it considers prudent in the event of a major business interruption as determined by an analysis of risks to the charity. This target is balanced alongside our aim of remaining a 'living wage' employer – another important call on any surplus generated by the organisation.

To establish or maintain this level of reserves Windmill Hill City Farm will:

- Ensure that funding bids adequately cover overheads as well as direct costs;
- Ensure that income generation is maximised through efficient operations and sound management; and
- Ensure that the trading operation is focussed on maximising profit.

If all income were to cease, we have calculated that reserves of £600,000 would be needed to continue running current services for at least 3 months.

This figure is based on operating costs and fixed liabilities at the time of this policy being reviewed. The finance sub-group reviewed the method used to calculate the reserve and is satisfied that this calculation is robust.

The reserves will be built up from the unrestricted income. The level of reserves will be calculated and monitored and reported to the board. At the end of the year the consolidated unrestricted reserves, excluding fixed assets and investments, stood at £312,108 (2023: £487,380).

The continued pressure on energy and other costs experienced throughout 2023-24 continues to impact the charity, its staff, and people in its community. The trustees have considered the impact of this issue on the charity's current and future financial position. Much of the charity's income is traded through activities where the costs can be scaled to the income. Childcare is its biggest operating area, with healthcare a significant part. Both areas benefit from statutory support making them relatively robust to economic changes. The trustees consider that the charity has sufficient unrestricted reserves and cash flow to continue as a going concern for a period of at least 12 months from the date on which these financial statements are approved. For this reason, the accounts have been prepared on a going concern basis.

Education

The activities of our nursery continue to be challenged by a severe shortage across the early years sector of qualified staff. Recruiting and retaining staff takes up a great deal of the time of our senior team and places additional demands on our room-based staff. Despite the challenges, we once again achieved the Bristol Standard quality mark. We also hold a rating of Good from Ofsted.

A survey of nursery parents in December 2023 delivered some gratifying results. 85% of respondents rated their child's key person as excellent and 100% of respondents said they felt listened to and valued. Parent were asked to describe the nursery in three words – caring, friendly, approachable and nurturing were frequently used.

School visits continued at Windmill Hill City Farm with a growing number of visits taking place at our Hartcliffe site. The Outdoor Learning team continue to receive excellent feedback from schools who clearly value the work we do with them. Children in Need funded nurture sessions were set up with two local schools. Halloween sessions across both sites and a Harvest Fair at Hartcliffe were well attended. £10,000 was raised through The Big Give campaign which will fund additional supper clubs.

Wellbeing

Funding from The Henry Smith Charity continues to support our health and social care (H&SC) work. Our WHCF Supported Farm Placement Service is running at full capacity as are our Supported Volunteer groups. H&SC services at Hartcliffe have expanded. We continue to seek additional funding, particularly from the NHS, to support the increase in the scale and scope of our mental health programme.

Our focus remains a combination of work with people with mental health and learning difficulties, working in supported groups in the farm and gardens, including expanding into our site at Hartcliffe.

A survey of H&SC participants conducted in May 2023 generated the following results:

- 86% of respondents agree or strongly agree that their mental health has improved;
- 75% of respondents agree or strongly agree that their physical health has improved;
- 80% of respondents agree or strongly agree that they feel less isolated; and
- 77% of respondents agree or strongly agree that their confidence has improved.

Comments such as '*Thank you for providing such a kind, safe and inclusive space for people to learn and heal in.*' reinforce the value of the work being undertaken at the farm.

Community spaces

The capital works on the current Hartcliffe site are largely complete and the farm is now open 7 days a week. As with WHCF, there are no admission charges. A family fun day - Hart Fest – with sheep shearing, live music, and other attractions was a great success. We have agreed heads of terms with Bristol City Council for a 35-year lease which would give us access to 24 additional acres of fields alongside the 6-acres of the main farm site.

The café at Windmill Hill is trading well, particularly at weekends. The Warm Space project continued over the winter.

Monthly Windmill Hill Markets are now firmly established, and the first season of the Garden Theatre was well received. These initiatives, as well as the Orchard Sauna, serve to introduce new visitors to the site.

The pigs at WHCF are enjoying palatial new accommodation provided by the Bristol City Council as recompense for taking a sliver of the site for a new cycle lane on Whitehouse Lane. The disposal of this small parcel of land was fully considered by the trustees after external valuation, which demonstrated it to be of minimal value to the charity.

Trustees also agreed to an easement to allow a district heat pipe to pass under the gardens. This will deliver heat to the Bedminster Green development. In recompense there are several measures, including full restoration of the space, re-surfacing the accessible path around the gardens, a new perimeter fence, new gates and resurfacing the compound area. In addition, a branch pipeline will bring the heat network close to the barn to allow for future connection to the network. Works are anticipated in winter 2024/5.

Community leadership

We continue be involved in discussions concerning the development of the local area and how this can be used to benefit local people. Discussions with respect to the creation of a community hub on East Street have slowed. In September 2024, the new student accommodation on our boundaries will have its first tenants and we look forward to seeing how the students and the farm can interact.

Climate change is an important focus for the organisation. The Love East project launched in 2023 at Windmill Hill. We are one of six community organisations in the city that have secured funding for the Community Climate Action Project Learning & Mentoring Programme and are lucky to be working with experts across the city, with support from Bristol Climate and Nature Partnership.

Stronger organisation
We have an engaged board who bring a good range of skills and experiences. The board meets bi-monthly and board members are also members of various sub-committees including Finance, Personnel and Health and Safety. We also have a designated Safeguarding lead.

Staff wellbeing continues to be a high priority throughout the year given the more recent challenges so soon after the pandemic. We continue to seek the views of our staff through surveys and conversations, respond with new initiatives where we see those opportunities, and to put measures in place to undertake health reviews where staff show high levels of sickness. Staff wellbeing will remain a high priority for us going forward. We are pleased to be able to say that we have achieved accreditation as a Living Wage Employer.

Plans for future periods
The growth and development of the organisation is likely to focus on building its adaptability and resilience. We intend to undertake a review of mid-term objectives in autumn 2024 and will look to establish our role in the wider community balanced against consolidating our core activities in the challenges that the wider economic conditions throw at us.

The development of our work on our second site at Hartcliffe City Farm with our partners Heart of BS13 will remain a major area of work as we continue to build the independence of HCF from its parents. We are close to signing a 35-year lease for the site with Bristol City Council including a significantly larger plot of land.

The board of trustees
The board of trustees, who are directors for the purpose of company law, who served during the year and since the year end, are shown on page 1.

Members aged 18 and over are eligible to stand for election to the board of trustees at the AGM. The trustees have powers to appoint board members between AGMs, with new board members having to stand for election at the next General Meeting.

Trustees are recruited from the membership of the organisation by open advertisement when vacancies arise, or in response to unsolicited enquiries by prospective trustees. New potential trustees have an initial informal meeting with the Chief Executive (CEO) or Chair to gain a full understanding of the role, its responsibilities and expectations. Potential trustees are invited to attend a board meeting as an observer. Should they wish to join the board they complete an application form and supply two independent referees. If references are satisfactory their appointment is put to the board at the next scheduled meeting. All trustees appointed in this manner must stand for election at the next AGM.

New trustees are encouraged to attend a training course on ‘being a good trustee’ to ensure that they have a good grasp of their responsibilities and obligations. Trustees are issued with an induction pack that outlines policies and procedures for the organisation and key facts about the organisation (e.g. funding sources, turnover, staff numbers, departments, key risks). New trustees with little board experience may be assigned a ‘buddy’ from among existing trustees who can offer guidance.

Trustees as a group review their own performance and engage periodically in board development and training. This varies in nature according to the circumstances at the time of assessment.

Structure, governance and management
The organisation is a voluntary one with around 280 registered members and is governed by a board of trustees elected from and by the members. Its area of benefit is geographically determined as 'Windmill Hill and the neighbourhood thereof'. The practical boundary, used to determine membership classes, is about a 2-mile radius around its South Bristol location (see http://g.co/maps/9uepj for details). The organisation is run on a day-to-day basis by a staff team of an average of 129 full and part-time people led by a full-time Chief Executive.

Day-to-day operation of the organisation is delegated to the Chief Executive according to a scheme of delegation. This document sets out which decisions are made by the CEO and which need to be authorised by the trustees.

The organisation has 9 departments, each with a department head: Central Services; Children & Family Services; Health & Social Care; Café; Facilities, Farm & Gardens; Outdoor Learning, Sales & Marketing and Finance. The role of Deputy CEO created in January 2023 was eliminated in December 2023 due to the uncertain financial situation of the organisation. The Facilities Manager resigned at the end of the financial year, and it is not currently intended to replace this position. The H&SC Manager resigned earlier in the year and her replacement is now in place.

Windmill Hill City Farm Ltd has a wholly owned trading subsidiary, Windmill Hill Farm Community Enterprises, through which the financial activity of the café and room hire is accounted. In practical terms, these areas act as part of the whole enterprise with no visible distinction for customers. The articles of association of the trading company were updated in 2016 to make the charity the sole member, and to bring them in line with current standards.

Windmill Hill City Farm Ltd also has a 50% ownership of a joint venture, Hartcliffe City Farm Ltd, with Heart of BS13 as the other member. Hartcliffe City Farm Ltd became Hartcliffe City Farm C.I.C. on 19 August 2022.

The organisation is a member of Social Farms and Gardens (accredited with the care farm code of practice), Bristol Association for Neighbourhood Daycare, Voscur and Locality.

Remuneration for all staff is undertaken in accordance with the pay and grade policy. This assesses job size according to four criteria (broadly communication, planning, responsibility and knowledge) and benchmarks it against similar jobs internally and externally within the appropriate sector. Staff up to the grade of CEO are assessed by their manager. The trustees use the same criteria to determine the salary for the CEO.

Members
Windmill Hill City Farm has around 221 members who have voting rights at the AGM. This number has been stable for several years. The AGM was well attended with 31 voting members (21 in person plus 10 proxies). Membership is free and open to anyone over the age of 18.

Risk assessment
In accordance with its risk management policy, the board of trustees regularly reviewed the risks faced by the organisation during the year for the charity and its trading company, particularly services, trading, financial, operational and governance risks. Actions to minimise and mitigate risks have been implemented.

Key risks to the organisation are typical for an organisation of its size and nature:

- Financial risks – loss of funding; inability to cover costs;
- Staff risks – a reliance on key members of staff; risk of absence of large numbers of staff;
- Reputational risks – outbreak of disease (e.g. zoonoses); accident or injury on site;
- Public order – aggressive behaviour of individual members of public; collective protest; and
- Disruption to access – site closure or part closure due to unexpected circumstances.

The organisation has a risk policy and business continuity plan to manage such issues and monitors the risks to mitigate against them happening.

Volunteers

The organisation makes extensive use of volunteers across all areas of its work and has a detailed programme of activities for groups, independent individuals, and supported volunteers as well as a programme for corporate groups volunteering on-site.

In the 2023-24 year, on our Windmill Hill site, the organisation worked with 153 independent volunteers (engaging 30 new people to become independent volunteers during this period) and 104 supported volunteers (engaging 32 new supported volunteers during this period).

The total number of supported volunteering hours in the year was over 2,098 with a further 3,600 hours of work by independent and gardening group volunteers; a total of 5698 hours on the Windmill Hill site.

Fundraising

The organisation is registered with The Fundraising Regulator.

The charity predominantly fundraises from trusts, foundations, and statutory sources, and receives public donations collected on-site and through digital fundraising. The charity employs two part-time Fundraising Managers who lead the fundraising activities. No professional fundraisers, fundraisers working on the charity's behalf or commercial participators were used. Aside from registering with the Fundraising Regulator for the first time in 2022, neither the charity nor anyone working on the charity's behalf has subscribed to any additional fundraising standards.

The charity has complied with the fundraising standards and code of contact. No complaints have been received regarding the charity's fundraising activities.

The charity is committed to protecting vulnerable people in all areas of work. On-site fundraising uses non-intrusive communication through posters and noticeboards, and staff never place undue pressure on members of the public or volunteers to donate, nor cause an obstruction or nuisance to visitors.

It has been a challenging year for fundraising from grants, but we continue to be well supported by the local community. The Big Christmas Challenge run by the fundraising and marketing teams raised over £11,000 to run weekly supper clubs for families in need. The local community also responded to our call for funds to rebuild two storm-hit shelters raising £2,500.

Statement of responsibilities of the trustees

The trustees (who are also directors of the charity for the purposes of company law) are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102: The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

The trustees are required to prepare financial statements for each financial year, which give a true and fair view of the state of affairs of the charity and the group and the incoming resources and application of resources, including the net income or expenditure, of the charity and the group for the year. In preparing those financial statements the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable accounting standards and statements of recommended practice have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and the group and which enable them to ensure that the financial statements comply with the Companies Act 2006. The trustees are also responsible for safeguarding the assets of the charity and the group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the trustees are aware:

- there is no relevant audit information of which the charitable company's auditors are unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Members of the charity guarantee to contribute an amount not exceeding £1 to the assets of the charity in the event of winding up. The trustees are members of the charity but this entitles them only to voting rights. The trustees have no beneficial interest in the charity.

Auditors
Godfrey Wilson Limited were re-appointed as auditors to the group and parent charity during the year and have expressed their willingness to continue in that capacity.

Approved by the trustees on 16 September 2024 and signed on their behalf by



Anne Sharp
Chair



Jonathan Lund
Trustee

Independent auditors' report

To the members of

Windmill Hill City Farm Limited

Opinion

We have audited the financial statements of Windmill Hill City Farm Limited (the 'parent charity') and its subsidiary (the 'group') for the year ended 31 March 2024 which comprise the consolidated statement of financial activities, consolidated and parent charity balance sheets, consolidated statement of cash flows and the related notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102: The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the group and parent charity's affairs as at 31 March 2024 and of the group's incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the group and parent charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the group or parent charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report other than the group and parent charity financial statements and our auditor's report thereon. The trustees are responsible for the other information. Our opinion on the group and parent charity financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinion on other matters prescribed by the Companies Act 2006
In our opinion, based on the work undertaken in the course of the audit:

- the information given in the trustees' report, which includes the directors' report prepared for the purposes of company law, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report included within the trustees' report have been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception
In the light of the knowledge and understanding of the group and the parent charity and their environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included within the trustees' report. We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept by the parent charity, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent charity financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the trustees' report and from the requirement to prepare a strategic report.

Responsibilities of the trustees
As explained more fully in the trustees' responsibilities statement set out in the trustees' report, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the group and the parent charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the group or the parent charity or to cease operations, or have no realistic alternative but to do so.

Our responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The procedures we carried out and the extent to which they are capable of detecting irregularities, including fraud, are detailed below:

(1) We obtained an understanding of the legal and regulatory framework that the group and parent charity operates in, and assessed the risk of non-compliance with applicable laws and regulations. Throughout the audit, we remained alert to possible indications of non-compliance.

(2) We reviewed the group and parent charity's policies and procedures in relation to:

- Identifying, evaluating and complying with laws and regulations, and whether they were aware of any instances of non-compliance;
- Detecting and responding to the risk of fraud, and whether they were aware of any actual, suspected or alleged fraud; and
- Designing and implementing internal controls to mitigate the risk of non-compliance with laws and regulations, including fraud.

(3) We inspected the minutes of trustee meetings.

(4) We enquired about any non-routine communication with regulators and reviewed any reports made to them.

(5) We reviewed the financial statement disclosures and assessed their compliance with applicable laws and regulations.

(6) We performed analytical procedures to identify any unusual or unexpected transactions or balances that may indicate a risk of material fraud or error.

(7) We assessed the risk of fraud through management override of controls and carried out procedures to address this risk. Our procedures included:

- Testing the appropriateness of journal entries;
- Assessing judgements and accounting estimates for potential bias;
- Reviewing related party transactions; and
- Testing transactions that are unusual or outside the normal course of business.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. Irregularities that arise due to fraud can be even harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

Independent auditors' report

To the members of

Windmill Hill City Farm Limited

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report
This report is made solely to the charity's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charity's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity's members as a body, for our audit work, for this report, or for the opinions we have formed.

Alison Godfrey

Date: 17 September 2024

Alison Godfrey FCA
(Senior Statutory Auditor)

For and on behalf of:
GODFREY WILSON LIMITED
Chartered accountants and statutory auditors
5th Floor Mariner House
62 Prince Street
Bristol
BS1 4QD

Windmill Hill City Farm Limited

Consolidated statement of financial activities *(incorporating an income and expenditure account)*

For the year ended 31 March 2024

	Note	Restricted £	Unrestricted £	**2024 Total £**	2023 Total £
Income from:					
Donations	3	282,786	115,919	**398,705**	487,685
Charitable activities	5	95,899	1,115,158	**1,211,057**	1,268,403
Other trading activities	6	-	710,516	**710,516**	680,426
Investments	7	-	5,880	**5,880**	5,300
Total income		378,685	1,947,473	**2,326,158**	2,441,814
Expenditure on:					
Raising funds					
Running subsidiary		-	446,339	**446,339**	470,940
Other fundraising activities		-	88,464	**88,464**	77,928
Charitable activities		423,758	1,587,478	**2,011,236**	1,938,503
Total expenditure	9	423,758	2,122,281	**2,546,039**	2,487,371
Net income / (expenditure)		(45,073)	(174,808)	**(219,881)**	(45,557)
Transfers between funds		1,991	(1,991)	**-**	-
Net movement in funds	10	(43,082)	(176,799)	**(219,881)**	(45,557)
Reconciliation of funds:					
Total funds brought forward		1,127,583	521,864	**1,649,447**	1,695,004
Total funds carried forward		1,084,501	345,065	**1,429,566**	1,649,447

All of the above results are derived from continuing activities. There were no other recognised gains or losses other than those stated above. Movements in funds are disclosed in note 22 to the accounts.

Windmill Hill City Farm Limited

Consolidated balance sheets

As at 31 March 2024

	Note	**The group 2024 £**	The group 2023 £	**The charity 2024 £**	The charity 2023 £
Fixed assets					
Tangible assets	13	**1,008,695**	1,079,508	**1,008,695**	1,079,508
Investment in joint venture	14	**2,785**	2,785	**2,785**	2,785
		1,011,480	1,082,293	**1,011,480**	1,082,293
Current assets					
Stocks	17	**9,225**	9,416	**904**	904
Debtors	18	**95,303**	37,438	**213,894**	346,587
Cash at bank and in hand		**579,914**	773,693	**433,027**	436,472
		684,442	820,547	**647,825**	783,963
Liabilities					
Creditors: amounts falling due within 1 year	19	**266,356**	253,393	**229,752**	216,822
Net current assets		**418,086**	567,154	**418,073**	567,141
Net assets	21	**1,429,566**	1,649,447	**1,429,553**	1,649,434
Funds	22				
Restricted funds		**1,084,501**	1,127,583	**1,084,501**	1,127,583
Unrestricted funds					
General funds		**345,065**	521,864	**345,052**	521,851
Total charity funds		**1,429,566**	1,649,447	**1,429,553**	1,649,434

These accounts have been prepared in accordance with the special provisions applicable to companies subject to the small companies' regime.

Approved by the trustees on 16 September 2024 and signed on their behalf by

Anne Sharp, Chair

Jonathan Lund, Trustee

Windmill Hill City Farm Limited

Consolidated statement of cash flows

For the year ended 31 March 2024

	2024	2023
	£	£
Cash used in operating activities:		
Net movement in funds	**(219,881)**	(45,557)
Adjustments for:		
Depreciation charges	**93,445**	91,064
Interest from investments	**(5,880)**	(2,515)
Investment in joint venture	**-**	(2,785)
Decrease / (increase) in stock	**191**	691
Decrease / (increase) in debtors	**(57,865)**	2,826
Increase / (decrease) in creditors	**12,963**	(15,498)
Net cash provided by / (used in) operating activities	**(177,027)**	28,226
Cash flows from investing activities:		
Interest from investments	**5,880**	2,515
Purchase of tangible fixed assets	**(22,632)**	(45,710)
Net cash provided by / (used in) investing activities	**(16,752)**	(43,195)
Increase / (decrease) in cash and cash equivalents in the year	**(193,779)**	(14,969)
Cash and cash equivalents at the beginning of the year	**773,693**	788,662
Cash and cash equivalents at the end of the year	**579,914**	773,693

The charity has not provided an analysis of changes in net debt as it does not have any long term financing arrangements.

1. Accounting policies

a) Basis of preparation

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities in preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Windmill Hill City Farm Limited meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note.

b) Group accounts

These financial statements consolidate the results of the charitable company and its wholly-owned subsidiary on a line by line basis. Transactions and balances between the charitable company and its subsidiary have been eliminated from the consolidated financial statements. Balances between the two companies are disclosed in the notes of the charitable company's balance sheet. A separate statement of financial activities, or income and expenditure account, for the charitable company itself is not presented because the charitable company has taken advantage of the exemptions afforded by section 408 of the Companies Act 2006.

c) Going concern basis of accounting

The accounts have been prepared on the assumption that the company is able to continue as a going concern. However, geo-political and economic instability and consequent pressure on energy and other costs experienced throughout 2023-24 continues to impact the charity, its staff and people in its community. The trustees have considered the impact of this issue on the charity’s current and future financial position. Much of the charity’s income is traded through activities where the costs can be scaled to the income. Childcare is its biggest operating area, with healthcare a significant part. Both areas benefit from statutory support making them relatively robust to economic changes. The group holds unrestricted, general reserves of £345,065 and a cash balance of £579,914. The trustees consider that the charity has sufficient reserves and cashflow to continue as a going concern for a period of at least 12 months from the date on which these financial statements are approved.

d) Income

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the item of income have been met, it is probable that the income will be received and the amount can be measured reliably.

Income from the government and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

Income received in advance of services being delivered is deferred until criteria for income recognition are met.

Turnover from the sale of goods is recognised when goods are delivered and legal title has passed.

1. Accounting policies (continued)

e) Donated services and facilities

Donated professional services and donated facilities are recognised as income when the charity has control over the item, any conditions associated with the donated item have been met, the receipt of economic benefit from the use by the charity of the item, is probable and the economic benefit can be measured reliably. In accordance with the Charities SORP (FRS 102), general volunteer time is not recognised.

On receipt, donated professional services and donated facilities are recognised on the basis of the value of the gift to the charity which is the amount the charity would have been willing to pay to obtain services or facilities of equivalent economic benefit on the open market; a corresponding amount is then recognised in expenditure in the period of receipt.

For Google AdWords, the charity measures the value of the gift at 50% of the market value provided by Google. Where the market value is given in foreign currency, this is translated in line with the charity's foreign exchange policy (note 1r).

f) Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity: this is normally upon notification of the interest paid or payable by the bank.

g) Funds accounting

Unrestricted funds are available to spend on activities that further any of the purposes of the charity. Designated funds are unrestricted funds of the charity which the trustees have decided at their discretion to set aside to use for a specific purpose. Restricted funds are donations which the donor has specified are to be solely used for particular areas of the charity's work or for specific projects being undertaken by the charity.

h) Expenditure and irrecoverable VAT

Expenditure is accounted for on an accruals basis and have been classified under headings that aggregate all costs related to that activity. Expenditure includes attributable VAT which cannot be recovered. Where costs cannot be directly attributed they have been allocated to activities on a basis consistent with the use of the resource.

Direct costs, including directly attributable salaries, are allocated on an actual basis to the activities.

1. Accounting policies (continued)

i) Allocation of support costs

Support costs are those functions that assist the work of the charity but do not directly undertake charitable activities. Governance costs include the cost of governance arrangements which relate to the general running of the charity. These costs are associated with constitutional and statutory requirements and include costs associated with the strategic management of the charity's activities. These costs have been allocated between charitable activities on the following basis which is an estimate, based on staff time, of the amount attributable to each activity:

	2024	2023
Raising funds: other fundraising activities	3.3%	2.5%
Charitable activities		
Children, young people & family services	21.4%	18.3%
Community involvement	60.7%	64.4%
Farming activities	14.6%	14.8%

j) Tangible fixed assets

Depreciation is provided at rates calculated to write down the cost of each asset to its estimated residual value over its expected useful life. The depreciation rates in use are as follows:

Leasehold property	3.3% straight line
Equipment, furniture and fittings	Between 10% and 20% straight line

Items of equipment are capitalised where the purchase price exceeds £5,000.

k) Investments

The charitable company has an investment in a joint venture, Hartcliffe City Farm C.I.C. (registered company number 13497886). The principal activities of the joint venture are given in note 14 to the accounts. The investment in Hartcliffe City Farm C.I.C. is valued at cost less any cumulative impairment losses and accounted for using the equity method in the group and parent charitable company's accounts.

l) Stock

Stock is included at the lower of cost or net realisable value.

m) Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

n) Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

1. Accounting policies (continued)

o) Creditors

Creditors and provisions are recognised where there is a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

p) Financial instruments

The charitable company only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

q) Pension costs

The company operates a defined contribution pension scheme for its employees. There are no further liabilities other than that already recognised in the statement of financial activities.

r) Foreign currency transactions

Transactions in foreign currencies are translated at rates prevailing at the date of the transaction. Balances denominated in foreign currencies are translated at the rate of exchange prevailing at the year end.

s) Accounting estimates and key judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and underlying assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

The key sources of estimation uncertainty that have a significant effect on the amounts recognised in the financial statements are the depreciation rates as described above.

t) Operating leases

Rentals payable under operating leases are charged on a straight-line basis over the lease term.

2. Prior period comparatives: statement of financial activities

	Restricted £	Unrestricted £	2023 Total £
Income from:			
Donations	358,351	129,334	487,685
Charitable activities	75,501	1,192,902	1,268,403
Other trading activities	-	680,426	680,426
Investments	-	5,300	5,300
Total income	433,852	2,007,962	2,441,814
Expenditure on:			
Raising funds			
Running subsidiary	-	470,940	470,940
Other fundraising activities	-	77,928	77,928
Charitable activities	421,292	1,517,211	1,938,503
Total expenditure	421,292	2,066,079	2,487,371
Net income / (expenditure)	12,560	(58,117)	(45,557)
Transfers	48,475	(48,475)	-
Net movement in funds	61,035	(106,592)	(45,557)

3. Income from donations

	Restricted £	Unrestricted £	**2024 Total £**
Donations	25,942	35,204	**61,146**
Gifts in kind (Google AdWords and app development)	-	51,862	**51,862**
Grants (note 4)	256,844	28,853	**285,697**
Total income from donations	282,786	115,919	**398,705**

Prior period comparative:	Restricted £	Unrestricted £	2023 Total £
Donations	-	63,882	63,882
Gifts in kind (Google AdWords)	-	37,252	37,252
Grants (note 4)	358,351	28,200	386,551
Total income from donations	358,351	129,334	487,685

4. Grants receivable

	Restricted £	Unrestricted £	**2024 Total £**
The Underwood Trust	25,000	25,000	**50,000**
Henry Smith	46,000	-	**46,000**
National Lottery	19,635	-	**19,635**
Foundation for Children	18,800	-	**18,800**
Veolia	18,129	-	**18,129**
The Big Give	17,771	-	**17,771**
Sirona Foundation	15,518	-	**15,518**
Football Foundation	13,461	-	**13,461**
Nisbets Trust	11,000	-	**11,000**
Middlesex University	10,000	-	**10,000**
BBC Children In Need	9,712	-	**9,712**
Bristol City Council	6,650	-	**6,650**
Bristol Green Capital Partnership	6,250	-	**6,250**
Westport	6,200	-	**6,200**
Quartet	5,593	-	**5,593**
Nineveh Trust	5,000	-	**5,000**
The 29th May 1961	5,000	-	**5,000**
Knowle West Health	4,000	-	**4,000**
Power to Change	4,000	-	**4,000**
Avon Wildlife Trust	3,125	-	**3,125**
Realise Learning and Employment	-	3,000	**3,000**
Souter	3,000	-	**3,000**
Tesco Groundworks	1,500	-	**1,500**
Centre for Sustainability	1,000	-	**1,000**
DWP	-	853	**853**
Bristol Pride	500	-	**500**
	256,844	28,853	**285,697**

4. Grants receivable (continued)

Prior period comparative

	Restricted £	Unrestricted £	2023 Total £
National Lottery	50,358	-	50,358
The Underwood Trust	25,000	25,000	50,000
West of England Combined Authority	49,065	-	49,065
Henry Smith	45,000	-	45,000
Foundation for Children	37,600	-	37,600
Clothworkers	37,000	-	37,000
Veolia	33,667	-	33,667
Bristol City Council	16,748	-	16,748
Quartet	14,220	-	14,220
Power to Change	14,000	-	14,000
BBC Children in Need	9,587	500	10,087
Nisbets Trust	10,000	-	10,000
John James Foundation	9,500	-	9,500
Nineveh Trust	5,000	-	5,000
Aspiration Training Ltd	-	2,000	2,000
Co-op Foundation	1,606	-	1,606
Other grants	-	700	700
	358,351	28,200	386,551

5. Income from charitable activities

	Restricted £	Unrestricted £	**2024 Total £**
Children, young people & family services	-	950,623	**950,623**
Community involvement	95,899	162,545	**258,444**
Farming activities	-	1,990	**1,990**
Total income from charitable activities	95,899	1,115,158	**1,211,057**

Prior period comparative:

	Restricted £	Unrestricted £	2023 Total £
Children, young people & family services	-	1,032,725	1,032,725
Community involvement	75,501	157,599	233,100
Farming activities	-	2,578	2,578
Total income from charitable activities	75,501	1,192,902	1,268,403

6. Income from other trading activities

	Restricted £	Unrestricted £	**2024 Total £**
Fundraising income	-	59,138	**59,138**
Café income and other income of trading subsidiary	-	651,378	**651,378**
Total income from other trading activities	-	710,516	**710,516**

Prior period comparative:

	Restricted £	Unrestricted £	2023 Total £
Fundraising income	-	75,250	75,250
Café income and other income of trading subsidiary	-	605,176	605,176
Total income from other trading activities	-	680,426	680,426

7. Income from investments

	2024 £	2023 £
Investment in joint venture	**-**	2,785
Bank interest	**5,880**	2,515
Total income from investments	**5,880**	5,300

8. Government grants

The charitable company receives government grants, defined as funding from Bristol City Council, DWP, HMRC, and National Lottery to fund charitable activities. The total value of such grants in the period ending 31 March 2024 was £414,036 (2023: £490,829). There are no unfulfilled conditions or contingencies attaching to these grants in the current or prior year.

9. Total expenditure

	Cost of running subsidiary £	Other fundraising activities £	Community involvement £	Children, young people and family services £	Farming activities £	**2024 Total £**
Staff costs (note 11)	275,680	51,089	323,145	917,492	220,142	**1,787,548**
Other direct costs	170,659	30,364	113,514	85,573	150,908	**551,018**
Support and governance costs						
Premises	-	771	4,878	13,850	3,324	**22,823**
Communications and IT	-	485	3,068	8,711	2,091	**14,355**
Office costs	-	438	2,772	7,872	1,889	**12,971**
Bank charges and interest	-	65	411	1,167	279	**1,922**
Professional fees	-	249	1,574	4,468	1,072	**7,363**
Other	-	1,589	10,050	28,535	6,847	**47,021**
Governance	-	256	1,619	4,596	1,102	**7,573**
Depreciation of fixed assets	-	3,158	19,973	56,708	13,606	**93,445**
Total expenditure	446,339	88,464	481,004	1,128,972	401,260	**2,546,039**

9. Total expenditure (continued)

Prior period comparative	Cost of running subsidiary £	Other fundraising activities £	Community involvement £	Children, young people and family services £	Farming activities £	2023 Total £
Staff costs (note 11)	297,721	34,961	249,270	878,855	201,525	1,662,332
Other direct costs	173,219	37,252	161,169	105,093	125,288	602,021
Support and governance costs						
Premises	-	425	3,027	10,674	2,448	16,574
Communications and IT	-	348	2,478	8,737	2,003	13,566
Office costs	-	785	5,595	19,725	4,523	30,628
Bank charges and interest	-	62	441	1,554	356	2,413
Professional fees	-	232	1,657	5,841	1,340	9,070
Other	-	1,361	9,702	34,205	7,844	53,112
Governance	-	169	1,204	4,245	973	6,591
Depreciation of fixed assets	-	2,333	16,634	58,649	13,448	91,064
Total expenditure	470,940	77,928	451,177	1,127,578	359,748	2,487,371

10. Net movement in funds

This is stated after charging:

	2024	2023
	£	£
Depreciation	**93,445**	91,064
Operating lease payments	**628**	1,630
Trustees' remuneration	**Nil**	Nil
Trustees' reimbursed expenses	**Nil**	Nil
Auditors' remuneration:		
▪ Statutory audit	**6,750**	6,100
▪ Other services	**4,912**	4,444

11. Staff costs and numbers

Staff costs were as follows:

	2024	2023
	£	£
Salaries and wages	**1,624,324**	1,489,003
Social security costs	**96,464**	86,581
Pension costs	**28,341**	22,155
	1,749,129	1,597,739
Agency staff costs	**38,419**	64,593
	1,787,548	1,662,332

No employee earned more than £60,000 during the current and prior year.

The key management personnel of the charitable company comprise the Trustees, Chief Executive and Senior Management Team. The total employee benefits of the key management personnel were £324,873 (2023: £321,758).

During the year, no redundancy payments were made (2023: £691 was paid to one employee). No amounts were outstanding at year end.

	2024	2023
	No.	No.
Average number of employees (headcount)		
Number of charity staff	**102**	93
Number of trading staff	**27**	24
	129	117

12. Taxation

The charity is exempt from corporation tax as all its income is charitable and is applied for charitable purposes. The charity's trading subsidiary, Windmill Hill Farm Community Enterprises Limited, donates its available profits to the parent charity.

13. Tangible fixed assets

Group and charity	Leasehold property £	Furniture & equipment £	**Total £**
Cost			
At 1 April 2023	2,520,378	107,151	**2,627,529**
Additions in year	14,292	8,340	**22,632**
At 31 March 2024	2,534,670	115,491	**2,650,161**
Depreciation			
At 1 April 2023	1,472,569	75,452	**1,548,021**
Charge for the year	83,578	9,867	**93,445**
At 31 March 2024	1,556,147	85,319	**1,641,466**
Net book value			
At 31 March 2024	**978,523**	**30,172**	**1,008,695**
At 31 March 2023	1,047,809	31,699	1,079,508

14. Investments

	2024 £	2023 £
Investments in joint venture	**2,785**	2,785

Details of undertakings

The charity holds a 50% shareholding in Hartcliffe City Farm CIC (company no. 13497886).

The principal activity of Hartcliffe City Farm CIC is to provide a community city farm and gardens that advances the lives of all people in the neighbourhoods in and around Hartcliffe, Bristol, through the provision of services and facilities for work, education and recreation.

15. Subsidiary undertakings

Windmill Hill Farm Community Enterprises Limited

A summary of the trading company's profit and loss account is shown below and reflects both external and intercompany sales and purchases.

	2024	2023
	£	£
Turnover	**655,991**	609,820
Cost of sales	**(147,298)**	(141,689)
Gross profit	**508,693**	468,131
Administrative expenses	**(307,419)**	(337,367)
Operating profit	**201,274**	130,764
Tax on profit on ordinary activities	**-**	-
Profit for the financial year after taxation	**201,274**	130,764

The aggregate of the assets, liabilities and funds was:

	2024	2023
	£	£
Assets	**169,309**	352,544
Liabilities	**(169,296)**	(352,531)
Net assets	**13**	13

16. Parent charity

The parent charity's gross income and the results for the year are disclosed as follows:

	2024	2023
	£	£
Gross income	**1,884,432**	1,975,517
Surplus / (deficit) for the year	**(219,881)**	(45,557)

17. Stock

	The group		The charity	
	2024	2023	**2024**	2023
	£	£	**£**	£
Stocks for resale	**9,225**	9,416	**904**	904

18. Debtors

	The group		The charity	
	2024	2023	**2024**	2023
	£	£	**£**	£
Trade debtors	**53,337**	18,002	**43,422**	11,907
Prepayments	**18,150**	10,937	**18,150**	10,937
Accrued income	**19,630**	6,909	**19,630**	6,193
Other debtors	**4,186**	1,590	**-**	1,590
Owed from subsidiary undertaking	**-**	-	**132,692**	315,960
	95,303	37,438	**213,894**	346,587

19. Creditors : amounts due within 1 year

	The group		The charity	
	2024	2023	**2024**	2023
	£	£	**£**	£
Trade creditors	**33,519**	46,746	**24,749**	34,592
Accruals	**52,123**	37,521	**41,748**	28,707
Other taxation and social security	**47,297**	42,840	**44,380**	39,961
Other creditors	**108,742**	104,452	**94,883**	91,928
Deferred income (see note 20)	**24,675**	21,834	**23,992**	21,634
	266,356	253,393	**229,752**	216,822

20. Deferred income

	The group		The charity	
	2024	2023	**2024**	2023
	£	£	**£**	£
At 1 April 2023	**21,834**	42,458	**21,634**	41,530
Deferred during the year	**24,675**	21,834	**23,992**	21,634
Released during the year	**(21,834)**	(42,458)	**(21,634)**	(41,530)
At 31 March 2024	**24,675**	21,834	**23,992**	21,634

Deferred income relates to income received in advance for contracts relating to the provision of Increasing Access to Psychological Therapies services, school visits and corporate volunteering days.

21. Analysis of group net assets between funds

	Restricted funds £	Unrestricted funds £	**Total funds £**
Tangible fixed assets	978,523	30,172	**1,008,695**
Investment in joint venture	-	2,785	**2,785**
Current assets	105,978	578,464	**684,442**
Current liabilities	-	(266,356)	**(266,356)**
Net assets at 31 March 2024	**1,084,501**	**345,065**	**1,429,566**

Prior year comparative	Restricted funds £	Unrestricted funds £	Total funds £
Tangible fixed assets	1,047,809	31,699	1,079,508
Investment in joint venture	-	2,785	2,785
Current assets	79,774	740,773	820,547
Current liabilities	-	(253,393)	(253,393)
Net assets at 31 March 2023	1,127,583	521,864	1,649,447

22. Movements in funds

	At 1 April 2023 £	Income £	Expenditure £	Transfers between funds £	**At 31 March 2024 £**
Restricted funds					
Capital funds	1,047,809	-	(83,578)	14,292	**978,523**
Other funds					
BCC Bristol Short Breaks	6,928	9,590	(6,929)	-	**9,589**
Bristol Early Years	150	-	(150)	-	**-**
Bristol Impact Fund 2	5,711	78,077	(68,577)	219	**15,430**
Children in Need Nurture Groups	624	9,712	(10,144)	-	**192**
CIL - Mural	-	6,650	(2,200)	-	**4,450**
Climate Action Project	-	6,250	(4,500)	-	**1,750**
Community Asset Manifesto	-	25,000	(15,537)	-	**9,463**
Football Foundation	-	13,461	(18,083)	4,622	**-**
Foundation for Children	12,562	18,800	(31,362)	-	**-**
Nineveh Trust	-	5,000	(2,083)	-	**2,917**
Nisbet Trust	-	11,000	(6,417)	-	**4,583**
NL One World Garden Growing & Cooking	1,927	-	(1,927)	-	**-**
NL Platinum Jubilee	-	19,635	(19,635)	-	**-**
Positive Activities	-	6,200	(5,150)	-	**1,050**
Sirona	-	15,518	(2,336)	-	**13,182**
Social Enterprise Food System (SEFS)	-	10,000	(10,000)	-	**-**
Supper Club	-	9,993	(3,405)	-	**6,588**
The Big Give	-	8,720	(7,720)	-	**1,000**
The Henry Smith Charity	17,912	46,000	(46,741)	-	**17,171**
The Underwood Trust HCF	9,216	25,000	(23,894)	-	**10,322**
Theatre project grant funding	12,743	18,129	(13,730)	(17,142)	**-**
Other restricted projects	12,001	35,950	(39,660)	-	**8,291**
Total restricted funds	1,127,583	378,685	(423,758)	1,991	**1,084,501**
Unrestricted funds					
General funds	521,851	1,296,095	(1,470,903)	(1,991)	**345,052**
Total charity funds	1,649,434	1,674,780	(1,894,661)	-	**1,429,553**
Non-charitable trading funds	13	651,378	(651,378)	-	**13**
Total unrestricted funds	521,864	1,947,473	(2,122,281)	(1,991)	**345,065**
Total funds	1,649,447	2,326,158	(2,546,039)	-	**1,429,566**

22. Movements in funds (continued)

Purposes of restricted funds

Capital funds represent (i) the leasehold property and improvements which are restricted on the basis that the underlying assets could not be sold by the charity; (ii) the Nursery Expansion to provide additional nursery spaces; (iii) the Visitors Centre which was the redevelopment of an information area, reception, exhibition space and visitors centre; (iv) The log cabin for the outdoor classroom; (v) the café redevelopment and interaction centre; and (vi) the Outdoor Theatre. They have a value in use for the charity but no re-sale value.

BCC Bristol Short Breaks funds activities and support sessions targeted at children ages 8-12 with learning difficulties.

Bristol Early Years funding provided training materials for the nursery.

Bristol Impact Fund 2 is a project to create the infrastructure for a rejuvenated community hub in Hartcliffe that will inspire and connect local people, enable them to develop their own way to tackle the inequality they face, and create a confident community organisation, playing an active role in the city.

Children in Need nurture groups is a project focusing on the development of confidence and social skills in children facing hardship.

CIL - Mural is funding for a mural on the wall of Mail Marketing offices and accent to Malago Greenway.

Climate Action Project is funding from Bristol Green Capital Partnership - Learning and Mentoring Programme for participating organisations who wish to build climate confidence and capacity to develop community insights and leadership on climate and nature within Bristol.

Community Asset Manifesto is funding for promoting the work of Bristol Community Organisations.

Football Foundation funded football pitch improvements.

Foundation for Children supports a project to create infrastructure to enable school activities at Hartcliffe City Farm.

Nineveh Charitable Trust supported educational activities in the farm and gardens.

Nisbet Trust supported education activities in the farm and gardens.

NL One World Garden Growing & Cooking Together 2022 funding provided weekly growing and cooking sessions specifically for families from BAME community that live in nearby flats with limited outdoor spaces.

NL Platinum Jubilee funding supported a project to kickstart health and wellbeing activity for the local community.

Positive Activities funding would provide unique sessions based on a city farm, with access to fresh produce, animals and cooking, whilst the green space provides a sense of calm and well-being.

22. Movements in funds (continued)

Purposes of restricted funds (continued)

Sirona funds Wellbeing Wednesdays Project at Hartcliffe City Farm.

Social Enterprise Food System (SEFS) is funding to participate in a research project on how food provision that is inclusive, healthy and environmentally sustainable is being supported by social enterprises.

Supper Club represents funding for a weekly Supper Club to provide a safe, warm and welcoming indoor space for local parents and their young children to use from 5.30-8.30pm during the colder, winter months.

The Big Give funding received was for the supper club.

The Henry Smith Charity funding helped to deliver our 'supported volunteer programme' – an ongoing core programme that accepts up to 100 people a year who are close to, or recovering from, mental health crisis.

The Underwood Trust funding supported the development of Hartcliffe City Farm.

Theatre project grant funding is the upsent funds for the outdoor theatre that is currently under construction.

Other restricted projects consists of various smaller restricted projects for funding under £10,000 which includes funding from Children In Need, The Big Give, Nisbets and others.

Transfers between funds

Transfers between funds represent the movement of capitalised restricted expenditure from the Theatre project grant restricted fund to the restricted capital funds and the transfer of unrestricted income to top up restricted projects where needed.

22. Movements in funds (continued)

Prior year comparative	At 1 April 2022 £	Income £	Expenditure £	Transfers between funds £	At 1 April 2023 £
Restricted funds					
Capital funds	1,051,123	-	(82,213)	78,899	1,047,809
Other funds					
Baily Thomas	4,000	-	(4,000)	-	-
BCC Bristol Short Breaks	-	8,973	(2,045)	-	6,928
Bristol Early Years	150	-	-	-	150
Bristol Impact Fund 2	373	58,855	(53,517)	-	5,711
Children in Need Nurture Groups	-	9,587	(8,963)	-	624
Clothworkers	-	37,000	(37,000)	-	-
Foundation for Children	7,471	37,600	(32,509)	-	12,562
Lets Create Jubilee	-	9,993	(9,993)	-	-
Little Roots	3,431	-	(3,431)	-	-
Nineveh Trust	-	5,000	(5,000)	-	-
Nisbet Trust	-	10,000	(10,000)	-	-
NL One World Garden Growing & Cooking	-	10,000	(8,073)	-	1,927
NL Platinum Jubilee	-	30,365	(30,365)	-	-
PTC Resilient Community Fund	-	10,000	(10,000)	-	-
The Henry Smith Charity	-	45,000	(27,088)	-	17,912
The Underwood Trust HCF	-	25,000	(15,784)	-	9,216
Theatre project grant funding	-	43,167	-	(30,424)	12,743
WECA Community Support Fund	-	49,065	(49,065)	-	-
Other restricted projects	-	44,247	(32,246)	-	12,001
Total restricted funds	1,066,548	433,852	(421,292)	48,475	1,127,583
Unrestricted funds					
General funds	628,443	1,398,142	(1,456,259)	(48,475)	521,851
Total charity funds	1,694,991	1,831,994	(1,877,551)	-	1,649,434
Non-charitable trading funds	13	609,820	(609,820)	-	13
Total unrestricted funds	628,456	2,007,962	(2,066,079)	(48,475)	521,864
Total funds	1,695,004	2,441,814	(2,487,371)	-	1,649,447

23. Operating lease commitments

The group and charity had operating leases at the year end with total future minimum lease payments as follows:

	Land and buildings		Equipment	
The group and the charity	**2024**	2023	**2024**	2023
	£	£	**£**	£
Amount falling due:				
Within 1 year	**126**	126	**502**	1,504
Within 1 - 5 years	**504**	504	**4,051**	752
Payable after 5 years	**2,774**	2,900	**-**	-
	3,404	3,530	**4,553**	2,256

24. Related party transactions

Windmill Hill Farm Community Enterprises Limited, a company limited by guarantee, forms the trading arm for the charity. Two of the charity's trustees, and the Chief Executive serve on the board of directors of the trading company. During the year the charity provided goods and services to the trading company amounting to £2,378 (2023: £2,115) and recharged overheads of £6,000 (2023: £6,000). In addition, the charity received goods and services totalling £4,614 (2023: £4,644) from the trading company during the year and the trading company made a gift aid payment to the charity of £201,274 (2023: £130,764). At the balance sheet date the trading company owed Windmill Hill City Farm Limited £132,692 (2023: £315,960).

Stephen Sayers, Chief Executive, is also a Trustee of Locality (company number: 2787912). During the year, the charity purchased membership from Locality for £250 (2023: £250). No amounts were outstanding at year end.

During the year, the charity group provided goods and services to the charity's joint venture, Hartcliffe City Farm CIC, amounting to £37,559 (2023: £39,219), of which £7,672 (2023: £5,472) was outstanding at year end. In addition, the charity received goods and services totalling £9,473 (2023: £10,444), of which £1,754 (2023: £1,566) was outstanding at year end.

WINDMILL HILL CITY FARM LIMITED

England & Wales - Charity number 277287

Accounts

Company no. 01409415
Charity no. 277287

Windmill Hill City Farm Limited
Report and Audited Financial Statements
31 March 2023

Windmill Hill City Farm Limited

Reference and administrative details

For the year ended 31 March 2023

Company number	01409415
Charity number	277287
Registered office and operational address	Windmill Hill City Farm Philip Street Bedminster Bristol BS3 4EA
Trustees	Trustees, who are also directors under company law, who served during the year and up to the date of this report were as follows: Alice Clarke Jamie Darwen Susanna Dunham Stefan Edwards (resigned 18 April 2023) Francesca Inman Claire Jeffwitz (appointed 22 May 2023) Sally Jones Elizabeth Lewington (resigned on 23 May 2023) Jonathan Lund Phillipa Milne (resigned 4 October 2022) Karina Nicolson Anne Sharp (Chair)
Chief executive officer	Stephen Sayers
Company secretary	Stephen Sayers
Key management personnel	Montserrat Buitrago - Café Manager (from February 2023) Sara Chapple - Health & Social Care Manager Vadna Chauhan - Children and Family Services Manager (to January 2023) Dale Cranshaw - Deputy CEO (from January 2023) Simone Dougall - Marketing Manager Nigel Ledson - Facilities Manager Sarah Mellor - Office/HR Manager Alia O'Callaghan - Finance Manager Anna Ralph - Café Manager (to November 2022) Julie Thorpe - Outdoor Learning Manager Laura Carey - Early Years Manager (from January 2023)
Bankers	The Co-operative Bank 1 Balloon Street Manchester M60 4EP Nationwide Building Society Nationwide House Pipers Way Swindon SN38 1NW

Auditors	Godfrey Wilson Limited Chartered accountants and statutory auditors 5th Floor Mariner House 62 Prince Street Bristol BS1 4QD

Reference and administrative information set out on pages 1 and 2 forms part of this report. The financial statements comply with current statutory requirements, the Memorandum and Articles of Association and the Statement of Recommended Practice - Accounting and Reporting by Charities (effective from January 2019).

Legal status
Windmill Hill City Farm is a company limited by guarantee (number 01409415) registered as a charity (number 277287). It is governed by its Memorandum and Articles of Association and the Companies Act 2006. The organisation has a subsidiary trading company, Windmill Hill Farm Community Enterprises Ltd (number 02792746), which is wholly owned by the charity.

Introduction
Windmill Hill City Farm (WHCF) is an independent community organisation established in 1976 that provides a wide range of services and facilities focused around a farm and community gardens. The 4.5-acre inner-city site is leased from Bristol City Council with a peppercorn rent. The current lease is for 35 years commencing from 20 July 2017.

The objects of the charity are:

- To advance for the public benefit the education of all people in the neighbourhoods in and around Windmill Hill Bristol, particularly, but not exclusively, in subjects related to food, farming and the environment through provision of information, courses, activities and facilities for learning; to provide education and nursery care for young children; and training for people in any trade, occupation or service, thereby advancing them in life and enabling them to earn their own livelihood.

- To assist in the treatment and care of persons suffering from mental or physical illness of any description or in need of rehabilitation as a result of such illness, by the provision of services and facilities for work, therapy, education and recreation.

- To provide for the benefit of the public in the neighbourhoods in and around Windmill Hill Bristol facilities including, but not limited to a farm and gardens, and services in the interests of social welfare for recreation, volunteering or other leisure time occupation of individuals who have need of such facilities by reason of their youth, age or disability, financial hardship or social circumstances with the object of improving their conditions of life and wellbeing.

- To develop the capacity and skills of people disadvantaged in any manner in the neighbourhoods in and around Windmill Hill Bristol in such a way that they are better able to identify, and help meet, their needs and to participate more fully in society.

Objectives and activities

Vision and Mission: Overview
The organisation works to a three-year plan. A new three-year strategy was published in March 2023 covering 2023 – 2026.

Our vision is for all local people to live active, healthy, and fulfilled lives in a friendly and sustainable neighbourhood. They have fair access to services, to outdoor spaces and nature, to places to meet each other and celebrate as a community, and to resources that enrich their understanding of food farming, and the environment.

Our mission is to improve people's lives by curating community spaces and services.

Our values are:
- Welcoming to all;
- Focused on nature;
- Where people grow;
- Bringing people together; and
- For the long term.

Our aims are focused on five inter-related areas:
- Education – people will have greater knowledge, opportunities, skills, and experience through their engagement with us;
- Developing wellbeing – people will be able to live happier, healthier lives and fulfil their potential through a connection to other people and nature in the city;
- Community spaces – more people will access our spaces and services on them, gaining a greater sense of belonging and pride, making our neighbourhood a better place to live for all;
- Community leadership – people will have greater engagement and power in their community improving the neighbourhood as a place to live and work; and
- Stronger organisation – the organisation will be more resilient, better able to achieve its goals, and be a greater contributor to a wider agenda for change.

Our strategy will inform and guide our future activities and initiatives over the next three years.

Public benefit
In preparing this report the trustees have complied with the duty under Section 4 of the Charities Act 2011 to have due regard to public benefit guidance published by the Charity Commission in relation to meeting the public benefit requirement.

Developments and achievements in 2022-23
Overview
2022-23 has been a challenging year in many respects albeit with largely positive outcomes. The longer-term effects of the pandemic are becoming clearer particularly with respect to long-term health issues affecting our communities. The economic shocks arising from ongoing geo-political and economic instability continue to be felt. Sharply higher wage costs, energy costs and food inflation affect the farm directly as well as impacting the wider community.

Recruitment at the nursery has been a significant challenge. This is an industry wide issue, not one that is specific to our organisation. We continue to review our recruitment and employment practices, seeking to ensure that we offer a competitive and attractive proposition. Our longstanding nursery manager resigned during the year but we are pleased to have been able to promote from within to replace her.

Notwithstanding the challenging environment, the farm has continued to develop and grow. New initiatives such as the Windmill Hill Markets and the Garden Theatre have been welcomed by the local community. The second site at Hartcliffe has seen notable steps forward in improving the onsite infrastructure and in building its engagement with the local community. Balancing the ongoing work at WHCF whilst expanding the Hartcliffe site has demanded a lot from staff this year.

The trustees recognise the commitment and hard work of all staff throughout the organisation, and extend their gratitude and appreciation.

Finance and fundraising

The 2022-3 year has been a challenging one financially. The government and emergency charitable support that characterised the pandemic period has gone and global economic factors have left the economy generally in a weak state, which has a direct influence on our own prospects. We have been particularly hit by an acute shortage of staff for our childcare provision, which resulted in numbers being capped and impacted our income.

Overall, we retain a good balance of income sources with childcare, café and room hire the main source of our traded income. These sources spread the risk across hundreds of customers making a catastrophic collapse unlikely. The nature of the businesses is well within the realm of primary purpose, and directly helps to deliver aspects of our charitable aims around education and providing public facilities in particular. We have good relationships with the charitable funders who contribute large amounts of capital investment and the contracts we undertake with healthcare partners are well established. The advantage of stability of longer contracts (e.g. 4-year Bristol Impact Fund) is currently being challenged by the extremely high inflation rate, which is undermining their value.

We continue to appreciate the benefits of a dedicated fundraising function.

Year	Won	Failed
2022-23	**27 bids to value £484,965**	**8 bids value £109,637**
2021-22	20 bids value £607,550	10 bids value £856,750
2020-21	16 bids value £249,438	14 bids value £486,140
2019-20	14 bids value £233,000	9 bids value £504,000
2018-19	7 bids value £87,057	10 bids value £407,200
2017-18	9 bids value £148,000	11 bids value £225,000
2016-17	19 bids value £772,410	5 bids value £141,510
2015-16	14 bids value £117,000	19 bids value £1,270,000
2014-15	21 bids value £220,000	20 bids value £730,000

The key financial risks to the organisation are:

- the impact of economic downturn and inflation, which will reduce demand for childcare, room hire and café services impacting the income to the organisation and increase its costs faster than its income. Managed through twice yearly review of forecast and monitoring of management accounts; and
- a shortage of skilled staff in the nursery and café or loss of key personnel resulting in an inability realise our plans. Managed through systems that share knowledge and enable cross-working between roles, and maintaining a bank of staff who can be called on for ad hoc sessions.

Reserves policy

Windmill Hill City Farm achieves much of its work through grants and donations that help to achieve its mission as earned income alone would not allow the organisation to have the greatest social impact. This means that if there were to be a decrease in funds secured and donations received, the Farm would have to reduce its charitable activities and, in the worst case, close.

To maintain effective operations of the organisation the board of trustees has agreed to work towards a financial reserve of 3 months operating costs. This level of reserve would allow staff to continue working to secure new funding and if necessary to allow time to cut services in a way whereby service users are supported to move on. The board has agreed that a period of 6 months' reserves should be the longer-term aim. This is an amount it considers prudent in the event of a major business interruption as determined by an analysis of risks to the charity. This target is balanced alongside our aim of remaining a 'living wage' employer – another important call on any surplus generated by the organisation.

To establish or maintain this level of reserves Windmill Hill City Farm will:

- Ensure that funding bids adequately cover overheads as well as direct costs;
- Ensure that income generation is maximised through efficient operations and sound management; and
- Ensure that the trading operation is focussed on maximising profit.

If all income were to cease, we have calculated that reserves of £600,000 would be needed to continue running current services for at least 3 months.

This figure is based on operating costs and fixed liabilities at the time of this policy being reviewed. The finance sub-group reviewed the method used to calculate the reserve and is satisfied that this calculation is robust.

The reserves will be built up from the unrestricted income. The level of reserves will be calculated and monitored and reported to the board. At the end of the year the consolidated unrestricted reserves, excluding fixed assets, stood at £487,380 (2022: £554,717).

Geo-political and economic instability and consequent pressure on energy and other costs experienced throughout 2022-23 continues to impact the charity, its staff and people in its community, particularly given the effects of the pandemic. The trustees have considered the impact of this issue on the charity's current and future financial position. Much of the charity's income is traded through activities where the costs can be scaled to the income. Childcare is its biggest operating area, with healthcare a significant part. Both areas benefit from statutory support making them relatively robust to economic changes. The trustees consider that the charity has sufficient unrestricted reserves and cash flow to continue as a going concern for a period of at least 12 months from the date on which these financial statements are approved. For this reason, the accounts have been prepared on the going concern basis.

Education

The activities of our nursery continue to be challenged by a severe shortage across the early years sector of qualified staff. Recruiting and retaining staff takes up a great deal of the time of our senior team and places additional demands on our room-based staff. Despite the challenges, we once again achieved the Bristol Standard quality mark.

The Outdoor Learning team continue to receive excellent feedback from schools who clearly value the work we do with them. The first school visits at Hartcliffe have taken place, and we are running a Short Break farm club at Hartcliffe with the support of Bristol City Council for children with additional needs. We are continuing our One World Garden sessions for local families from BAME community.

Wellbeing
Funding from The Henry Smith Charity will support our health and social care (H&SC) work over the next three years. Our WHCF Supported Farm Placement Service is running at full capacity as are our Supported Volunteer groups. We are planning an expansion of our H&SC services at Hartcliffe and have recruited to help with this. We continue to seek additional funding, particularly from the NHS, to support the increase in the scale and scope of our mental health programme.

Our focus remains a combination of work with people with mental health and learning difficulties, working in supported groups in the farm and gardens, including expanding into our site at Hartcliffe.

Community spaces
The first stage of capital works at Hartcliffe are largely complete. Through funding from COF, Nisbet Trust, Foundation for Children, Bristol Impact Fund, John James Foundation, Enovert, The Clothworkers' Foundation and others we have laid drainage, refurbished the toilets, created an education space, cleared ground and brought it into production for flowers and food, created animal housing and paddocks, created a volunteer hub, and refurbished offices. We have started to hold school visits and H&SC sessions. We ran a Farmyard Circus during the summer which was well attended. We have agreed heads of terms with Bristol City Council for a 35 year lease which would give us access to 24 additional acres of fields alongside the 6-acres of the main farm site.

The café at Windmill Hill is trading well, particularly at weekends. The Warm Space project was well received and we hope to be able to raise funds allowing us to continue with this next winter.

From September to November 2022 we ran a series of successful pilot monthly markets on the Windmill Hill site. The markets introduced a different visitor mix to the farm and the café benefited from the additional visitors. The November market doubled up as a Christmas market. Following on from the successful pilots, monthly Windmill Hill Markets are now planned throughout 2023. Looking forward, we expect the new Garden Theatre to bring in other new visitors as well as providing another bookable space.

We ran our annual 'Big Listen' in February to gather the input of local people. The impact that the farm has on local people was noted and will continue to inform our decisions.

Community leadership
We continue be involved in discussions concerning the development of the local area and how this can be used to benefit local people. The notion of creating a community hub on East Street continues to develop, and we have been meeting with interested parties including the council, Action Greater Bedminster and BS3 Community Development.

Stronger organisation
We have an engaged board who bring a good range of skills and experiences. The board meets bi-monthly and board members are also members of various sub-committees including Finance, Personnel and Health and Safety. We also have a designated Safeguarding lead.

Staff wellbeing continues to be a high priority throughout the year given the more recent challenges so soon after the pandemic. We continue to seek the views of our staff through surveys and conversations, respond with new initiatives where we see those opportunities, and to put measures in place to undertake health reviews where staff show high levels of sickness. Staff wellbeing will remain a high priority for us going forward. We are pleased to be able to say that we have achieved accreditation as a Living Wage Employer.

Plans for future periods
The development of our work on a second site (Hartcliffe) will remain a major area of work for the coming years. We are also hopeful of securing an expansion of our services through a community space in Bedminster, either in the Bedminster Green development or on East Street. The prospect of taking on the Victoria Park Lodge as an asset transferred from city council control is back on the agenda.

This growth of the organisation is focused on building its strength and resilience. It may necessitate some restructuring of the staff team to enable greater capacity and will need to be balanced against consolidating our core activities in the challenges that the wider economic conditions throw at us.

The board of trustees
The board of trustees, who are directors for the purpose of company law, who served during the year and since the year end, are shown on page 1.

Full members aged 18 and over are eligible to stand for election to the board of trustees at the AGM. The trustees have powers to appoint board members between AGMs, with new board members having to stand for election at the next General Meeting.

Trustees are recruited from the membership of the organisation by open advertisement when vacancies arise, or in response to unsolicited enquiries by prospective trustees. New potential trustees have an initial informal meeting with the Chief Executive or Chair to gain a full understanding of the role, its responsibilities and expectations. Potential trustees are invited to attend a board meeting as an observer. Should they wish to join the board they complete an application form and supply two independent referees. If references are satisfactory their appointment is put to the board at the next scheduled meeting. All trustees appointed in this manner must stand for election at the next AGM.

New trustees are encouraged to attend a training course on 'being a good trustee' to ensure that they have a good grasp of their responsibilities and obligations. Trustees are issued with an induction pack that outlines policies and procedures for the organisation and key facts about the organisation (e.g. funding sources, turnover, staff numbers, departments, key risks). New trustees with little board experience may be assigned a 'buddy' from among existing trustees who can offer guidance.

Trustees as a group review their own performance and engage periodically in board development and training. This varies in nature according to the particular circumstances at the time of assessment.

Structure, governance and management
The organisation is a voluntary one with around 280 registered members and is governed by a board of trustees elected from and by the members. Its area of benefit is geographically determined as 'Windmill Hill and the neighbourhood thereof'. The practical boundary, used to determine membership classes, is about a 2-mile radius around its South Bristol location (see http://g.co/maps/9uepj for details). The organisation is run on a day-to-day basis by a staff team of around 100 full and part-time people led by a full-time Chief Executive.

Day-to-day operation of the organisation is delegated to the Chief Executive according to a scheme of delegation. This document sets out which decisions are made by the CEO and which need to be authorised by the trustees.

The organisation has 9 departments, each with a department head: Central Services; Children & Family Services; Health & Social Care; Café; Facilities, Farm & Gardens; Outdoor Learning, Sales & Marketing and Finance. In January 2023, a new post of Deputy CEO was created with responsibility for Sales & Marketing, Fundraising, Café and market gardens.

Windmill Hill City Farm Ltd has a wholly-owned trading subsidiary, Windmill Hill Farm Community Enterprises, through which the financial activity of the café and room hire is accounted. In practical terms, these areas act as part of the whole enterprise with no visible distinction for customers. The articles of association of the trading company were updated in 2016 to make the charity the sole member, and to bring them in line with current standards.

Windmill Hill City Farm Ltd also has a 50% ownership of a joint venture, Hartcliffe City Farm Ltd, with Heart of BS13 as the other member. Hartcliffe City Farm Ltd became Hartcliffe City Farm C.I.C. on 19 August 2022.

The organisation is a member of Social Farms and Gardens (accredited with the care farm code of practice), Bristol Association for Neighbourhood Daycare, Voscur and Locality.

Remuneration for all staff is undertaken in accordance with the pay and grade policy. This assesses job size according to four criteria (broadly communication, planning, responsibility and knowledge) and benchmarks it against similar jobs internally and externally within the appropriate sector. Staff up to the grade of CEO are assessed by their manager. The trustees use the same criteria to determine the salary for the CEO.

Members

Windmill Hill City Farm has around 280 adult members who have voting rights at the AGM. This number has been stable for a number of years. The AGM was held in person as we returned back to normal operating post-pandemic, and was well attended with 27 voting members (18 in person plus 9 proxies).

Risk assessment

A new risk management policy was approved in September 2022 following an in-depth review by the trustees and senior management. The board of trustees regularly reviewed the risks faced by the organisation during the year for the charity and its trading company, particularly services, trading, financial, operational and governance risks. Actions to minimise and mitigate risks have been implemented.

Key risks to the organisation are typical for an organisation of its size and nature:

- Financial risks – loss of funding; inability to cover costs;
- Staff risks – a reliance on key members of staff; risk of absence of large numbers of staff;
- Reputational risks – outbreak of disease (e.g. zoonoses); accident or injury on site;
- Public order – aggressive behaviour of individual members of public; collective protest; and
- Disruption to access – site closure or part closure due to unexpected circumstances.

The organisation has a risk policy and business continuity plan to manage such issues and monitors the risks to mitigate against them happening.

Volunteers

The organisation makes extensive use of volunteers across all areas of its work and has a detailed programme of activities for groups, independent individuals, and supported volunteers as well as a programme for corporate groups volunteering on site.

In the 2022-23 year, on our Windmill Hill site, the organisation worked with 113 independent volunteers (engaging 64 new people to independent volunteers during this period) and 81 supported volunteers (engaging 33 new supported volunteers during this period).

The total number of supported volunteering hours in the year was over 2,402 with a further 2,348 hours of work by independent and gardening group volunteers; a total of 4,750 hours on the Windmill Hill site.

One-off volunteering groups at Windmill Hill included 2nd year medical students from Bristol University. Good Gym (a local charity that combines running with good deeds) have regularly supported us at the Windmill Hill site, volunteering a total of 229 hours with a group of around 6 people at every session.

At the Hartcliffe City Farm, we have been able to offer funded corporate volunteering days. 26 corporate groups have visited, and a total of 259 individuals have given 1,554 hours of their time. Windmill Hill City Farm offered a different corporate volunteering experience that is charged for. 6 corporate groups were on site during the reporting period and a total of 62 individuals have given 342 hours of their time to Windmill Hill City Farm.

This reporting period coincides with the first year of Hartcliffe City Farm's delivery of a volunteer project funded by the National Lottery Platinum Jubilee. This has enabled us to recruit a Volunteer Coordinator who has since worked with over 240 volunteers. This has led to the completion of large-scale improvements to the site, including pathways, paddocks and the market gardens. This work has led us to build meaningful connections with a number of local organisations, including Hartcliffe and Withywood Community Partnership, Vision BAME, the local carers network, local schools and the Prince's Trust.

In July 2022, the Health and Social Care Team at Windmill Hill extended their mental health programme to include a day of volunteering at Hartcliffe. We have since worked with 46 supported volunteers on our Hartcliffe City Farm site, to create a kitchen and teaching garden. In the process we have built referral pathways with the South Bristol Recovery Teams, local GP practices and social prescribers.

Our focus for the next period in Hartcliffe City Farm is increasing engagement with the local community and expanding the number of volunteer days we can offer to supported volunteers.

Fundraising

In August 2022, the organisation registered with The Fundraising Regulator. To comply with that registration the following information is provided.

The charity predominantly fundraises from trusts, foundations and statutory sources, and receives public donations collected on-site and through digital fundraising. In 2022, the charity employed a part-time Fundraising Manager who led on fundraising activities. No professional fundraisers, fundraisers working on the charity's behalf or commercial participators were used. Aside from registering with the Fundraising Regulator for the first time in 2022, neither the charity nor anyone working on the charity's behalf has subscribed to any additional fundraising standards.

The charity has complied with the fundraising standards and code of contact. No complaints have been received regarding the charity's fundraising activities.

The charity is committed to protecting vulnerable people in all areas of work. On-site fundraising uses non-intrusive communication through posters and noticeboards, and staff never place undue pressure on members of the public or volunteers to donate, or cause an obstruction or nuisance to visitors.

Statement of responsibilities of the trustees

The trustees (who are also directors of the charity for the purposes of company law) are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102: The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

The trustees are required to prepare financial statements for each financial year, which give a true and fair view of the state of affairs of the charity and the group and the incoming resources and application of resources, including the net income or expenditure, of the charity and the group for the year. In preparing those financial statements the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable accounting standards and statements of recommended practice have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and the group and which enable them to ensure that the financial statements comply with the Companies Act 2006. The trustees are also responsible for safeguarding the assets of the charity and the group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the trustees are aware:

- there is no relevant audit information of which the charitable company's auditors are unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Members of the charity guarantee to contribute an amount not exceeding £1 to the assets of the charity in the event of winding up. The trustees are members of the charity but this entitles them only to voting rights. The trustees have no beneficial interest in the charity.

Auditors
Godfrey Wilson Limited were appointed as auditors to the group and parent charity during the year and have expressed their willingness to continue in that capacity.

Approved by the trustees on 8 September 2023 and signed on their behalf by

Anne Sharp

Anne Sharp
Chair

Jamie Darwen

Jamie Darwen
Trustee

Independent auditors' report

To the members of

Windmill Hill City Farm Limited

Opinion

We have audited the financial statements of Windmill Hill City Farm Limited (the 'parent charity') and its subsidiary (the 'group') for the year ended 31 March 2023 which comprise the consolidated statement of financial activities, consolidated and parent charity balance sheets, consolidated statement of cash flows and the related notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102: The Financial Reporting Standard applicable in the UK and the Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the group and parent charity's affairs as at 31 March 2023 and of the group's incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the group and parent charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the group's or parent charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The trustees are responsible for the other information. The other information comprises the information included in the annual report other than the group and parent charity financial statements and our auditor's report thereon. Our opinion on the group and parent charity financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinion on other matters prescribed by the Companies Act 2006
In our opinion, based on the work undertaken in the course of the audit:

- the information given in the trustees' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the trustees' report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception
In the light of the knowledge and understanding of the group and the parent charity and their environment obtained in the course of the audit, we have not identified material misstatements in the trustees' report. We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept by the parent charity, or returns adequate for our audit have not been received from branches not visited by us;
- the parent charity financial statements are not in agreement with the accounting records and returns;
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not obtained all the information and explanations necessary for the purposes of our audit.

Responsibilities of the trustees
As explained more fully in the trustees' responsibilities statement set out in the trustees' report, the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Our responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The procedures we carried out and the extent to which they are capable of detecting irregularities, including fraud, are detailed below:

(1) We obtained an understanding of the legal and regulatory framework that the group and parent charity operates in, and assessed the risk of non-compliance with applicable laws and regulations. Throughout the audit, we remained alert to possible indications of non-compliance.

(2) We reviewed the group and parent charity's policies and procedures in relation to:

- Identifying, evaluating and complying with laws and regulations, and whether they were aware of any instances of non-compliance;
- Detecting and responding to the risk of fraud, and whether they were aware of any actual, suspected or alleged fraud; and
- Designing and implementing internal controls to mitigate the risk of non-compliance with laws and regulations, including fraud.

(3) We inspected the minutes of trustee meetings.

(4) We enquired about any non-routine communication with regulators and reviewed any reports made to them.

(5) We reviewed the financial statement disclosures and assessed their compliance with applicable laws and regulations.

(6) We performed analytical procedures to identify any unusual or unexpected transactions or balances that may indicate a risk of material fraud or error.

(7) We assessed the risk of fraud through management override of controls and carried out procedures to address this risk. Our procedures included:

- Testing the appropriateness of journal entries;
- Assessing judgements and accounting estimates for potential bias;
- Reviewing related party transactions; and
- Testing transactions that are unusual or outside the normal course of business.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. Irregularities that arise due to fraud can be even harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

Independent auditors' report

To the members of

Windmill Hill City Farm Limited

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report
This report is made solely to the charity's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charity's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity's members as a body, for our audit work, for this report, or for the opinions we have formed.

Alison Godfrey

Date: 11 September 2023

Alison Godfrey FCA
(Senior Statutory Auditor)

For and on behalf of:
GODFREY WILSON LTD
Chartered accountants and statutory auditors
5th Floor Mariner House
62 Prince Street
Bristol
BS1 4QD

Windmill Hill City Farm Limited

Consolidated statement of financial activities *(incorporating an income and expenditure account)*

For the year ended 31 March 2023

	Note	Restricted £	Unrestricted £	**2023 Total £**	Restated 2022 Total £
Income from:					
Donations	3	358,351	129,334	**487,685**	275,879
Charitable activities	5	75,501	1,192,902	**1,268,403**	1,311,976
Other trading activities	6	-	680,426	**680,426**	580,933
Investments	7	-	5,300	**5,300**	332
Total income		433,852	2,007,962	**2,441,814**	2,169,120
Expenditure on:					
Raising funds					
Running subsidiary		-	470,940	**470,940**	390,111
Other fundraising activities		-	77,928	**77,928**	29,225
Charitable activities		421,292	1,517,211	**1,938,503**	1,659,881
Total expenditure	9	421,292	2,066,079	**2,487,371**	2,079,217
Net income / (expenditure)		12,560	(58,117)	**(45,557)**	89,903
Transfers between funds		48,475	(48,475)	**-**	-
Net movement in funds	10	61,035	(106,592)	**(45,557)**	89,903
Reconciliation of funds:					
Total funds brought forward		1,066,548	628,456	**1,695,004**	1,605,101
Total funds carried forward		1,127,583	521,864	**1,649,447**	1,695,004

All of the above results are derived from continuing activities. There were no other recognised gains or losses other than those stated above. Movements in funds are disclosed in note 22 to the accounts.

Prior period income has been reclassified to reflect the requirements of the Charities SORP (FRS 102) and to be comparable with the current year. The restatements are purely reclassifications of income and do not affect net income.

Windmill Hill City Farm Limited

Consolidated balance sheets

As at 31 March 2023

	Note	**The group 2023 £**	The group 2022 £	**The charity 2023 £**	The charity 2022 £
Fixed assets					
Tangible assets	13	**1,079,508**	1,124,862	**1,079,508**	1,124,862
Investment in joint venture	14	**2,785**	-	**2,785**	-
		1,082,293	1,124,862	**1,082,293**	1,124,862
Current assets					
Stocks	17	**9,416**	10,107	**904**	904
Debtors	18	**37,438**	40,264	**346,587**	314,914
Cash at bank and in hand		**773,693**	788,662	**436,472**	497,360
		820,547	839,033	**783,963**	813,178
Liabilities					
Creditors: amounts falling due within 1 year	19	**253,393**	268,891	**216,822**	243,048
Net current assets		**567,154**	570,142	**567,141**	570,130
Net assets	21	**1,649,447**	1,695,004	**1,649,434**	1,694,992
Funds	22				
Restricted funds		**1,127,583**	1,066,548	**1,127,583**	1,066,548
Unrestricted funds					
General funds		**521,864**	628,456	**521,851**	628,444
Total charity funds		**1,649,447**	1,695,004	**1,649,434**	1,694,992

These accounts have been prepared in accordance with the special provisions applicable to companies subject to the small companies' regime.

Approved by the trustees on 8 September 2023 and signed on their behalf by

Anne Sharp

Anne Sharp, Chair

Jamie Darwen

Jamie Darwen, Trustee

Windmill Hill City Farm Limited

Consolidated statement of cash flows

For the year ended 31 March 2023

	2023	2022
	£	£
Cash used in operating activities:		
Net movement in funds	**(45,557)**	89,903
Adjustments for:		
Depreciation charges	**91,064**	90,351
Interest from investments	**(2,515)**	(332)
Investment in joint venture	**(2,785)**	-
Decrease / (increase) in stock	**691**	(562)
Decrease / (increase) in debtors	**2,826**	(5,237)
Increase / (decrease) in creditors	**(15,498)**	84,660
Net cash provided by / (used in) operating activities	**28,226**	258,783
Cash flows from investing activities:		
Interest from investments	**2,515**	332
Purchase of tangible fixed assets	**(45,710)**	-
Net cash provided by / (used in) investing activities	**(43,195)**	332
Increase / (decrease) in cash and cash equivalents in the year	**(14,969)**	259,115
Cash and cash equivalents at the beginning of the year	**788,662**	529,547
Cash and cash equivalents at the end of the year	**773,693**	788,662

The charity has not provided an analysis of changes in net debt as it does not have any long term financing arrangements.

1. Accounting policies

a) Basis of preparation

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities in preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Windmill Hill City Farm Limited meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note.

b) Group accounts

These financial statements consolidate the results of the charitable company and its wholly-owned subsidiary on a line by line basis. Transactions and balances between the charitable company and its subsidiary have been eliminated from the consolidated financial statements. Balances between the two companies are disclosed in the notes of the charitable company's balance sheet. A separate statement of financial activities, or income and expenditure account, for the charitable company itself is not presented because the charitable company has taken advantage of the exemptions afforded by section 408 of the Companies Act 2006.

c) Going concern basis of accounting

The accounts have been prepared on the assumption that the company is able to continue as a going concern. However, geo-political and economic instability and consequent pressure on energy and other costs experienced throughout 2022-23 continues to impact the charity, its staff and people in its community, particularly given the effects of the pandemic. The trustees have considered the impact of this issue on the charity's current and future financial position. Much of the charity's income is traded through activities where the costs can be scaled to the income. Childcare is its biggest operating area, with healthcare a significant part. Both areas benefit from statutory support making them relatively robust to economic changes. The group holds unrestricted, general reserves of £521,864 and a cash balance of £773,693. The trustees consider that the charity has sufficient reserves and cashflow to continue as a going concern for a period of at least 12 months from the date on which these financial statements are approved.

d) Income

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the item of income have been met, it is probable that the income will be received and the amount can be measured reliably.

Income from the government and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

Income received in advance of services being delivered is deferred until criteria for income recognition are met.

Turnover from the sale of goods is recognised when goods are delivered and legal title has passed.

1. Accounting policies

e) Donated services and facilities

Donated professional services and donated facilities are recognised as income when the charity has control over the item, any conditions associated with the donated item have been met, the receipt of economic benefit from the use by the charity of the item, is probable and the economic benefit can be measured reliably. In accordance with the Charities SORP (FRS 102), general volunteer time is not recognised.

On receipt, donated professional services and donated facilities are recognised on the basis of the value of the gift to the charity which is the amount the charity would have been willing to pay to obtain services or facilities of equivalent economic benefit on the open market; a corresponding amount is then recognised in expenditure in the period of receipt.

For Google AdWords, the charity measures the value of the gift at 50% of the market value provided by Google. Where the market value is given in foreign currency, this is translated in line with the charity's foreign exchange policy (note 1r).

f) Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity: this is normally upon notification of the interest paid or payable by the bank.

g) Funds accounting

Unrestricted funds are available to spend on activities that further any of the purposes of the charity. Designated funds are unrestricted funds of the charity which the trustees have decided at their discretion to set aside to use for a specific purpose. Restricted funds are donations which the donor has specified are to be solely used for particular areas of the charity's work or for specific projects being undertaken by the charity.

h) Expenditure and irrecoverable VAT

Expenditure is accounted for on an accruals basis and have been classified under headings that aggregate all costs related to that activity. Expenditure includes attributable VAT which cannot be recovered. Where costs cannot be directly attributed they have been allocated to activities on a basis consistent with the use of the resource.

Direct costs, including directly attributable salaries, are allocated on an actual basis to the activities.

1. Accounting policies (continued)

i) Allocation of support costs

Support costs are those functions that assist the work of the charity but do not directly undertake charitable activities. Governance costs include the cost of governance arrangements which relate to the general running of the charity. These costs are associated with constitutional and statutory requirements and include costs associated with the strategic management of the charity's activities. These costs have been allocated between charitable activities on the following basis which is an estimate, based on staff time, of the amount attributable to each activity:

	2023	2022
Raising funds: other fundraising activities	2.5%	0.0%
Charitable activities		
Children, young people & family services	18.3%	11.4%
Community involvement	64.4%	73.6%
Farming activities	14.8%	15.0%

j) Tangible fixed assets

Depreciation is provided at rates calculated to write down the cost of each asset to its estimated residual value over its expected useful life. The depreciation rates in use are as follows:

Leasehold property	3.3% straight line
Equipment, furniture and fittings	20% and 10% straight line

Items of equipment are capitalised where the purchase price exceeds £5,000.

k) Investments

The charitable company has an investment in a joint venture, Hartcliffe City Farm C.I.C. (registered company number 13497886). The principal activities of the joint venture are given in note 14 to the accounts. The investment in Hartcliffe City Farm C.I.C. is valued at cost less any cumulative impairment losses and accounted for using the equity method in the group and parent charitable company's accounts.

l) Stock

Stock is included at the lower of cost or net realisable value.

m) Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

1. Accounting policies (continued)

n) Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

o) Creditors

Creditors and provisions are recognised where there is a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

p) Financial instruments

The charitable company only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

q) Pension costs

The company operates a defined contribution pension scheme for its employees. There are no further liabilities other than that already recognised in the statement of financial activities.

r) Foreign currency transactions

Transactions in foreign currencies are translated at rates prevailing at the date of the transaction. Balances denominated in foreign currencies are translated at the rate of exchange prevailing at the year end.

s) Accounting estimates and key judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and underlying assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

The key sources of estimation uncertainty that have a significant effect on the amounts recognised in the financial statements are the depreciation rates as described above.

t) Operating leases

Rentals payable under operating leases are charged on a straight-line basis over the lease term.

2. Prior period comparatives: statement of financial activities

	Restricted £	Unrestricted £	Restated 2022 Total £
Income from:			
Donations	122,547	153,332	275,879
Charitable activities	58,752	1,253,224	1,311,976
Other trading activities	-	580,933	580,933
Investments	-	332	332
Total income	181,299	1,987,821	2,169,120
Expenditure on:			
Raising funds			
Running subsidiary	-	390,111	390,111
Other fundraising activities	-	29,225	29,225
Charitable activities	237,142	1,422,739	1,659,881
Total expenditure	237,142	1,842,075	2,079,217
Net income / (expenditure) and net movement in funds	(55,843)	145,746	89,903

3. Income from donations

	Restricted £	Unrestricted £	**2023 Total £**
Donations	-	63,882	**63,882**
Gifts in kind (Google AdWords)	-	37,252	**37,252**
Grants (note 4)	358,351	28,200	**386,551**
Total income from donations	358,351	129,334	**487,685**

Prior period comparative:	Restricted £	Unrestricted £	2022 Total £
Donations	-	54,732	54,732
Gifts in kind (Google AdWords)	-	29,225	29,225
Grants (note 4)	122,547	69,375	191,922
Total income from donations	122,547	153,332	275,879

4. Grants receivable

	Restricted £	Unrestricted £	**2023 Total £**
National Lottery	50,358	-	**50,358**
The Underwood Trust	25,000	25,000	**50,000**
West of England Combined Authority	49,065	-	**49,065**
Henry Smith	45,000	-	**45,000**
Foundation for Children	37,600	-	**37,600**
Clothworkers	37,000	-	**37,000**
Veolia	33,667	-	**33,667**
Bristol City Council	16,748	-	**16,748**
Quartet	14,220	-	**14,220**
Power to Change	14,000	-	**14,000**
BBC Children in Need	9,587	500	**10,087**
Nisbets Trust	10,000	-	**10,000**
John James Foundation	9,500	-	**9,500**
Nineveh Trust	5,000	-	**5,000**
Aspiration Training Ltd	-	2,000	**2,000**
Co-op Foundation	1,606	-	**1,606**
Other grants	-	700	**700**
	358,351	28,200	**386,551**

Prior period comparative

	Restricted £	Unrestricted £	2022 Total £
Power to Change	61,919	-	61,919
Bristol City Council	9,364	16,000	25,364
The Underwood Trust	-	25,000	25,000
Foundation for Children	18,800	-	18,800
Nisbet Trust	10,000	-	10,000
Baily Thomas	4,000	5,853	9,853
BBC Children in Need	9,489	-	9,489
Coronavirus Job Retention Scheme	-	9,055	9,055
Lark Trust	-	7,000	7,000
Society of Merchant Venturers	4,680	-	4,680
Education & Skills Funding Agency	-	3,000	3,000
School of Social Entrepreneurs	-	1,667	1,667
Sir Robert McAlpine	1,500	-	1,500
Other grants	150	1,300	1,450
Quartet	600	500	1,100
Co-op Foundation	1,045	-	1,045
University of Bath	1,000	-	1,000
	122,547	69,375	191,922

5. Income from charitable activities

	Restricted £	Unrestricted £	**2023 Total £**
Children, young people & family services	-	1,032,725	**1,032,725**
Community involvement	75,501	157,599	**233,100**
Farming activities	-	2,578	**2,578**
Total income from charitable activities	75,501	1,192,902	**1,268,403**

Prior period comparative:

	Restricted £	Unrestricted £	Restated 2022 Total £
Children, young people & family services	-	1,114,547	1,114,547
Community involvement	58,752	134,976	193,728
Farming activities	-	3,701	3,701
Total income from charitable activities	58,752	1,253,224	1,311,976

6. Income from other trading activities

	Restricted £	Unrestricted £	**2023 Total £**
Fundraising income	-	75,250	**75,250**
Café income and other income of trading subsidiary	-	605,176	**605,176**
Total income from other trading activities	-	680,426	**680,426**

Prior period comparative:

	Restricted £	Unrestricted £	Restated 2022 Total £
Fundraising income	-	4,810	4,810
Café income and other income of trading subsidiary	-	576,123	576,123
Total income from other trading activities	-	580,933	580,933

Prior period income has been restated to reclassify community involvement income from other trading activities to charitable activities.

7. Income from investments

	2023	2022
	£	£
Investment in joint venture	**2,785**	-
Bank interest	**2,515**	332
Total income from investments	**5,300**	332

8. Government grants

The charitable company receives government grants, defined as funding from Bristol City Council, West of England Combined Authority (WECA), HMRC, and National Lottery to fund charitable activities. The total value of such grants in the period ending 31 March 2023 was £490,829 (2022: £488,427). There are no unfulfilled conditions or contingencies attaching to these grants in the current or prior year.

9. Total expenditure

	Cost of running subsidiary £	Other fundraising activities £	Community involvement £	Children, young people and family services £	Farming activities £	**2023 Total £**
Staff costs (note 11)	297,721	34,961	249,270	878,855	201,525	**1,662,332**
Other direct costs	173,219	37,252	161,169	105,093	125,288	**602,021**
Support and governance costs						
Premises	-	425	3,027	10,674	2,448	**16,574**
Communications and IT	-	348	2,478	8,737	2,003	**13,566**
Office costs	-	785	5,595	19,725	4,523	**30,628**
Bank charges and interest	-	62	441	1,554	356	**2,413**
Professional fees	-	232	1,657	5,841	1,340	**9,070**
Other	-	1,361	9,702	34,205	7,844	**53,112**
Governance	-	169	1,204	4,245	973	**6,591**
Depreciation of fixed assets	-	2,333	16,634	58,649	13,448	**91,064**
Total expenditure	470,940	77,928	451,177	1,127,578	359,748	**2,487,371**

9. Total expenditure

Prior period comparative	Cost of running subsidiary £	Other fundraising activities £	Community involvement £	Children, young people and family services £	Farming activities £	2022 Total £
Staff costs (note 11)	235,121	-	139,553	902,455	183,358	1,460,487
Other direct costs	154,990	29,225	57,631	99,259	91,891	432,996
Support and governance costs						
Premises	-	-	1,345	8,701	1,768	11,814
Communications and IT	-	-	1,848	11,952	2,428	16,228
Office costs	-	-	721	4,661	947	6,329
Bank charges and interest	-	-	323	2,090	425	2,838
Professional fees	-	-	1,122	7,256	1,474	9,852
Other	-	-	4,720	30,018	6,202	40,940
Governance	-	-	841	5,437	1,104	7,382
Depreciation of fixed assets	-	-	10,290	66,541	13,520	90,351
Total expenditure	390,111	29,225	218,394	1,138,370	303,117	2,079,217

10. Net movement in funds

This is stated after charging:

	2023	2022
	£	£
Depreciation	**91,064**	90,351
Operating lease payments	**1,630**	1,630
Trustees' remuneration	**Nil**	Nil
Trustees' reimbursed expenses	**Nil**	Nil
Auditors' remuneration:		
▪ Statutory audit	**6,100**	5,250
▪ Other services	**4,444**	-

11. Staff costs and numbers

Staff costs were as follows:

	2023	2022
	£	£
Salaries and wages	**1,489,003**	1,347,663
Social security costs	**86,581**	68,079
Pension costs	**22,155**	20,151
	1,597,739	1,435,893
Agency staff costs	**64,593**	24,594
	1,662,332	1,460,487

No employee earned more than £60,000 during the year.

The key management personnel of the charitable company comprise the Trustees, Chief Executive and Senior Management Team. The total employee benefits of the key management personnel were £321,758 (2022: £245,868).

During the year, redundancy payments totalling £691 was paid to one employee (2022: Nil). No amounts were outstanding at year end.

	2023	2022
	No.	No.
Average number of employees (headcount)		
Number of charity staff	**93**	93
Number of trading staff	**24**	18
	117	111

12. Taxation

The charity is exempt from corporation tax as all its income is charitable and is applied for charitable purposes. The charity's trading subsidiary, Windmill Hill Farm Community Enterprises Limited, donates its available profits to the parent charity.

13. Tangible fixed assets

Group and charity	Leasehold property £	Furniture & equipment £	**Total £**
Cost			
At 1 April 2022	2,489,953	91,866	**2,581,819**
Additions in year	30,425	15,285	**45,710**
At 31 March 2023	2,520,378	107,151	**2,627,529**
Depreciation			
At 1 April 2022	1,390,356	66,601	**1,456,957**
Charge for the year	82,213	8,851	**91,064**
At 31 March 2023	1,472,569	75,452	**1,548,021**
Net book value			
At 31 March 2023	**1,047,809**	**31,699**	**1,079,508**
At 31 March 2022	1,099,597	25,265	1,124,862

14. Investments

	2023 £	2022 £
Investments in joint venture	**2,785**	-

Details of undertakings

The charity holds a 50% shareholding in Hartcliffe City Farm CIC (company no. 13497886).

The principal activity of Hartcliffe City Farm CIC is to provide a community city farm and gardens that advances the lives of all people in the neighbourhoods in and around Hartcliffe, Bristol, through the provision of services and facilities for work, education and recreation.

15. Subsidiary undertakings

Windmill Hill Farm Community Enterprises Limited

A summary of the trading company's profit and loss account is shown below and reflects both external and intercompany sales and purchases.

	2023	2022
	£	£
Turnover	**609,820**	578,593
Cost of sales	**(141,689)**	(129,678)
Gross profit	**468,131**	448,915
Administrative expenses	**(337,367)**	(272,513)
Other operating income	**-**	5,349
Operating profit	**130,764**	181,751
Tax on profit on ordinary activities	**-**	-
Profit for the financial year after taxation	**130,764**	181,751

The aggregate of the assets, liabilities and funds was:

	2023	2022
	£	£
Assets	**352,544**	323,421
Liabilities	**(352,531)**	(323,408)
Net assets	**13**	13

16. Parent charity

The parent charity's gross income and the results for the year are disclosed as follows:

	2023	2022
	£	£
Gross income	**1,975,517**	1,781,986
Surplus / (deficit) for the year	**(45,557)**	89,903

17. Stock

	The group		The charity	
	2023	2022	**2023**	2022
	£	£	**£**	£
Stocks for resale	**9,416**	10,107	**904**	904

18. Debtors

	The group		The charity	
	2023	2022	**2023**	2022
	£	£	**£**	£
Trade debtors	**18,002**	12,551	**11,907**	5,812
Prepayments	**10,937**	27,713	**10,937**	11,552
Accrued income	**6,909**	-	**6,193**	-
Other debtors	**1,590**	-	**1,590**	-
Owed from subsidiary undertaking	**-**	-	**315,960**	297,550
	37,438	40,264	**346,587**	314,914

19. Creditors : amounts due within 1 year

	The group		The charity	
	2023	2022	**2023**	2022
	£	£	**£**	£
Trade creditors	**46,746**	39,250	**34,592**	33,862
Accruals	**37,521**	31,398	**28,707**	27,680
Other taxation and social security	**42,840**	30,653	**39,961**	28,303
Other creditors	**104,452**	125,132	**91,928**	111,673
Deferred income (see note 20)	**21,834**	42,458	**21,634**	41,530
	253,393	268,891	**216,822**	243,048

20. Deferred income

	The group		The charity	
	2023	2022	**2023**	2022
	£	£	**£**	£
At 1 April 2022	**42,458**	1,897	**41,530**	1,800
Deferred during the year	**21,834**	42,458	**21,634**	41,530
Released during the year	**(42,458)**	(1,897)	**(41,530)**	(1,800)
At 31 March 2023	**21,834**	42,458	**21,634**	41,530

Deferred income relates to income received in advance for contracts relating to the provision of IAPT services, school visits and corporate volunteering days.

21. Analysis of group net assets between funds

	Restricted funds £	Unrestricted funds £	**Total funds £**
Tangible fixed assets	1,047,809	31,699	**1,079,508**
Investment in joint venture	-	2,785	**2,785**
Current assets	79,774	740,773	**820,547**
Current liabilities	-	(253,393)	**(253,393)**
Net assets at 31 March 2023	**1,127,583**	**521,864**	**1,649,447**

Prior year comparative	Restricted funds £	Unrestricted funds £	Total funds £
Tangible fixed assets	1,051,123	73,739	1,124,862
Current assets	15,425	823,608	839,033
Current liabilities	-	(268,891)	(268,891)
Net assets at 31 March 2022	1,066,548	628,456	1,695,004

22. Movements in funds

	At 1 April 2022 £	Income £	Expenditure £	Transfers between funds £	**At 31 March 2023 £**
Restricted funds					
Capital funds	1,051,123	-	(82,213)	78,899	**1,047,809**
Other funds					
Baily Thomas	4,000	-	(4,000)	-	**-**
BCC Bristol Short Breaks	-	8,973	(2,045)	-	**6,928**
Bristol Early Years	150	-	-	-	**150**
Bristol Impact Fund 2	373	58,855	(53,517)	-	**5,711**
Children in Need Nurture Groups	-	9,587	(8,963)	-	**624**
Clothworkers	-	37,000	(37,000)	-	**-**
Foundation for Children	7,471	37,600	(32,509)	-	**12,562**
Lets Create Jubilee	-	9,993	(9,993)	-	**-**
Little Roots	3,431	-	(3,431)	-	**-**
Nineveh Trust	-	5,000	(5,000)	-	**-**
Nisbet Trust	-	10,000	(10,000)	-	**-**
NL One World Garden Growing & Cooking	-	10,000	(8,073)	-	**1,927**
NL Platinum Jubilee	-	30,365	(30,365)	-	**-**
PTC Resilient Community Fund	-	10,000	(10,000)	-	**-**
The Henry Smith Charity	-	45,000	(27,088)	-	**17,912**
The Underwood Trust HCF	-	25,000	(15,784)	-	**9,216**
Theatre project grant funding	-	43,167	-	(30,424)	**12,743**
WECA Community Support Fund	-	49,065	(49,065)	-	**-**
Other restricted projects	-	44,247	(32,246)	-	**12,001**
Total restricted funds	1,066,548	433,852	(421,292)	48,475	**1,127,583**
Unrestricted funds					
General funds	628,443	1,398,142	(1,456,259)	(48,475)	**521,851**
Total charity funds	1,694,991	1,831,994	(1,877,551)	-	**1,649,434**
Non-charitable trading funds	13	609,820	(609,820)	-	**13**
Total unrestricted funds	628,456	2,007,962	(2,066,079)	(48,475)	**521,864**
Total funds	1,695,004	2,441,814	(2,487,371)	-	**1,649,447**

22. Movements in funds (continued)

Purposes of restricted funds

Capital funds represent (i) the leasehold property and improvements which are restricted on the basis that the underlying assets could not be sold by the charity; (ii) the Nursery Expansion to provide additional nursery spaces; (iii) the Visitors Centre which was the redevelopment of an information area, reception, exhibition space and visitors centre; (iv) The log cabin for the outdoor classroom; (v) the café redevelopment and interaction centre; and (vi) the Outdoor Theatre. They have a value in use for the charity but no re-sale value.

Baily Thomas funding is for woodwork courses for individuals with learning disabilities.

BCC Bristol Short Breaks funds activities and support sessions targeted at children ages 8-12 with learning difficulties.

Bristol Early Years funding provided training materials for the nursery.

Bristol Impact Fund 2 is a project to create the infrastructure for a rejuvenated community hub in Hartcliffe that will inspire and connect local people, enable them to develop their own way to tackle the inequality they face, and create a confident community organisation, playing an active role in the city.

Children in Need nurture groups is a project focusing on the development of confidence and social skills in children facing hardship.

Clothworkers funded the workshop refit at Hartcliffe City Farm.

Foundation for Children supports a project to create infrastructure to enable school activities at Hartcliffe City Farm.

Lets Create Jubilee funding from the Arts Council supported creative and cultural activities as part of the Queen's Platinum Jubilee celebrations in June 2022.

Little Roots funding supported weekly 'nurture sessions' for 10 families with a focus on families from the BAME community.

Nineveh Charitable Trust supported educational activities in the farm and gardens.

Nisbet Trust supported education activities in the farm and gardens.

NL One World Garden Growing & Cooking Together 2022 funding provided weekly growing and cooking sessions specifically for families from BAME community that live in nearby flats with limited outdoor spaces.

NL Platinum Jubilee funding supported a project to kickstart health and wellbeing activity for the local community.

PTC Resilient Community Fund has enabled the charity to advance in future planning more swiftly with committed time from the leadership team, to develop and grow the organisation, particularly in the areas of digital skills and maturity.

22. Movements in funds (continued)

Purposes of restricted funds (continued)

The Henry Smith Charity funding helped to deliver our 'supported volunteer programme' – an ongoing core programme that accepts up to 100 people a year who are close to, or recovering from, mental health crisis.

The Underwood Trust funding supported the development of Hartcliffe City Farm.

Theatre project grant funding is the upsent funds for the outdoor theatre that is currently under construction.

WECA Community Support Fund supported a series of courses, placements and activities for people experiencing mental health challenges.

Other restricted projects include funding from The Co-operative Bank, NHS, Bristol City Council, Warm Spaces, Bristol Local Food Fund and PTC.

Transfers between funds

Transfers between funds represent an immaterial correction to the prior year capital funds to bring this balance in line with the net book value of the restricted assets, and the movement of capitalised restricted expenditure from the Theatre project grant restricted fund to the restricted capital funds.

22. Movements in funds (continued)

Prior year comparative	At 1 April 2021 £	Income £	Expenditure £	At 31 March 2022 £
Restricted funds				
Capital funds	1,086,355	55,119	(90,351)	1,051,123
Other funds				
Baily Thomas	-	4,000	-	4,000
Bedminster Green	8,996	1,045	(10,041)	-
Bristol Early Years	-	150	-	150
Bristol Impact Fund	3,553	32,000	(35,553)	-
Bristol Impact Fund 2	-	26,753	(26,380)	373
Children in Need Nurture Groups	-	9,489	(9,489)	-
Foundation for Children	-	18,800	(11,329)	7,471
Little Roots	-	4,680	(1,249)	3,431
Nineveh Trust	4,000	-	(4,000)	-
Nisbets Trust	-	10,000	(10,000)	-
One World Garden (NL)	9,969	-	(9,969)	-
Other restricted projects	9,518	19,263	(28,781)	-
Total restricted funds	1,122,391	181,299	(237,142)	1,066,548
Unrestricted funds				
General funds	482,697	1,403,879	(1,258,133)	628,443
Total charity funds	1,605,088	1,585,178	(1,495,275)	1,694,991
Non-charitable trading funds	13	583,942	(583,942)	13
Total unrestricted funds	482,710	1,987,821	(1,842,075)	628,456
Total funds	1,605,101	2,169,120	(2,079,217)	1,695,004

23. Operating lease commitments

The group and charity had operating leases at the year end with total future minimum lease payments as follows:

	Land and buildings		Equipment	
The group and the charity	**2023**	2022	**2023**	2022
	£	£	**£**	£
Amount falling due:				
Within 1 year	**126**	126	**1,504**	1,504
Within 1 - 5 years	**504**	504	**752**	4,512
Payable after 5 years	**2,900**	3,026	**-**	-
	3,530	3,656	**2,256**	6,016

24. Related party transactions

Windmill Hill Farm Community Enterprises Limited, a company limited by guarantee, forms the trading arm for the charity. Two of the charity's trustees, and the Chief Executive serve on the board of directors of the trading company. During the year the charity provided goods and services to the trading company amounting to £2,115 (2022: £6,080) and recharged overheads of £6,000 (2022: £6,000). In addition, the charity received goods and services totalling £4,644 (2022: £2,470) from the trading company during the year and the trading company made a gift aid payment to the charity of £130,764 (2022: £181,751). At the balance sheet date the trading company owed Windmill Hill City Farm Limited £315,960 (2022: £297,550).

Stephen Sayers, Chief Executive, is also a Trustee of Locality (company number: 2787912). During the year, the charity purchased membership from Locality for £250 (2022: £250). No amounts were outstanding at year end.

During the year, the charity provided goods and services to the charity's joint venture, Hartcliffe City Farm CIC, amounting to £39,219, of which £5,472 was outstanding at year end. In addition, the charity received goods and services totalling £10,444, of which £1,566 was outstanding at year end.

WINDMILL HILL CITY FARM LIMITED

England & Wales - Charity number 277287

Accounts

Company number: 01409415
Charity number: 277287

Windmill Hill City Farm Limited

Annual Report and Financial Statements

for the Year Ended 31 March 2022

Windmill Hill City Farm Limited

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Windmill Hill City Farm Limited

Reference and Administrative Details

Company Registration Number	01409415
Charity Registration Number	277287
Registered Office	Philip Street Bedminster Bristol BS3 4EA

Trustees, who are also directors under company law, who served during the year and up to the date of this report were as follows:

Trustees	T R Plummer (resigned 6 June 2021)
	E Hewson (resigned 28 November 2021)
	E Thomas (resigned 11 July 2021)
	S Edwards
	S Jones
	S J Dunham
	A E Sharp
	J A Darwen
	L H Evans (resigned 15 December 2021)
	S E Royle (resigned 6 June 2021)
	E Snelgar (appointed 6 December 2021 and resigned 29 March 2022)
	J E Lund (co-opted 24 January 2022)
	K Nicolson (co-opted 18 October 2021)
	F L Inman (co-opted 24 January 2022)
	A C Clarke (co-opted 6 December 2021)
	E Lewington (co-opted 18 October 2021)
	P Milne (co-opted 6 December 2021)
Chief Executive Officer and Company Secretary	S Sayers

Windmill Hill City Farm Limited

Reference and Administrative Details

Key Management Personnel	Alia O'Callaghan, Finance Manager Vadna Chauhan, Children and Family Services Manager Anna Ralph, Café Manager Nigel Ledson, Facilities Manager Sarah Mellor, Office/HR Manager Sam Lloyd-Smith, Health & Social Care Manager (to Dec 21) Sara Chapple, Health & Social Care Manager (from Mar 22) Julie Thorpe, Outdoor Learning Manager Simone Dougall, Marketing Manager
Bankers	The Co-operative Bank 1 Balloon Street Manchester M60 4EP
Auditor	Corrigan Accountants Limited 1st Floor 25 King Street Bristol BS1 4PB
Finance advice	Godfrey Wilson Limited Chartered Accountants & Statutory Auditors 5th Floor, Mariner House 62 Prince St Bristol BS1 4QD

Windmill Hill City Farm Limited

Report of the trustees

The trustees present the annual report together with the financial statements of the Charity for the year ended 31 March 2022.

Legal status
Windmill Hill City Farm is a company limited by guarantee (number 01409415) registered as a charity (number 277287). It is governed by its Memorandum and Articles of Association and the Companies Act 2006. The organisation has a subsidiary trading company, Windmill Hill Farm Community Enterprises Ltd (number 02792746), which is wholly owned by the charity.

Introduction
Windmill Hill City Farm (WHCF) is an independent community organisation established in 1976 that provides a wide range of services and facilities focused around a farm and community gardens. The 4.5-acre inner-city site is leased from Bristol City Council with a peppercorn rent. The current lease is for 35 years commencing from 20 July 2017.

The objects of the charity are

• To advance for the public benefit the education of all people in the neighbourhoods in and around Windmill Hill Bristol, particularly, but not exclusively, in subjects related to food, farming and the environment through provision of information, courses, activities and facilities for learning; to provide education and nursery care for young children; and training for people in any trade, occupation or service, thereby advancing them in life and enabling them to earn their own livelihood.
• To assist in the treatment and care of persons suffering from mental or physical illness of any description or in need of rehabilitation as a result of such illness, by the provision of services and facilities for work, therapy, education and recreation.
• To provide for the benefit of the public in the neighbourhoods in and around Windmill Hill Bristol facilities including, but not limited to a farm and gardens, and services in the interests of social welfare for recreation, volunteering or other leisure time occupation of individuals who have need of such facilities by reason of their youth, age or disability, financial hardship or social circumstances with the object of improving their conditions of life and wellbeing.
• To develop the capacity and skills of people disadvantaged in any manner in the neighbourhoods in and around Windmill Hill Bristol in such a way that they are better able to identify, and help meet, their needs and to participate more fully in society.

Objectives and activities

Vision and Mission: Overview

The organisation works to a three-year plan that covers the period 2020-23, which was published in March 2020.

Windmill Hill City Farm Limited

Report of the trustees

Windmill Hill City Farm is
• A farm for the local community to share;
• A place that inspires, informs and educates people, that is busy with visitors who have a wide range of backgrounds and experience, and that reaches out to all people in our community;
• A beacon for sustainable living, where people can experience, see, understand and learn about animals and plants, their environment, and food production;
• A space for people to visit, enjoy, play, relax and to meet people;
• A sanctuary for people and nature;
• An organisation that is both responsive to and a leader within our community.

Overall aim
The overall outcome that the Farm aims to achieve is that the lives of people living locally are improved through the services and facilities that it offers.

Specific aims
The overall aim of the organisation is split into specific aims in five areas.
• Engaging in education, particularly on food, farming and the environment (interpretation, information, courses, training, educational visits, nursery and childcare);
• Delivering health and social care (mental health, learning difficulties, addiction recovery, older people);
• Providing a community facility - in particular a city farm and gardens (attract general visitors, produce food, gardens, café, opportunities to take part, get involved);
• Community development (increasing the capacity of local people to participate in society volunteering, events, build community cohesion, membership and supporters);
• Strengthen the organisation (diverse, robust income, communications, staff development, environmental credentials, use of technology).

Values
The organisation operates with the following principles.
• Its activities put volunteer activity and community involvement at the heart of what it does;
• It engages in diverse activities with each area feeding into and drawing on the others;
• It takes positive steps to include and involve the more vulnerable members of society;
• It works in partnership with other organisations to achieve greater outcomes;
• It sets high standards for the sustainability of its activities;
• It aims to properly reward its staff, provide them with development, involve them in setting direction, stimulate and engage them;
• It is clear, focused, open and transparent about its aims and objectives;
• It is led and managed well to deliver its work effectively.

Public Benefit
In preparing this report the trustees have complied with the duty under Section 4 of the Charities Act 2006 to have due regard to public benefit guidance published by the Charity Commission in relation to meeting the public benefit requirement.

Windmill Hill City Farm Limited

Report of the trustees

Developments and achievements in 2021-22

Overview

The 2021-22 year has been one of recovery and a 'return to normal' following the disruption of the pandemic. While some aspects of the operation of the organisation have changed, its fundamental essence as a place-based community hub remains the same. There is certainly no sense that the organisation has stagnated through the pandemic period, indeed, it has undertaken one of the boldest expansions in its history by launching into a joint venture to open a second site in the city. Managing this growth will continue to be a theme into the coming years.

The trustees wish to extend their gratitude to the staff team who have supported the organisation and its beneficiaries through the past two years of significant upheaval and challenge.

Finance and fundraising

This section does not offer a narrative of the accounts of the organisation (that is included in the annual accounts). It highlights activity within the areas of finance and fundraising for the organisation. It is worth noting that 21-22 was a financially successful one for the organisation. This was largely down to securing considerable more income than was initially forecast against only modest increases in costs. The reduced VAT on hospitality during the pandemic was helpful in this regard.

Fundraising took a significant step forward with the appointment of a Fundraising Manager. This followed recommendation in the fundraising review undertaken in autumn of 2020. Despite a change in personnel due to maternity leave, the number and value of bids submitted has increased and considerable time has been freed for the CEO to focus on other developments (notably the site at Hartcliffe).

Year	Won	Failed
2021-22	20 bids value £607,550	10 bids value £856,751
2020-21	16 Bids value £249,438	14 bids value £486,140
2019-20	14 bids value £233,000	9 bids value £504,000
2018-19	7 bids value £87,057	10 bids value £407,200
2017-18	9 bids value £148,000	11 buds value £225,000
2016-17	19 bids value £772,410	5 bids value £141,510
2015-16	14 bids value £117,000	19 bids value £1,270,000
2014-15	21 bids value £220,000	20 bids value £730,000

Note: Figures include bids for work taking place on both Windmill Hill and Hartcliffe sites. One bid (Community Ownership Fund) for £300,000 appears in both the won and failed columns as it failed at first submission and was successful on re-application. Our bid to the Henry Smith Charity for £138,000 for health and social care work was submitted in this year, but was not decided until the 22-23 year and so is not included in these figures.

Reserves Policy

Windmill Hill City Farm achieves much of its work through grants and donations that help to achieve its mission as earned income alone would not allow the organisation to have the greatest social impact. This means that if there were to be a decrease in funds secured and donations received, the Farm would have to reduce its charitable activities and, in the worst case, close down.

In order to maintain effective operations of the organisation the Board of Trustees has agreed to work towards a financial reserve of 3 months operating costs. This level of reserve would allow staff to continue working to secure new funding and if necessary to allow a period of time to cut services in a way whereby service users are supported to move on. The Board has agreed that a period of 6 months' reserves should be the longer term aim. This is an amount it considers prudent in the event of a major business interruption as determined by an analysis of risks to the charity. This target is balanced alongside our aim of remaining a 'living wage' employer - another important call on any surplus generated by the organisation.

To establish or maintain this level of reserves Windmill Hill City Farm will:

- Ensure that funding bids adequately cover overheads as well as direct costs;
- Ensure that income generation is maximised through efficient operations and sound management; and
- Ensure that the trading operation is focussed on maximising profit.

If all income were to cease, we have calculated that reserves of £500,000 would be needed to continue running current services for at least 3 months.

This figure is based on operating costs and fixed liabilities at the time of this policy being reviewed. The finance sub-group reviewed the method used to calculate the reserve and is satisfied that this calculation is robust.

The reserves will be built up from the unrestricted income. The level of reserves will be calculated and monitored and reported to the board.

At the end of the year the consolidated unrestricted reserves stood at £628,432 (2021: £482,687).

Going concern basis of accounting

The pandemic has had an impact on the economy, and may in turn affect the charity. The trustees have considered the impact of this issue on the charity's current and future financial position. Much of the charity's income is traded through activities where the costs can be scaled to the income. Childcare is its biggest operating area, with healthcare a significant part. Both areas benefit from statutory support making them relatively robust to economic changes. The charity holds unrestricted reserves of £628,433. The trustees consider that the charity has sufficient unrestricted reserves and cash flow to continue as a going concern for a period of at least 12 months from the date on which these financial statements are approved. For this reason, the accounts have been prepared on the going concern basis.

Engaging in education, particularly on food, farming and the environment

The activities of our nursery have been challenged by a severe shortage across the early years sector of qualified staff. The continuing challenges of recruiting and retaining staff has drawn the senior team away from more strategic tasks and has placed an additional burden on room-based staff as they cope with absences due to the pandemic, other illness and a lack of bank or agency staff.

Despite these challenges we have made progress in the quality of provision in the setting and have again achieved the Bristol Standard quality mark. The introduction of a revised Early Years Foundation Stage gave the opportunity to review the curriculum in the setting. There has been a marked decline in the language and communication skills of children through the pandemic, which we have countered with a focused effort in staff training in this area.

The Outdoor Learning team have re-built the schools programme following the pandemic and are back at 'sold out' for term-time activities. Feedback from schools continues to be excellent - they clearly value the work we do with their classes. In addition, small-group work with targeted groups has shown very high value to its participants and has allowed us to increase the ethnic diversity of visitors as children return with their families.

Delivering better wellbeing

The work of the Health and Social Care team was momentarily slowed with the departure of Sam Lloyd-Smith and with funding prospects becoming scarcer. The end of the income from the Bristol Impact Fund had left a hole to fill, which we committed to bridging, in the hope and expectation of new funds. Happily, we have secured additional funds from the NHS as well as being successful with a bid to the Henry Smith Charity (Jun 22) that will enable Sara Chapple, the new H&SC Manager, to lead the team into a new active chapter of work.

The focus will remain a combination of work with people with mental health and learning difficulties, working in supported groups in the farm and gardens, and will expand into our new site at Hartcliffe.

Providing a community facility - in particular a city farm and gardens

Our new joint venture with Heart of BS13 to take on a new site, Hartcliffe City Farm, has taken considerable steps forward through the year. Our initial bid for a Community Asset Transfer of the site was submitted in the autumn of 2020. We were told that we had been named the preferred bidder in March 2021. In July 2021 a new company, to be jointly owned by the two founding organisations was registered at Companies House.

Discussions with the City Council continued through the year with an interim lease on the 6-acre Hartcliffe main site granted in March 2022. Through the year fundraising continued for the activity on the site with major successes including John James Bristol Foundation, Bristol Impact Fund, Foundation for Children, Street Family Trust and the National Lottery.

The Hartcliffe site itself was in a state of considerable dilapidation and a huge amount of time and effort, primarily from our Facilities, Farm and Gardens team has been put in to bring it to a standard that allowed us to open it to the public on 5 June 22. In May 22 we were informed that we had been successful in a £300,000 bid to the Community Ownership Fund. Delivering the changes that this grant will enable will form a large part of our work on the site for the coming year.

The café at Windmill Hill continues to recover its customer base and despite various degrees of 'lockdown' has come through the pandemic in a good state. Advances behind the scenes in the till and stock systems have brought greater efficiency for both café and shop. It continues to play an active role in food justice and system issues in the city (with the aim to highlight and address issues of related to food poverty) and will be partnering in a research project with the University of Middlesex around transforming the food system as well as expanding the veg box scheme that was piloted last year.

Report of the trustees

We continue to invest in the fabric of the Windmill Hill estate and have opened a new studio building next to the sports pitch. This is now occupied by a tenant bringing additional income and footfall to the site. We have also moved full-time tenants into the Craft room as a response to the drop in ad-hoc bookings seen through the pandemic. The Orchard continues to attract strong bookings despite recent disturbance from neighbouring building work. Overall visitor numbers appear to have returned to pre-pandemic levels and our annual 'big listen' survey indicates a good level of satisfaction and engagement with the organisation.

Community development

We have expanded our interest in securing community space in the major 'Bedminster Green' development to include development of a 'community hub' on East Street. This would contribute to the regeneration of the high street, thereby improving our neighbourhood, as well as strengthen the reach and influence of the organisation. Further developments in which we seek a voice include those along Whitehouse Street and Mead Street and the sites around Temple Meads.

Strengthen the organisation

We have seen 6 board members resign in the course of the year. Many thanks to them for the input they made to the board during their time on it. We had a very successful recruitment campaign for new trustees at the end of 2021, with 22 applications. We had to disappoint many good applicants because there were too few vacancies to accommodate them all. We have been joined by 7 new trustees. This renewal should give us a good foundation for the future governance of the organisation.

Staff wellbeing has been a high priority throughout the year as our people have had the additional strains that the pandemic, and the measures to control it, have brought. We continue to seek the views of our staff through surveys and conversations, respond with new initiatives where we see those opportunities; and to put measures in place to undertake health reviews where staff show high levels of sickness. Staff wellbeing will remain a high priority for us going forward.

Plans for future periods

The development of our work on a second site (Hartcliffe) will remain a major area of work for the coming years. We are also hopeful of securing an expansion of our services through a community space in Bedminster, either in the Bedminster Green development or on East Street. The growth of the organisation may necessitate some restructuring of the staff team to enable greater capacity.

The Board of Trustees

The Board of Trustees, who are directors for the purpose of company law, who served during the year and since the year end, are shown on page 1.

Full members aged 18 and over are eligible to stand for election to the Board of Trustees at the AGM. The Trustees have powers to appoint board members between AGMs, with new board members having to stand for election at the next General Meeting.

Trustees are recruited from the membership of the organisation by open advertisement when vacancies arise. New potential trustees have an initial informal meeting with the Chief Executive or Chair to gain a full understanding of the role, its responsibilities and expectations. Potential trustees are invited to attend a board meeting as an observer. Should they wish to join the board they complete an application form and supply two independent referees. If references are satisfactory their appointment is put to the board at the next scheduled meeting. All trustees appointed in this manner must stand for election at the next AGM.

New Trustees are encouraged to attend a training course on 'being a good trustee' to ensure that they have a good grasp of their responsibilities and obligations. Trustees are issued with an induction pack that outlines policies and procedures for the organisation and key facts about the organisation (eg funding sources, turnover, staff numbers, departments, key risks). New trustees with little board experience may be assigned a 'buddy' from among existing trustees who can offer guidance.

Trustees as a group review their own performance and engage periodically in board development and training. This varies in nature according to the particular circumstances at the time of assessment.

Structure, Governance and Management

The organisation is a voluntary one with around 280 registered members and is governed by a board of trustees elected from and by the members. Its area of benefit is geographically determined as 'Windmill Hill and the neighbourhood thereof'. The practical boundary, used to determine membership classes, is about a 2-mile radius around its South Bristol location (see http://g.co/maps/9uepj for details). The organisation is run on a day-to-day basis by a staff team of around 100 full and part-time people led by a full-time Chief Executive.

Day-to-day operation of the organisation is delegated to the Chief Executive according to a scheme of delegation, which sets out which decisions are made by the CEO and which need to be authorised by the trustees.

The organisation has 9 departments, each with a department head: Central Services; Children & Family Services; Health & Social Care; Café; Facilities, Farm & Gardens; Outdoor Learning, Sales & Marketing and Finance.

Windmill Hill City Farm Ltd has a wholly-owned trading subsidiary, Windmill Hill Farm Community Enterprises, through which the financial activity of the café and room hire is accounted. In practical terms, these areas act as part of the whole enterprise with no visible distinction for customers. The articles of association of the trading company were updated in 2016 to make the charity the sole member, and to bring them in line with current standards. Since the year-end, Hartcliffe City Farm Ltd has become a Community Interest Company Limited by Guarantee. Windmill Hill City Farm Ltd is one of the two members of the joint venture, with Heart of BS13 as the other member.

The organisation is a member of Social Farms and Gardens (accredited with the care farm code of practice), Bristol Association for Neighbourhood Daycare, Voscur and Locality.

Remuneration for all staff is undertaken in accordance with the Pay and Grade Policy. This assesses job size according to four criteria (broadly communication, planning, responsibility and knowledge) and benchmarks it against similar jobs internally and externally within the appropriate sector. Staff up to the grade of CEO are assessed by their manager. The trustees use the same criteria to determine the salary for the CEO.

Report of the trustees

Members
Windmill Hill City Farm has around 280 adult members who have voting rights at the AGM. This number has been stable for a number of years. One members' meeting was held during the year. It was arranged to be online due to the pandemic. The AGM was also held online and was well attended with 26 members.

Risk assessment
The Board of Trustees regularly reviewed the risks faced by the organisation during the year for the charity and its trading company, particularly services, trading, financial operational and governance risks. Actions to minimise and mitigate risks have been implemented.

Key risks to the organisation are typical for an organisation of its size and nature:
- Staff risks - a reliance on key members of staff; risk of absence of large numbers of staff
- Reputational risks - outbreak of disease (eg zoonoses); accident or injury on site
- Public order - aggressive behaviour of individual members of public; collective protest
- Disruption to access - site closure or part closure due to unexpected circumstances

The organisation has a risk policy and business continuity plan to manage such issues and monitors the risks to mitigate against them happening.

Volunteers
The organisation makes extensive use of volunteers across all areas of its work and has a detailed programme of activities for groups, independent individuals, and supported volunteers as well as a programme for corporate groups volunteering on site.
In the 2021 - 22 year, on our Windmill Hill site the organisation worked with 125 independent volunteers (engaging 67 new people to independent volunteers during this period) and 62 supported volunteers (engaging 21 new supported volunteers during this period). There were no corporate groups on the Windmill Hill site during this year. A group of Bristol University second year medical students volunteered on WHCF for 15 hours as well.

The total number of supported volunteering hours in the year was over 3,274 with a further 2,560 hours of work by independent and gardening group volunteers. With a total of 5,834 hours on the Windmill Hill site.
Work with volunteers began at our new Hartcliffe site in January 2022. In the three months from January to March, task-centred activities ran with 55 volunteers. These volunteers were recruited from both the local community and corporate groups. The total number of volunteer hours at HCF during these community volunteering days have been 992 hours.
One-off volunteering groups at Hartcliffe included Occupational Therapy students from UWE, 6 volunteers, 18 hours, and Good Gym (groups of local runners who combine running with doing good deeds), 27 individuals have reached 81 hours at the Hartcliffe site. Good Gym have also regularly supported us at the Windmill Hill site, volunteering at total of 279 hours with a group of around 5 people at every session.

Report of the trustees

Statement of Trustees's Responsibilities

The trustees (who are also directors of Windmill Hill City Farm Limited for the purposes of company law) are responsible for preparing the Trustees' 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 trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and the group and of the incoming resources and application of resources, including the income and expenditure, of the charitable group for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Association will continue in business.

The trustees are responsible for keeping adequate accounting records that 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 Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and the group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Windmill Hill City Farm Limited

Report of the trustees

In so far as the trustees are aware:
There is no relevant audit information of which the charitable company's auditors are unaware; and
The Trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

Members of the charity guarantee to contribute an amount not exceeding £1 to the assets of the charity in the event of winding up. The trustees are members of the charity but this entitles them only to voting rights. The trustees have no beneficial interest in the charity.

This report has been prepared in accordance with the special provisions applicable to companies subject to the small companies regime.

Approved by the trustees on 12/09/2022 and signed on its behalf by:

A E Sharp
Trustee

J A Darwen
Trustee

Windmill Hill City Farm Limited

Independent Auditor's Report to the Members of Windmill Hill City Farm Limited

Opinion

We have audited the financial statements of Windmill Hill City Farm Limited (the 'parent charitable company') and its subsidiary (the 'group') for the year ended 31 March 2022, which comprise the Consolidated Statement of Financial Activities, Consolidated and Parent Charity Balance Sheets, Consolidated Statement of Cash Flows, and Notes to the Financial Statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the group's and parent charitable company's affairs as at 31 March 2022, and of the group's incoming resources and application of resources, including its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the group and parent charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the group's or parent charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Independent Auditor's Report to the Members of Windmill Hill City Farm Limited

Other information

The other information comprises the information included in the trustees' annual report , other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinion on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the trustees' report (incorporating the directors' report) for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report has been prepared in accordance with applicable legal requirements

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the group and parent charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept by the parent charitable company, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent charitable company's financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to prepare the financial statements in accordance with the small companies' regime and take advantage of the small companies' exemptions in preparing the directors' report and from the requirement to prepare a strategic report.

Independent Auditor's Report to the Members of Windmill Hill City Farm Limited

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement (set out on page 11), the trustees (who are also the directors of the parent charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the group's and parent charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the group or parent charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed auditor under the Companies Act 2006 and report in accordance with this Act.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The specific procedures for this engagement and the extent to which these are capable of detecting irregularities, including fraud is detailed below:

We obtained an understanding of the legal and regulatory frameworks applicable to the parent charitable company and the sector in which it operates. We identify the areas of those legal and regulatory frameworks which could reasonably be expected to have a material effect on the financial statements, based on our experience and through discussion with management.

We assessed compliance with these laws and regulations through enquiry with management, and review of minutes of board meetings.

We assessed the susceptibility of the parent charitable company's financial statements to material misstatement, including how fraud might occur. In addressing the risk of fraud including the risk of fraud in revenue recognition and management override of controls, we have performed journals testing based on a set of risk criteria and tested to supporting documentation where applicable. Other audit procedures also included detailed transactional testing with a particular focus around the year-end cut off procedures.

Independent Auditor's Report to the Members of Windmill Hill City Farm Limited

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities is available on the Financial Reporting Council's website at: https://www.frc.org.uk/Our-Work/Audit/Audit-and-assurance/Standards-and-guidance/Standards-andguidance-for-auditors/Auditors-responsibilities-for-audit/Description-of-auditors-responsibilities-foraudit.aspx. This description forms part of our auditor's report.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Corrigan Accountants Limited
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Stuart Crisp (Senior Statutory Auditor)
For and on behalf of Corrigan Accountants Limited, Statutory Auditor
1st Floor
25 King Street
Bristol, BS1 4PB

Date: 14 September 2022

Windmill Hill City Farm Limited

Statement of Financial Activities (incorporating the Income and Expenditure Account) for the Year Ended 31 March 2022

	Note	Restricted £	Unrestricted £	2022 Total £	2021 Total £
Income from:					
Donations and grants	4	122,547	153,332	**275,879**	**660,354**
Charitable activities	6	58,752	1,144,541	**1,203,293**	**1,010,643**
Other trading activities	7	-	689,616	**689,616**	**325,201**
Investments		-	332	**332**	**270**
Total income		181,299	1,987,821	**2,169,120**	**1,996,468**
Expenditure on:					
Raising funds					
Running subsidiary		-	390,111	**390,111**	**294,515**
Donated marketing		-	29,225	**29,225**	**19,566**
Charitable activities		237,142	1,422,739	**1,659,881**	**1,463,089**
Total expenditure	9	237,142	1,842,075	**2,079,217**	**1,777,170**
Net income / (expenditure) and net movement in funds	10	(55,843)	145,746	**89,903**	**219,298**
Reconciliation of funds:					
Total funds brought forward		1,122,391	482,687	**1,605,078**	**1,385,780**
Total funds carried forward		1,066,548	628,433	**1,694,981**	**1,605,078**

Income and expenditure by fund is shown in note 21.

There are no recognised gains or losses other than the results for the year as set out above.

Windmill Hill City Farm Limited

(Registration number: 01409415)
Balance sheets as at 31 March 2022

	Note	The group		The charity	
		2022	2021	2022	2021
		£	£	£	£
Fixed assets					
Tangible assets	13	1,124,862	1,215,213	1,124,862	1,215,213
Current assets					
Stocks	16	10,107	9,545	904	796
Debtors	17	40,264	35,027	314,914	258,118
Cash at bank and in hand		788,662	529,547	497,360	295,521
		839,033	574,119	813,178	554,435
Liabilities					
Creditors: Amounts falling due within one year	18	(268,891)	(184,254)	(243,048)	(164,583)
Net current assets		570,142	389,865	570,130	389,852
Net assets		1,695,004	1,605,078	1,694,992	1,605,065
Equity					
Restricted funds		1,066,572	1,122,391	1,066,573	1,122,391
Unrestricted funds		628,432	482,687	628,419	482,674
Total funds		1,695,004	1,605,078	1,694,992	1,605,065

These accounts have been prepared in accordance with the special provisions applicable to companies subject to the small companies' regime.

The financial statements on pages 17 to 37 were approved by the trustees, and authorised for issue on 12/09/2022 and signed on their behalf by:

A E Sharp
Trustee

J A Darwen
Treasurer

Windmill Hill City Farm Limited

Consolidated statement of Cash Flows for the Year Ended 31 March 2022

	Note	2022 £	2021 £
Cash flows from operating activities			
Net income		89,903	219,298
Adjustments			
Depreciation	10	90,351	86,158
Investment income		(332)	(270)
		179,922	305,186
Working capital adjustments			
Increase in stocks	16	(562)	(1,277)
(Increase)/decrease in debtors	17	(5,237)	11,364
Increase in creditors	18	84,660	4,258
Net cash flows from operating activities		258,783	319,531
Cash flows from investing activities			
Purchase of tangible fixed assets	13	-	(127,071)
Investment income		332	270
Net cash flows from investing activities		332	(126,801)
Net increase in cash and cash equivalents		259,115	192,730
Cash and cash equivalents at 1 April		529,547	336,817
Cash and cash equivalents at 31 March		788,662	529,547

The charity has not provided an analysis of changes in net debt as it does not have any long term financing arrangements.

1 Legal form and status

Windmill Hill City Farm is a company limited by guarantee (number 01409415) registered as a charity (number 277287). It is governed by its Memorandum and Articles of Association and the Companies Act 2006. The registered office address is shown on Page 1.

2 Accounting policies

Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented.

Basis of preparation and statement of compliance

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Windmill Hill City Farm Limited meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

Group accounts

These financial statements consolidate the results of the charitable company and its wholly-owned subsidiary on a line by line basis. Transactions and balances between the charitable company and its subsidiary have been eliminated from the consolidated financial statements. Balances between the two companies have been disclosed in the notes of the charitable company's balance sheet. A separate statement of financial activities, or income and expenditure account, for the charitable company itself is not presented because the charitable company has taken advantage of the exemptions afforded by section 408 of the Companies Act 2006.

Going concern basis of accounting

The pandemic has had an impact on the economy, and may in turn affect the charity. The trustees have considered the impact of this issue on the charity’s current and future financial position. Much of the charity’s income is traded through activities where the costs can be scaled to the income. Childcare is its biggest operating area, with healthcare a significant part. Both areas benefit from statutory support making them relatively robust to economic changes. The charity holds unrestricted reserves of £628,432. The trustees consider that the charity has sufficient unrestricted reserves and cash flow to continue as a going concern for a period of at least 12 months from the date on which these financial statements are approved. For this reason, the accounts have been prepared on the going concern basis.

Income

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the item of income have been met, it is probable that the income will be received and the amount can be measured reliably.

Grants receivable

Income from the government and other grant, whether 'capital' grants or 'revenue' grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

Deferred income

Income received in advance of provision of service relating to specific periods is deferred until criteria for income recognition are met.

Donated services and facilities

Donated professional services and donated facilities are recognised as income when the charity has control over the item, any conditions associated with the donated item have been met, the receipt of economic benefit from the use by the charity of the item, is probable and the economic benefit can be measured reliably. In accordance with the Charities SORP (FRS 102), general volunteer time is not recognised.

On receipt, donated professional services and donated facilities are recognised on the basis of the value of the gift to the charity which is the amount the charity would have been willing to pay to obtain the services of facilities of equivalent economic benefit on the open market; a corresponding amount is then recognised in the expenditure of the period of receipt.

For Google AdWords, the charity measures the value of the gift at 50% of the market value provided by Google. Where the market value is given in a foreign currency, this value is translated in line with the charity's foreign exchange policy.

Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity: this is normally upon notification of the interest paid or payable by the bank.

Funds accounting

Unrestricted funds are available to spend on activities that further any of the purposes of the charity. Designated funds are unrestricted of the charity which the trustees have decided at their discretion to set aside to use for a specific purpose. Restricted funds are donations which the donor has specified are to be solely used for particular areas of the charity's work or for the specific projects being undertaken by the charity.

Expenditure and irrecoverable VAT

Resources expended are accounted for on an accruals basis and have been classified under headings that aggregate all costs related to that activity. Resources expended include attributable VAT which cannot be recovered. Where costs cannot be directly attributed they have been allocated to activities on a basis consistent with the use of the resource.

Direct costs, including directly attributable salaries, are allocated on an actual basis to the activities.

Governance costs include the costs of governance arrangements which relate to the general running of the activity. These costs are associated with constitutional and statutory requirements and include costs associated with the strategic management of the charity's activities.

Allocation of support costs

Support costs are those functions that assist the work of the charity but do not directly undertake charitable activities. These costs have been allocated between charitable activities on the following basis which is an estimate, based on staff time, of the amount attributable to each activity:

	2022	2021
Raising funds	0.0%	0.0%
Charitable activities:		
Community involvement	11.4%	11.0%
Children, young people & family services	73.6%	74.2%
Farming activities	15.0%	14.8%

Tangible fixed assets

Tangible fixed assets are initially recorded at cost, and are subsequently recorded less accumulated depreciation. Depreciation is provided at rates calculated to write down the cost of each asset to its estimated residual value over its expected useful life.

The depreciation rates in use are as follows:

Leasehold property	3.3% straight line
Equipment, furniture and fittings	20% and 10% straight line

Items of equipment are capitalised where the purchase price exceeds £5,000.

Stock

Stock is included at the lower of cost or net realisable value.

Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

Creditors

Creditors and provisions are recognised where there is a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

Financial instruments

The charitable company only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

Pension costs

The company operates a defined contribution pension scheme for its employees. There are no further liabilities other than that already recognised in the statement of financial activities.

Foreign currency transactions

Transactions in foreign currencies are translated at rates prevailing at the date of the transaction. Balances denominated in foreign currencies are translated at the rate of exchange prevailing at the year end.

Accounting estimates and key judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and underlying assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

The key sources of estimation uncertainty that have a significant effect on the amounts recognised in the financial statements are the depreciation rates as described above.

Operating leases

Rentals payable under operating leases are charged on a straight-line basis over the lease term.

3 Prior period comparatives: statement of financial activities

	Note	Restricted £	Unrestricted £	2021 Total £
Income from:				
Donations and grants	4	240,911	419,443	**660,354**
Charitable activities	6	64,942	945,701	**1,010,643**
Other trading activities	7	-	325,201	**325,201**
Investments		-	270	**270**
Total income		305,853	1,690,615	**1,996,468**
Expenditure on:				
Raising funds				
Running subsidiary		-	294,515	**294,515**
Donated marketing		-	19,566	**19,566**
Charitable activities		339,764	1,123,325	**1,463,089**
Total expenditure	9	339,764	1,437,406	**1,777,170**
Net income / (expenditure) and net movement in funds	10	(33,911)	253,209	**219,298**
Reconciliation of funds:				
Total funds brought forward		1,156,302	229,478	**1,385,780**
Total funds carried forward		1,122,391	482,687	**1,605,078**

4 Income from donations

	Restricted £	Unrestricted £	2022 Total £
Donations	-	54,732	**54,732**
Gifts in Kind (Google AdWords)	-	29,225	**29,225**
Grants (note 5)	122,547	69,375	**191,922**
Total income from donations	122,547	153,332	**275,879**

Prior period comparative:

	Restricted	Unrestricted	2021 Total
	£	£	£
Donations	-	43,152	43,152
Gifts in Kind (Google AdWords)	-	19,566	19,566
Grants (note 5)	240,911	356,725	597,636
Total income from donations	240,911	419,443	660,354

5 Grants receivable

	Restricted	Unrestricted	2022 Total
	£	£	£
The Underwood Trust	-	25,000	25,000
Baily Thomas	4,000	5,853	9,853
Bristol City Council	9,364	16,000	25,364
Coronavirus Job Retention Scheme	-	9,055	9,055
Nisbet Trust	10,000	-	10,000
Education & Skills Funding Agency	-	3,000	3,000
Foundation for Children	18,800	-	18,800
Co-op Foundation	1,045	-	1,045
BBC Children in Need	9,489	-	9,489
Lark Trust	-	7,000	7,000
Power to Change	61,919	-	61,919
Sir Robert McAlpine	1,500	-	1,500
Quartet	600	500	1,100
Society of Merchant Venturers	4,680	-	4,680
School of Social Entrepreneurs	-	1,667	1,667
University of Bath	1,000	-	1,000
Other grants < £1,000	150	1,300	1,450
	122,547	69,375	191,922

Prior period comparative:

	Restricted	Unrestricted	2021 Total
	£	£	£
The Underwood Trust	-	20,000	20,000
Aspiration Training Ltd	-	1,500	1,500
Bristol City Council	-	41,072	41,072
Enovert Management Ltd	33,970	-	33,970
Coronavirus Job Retention Scheme	-	256,071	256,071
Land Workers Alliance	10,000	-	10,000
National Lottery - Awards for all	9,990	-	9,990
Lark Trust	-	4,000	4,000
LPW	6,300	-	6,300
Co-op Foundation	9,996	-	9,996
BBC Children in Need	12,939	-	12,939
Power to Change	139,879	15,000	154,879
Nineveh Trust	4,000	-	4,000
United Communities and Solon South West	3,837	-	3,837
Quartet (BYCA)	10,000	10,000	20,000
School of Social Entrepreneurs	-	9,083	9,083
	240,911	356,726	597,637

6 Income from charitable activities

	Restricted	Unrestricted	2022 Total
	£	£	£
Community involvement	58,752	26,293	**85,045**
Children, young people & family services	-	1,114,547	**1,114,547**
Farming activities	-	3,701	**3,701**
Total income from charitable activities	58,752	1,144,541	**1,203,293**

Prior period comparative:

	Restricted	Unrestricted	2021 Total
	£	£	£
Community involvement	64,942	22,468	87,410
Children, young people & family services	-	920,728	920,728
Farming activities	-	2,505	2,505
Total income from charitable activities	64,942	945,701	1,010,643

7 Income from other trading activities

	Restricted	Unrestricted	2022 Total
	£	£	£
Fundraising income	-	113,493	**113,493**
Membership fees	-	-	**-**
Cafe income and other income of trading subsidiary	-	576,123	**576,123**
Total income from other trading activities	-	689,616	**689,616**

Prior period comparative

	Restricted	Unrestricted	2021 Total
	£	£	£
Fundraising income	-	75,532	75,532
Membership fees	-	410	410
Cafe income and other income of trading subsidiary	-	249,259	249,259
Total income from other trading activities	-	325,201	325,201

8 Government grants

The charitable company receives government grants, defined as funding from Bristol City Council, HMRC, and National Lottery to fund charitable activities.
The amount of grants recognised in the financial statements was £488,427 (2021 - £725,194).
There are no unfulfilled conditions or contingencies attaching to these grants in the current or prior year.

9 Total resources expended

	Cost of running subsidiary £	Donated marketing £	Community involvement £	Children, young people & family services £	Farming activities £	2022 Total £
Staff costs (note 11)	235,121	-	139,553	902,455	183,358	**1,460,487**
Other direct costs	154,990	29,225	57,631	99,259	91,891	**432,996**
Support and governance costs						
Premises	-	-	1,345	8,701	1,768	**11,814**
Communications and IT	-	-	1,848	11,952	2,428	**16,228**
Office costs	-	-	721	4,661	947	**6,329**
Bank charges and interest	-	-	323	2,090	425	**2,838**
Professional fees	-	-	1,122	7,256	1,474	**9,852**
Other	-	-	4,720	30,018	6,202	**40,940**
Governance	-	-	841	5,437	1,104	**7,382**
Depreciation of fixed assets	-	-	10,290	66,541	13,520	**90,351**
Total expenditure	390,111	29,225	218,394	1,138,370	303,117	**2,079,217**

Prior period comparative:

	Cost of running subsidiary £	Donated marketing £	Community involvement £	Children, young people & family services £	Farming activities £	2021 Total £
Staff costs (note 11)	221,684	-	121,699	824,546	162,959	1,330,888
Other direct costs	72,831	19,566	60,607	64,936	55,058	272,998
Support and governance costs						
Premises	-	-	1,649	11,172	2,230	15,051
Communications and IT	-	-	873	5,917	613	7,403
Office costs	-	-	571	3,868	772	5,211
Bank charges and interest	-	-	203	1,376	275	1,854
Professional fees	-	-	1,057	7,161	1,430	9,648
Other	-	-	5,563	37,694	7,525	50,782
Governance	-	-	412	2,793	558	3,763
Depreciation of fixed assets	-	-	8,718	59,063	11,791	79,572
Total expenditure	294,515	19,566	201,352	1,018,526	243,211	1,777,170

10 Net movements in funds

This is stated after charging:

	2022 £	2021 £
Operating lease payments	1,630	1,630
Auditors' remuneration:		
Statutory audit (excluding VAT)	5,250	5,000
Depreciation	90,351	79,572
Trustees' remuneration	-	-
Trustees' reimbursed expenses	-	-

11 Staff costs

Staff costs were as follows:	The group		The charity	
	2022	2021	2022	2021
	£	£	£	£
Salaries and wages	1,347,663	1,227,088	1,127,206	1,020,297
Social security costs	68,079	61,700	56,652	51,403
Pension costs	20,151	17,233	16,914	14,285
	1,435,893	1,306,021	1,200,772	1,085,985
Agency staff costs	24,594	24,866	24,594	24,866
	1,460,487	1,330,887	1,225,366	1,110,851

No employee received emoluments of more than £60,000 during the year.

The key management personnel of the charitable company comprises the Trustees, Chief Executive and Senior Management Team. The total employee benefits of the key management personnel were £245,868 (2021: £233,414).

The monthly average number of persons (including senior management team) employed by the association during the year expressed as head count was as follows:

	2022	2021
	No	No
Number of charity staff	93	83
Number of trading staff	18	17
	111	100

12 Taxation

The charity is exempt from corporation tax as all its income is charitable and is applied for charitable purposes.

13 Tangible fixed assets

Group and charity

	Leasehold property £	Furniture & equipment £	Total £
Cost			
At 1 April 2021	2,489,953	91,866	2,581,819
At 31 March 2022	2,489,953	91,866	2,581,819
Depreciation			
At 1 April 2021	1,308,182	58,424	1,366,606
Charge for the year	82,174	8,177	90,351
At 31 March 2022	1,390,356	66,601	1,456,957
Net book value			
At 31 March 2022	1,099,597	25,265	1,124,862
At 31 March 2021	1,181,771	33,442	1,215,213

14 Subsidiary undertakings

Windmill Hill Farm Community Enterprises Limited

A summary of the trading company's profit and loss account is shown below and reflects both external and intercompany sales and purchases.

	2022 £	2021 £
Turnover	560,411	250,029
Cost of sales	(130,133)	(60,874)
Gross profit	430,278	189,155
Administrative expenses	(266,058)	(238,320)
Rent and service charges	(6,000)	(4,500)
Other operating income	23,531	103,404
Operating profit	181,751	49,739
Interest receivable	-	83
Gift aid to parent undertaking	(181,751)	(49,822)
Profit for financial year	-	-

The aggregate of the assets, liabilities and funds was:

	2022 £	2021 £
Assets	323,406	250,648
Liabilities	(323,393)	(250,635)
Net assets	13	13

15 Parent charity

The parent charity's gross income and the results for the year are disclosed as follows:

	2022	2021
	£	£
Gross income	**1,781,986**	1,702,772
Surplus / (deficit) for the year	**89,903**	219,298

16 Stock

	The group		The charity	
	2022	2021	2022	2021
	£	£	£	£
Stock	10,107	9,545	904	796

17 Debtors

	The group		The charity	
	2022	2021	2022	2021
	£	£	£	£
Trade debtors	12,551	7,132	5,812	6,802
Prepayments	27,713	8,116	11,552	8,116
Amount due from subsidiary undertaking	-	-	297,550	230,964
Other debtors	-	-	-	3,459
Accrued income	-	19,779	-	8,777
	40,264	35,027	314,914	258,118

18 Creditors: amounts falling due within one year

	The group		The charity	
	2022	2021	2022	2021
	£	£	£	£
Trade creditors	39,250	27,629	33,862	24,021
Other taxation and social security	30,653	18,154	28,303	16,349
Other creditors	125,132	97,875	111,673	92,442
Accruals	31,398	38,699	27,680	29,971
Deferred income	42,458	1,897	41,530	1,800
	268,891	184,254	243,048	164,583

19 Deferred income

	The group		The charity	
	2022	2021	2022	2021
	£	£	£	£
At 1 April	1,897	13,676	1,800	13,676
Deferred during the year	42,458	1,897	41,530	1,800
Released during the year	(1,897)	(13,676)	(1,800)	(13,676)
At 31 March	42,458	1,897	41,530	1,800

31 March 2022 deferred income relates to income received in advance for NHS contract and Room Hire and school visits. In the previous year, deferred income relates to BCC Holiday Activity Fund (Easter) grant.

20 Analysis of net assets between funds

	Restricted	Unrestricted	2022 Total
	£	£	£
Tangible fixed assets	1,051,123	73,739	**1,124,862**
Current assets	15,449	823,584	**839,033**
Current liabilities	-	(268,891)	**(268,891)**
Net assets at 31 March 2022	1,066,572	628,432	1,695,004

Prior period comparative:

	Restricted	Unrestricted	2021 Total
	£	£	£
Tangible fixed assets	1,086,355	128,858	**1,215,213**
Current assets	36,036	538,083	**574,119**
Current liabilities	-	(184,254)	**(184,254)**
Net assets at 31 March 2021	1,122,391	482,687	**1,605,078**

21 Funds

	At 1 April 2021	Income	Expenditure	At 31 March 2022
	£	£	£	£
Restricted funds				
Capital funds	1,004,363	-	(86,158)	**918,205**
Capital funds - Studio build	58,773	55,119	(3,434)	**110,458**
Other funds				
Orchard Development	23,219	-	(759)	**22,460**
Bedminster Green	8,996	1,045	(10,041)	**-**
Bristol Impact Fund Wellbeing	3,553	32,000	(35,553)	**-**
Farm Shop Project	39	-	(39)	**-**
Children in Need Nurture Group	-	9,489	(9,489)	**-**
Community Fund - Volunteer Groups	(15)	-	15	**-**
Land Workers Association	9,640	-	(9,640)	**-**
Nineveh Trust	4,000	-	(4,000)	**-**
One World Garden (NL)	9,969	-	(9,969)	**-**
BBC - Feeding Bristol	(146)	1,800	(1,654)	**-**
BYCA	-	600	(600)	**-**
M&S Farm Shop Project	-	800	(800)	**-**
PTC - CCLORS 2	-	6,000	(6,000)	**-**
BCC Adult Social Care Testing	-	2,283	(2,283)	**-**
Holiday Activity Fund	-	5,280	(5,280)	**-**
Little Roots	-	4,680	(1,249)	**3,431**
Sir Robert McAlpine	-	1,500	(1,500)	**-**
Nisbets Trust	-	10,000	(10,000)	**-**
BIF 2	-	26,753	(26,380)	**373**
Foundation for Children	-	18,800	(11,329)	**7,471**
Baily Thomas	-	4,000	-	**4,000**
Bristol Early Years	-	150	-	**150**

University of Bath	-	1,000	(1,000)	-
Total restricted funds	1,122,391	181,299	(237,142)	**1,066,548**
Unrestricted funds				
General funds	482,674	1,403,879	(1,258,133)	**628,420**
Total charity funds	1,605,065	1,585,178	(1,495,275)	**1,694,968**
Non-charitable funds	13	583,942	(583,942)	**13**
Total unrestricted funds	482,687	1,987,821	(1,842,075)	**628,433**
Total funds	1,605,078	2,169,120	(2,079,217)	**1,694,981**

Purposes of restricted funds

Capital funds represent (i) the leasehold property and improvements which are restricted on the basis that the underlying assets could not be sold the charity; (ii) the Nursery Expansion to provide additional nursery spaces; (iii) the Visitors Centre which was the redevelopment of an information area, reception, exhibition space and visitors centre; (iv) The log cabin for the outdoor classroom; and (v) the cafe redevelopment and interaction centre. A new capital fund was created in the previous year for the new Studio. The assets have a value in use for the charity but no re-sale value.

The Orchard Development Fund was used to develop a run down, under-used corner of the city farm and improving the space to create a new community venue.

Bristol Impact Fund is a project to address disadvantage in the area and to promote the wellbeing of local people.

Children in Need nurture groups is a project focusing on the development of confidence and social skills in children facing hardship.

Nineveh Charitable Trust supports education activities in the farm and gardens.

The PTC - CCLORS Fund help the local community especially the BAME community in the challenges and difficulty arises as a result of Covid 19.

Notes to the Financial Statements for the Year Ended 31 March 2022

	At 1 April 2020	Income	Expenditure	At 31 March 2021
	£	£	£	£
Restricted funds				
Capital funds	1,090,521	-	(86,158)	**1,004,363**
Capital funds - Studio build	26,892	31,881	-	**58,773**
Other funds				
Orchard Development	-	33,970	(10,751)	**23,219**
Bedminster Green	-	9,996	(1,000)	**8,996**
Bristol Impact Fund Wellbeing	14,824	64,942	(76,213)	**3,553**
Community Infrastructure Levy	5,946	-	(5,946)	**-**
Farm Shop Project	-	-	39	**39**
H&SC Workshop	7,558	-	(7,558)	**-**
Children in Need Nurture Group	716	9,368	(10,084)	**-**
Growing Colours	9,845	-	(9,845)	**-**
Feeding Bristol	-	6,300	(6,300)	**-**
Community Fund - Volunteer Groups	-	3,837	(3,852)	**(15)**
Children in Need Booster	-	3,571	(3,571)	**-**
PTC - CCLORS	-	99,998	(99,998)	**-**
PTC BDS Support	-	8,000	(8,000)	**-**
Land Workers Association	-	10,000	(360)	**9,640**
Quartet Hartcliffe Project	-	10,000	(10,000)	**-**
Nineveh Trust	-	4,000	-	**4,000**
One World Garden (NL)	-	9,990	(21)	**9,969**
BBC - Feeding Bristol	-	-	(146)	**(146)**
Total restricted funds	1,156,302	305,853	(339,764)	**1,122,391**
Unrestricted funds				
General funds	229,465	1,337,099	(1,083,890)	**482,674**
Total charity funds	1,385,767	1,642,952	(1,423,654)	**1,605,065**
Non-charitable funds	13	353,516	(353,516)	**13**
Total unrestricted funds	229,478	1,690,615	(1,437,406)	**482,687**
Total funds	1,385,780	1,996,468	(1,777,170)	**1,605,078**

22 Obligations under operating leases

Operating lease commitments

The group and charity has operating leases at the year end with total future minimum lease payments as follows:

	2022 £	2021 £
Land and buildings		
Within one year	126	126
Between one and five years	504	504
After five years	3,026	3,152
	3,656	3,782
Other		
Within one year	1,504	1,504
Between one and five years	4,512	4,512
	6,016	6,016

23 Controlling party

The company is the ultimate controlling party of its subsidiary Windmill Hill Farm Community Enterprises.

24 Related party transactions

Windmill Hill Farm Community Enterprises Limited, a company limited by guarantee, forms the trading arm for the charity. Three of the charity's Trustees serve on the Board of Directors of the trading company. During the year the charity provided goods and services to the trading company amount to £6,080 (2021: £4,678) and recharged overheads of £6,000 (2021: £4,500). In addition, the charity received goods and services totalling £2,470 (2021: £770) from the trading company during the year and the trading company made a gift aid payment to the charity of £181,751 (2021: £49,822). At the balance sheet date the trading company owed Windmill Hill City Farm Limited £297,550 (2021: £230,964).

WINDMILL HILL CITY FARM LIMITED

England & Wales - Charity number 277287

Accounts

Company number: 01409415
Charity number: 277287

Windmill Hill City Farm Limited

Annual Report and Financial Statements

for the Year Ended 31 March 2021

Windmill Hill City Farm Limited

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Windmill Hill City Farm Limited

Reference and Administrative Details

Company Registration Number	01409415
Charity Registration Number	277287
Registered Office	Philip Street Bedminster Bristol BS3 4EA

Trustees, who are also directors under company law, who served during the year and up to the date of this report were as follows:

Trustees	C J Heaton (retired at AGM, 19 October 2020)
	T R Plummer (resigned 6 June 2021)
	E Hewson
	E Thomas (resigned 11 July 2021)
	S Edwards
	S Jones
	S J Dunham (co-opted 8 March 2021)
	A E Sharp (elected Chair 19 October 2020)
	J A Darwen
	L H Evans
	E Luke (resigned 18 December 2020)
	S E Royle (resigned 6 June 2021)
	A G Dillon (resigned 2 June 2020)
	H C Kauntze (resigned 14 July 2020)
Chief Executive Officer and Company Secretary	S Sayers

Windmill Hill City Farm Limited

Reference and Administrative Details

Key Management Personnel	Alia O'Callaghan, Finance Manager
	Vadna Chauhan, Children and Family Services Manager
	Anna Ralph, Café Manager
	Nigel Ledson, Facilities Manager
	Sarah Mellor, Office/HR Manager
	Sam Lloyd-Smith, Health & Social Care Manager
	Julie Thorpe, Outdoor Learning Manager
	Simone Dougall, Marketing Manager
Bankers	The Co-operative Bank 1 Balloon Street Manchester M60 4EP
Auditor	Corrigan Accountants Limited The Tramshed 25 Lower Park Row Bristol BS1 5BN
Finance advice	Godfrey Wilson Limited Chartered Accountants & Statutory Auditors 5th Floor, Mariner House 62 Prince St Bristol BS1 4QD

Windmill Hill City Farm Limited

Report of the trustees

The trustees present the annual report together with the financial statements of the Charity for the year ended 31 March 2021.

Legal status

Windmill Hill City Farm is a company limited by guarantee (number 01409415) registered as a charity (number 277287). It is governed by its Memorandum and Articles of Association and the Companies Act 2006. The organisation has a subsidiary trading company, Windmill Hill Farm Community Enterprises Ltd (number 02792746), which is wholly owned by the charity.

Introduction

Windmill Hill City Farm (WHCF) is an independent community organisation established in 1976 that provides a wide range of services and facilities focused around a farm and community gardens. The 4.5-acre inner-city site is leased from Bristol City Council with a peppercorn rent. The current lease is for 35 years commencing from 20 July 2017.

The objects of the charity are

• To advance for the public benefit the education of all people in the neighbourhoods in and around Windmill Hill Bristol, particularly, but not exclusively, in subjects related to food, farming and the environment through provision of information, courses, activities and facilities for learning; to provide education and nursery care for young children; and training for people in any trade, occupation or service, thereby advancing them in life and enabling them to earn their own livelihood.
• To assist in the treatment and care of persons suffering from mental or physical illness of anydescription or in need of rehabilitation as a result of such illness, by the provision of services and facilities for work, therapy, education and recreation.
• To provide for the benefit of the public in the neighbourhoods in and around Windmill Hill Bristol facilities including, but not limited to a farm and gardens, and services in the interests of social welfare for recreation, volunteering or other leisure time occupation of individuals who have need of such facilities by reason of their youth, age or disability, financial hardship or social circumstances with the object of improving their conditions of life and wellbeing.
• To develop the capacity and skills of people disadvantaged in any manner in the neighbourhoods in and around Windmill Hill Bristol in such a way that they are better able to identify, and help meet, their needs and to participate more fully in society.

Objectives and activities

Vision and Mission: Overview

• The organisation works to a three-year plan that covers the period 2020-23, which was published in March 2020.

Windmill Hill City Farm Limited

Report of the trustees

Windmill Hill City Farm is

• A farm for the local community to share;
• A place that inspires, informs and educates people, that is busy with visitors who have a wide range of backgrounds and experience, and that reaches out to all people in our community;
• A beacon for sustainable living, where people can experience, see, understand and learn about animals and plants, their environment, and food production;
• A space for people to visit, enjoy, play, relax and to meet people;
• A sanctuary for people and nature;
• An organisation that is both responsive to and a leader within our community.

Overall aim
The overall outcome that the Farm aims to achieve is that the lives of people living locally are improved through the services and facilities that it offers.

Specific aims
The overall aim of the organisation is split into specific aims in five areas.

• Engaging in education, particularly on food, farming and the environment (interpretation, information, courses, training, educational visits, nursery and childcare);
• Delivering health and social care (mental health, learning difficulties, addiction recovery, older people);
• Providing a community facility - in particular a city farm and gardens (attract general visitors, produce food, gardens, café, opportunities to take part, get involved);
• Community development (increasing the capacity of local people to participate in society volunteering, events, build community cohesion, membership and supporters);
• Strengthen the organisation (diverse, robust income, communications, staff development, environmental credentials, use of technology).

Values
The organisation operates with the following principles.

• Its activities put volunteer activity and community involvement at the heart of what it does;
• It engages in diverse activities with each area feeding into and drawing on the others;
• It takes positive steps to include and involve the more vulnerable members of society;
• It works in partnership with other organisations to achieve greater outcomes;
• It sets high standards for the sustainability of its activities;
• It aims to properly reward its staff, provide them with development, involve them in setting direction, stimulate and engage them;
• It is clear, focused, open and transparent about its aims and objectives;
• It is led and managed well to deliver its work effectively.

Windmill Hill City Farm Limited

Report of the trustees

Public Benefit
In preparing this report the trustees have complied with the duty under Section 4 of the Charities Act 2006 to have due regard to public benefit guidance published by the Charity Commission in relation to meeting the public benefit requirement.

Developments and achievements in 2020-21

Overview
The 2020-21 year has by any measure been an unusual one. We entered the pandemic with trepidation, trying to see a future path through highly uncertain times. We responded with agility taking each new twist as it came and adapting the business approach to ensure our own future stability and to respond to needs that we saw around us in our community.

The resilience of the organisation has been manifest, spreading outwards from staff, volunteers, trustees, members, to customers and the wider community. Strong leadership, focus on our mission and a pragmatic approach to the challenges we have faced have meant that the end of the financial year in March 2021 sees us financially stronger, with a robust staff team, improved facilities and an optimistic view of our future.

We do not underestimate the challenges ahead of us, as the world is not yet free from the pandemic and there are likely to be more twists and turns ahead. We are confident and bold in aiming to grow our organisation so that it may serve more people in greater ways in the years to come.

Finance and fundraising
This section does not offer a narrative of the accounts of the organisation (that is included in the annual accounts). It highlights activity within the areas of finance and fundraising for the organisation. However, it is worth noting that 20-21 was a financially successful one for the organisation. This was largely down to success in securing emergency Covid-related funds and in managing the Coronavirus JobRetention Scheme (furlough), which offset much of the cost of staff unable to work. As this support is wound down, we will be entering a period of much greater uncertainty with respect to income generation and fund-raising, which will expose us to a higher level of risk and potential financial challenges.

In April 2020 we brought the finance management of the organisation entirely back in-house by appointing Alia O'Callaghan as Finance Manager. This move has been very successful, giving us more direct control of information and greater potential to improve our systems. Godfrey Wilson remain our accountants and continue to administer payroll.

Despite our success in earning income through trading, charitable fundraising remains a critical part of maintaining the sustainability of the organisation - in particular to enable it to meet its social aims. In November 2020 we undertook a review of our fundraising function and concluded that we needed to recruit a professional fundraiser. The focus of their work would be grants from trusts and foundations, with additional work on raising the level of individual subscribers. Helen Baines took up the post in May 2021.

Fundraising was disrupted by the pandemic, primarily by diverting 'regular' opportunities into Covid-emergency funds. We were successful in 16 of the 30 bids that we submitted, bringing £249k into the organisation through this route. All of our existing grant funders were extremely flexible in their approach ensuring that funds were able to be used to support our community in ways not originally planned. Some found additional funds that we channeled to meet immediate needs (e.g. Children in Need supported distribution of Wi-Fi tablets for children).

Year	Won	Failed
2020-21	16 Bids value £249,438	14 bids value £486,140
2019-20	14 bids value £233,000	9 bids value £504,000
2018-19	7 bids value £87,057	10 bids value £407,200
2017-18	9 bids value £148,000	11 buds value £225,000
2016-17	19 bids value £772,410	5 bids value £141,510
2015-16	14 bids value £117,000	19 bids value £1,270,000
2014-15	21 bids value £220,000	20 bids value £730,000

Reserves Policy

Windmill Hill City Farm is dependent on a variety of grants and donations to sustain its activities as earned income alone would not allow the organisation to continue operating. This means that if there were to be a decrease in funds secured and donations received, the Farm would have to reduce its activity and in the worst case close down.

In order to maintain effective operations of the organisation the Board of Trustees has agreed to work towards a financial reserve of 3 months operating costs. This level of reserve would allow staff to continue working to secure new funding and if necessary to allow a period of time to cut services in a way whereby service users are supported to move on. The Board has agreed that a period of 6 months' reserves should be the longer term aim. This is an amount it considers prudent in the event of a major business interruption as determined by an analysis of risks to the charity. This target is balanced alongside our aim of moving towards being a 'living wage' employer - another important call on any surplus generated by the organisation.

To establish or maintain this level of reserves Windmill Hill City Farm will:

- Ensure that funding bids adequately cover overheads as well as direct costs;
- Ensure that income generation is maximised through efficient operations and sound management; and
- Ensure that the trading operation is focused on maximising profit.

If difficulties were to arise then, it has been calculated that reserves of £250,000 would be needed to continue running current services for at least 3 months.

This figure is based on operating costs at the time of this policy being reviewed. This will be reviewed annually and the figure recalculated to take changes in operating costs (as services change in response to income generation) into account. This figure will also be reviewed on an ad-hoc basis if there are significant changes to business circumstances.

The reserves should be built up from the unrestricted income. The level of reserves should be calculated and monitored every 6 weeks by the finance team and reported to the board.

At the end of the year the consolidated unrestricted reserves stood at £482,687 (2020: £229,478).

Going basis of accounting

The pandemic has had an impact on the economy, and may in turn affect the charity. The trustees have considered the impact of this issue on the charity's current and future financial position. Much of the charity's income is traded through activities where the costs can be scaled to the income. Childcare is its biggest operating area, with healthcare a significant part. Both areas benefit from statutory support making them relatively robust to economic changes. The charity holds unrestricted reserves of £482,687. The trustees consider that the charity has sufficient unrestricted reserves and cash flow to continue as a going concern for a period of at least 12 months from the date on which these financial statements are approved. For this reason, the accounts have been prepared on the going concern basis.

Engaging in education, particularly on food, farming and the environment

The activities of our nursery have continued throughout the pandemic, though during the lockdown from 24 March 2020 to July 2020 we were only able to open to children judged vulnerable, or those of 'key workers'. The majority of staff were put on furlough through the Coronavirus Job RetentionScheme, leaving a team of around 5 staff, who demonstrated particular resilience, through that period. The team of staff has gradually grown as lockdown rules have been eased and the number of childrenattending have increased. Various working practices have been adapted to account for pandemic controlmeasures, testing both the staff and parents. The full impact of these measures on the children willemerge in the coming years.

Despite the disruption the setting has developed over the year and has again achieved the 'Bristol Standard' following a full submission.

The Outdoor Learning team faced major disruption as school visits were drastically curtailed leading to all staff being furloughed at some point. We maintained our service to our nearest school focusing on the 'vulnerable and key worker' children that were attending there sometimes with voluntary support from our team. This was greatly appreciated by the staff and children of the school. From the summer of2020 the team focused on family work and provided sessions on site for local families facing hardship with projects that gave them access to good food and outdoor space.

Delivering better wellbeing

The work of the Health and Social Care team moved to a telephone support service through thelockdown from April - August 2020. Supported and independent volunteers were kept in touch with the farm through direct calls and video tours showing what was happening to the gardens. From September 2020 we re-introduced face-to-face activity, taking advantage of our outdoor setting to enable safe social-therapeutic activity. We have put in low-impact fencing to designate a quieter area for ourhorticultural therapy and the addition to the gardens of a beautiful hand-built wooden shelter has enabled a greater range of access in more inclement weather outside, as well as providing a new focal point to the gardens.

We closed the programme to new referrals through the summer of 2020 and were subsequently inundated when we re-opened them in September. Prior to the pandemic referral rates were at 2-3 per week. In Sep 20 they peaked at 20 per week, leading to a revision of our admission criteria. We continue to experience strong demand for our supported volunteering placements.

Providing a community facility - in particular a city farm and gardens

The café continues to be the social heart of the organisation despite the many adjustments of rules determining the manner in which it can operate. Continuing a theme across the organisation, the staff have shown agility, resoluteness and a determination to offer the best service they can to customers through the many changes. This has been rewarded with loyalty and appreciation from our regular customer base whether we have offered outdoor table service or take-away only.

The purchase of a 'big top' tent that went up in the front garden on 18 Jun 20 has added a semi-permanent addition to our outdoor spaces, enabling evening events and bookings alongside its day-time café use.

Maintaining the farm and gardens through the early lockdown was a struggle as we had to put many of the staff onto furlough. Some volunteered their time to maintain crops and much of the produce was donated to food projects in the city. This voluntary work also enabled the gardens to still be used for the education groups and by our allotment gardeners who accessed the site for their own wellbeing.

We reduced the number of animals we were keeping on site to make their upkeep more manageable, without completely losing all our stock. Staff from all areas of the organisation helped in animal care. A further challenge was thrown at us in the form of bird flu, which necessitated our birds going into their own form of lockdown.

The winter of 2020-21 has seen some major developments on site. We have completed the build of a new studio space, which we intend to rent out to an organisation sharing our ethos that can bring additional income and footfall to the site. The creation of the re-vamped orchard space has been a triumph with volunteer effort led by our own facilities team to create a new space for education, therapy and parties. The space has won universal praise for its design and the transformation of that area.

The pandemic has brought a considerable additional burden to the cleaning and caretaking team with more frequent and more stringent requirements for what has needed cleaning as the site has reopened. We have had additional signage, a one-way system and extra cleaning routines to manage.

Windmill Hill City Farm Limited

Report of the trustees

Community development
We have expanded our interest in securing community space in the major 'Bedminster Green' development to include exploring the possibility of a community hub on East Street. Our aim is to curate a mixture of community enterprises in a multi-purpose space that would help to both regenerate the street and serve local people with additional facilities.

We are also at the beginning of involvement with a new major development on Whitehouse Street. Working with Action Greater Bedminster we aim to secure greater involvement and influence for local people in how that space is developed.

We have had no major events on site this year and hope to return to bringing our community together in celebration in the coming year.

Strengthen the organisation
We have seen 6 board members resign in the course of the year. Many thanks to Harry Kauntze, Emma Luke, Sally Royle, Tim Plummer, and Allie Gillet-Dillon for the input they made to the board during their time on it. Particular thanks are due to Chris Heaton who retired as chair of the organisation in 2020. He continues his involvement as a volunteer.

We have been joined by 2 new trustees. This renewal should give us a good foundation for the future governance of the organisation. Our efforts to increase the diversity of our board have been disrupted as all our work has. This remains a target for board recruitment moving forward and we hope to increase the diversity of the board to ensure we have people from a range of backgrounds and perspectives when we undertake recruitment in 2021.

Staff wellbeing has been a high priority throughout the year as our people have had the additional strains that the pandemic, and the measures to control it, have brought. We continue to seek the views of our staff through surveys and conversations, respond with new initiatives where we see thoseopportunities; and to put measures in place to undertake health reviews where staff show high levels of sickness. We anticipate staff wellbeing will remain a high priority for us going forward.

We have secured three new tenants on site this year with Earthwise Construction taking an office, Playing Out moving their headquarters to our site and Spokes and Spores taking over the upstairs of the barn for mushroom production.

Plans for future periods
A major development for the organisation is the formation of a partnership to take a lease on a city-council-owned farm site in Hartcliffe. The partnership has been successful in being named the preferred bidder for the site through a community asset transfer process. Next steps are to secure funding for the capital works required to make the site fit for visitors, to develop revenue streams for the work we aim to do there and to undertake the due diligence and legal work needed to secure a lease for a new joint venture. We hope to have a lease for the site in place in autumn 2021.

We are also hopeful of securing an expansion of our services through a community space in Bedminster. This work is at an earlier stage, but has potential to move swiftly. The growth of the organisation may necessitate some restructuring of the staff team to enable greater capacity.

The Board of Trustees

The Board of Trustees, who are directors for the purpose of company law, who served during the year and since the year end, are shown on page 1.

Full members aged 18 and over are eligible to stand for election to the Board of Trustees at the AGM. The Trustees have powers to appoint board members between AGMs, with new board members having to stand for election at the next General Meeting.

Trustees are recruited from the membership of the organisation by open advertisement when vacancies arise. New potential trustees have an initial informal meeting with the Chief Executive or Chair to gain a full understanding of the role, its responsibilities and expectations. Potential trustees are invited to attend a board meeting as an observer. Should they wish to join the board they complete an application form and supply two independent referees. If references are satisfactory their appointment is put to theboard at the next scheduled meeting. All trustees appointed in this manner must stand for election at the next AGM.

New Trustees are encouraged to attend a training course on 'being a good trustee' to ensure that they have a good grasp of their responsibilities and obligations. Trustees are issued with an induction pack that outlines policies and procedures for the organisation and key facts about the organisation (e.g. funding sources, turnover, staff numbers, departments, key risks). New trustees with little board experience may be assigned a 'buddy' from among existing trustees who can offer guidance.

Trustees as a group review their own performance and engage periodically in board development and training. This varies in nature according to the particular circumstances at the time of assessment.

Structure, Governance and Management

The organisation is a voluntary one with around 280 registered members and is governed by a board of trustees elected from and by the members. Its area of benefit is geographically determined as 'Windmill Hill and the neighbourhood thereof'. The practical boundary, used to determine membership classes, is about a 2-mile radius around its South Bristol location (see http://g.co/maps/9uepj for details). The organisation is run on a day-to-day basis by a staff team of around 100 full and part-time people led by a full-time Chief Executive.

Day-to-day operation of the organisation is delegated to the Chief Executive according to a scheme of delegation, which sets out which decisions are made by the CEO and which need to be authorised by the trustees.

The organisation has 6 departments, each with a department head: Central Services; Children & Family Services; Health & Social Care; Café; Facilities, Farm & Gardens; Outdoor Learning. From April 2020 it also has an in-house Finance Manager, where previously the role has been outsourced.

Windmill Hill City Farm Ltd has a wholly-owned trading subsidiary, Windmill Hill Farm Community Enterprises, through which the financial activity of the café and room hire is accounted. In practical terms, these areas act as part of the whole enterprise with no visible distinction for customers. The articles of association of the trading company were updated in 2016 to make the charity the sole member, and to bring them in line with current standards.

The organisation is a member of Social Farms and Gardens (accredited with the care farm code of practice), Bristol Association for Neighbourhood Daycare, Voscur and Locality.

Remuneration for all staff is undertaken in accordance with the Pay and Grade Policy. This assesses job size according to four criteria (broadly communication, planning, responsibility and knowledge) and benchmarks it against similar jobs internally and externally within the appropriate sector. Staff up to the grade of CEO are assessed by their manager. The trustees use the same criteria to determine the salary for the CEO.

Members

Windmill Hill City Farm has around 280 adult members who have voting rights at the AGM. This number has been stable for a number of years. One members' meeting was held during the year. It was arranged to be online due to the pandemic. The AGM was also held online and was well attended with 26 members.

Risk assessment

The Board of Trustees regularly reviewed the risks faced by the organisation during the year for the charity and its trading company, particularly services, trading, financial operational and governance risks. Actions to minimise and mitigate risks have been implemented.

Key risks to the organisation are typical for an organisation of its size and nature:
Staff risks - a reliance on key members of staff; risk of absence of large numbers of staff
Reputational risks - outbreak of disease (e.g. zoonoses); accident or injury on site
Public order - aggressive behaviour of individual members of public; collective protest
Disruption to access - site closure or part closure due to unexpected circumstances

The organisation has a 'business continuity plan' to manage such issues and monitors the risks to mitigate against them happening.

The disruption of the global pandemic in 2020-21 brought up risks and issues at an operational level at such a rate that they were largely dealt with by staff rather than trustees. The longer-term implications of the disruption have been considered by trustees, and measures taken to mitigate them.

Volunteers

The organisation makes extensive use of volunteers across all areas of its work and has a detailed programme of activities for groups, independent individuals, and supported volunteers as well as a programme for corporate groups volunteering on site.

In the 2020 - 21 year, the organisation worked with 130 independent volunteers (engaging 89 new people to independent volunteers during this period) and 59 supported volunteers (engaging 17 new supported volunteers during this period). There have been no corporate groups during this year.

Over the reporting year there has been one Borderlands group (an organisations that works withrefugees and asylum seekers) attending a Gardening and Growing Course, with a total of 4 sessions, engaging 7 volunteers and 50 hours of volunteering. One-off volunteering groups included Occupational Therapy students from UWE, 14 volunteers, 42 hours, and Good Gym groups of 6 local runners who combine running with doing good, have reached 383 hours at the farm.

The total number of supported volunteering hours in the year was over 2,808 with a further 3,554 hours of work by independent and group volunteers. This had been a significant reduction in the volunteering hours compared to last year. Previously the combined hours for our independent and supported volunteers were 12,792. This has been because of COVID and its impact on the ways that we can work with people.

The farm has supported our volunteers throughout the pandemic, including, at times, remotely. When volunteers have been able to be on the farm, we have kept group sizes smaller than previously. We have also asked some independent garden volunteers to move to a fortnightly commitment. This has maintained the number of people able to volunteer at the farm, despite hours worked having halved. Another change in response to pandemic infection control has been a reduction in our use of helper volunteers. For the majority of the year, where possible, staff ran sessions without volunteers to assist. This reduced the number of contacts for the group and staff. Two indoor services, that were previously supported by independent volunteers, have not restarted: the Tuesday Night Mental Health Support Group and Steps2Work.

We are proud that we were able to continue running sessions for our volunteers for the lockdown during January, February and March 2021 and did this in line with government guidelines.

Another factor in the reduction in hours has been the need to isolate - we have received high numbers of last-minute cancellations for volunteering which has meant at times, in May and June for example, our gardening groups have been much smaller than we had anticipated.

We anticipate returning to a stronger volunteer programme as the pandemic restrictions lift. There has been no decline in the demand for volunteering at the farm.

Windmill Hill City Farm Limited

Report of the trustees

Statement of Trustees' Responsibilities

The trustees (who are also directors of Windmill Hill City Farm Limited for the purposes of company law) are responsible for preparing the Trustees' 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 trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and the group and of the incoming resources and application of resources, including the income and expenditure, of the charitable group for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The trustees are responsible for keeping adequate accounting records that 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 Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and the group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Windmill Hill City Farm Limited

Report of the trustees

In so far as the trustees are aware:

There is no relevant audit information of which the charitable company's auditors are unaware; and
The Trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

Members of the charity guarantee to contribute an amount not exceeding £1 to the assets of the charity in the event of winding up. The trustees are members of the charity but this entitles them only to voting rights. The trustees have no beneficial interest in the charity.

This report has been prepared in accordance with the special provisions applicable to companies subject to the small companies regime.

Approved by the trustees on 13 September 2021 and signed on their behalf by:



.....
A E Sharp
Trustee



.....
J A Darwen
Trustee

Windmill Hill City Farm Limited

Independent Auditor's Report to the Members of Windmill Hill City Farm Limited

Opinion

We have audited the financial statements of Windmill Hill City Farm Limited (the 'parent charitable company') and its subsidiary (the 'group') for the year ended 31 March 2021, which comprise the Consolidated statement of financial activities, Balance sheets, Consolidated Statement of Financial Activities, Consolidated and Parent Charity Balance Sheets, Consolidated Statement of Cash Flows, and Notes to the Financial Statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the group's and parent charitable company's affairs as at 31 March 2021, and of the group's incoming resources and application of resources, including its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the group and parent charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the group's or parent charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Independent Auditor's Report to the Members of Windmill Hill City Farm Limited

Other information

The other information comprises the information included in the trustees annual report , other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the trustees' report (incorporating the directors' report) for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report has been prepared in accordance with applicable legal requirements

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the group and parent charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept by the parent charitable company, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent charitable company's financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to prepare the financial statements in accordance with the small companies' regime and take advantage of the small companies' exemptions in preparing the directors' report and from the requirement to prepare a strategic report.

Independent Auditor's Report to the Members of Windmill Hill City Farm Limited

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement (set out on page 8), the trustees (who are also the directors of the parent charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the group's and parent charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the group or parent charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed auditor under the Companies Act 2006 and report in accordance with this Act.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The specific procedures for this engagement and the extent to which these are capable of detecting irregularities, including fraud is detailed below:

- We obtained an understanding of the legal and regulatory frameworks applicable to the parent charitable company and the sector in which it operates.
- We obtained an understanding of how the parent charitable company is complying with those legal and regulatory frameworks by making enquiries to management. We corroborated these enquiries through our review of board minutes.
- We assessed the susceptibility of the parent charitable company's financial statements to material misstatement, including how fraud might occur. Audit procedures performed by the engagement team included:
    - identifying and assessing the design effectiveness of controls management has in place to prevent and detect fraud;

- understanding how those charged with governance considered and addressed the potential for override of controls or other inappropriate influence over the financial reporting process;
- challenging assumptions and judgements made by management in its significant accounting estimates;
- identifying and testing journal entries, in particular any unusual journal entries; and
- assessing the extent of compliance with the relevant laws and regulations.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities is available on the Financial Reporting Council's website at: https://www.frc.org.uk/Our-Work/Audit/Audit-and-assurance/Standards-and-guidance/Standards-andguidance-for-auditors/Auditors-responsibilities-for-audit/Description-of-auditors-responsibilities-foraudit.aspx. This description forms part of our auditor's report.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Corrigan Accountants Limited
.....

Stuart Crisp (Senior Statutory Auditor)
For and on behalf of Corrigan Accountants Limited, Statutory Auditor
The Tramshed
25 Lower Park Row
Bristol, BS1 5BN

Date 13 September 2021

Windmill Hill City Farm Limited

Statement of Financial Activities (incorporating the Income and Expenditure Account) for the Year Ended 31 March 2021

	Note	Restricted £	Unrestricted £	2021 Total £	2020 Total £
Income from:					
Donations	4	240,911	419,443	**660,354**	**264,823**
Charitable activities	6	64,942	945,701	**1,010,643**	**1,087,515**
Other trading activities	7	-	325,201	**325,201**	**565,875**
Investments		-	270	**270**	**888**
Total income		305,853	1,690,615	**1,996,468**	**1,919,101**
Expenditure on:					
Raising funds					
Running subsidiary		-	294,515	**294,515**	**390,658**
Donated marketing		-	19,566	**19,566**	**24,617**
Charitable activities		339,764	1,123,325	**1,463,089**	**1,516,017**
Total expenditure	9	339,764	1,437,406	**1,777,170**	**1,931,292**
Net income / (expenditure) and net movement in funds	10	(33,911)	253,209	**219,298**	**(12,191)**
Reconciliation of funds:					
Total funds brought forward		1,156,302	229,478	**1,385,780**	**1,397,971**
Total funds carried forward		1,122,391	482,687	**1,605,078**	**1,385,780**

Income and expenditure by fund is shown in note 21.

There are no recognised gains or losses other than the results for the year as set out above.

Windmill Hill City Farm Limited

(Registration number: 23964R)
Balance sheets as at 31 March 2021

	Note	The group		The charity	
		2021	2020	2021	2020
		£	£	£	£
Fixed assets					
Tangible assets	13	1,215,213	1,174,300	1,215,213	1,174,300
Current assets					
Stocks	16	9,545	8,268	796	587
Debtors	17	35,027	46,391	258,118	173,331
Cash at bank and in hand		529,547	336,817	295,521	204,823
		574,119	391,476	554,435	378,741
Liabilities					
Creditors: Amounts falling due within one year	18	(184,254)	(179,996)	(164,583)	(167,274)
Net current assets		389,865	211,480	389,852	211,467
Net assets		1,605,078	1,385,780	1,605,065	1,385,767
Equity					
Restricted funds		1,122,391	1,156,302	1,122,391	1,156,302
Unrestricted funds		482,687	229,478	482,674	229,465
Total funds		1,605,078	1,385,780	1,605,065	1,385,767

These accounts have been prepared in accordance with the special provisions applicable to companies subject to the small companies' regime.

The financial statements on pages 19 to 47 were approved by the trustees, and authorised for issue on 13 September 2021 and signed on their behalf by:

A E Sharp.

.....
A E Sharp
Trustee

Jane Darwen

.....
J A Darwen
Treasurer

Windmill Hill City Farm Limited

Consolidated statement of Cash Flows for the Year Ended 31 March 2021

	Note	2021 £	2020 £
Cash flows from operating activities			
Net income/(expenditure)		219,298	(12,191)
Adjustments			
Depreciation	10	86,158	86,158
Investment income		(270)	(888)
		305,186	73,079
Working capital adjustments			
(Increase)/decrease in stocks	16	(1,277)	747
Decrease/(increase) in debtors	17	11,364	(15,202)
Increase in creditors	18	4,258	28,737
Net cash flows from operating activities		319,531	87,361
Cash flows from investing activities			
Purchase of tangible fixed assets	13	(127,071)	-
Investment income		270	888
Net cash flows from investing activities		(126,801)	888
Net increase in cash and cash equivalents		192,730	88,249
Cash and cash equivalents at 1 April		336,817	248,568
Cash and cash equivalents at 31 March		529,547	336,817

The charity has not provided an analysis of changes in net debt as it does not have any long term financing arrangements.

1 Legal form and status

Windmill Hill City Farm is a company limited by guarantee (number 01409415) registered as a charity (number 277287). It is governed by its Memorandum and Articles of Association and the Companies Act 2006. The registered office address is shown on Page 1.

2 Accounting policies

Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented.

Basis of preparation and statement of compliance

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Windmill Hill City Farm Limited meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

Group accounts

These financial statements consolidate the results of the charitable company and its wholly-owned subsidiary on a line by line basis. Transactions and balances between the charitable company and its subsidiary have been eliminated from the consolidated financial statements. Balances between the two companies have been disclosed in the notes of the charitable company's balance sheet. A separate statement of financial activities, or income and expenditure account, for the charitable company itself is not presented because the charitable company has taken advantage of the exemptions afforded by section 408 of the Companies Act 2006.

Going concern basis of accounting

The pandemic has had an impact on the economy, and may in turn affect the charity. The trustees have considered the impact of this issue on the charity’s current and future financial position. Much of the charity’s income is traded through activities where the costs can be scaled to the income. Childcare is its biggest operating area, with healthcare a significant part. Both areas benefit from statutory support making them relatively robust to economic changes. The charity holds unrestricted reserves of £482,687. The trustees consider that the charity has sufficient unrestricted reserves and cash flow to continue as a going concern for a period of at least 12 months from the date on which these financial statements are approved. For this reason, the accounts have been prepared on the going concern basis.

Income

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the item of income have been met, it is probable that the income will be received and the amount can be measured reliably.

Grants receivable

Income from the government and other grant, whether 'capital' grants or 'revenue' grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

Deferred income

Income received in advance of provision of service relating to specific periods is deferred until criteria for income recognition are met.

Donated services and facilities

Donated professional services and donated facilities are recognised as income when the charity has control over the item, any conditions associated with the donated item have been met, the receipt of economic benefit from the use by the charity of the item, is probable and the economic benefit can be measured reliably. In accordance with the Charities SORP (FRS 102), general volunteer time is not recognised.

On receipt, donated professional services and donated facilities are recognised on the basis of the value of the gift to the charity which is the amount the charity would have been willing to pay to obtain the services of facilities of equivalent economic benefit on the open market; a corresponding amount is then recognised in the expenditure of the period of receipt.

For Google AdWords, the charity measures the value of the gift at 50% of the market value provided by Google. Where the market value is given in a foreign currency, this value is translated in line with the charity's foreign exchange policy.

Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity: this is normally upon notification of the interest paid or payable by the bank.

Funds accounting

Unrestricted funds are available to spend on activities that further any of the purposes of the charity. Designated funds are unrestricted of the charity which the trustees have decided at their discretion to set aside to use for a specific purpose. Restricted funds are donations which the donor has specified are to be solely used for particular areas of the charity's work or for the specific projects being undertaken by the charity.

Expenditure and irrecoverable VAT

Resources expended are accounted for on an accruals basis and have been classified under headings that aggregate all costs related to that activity. Resources expended include attributable VAT which cannot be recovered. Where costs cannot be directly attributed they have been allocated to activities ona basis consistent with the use of the resource.

Direct costs, including directly attributable salaries, are allocated on an actual basis to the activities.

Governance costs include the costs of governance arrangements which relate to the general running of the activity. These costs are associated with constitutional and statutory requirements and include costs associated with the strategic management of the charity's activities.

Allocation of support costs

Support costs are those functions that assist the work of the charity but do not directly undertake charitable activities. These costs have been allocated between charitable activities on the following basis which is an estimate, based on staff time, of the amount attributable to each activity:

	2021	2020
Raising funds	0.0%	0.0%
Charitable activities		
Community involvement	11.0%	12.1%
Children, young people & family services	74.2%	81.3%
Farming activities	14.8%	6.6%

Tangible fixed assets

Depreciation is provided at rates calculated to write down the cost of each asset to its estimated residual value over its expected useful life.

The depreciation rates in use are as follows:

Leasehold property	3.3% straight line
Equipment, furniture and fittings	20% and 10% straight line

Items of equipment are capitalised where the purchase price exceeds £5,000.

Stock

Stock is included at the lower of cost or net realisable value.

Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

Creditors

Creditors and provisions are recognised where there is a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

Financial instruments

The charitable company only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

Pension costs

The company operates a defined contribution pension scheme for its employees. There are no further liabilities other than that already recognised in the statement of financial activities.

Foreign currency transactions

Transactions in foreign currencies are translated at rates prevailing at the date of the transaction. Balances denominated in foreign currencies are translated at the rate of exchange prevailing at the year end.

Accounting estimates and key judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and underlying assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

The key sources of estimation uncertainty that have a significant effect on the amounts recognised in the financial statements are the depreciation rates as described above.

Operating leases

Rentals payable under operating leases are charged on a straight-line basis over the lease term.

3 Prior period comparatives: statement of financial activities

	Note	Restricted £	Unrestricted £	2020 Total £
Income from:				
Donations	4	144,311	120,512	**264,823**
Charitable activities	6	69,648	1,017,867	**1,087,515**
Other trading activities	7	-	565,875	**565,875**
Investments		-	888	**888**
Total income		213,959	1,705,142	**1,919,101**
Expenditure on:				
Raising funds				
Running subsidiary		-	390,658	**390,658**
Donated marketing		-	24,617	**24,617**
Charitable activities		242,205	1,273,812	**1,516,017**
Total expenditure	9	242,205	1,689,087	**1,931,292**
Net income / (expenditure) and net movement in funds	10	(28,246)	16,055	**(12,191)**
Reconciliation of funds:				
Total funds brought forward		1,184,548	213,423	**1,397,971**
Total funds carried forward		1,156,302	229,478	**1,385,780**

4 Income from donations

	Restricted £	Unrestricted £	2021 Total £
Donations	-	43,152	**43,152**
Gifts in Kind (Google AdWords)	-	19,566	**19,566**
Grants (note 5)	240,911	356,725	**597,636**
Total income from donations	240,911	419,443	**660,354**

Prior period comparative:

	Restricted	Unrestricted	2020 Total
	£	£	£
Donations	-	58,880	58,880
Gifts in Kind (Google AdWords)	-	24,617	24,617
Grants (note 5)	144,311	37,015	181,326
Total income from donations	144,311	120,512	264,823

5 Grants receivable

	Restricted	Unrestricted	2021 Total
	£	£	£
The Underwood Trust	-	20,000	20,000
Aspiration Training Ltd	-	1,500	1,500
Bristol City Council	-	41,072	41,072
Enovert Management Ltd	33,970	-	33,970
Coronavirus Job Retention Scheme	-	256,071	256,071
Land Workers Alliance	10,000	-	10,000
National Lottery - Awards for all	9,990	-	9,990
Lark Trust	-	4,000	4,000
LPW	6,300	-	6,300
Co-op Foundation	9,996	-	9,996
BBC Children in Need	12,939	-	12,939
Power to Change	139,879	15,000	154,879
Nineveh Trust	4,000	-	4,000
United Communities and Solon South West	3,837	-	3,837
Quartet (BYCA)	10,000	10,000	20,000
School of Social Entrepreneurs	-	9,083	9,083
	240,911	356,726	597,637

Prior period comparative:

	Restricted	Unrestricted	2020 Total
	£	£	£
The Underwood Trust	10,000	20,000	30,000
John James Foundation	20,000	-	20,000
Postcode lottery - Play Green	18,560	-	18,560
BUPA UK	17,331	-	17,331
Community Infrastructure Levy	14,851	-	14,851
Coronavirus Job Retention Scheme	-	14,886	14,886
Nisbet Trust	10,000	-	10,000
National Lottery - Awards for all	9,845	-	9,845
Talking Tables	9,624	-	9,624
Co-op Foundation	9,270	-	9,270
BBC Children in Need	9,250	-	9,250
UMI Commercial Ltd	7,200	-	7,200
Nineveh Trust	5,000	-	5,000
Co-op Local Community Fund	-	2,029	2,029
Quartet (BYCA)	2,230	-	2,230
Other grants < £1,000	1,150	100	1,250
	144,311	37,015	181,326

6 Income from charitable activities

	Restricted	Unrestricted	2021 Total
	£	£	£
Community involvement	64,942	22,468	**87,410**
Children, young people & family services	-	920,728	**920,728**
Farming activities	-	2,505	**2,505**
Total income from charitable activities	64,942	945,701	**1,010,643**

Prior period comparative:

	Restricted	Unrestricted	2020 Total
	£	£	£
Community involvement	69,648	28,102	97,750
Children, young people & family services	-	981,980	981,980
Farming activities	-	7,785	7,785
Total income from charitable activities	69,648	1,017,867	1,087,515

7 Income from other trading activities

	Restricted	**Unrestricted**	**2021 Total**
	£	**£**	**£**
Fundraising income	-	75,532	**75,532**
Membership fees	-	410	**410**
Cafe income and other income of trading subsidiary	-	249,259	**249,259**
Total income from other trading activities	-	325,201	**325,201**

Prior period comparative

	Restricted	Unrestricted	2020 Total
	£	£	£
Fundraising income	-	65,859	65,859
Membership fees	-	1,974	1,974
Cafe income and other income of trading subsidiary	-	498,042	498,042
Total income from other trading activities	-	565,875	565,875

8 Government grants

The charitable company receives government grants, defined as funding from Bristol City Council,HMRC, and National Lottery to fund charitable activities. The amount of grants recognised in the financial statements was £725,194 (2020 - £420,611). There are no unfulfilled conditions or contingencies attaching to these grants in the current or prioryear.

9 Total resources expended

	Cost of running subsidiary	Donated marketing	Community involvement	Children, young people & family services	Farming activities	2021 Total
	£	£	£	£	£	£
Staff costs (note 11)	221,684	-	121,699	824,546	162,959	**1,330,888**
Other direct costs	72,831	19,566	60,607	64,936	55,058	**272,998**
Support and governance costs						
Premises	-	-	1,649	11,172	2,230	**15,051**
Communications and IT	-	-	873	5,917	613	**7,403**
Office costs	-	-	571	3,868	772	**5,211**
Bank charges and interest	-	-	203	1,376	275	**1,854**
Professional fees	-	-	1,057	7,161	1,430	**9,648**
Other	-	-	5,563	37,694	7,525	**50,782**
Governance	-	-	412	2,793	558	**3,763**
Depreciation of fixed assets	-	-	8,718	59,063	11,791	**79,572**
Total expenditure	294,515	19,566	201,352	1,018,526	243,211	**1,777,170**

Prior period comparative:

	Cost of running subsidiary	Donated marketing	Community involvement	Children, young people & family services	Farming activities	2020 Total
	£	£	£	£	£	£
Staff costs (note 11)	237,595	-	133,925	898,359	73,351	1,343,230
Other direct costs	153,063	24,617	34,692	87,595	25,925	325,892
Support and governance costs						
Premises	-	-	9,768	65,523	5,350	80,641
Communications and IT	-	-	2,061	13,819	1,128	17,008
Office costs	-	-	1,294	8,683	709	10,686
Bank charges and interest	-	-	173	1,161	95	1,429
Professional fees	-	-	3,234	21,696	1,772	26,702
Other	-	-	4,348	29,167	2,381	35,896
Governance	-	-	442	2,966	242	3,650
Depreciation of fixed assets	-	-	10,436	70,006	5,716	86,158
Total expenditure	390,658	24,617	200,373	1,198,975	116,669	1,931,292

10 Net movements in funds

This is stated after charging:

	2021	2020
	£	£
Operating lease payments	1,630	2,958
Auditors' remuneration:		
Statutory audit (excluding VAT)	5,000	4,900
Depreciation	79,572	86,158
Trustees' remuneration	-	-
Trustees' reimbursed expenses	-	-

11 Staff costs

Staff costs were as follows:	The group		The charity	
	2021	2020	2021	2020
	£	£	£	£
Salaries and wages	1,227,088	1,230,759	1,020,297	1,006,948
Social security costs	61,700	60,436	51,403	49,569
Pension costs	17,233	16,155	14,285	13,237
	1,306,021	1,307,350	1,085,985	1,069,754
Agency staff costs	24,866	35,880	24,866	35,880
	1,330,887	1,343,230	1,110,851	1,105,634

No employee received emoluments of more than £60,000 during the year.

The key management personnel of the charitable company comprises the Trustees, Chief Executive and Senior Management Team. The total employee benefits of the key management personnel were £233,414 (2020:£216,444).

The monthly average number of persons (including senior management team) employed by the association during the year expressed as head count was as follows:

	2021	2020
	No	No
Number of charity staff	83	83
Number of trading staff	17	19
	100	102

12 Taxation

The charity is exempt from corporation tax as all its income is charitable and is applied for charitable purposes.

13 Tangible fixed assets

Group and charity

	Leasehold property £	Furniture & equipment £	Total £
Cost			
At 1 April 2020	2,362,882	91,866	2,454,748
Additions	127,071	-	127,071
At 31 March 2021	2,489,953	91,866	2,581,819
Depreciation			
At 1 April 2020	1,230,204	50,244	1,280,448
Charge for the year	77,978	8,180	86,158
At 31 March 2021	1,308,182	58,424	1,366,606
Net book value			
At 31 March 2021	1,181,771	33,442	1,215,213
At 31 March 2020	1,132,678	41,622	1,174,300

14 Subsidiary undertakings

Windmill Hill Farm Community Enterprises Limited

A summary of the trading company's profit and loss account is shown below and reflects both external and intercompany sales and purchases.

	2021 £	2020 £
Turnover	250,029	500,237
Cost of sales	(60,874)	(135,548)
Gross profit	189,155	364,689
Administrative expenses	(238,320)	(261,351)
Rent and service charges	(4,500)	(6,000)
Other operating income	103,404	3,459
Operating profit	49,739	100,797
Interest receivable	83	112
Gift aid to parent undertaking	(49,822)	(100,909)

Profit for financial year	-	-

The aggregate of the assets, liabilities and funds was:

	2021	2020
	£	£
Assets	250,648	150,607
Liabilities	(250,635)	(150,594)
Net assets	13	13

15 Parent charity

The parent charity's gross income and the results for the year are disclosed as follows:

	2021	2020
	£	£
Gross income	1,702,772	1,530,749
Surplus / (deficit) for the year	219,298	(12,191)

16 Stock

	The group		The charity	
	2021	2020	2021	2020
	£	£	£	£
Stock	9,545	8,268	796	587

17 Debtors

	The group		The charity	
	2021	2020	2021	2020
	£	£	£	£
Trade debtors	7,132	22,477	6,802	15,005
Prepayments	8,116	9,027	8,116	9,027
Amount due from subsidiary undertaking	-	-	230,964	137,872
Other debtors	-	-	3,459	-
Accrued income	19,779	14,887	8,777	11,427
	35,027	46,391	258,118	173,331

18 Creditors: amounts falling due within one year

	The group		The charity	
	2021	2020	2021	2020
	£	£	£	£
Trade creditors	27,629	19,686	24,021	15,668
Other taxation and social security	18,154	32,529	16,349	30,110
Other creditors	97,875	92,750	92,442	88,515
Accruals	38,699	21,355	29,972	19,305
Deferred income	1,897	13,676	1,800	13,676
	184,254	179,996	164,584	167,274

19 Deferred income

	The group		The charity	
	2021	2020	2021	2020
	£	£	£	£
At 1 April	13,676	-	13,676	-
Deferred during the year	1,897	13,676	1,800	13,676
Released during the year	(13,676)	-	(13,676)	-
At 31 March	1,897	13,676	1,800	13,676

Deferred income relates to income received in advance for contracts relating to the provision of IAPT services and sheep rental services.

20 Analysis of net assets between funds

	Restricted	Unrestricted	2021 Total
	£	£	£
Tangible fixed assets	1,086,355	128,858	**1,215,213**
Current assets	36,036	538,083	**574,119**
Current liabilities	-	(184,254)	**(184,254)**
Net assets at 31 March 2021	1,122,391	482,687	**1,605,078**

Prior period comparative:

	Restricted	Unrestricted	2020 Total
	£	£	£
Tangible fixed assets	1,090,521	83,779	**1,174,300**
Current assets	65,781	325,695	**391,476**
Current liabilities	-	(179,996)	**(179,996)**
Net assets at 31 March 2020	1,156,302	229,478	1,385,780

Windmill Hill City Farm Limited

Notes to the Financial Statements for the Year Ended 31 March 2021

21 Funds

	At 1 April 2020	Income	Expenditure	At 31 March 2021
	£	£	£	£
Restricted funds				
Capital funds	1,090,521	-	(86,158)	**1,004,363**
Capital funds - Studio build	26,892	31,881	-	**58,773**
Other funds				
Orchard Development	-	33,970	(10,751)	**23,219**
Bedminster Green	-	9,996	(1,000)	**8,996**
Bristol Impact Fund Wellbeing	14,824	64,942	(76,213)	**3,553**
Community Infrastructure Levy	5,946	-	(5,946)	**-**
Farm Shop Project	-	-	39	**39**
H&SC Workshop	7,558	-	(7,558)	**-**
Children in Need Nurture Group	716	9,368	(10,084)	**-**
Growing Colours	9,845	-	(9,845)	**-**
Feeding Bristol	-	6,300	(6,300)	**-**
Community Fund - Volunteer Groups	-	3,837	(3,852)	**(15)**
Children in Need Booster	-	3,571	(3,571)	**-**
PTC - CCLORS	-	99,998	(99,998)	**-**
PTC BDS Support	-	8,000	(8,000)	**-**
Land Workers Association	-	10,000	(360)	**9,640**
Quartet Hartcliffe Project	-	10,000	(10,000)	**-**
Nineveh Trust	-	4,000	-	**4,000**
One World Garden (NL)	-	9,990	(21)	**9,969**
BBC - Feeding Bristol	-	-	(146)	**(146)**
Total restricted funds	1,156,302	305,853	(339,764)	**1,122,391**

Unrestricted funds				
General funds	229,465	1,337,099	(1,083,890)	**482,674**
Total charity funds	1,385,767	1,642,952	(1,423,654)	**1,605,065**
Non-charitable funds	13	353,516	(353,516)	**13**
Total unrestricted funds	229,478	1,690,615	(1,437,406)	**482,687**
Total funds	1,385,780	1,996,468	(1,777,170)	**1,605,078**

Purposes of restricted funds

Capital funds represent (i) the leasehold property and improvements which are restricted on the basis that the underlying assets could not be sold by the charity; (ii) the Nursery Expansion to provide additional nursery spaces; (iii) the Visitors Centre which was the redevelopment of an information area, reception, exhibition space and visitors centre; (iv) The log cabin for the outdoor classroom; and (v) the cafe redevelopment and interaction centre. A new capital fund was created in the year for the new Studio. The assets have a value in use for the charity but no re-sale value.

The Orchard Development Fund is developing a run down, under-used corner of the city farm and improving the space to create a new community venue.

Bristol Impact Fund is a project to address disadvantage in the area and to promote the wellbeing of local people.

Children in Need nurture groups is a project focusing on the development of confidence and social skills in children facing hardship.

Community Infrastructure Levy Fund is capital funding to enhance local services in response to new building developments.

Nineveh Charitable Trust supports education activities in the farm and gardens. Studio Build is funding received for the creation of a new small office space for rental.

The PTC - CCLORS Fund help the local community especially the BAME community in the challenges and difficulty arises as a result of Covid 19.

Wood Work Shop is a project using creative woodworking as a means of therapy for people with mental health challenges.

Windmill Hill City Farm Limited

Notes to the Financial Statements for the Year Ended 31 March 2021

	At 1 April 2019	Income	Expenditure	At 31 March 2020
	£	£	£	£
Restricted funds				
Capital funds	1,176,679	-	(86,158)	**1,090,521**
Other funds:				
Awards for All Growing Colours	-	9,845	-	**9,845**
Awards for All: PondLife	3,715	-	(3,715)	**-**
Bristol Impact Fund Wellbeing	-	69,648	(54,824)	**14,824**
British Science Association	-	500	(500)	**-**
BYCA	-	2,230	(2,230)	**-**
Celebrating Age (Age UK)	-	250	(250)	**-**
Community Infrastructure Levy	-	14,851	(8,905)	**5,946**
Co-op Space to Connect	-	9,270	(9,270)	**-**
M&S Community Business Challenge	-	7,200	(7,200)	**-**
Children in Need Nurture Group	-	9,250	(8,534)	**716**
Talking Tables	4,154	9,624	(13,778)	**-**
Nineveh Trust	-	5,000	(5,000)	**-**
Nisbet Trust	-	10,000	(10,000)	**-**
Postcode Lottery: Play Green	-	18,560	(18,560)	**-**
Studio Build	-	30,000	(3,108)	**26,892**
Windmill Hill Neighbourhood Forum	-	400	(400)	**-**
Wood Work Shop	-	17,331	(9,773)	**7,558**
Total restricted funds	1,184,548	213,959	(242,205)	**1,156,302**

Unrestricted funds				
General funds	213,410	1,201,334	(1,185,279)	**229,465**
Total charity funds	1,397,958	1,415,293	(1,427,484)	**1,385,767**
Non-charitable funds	13	503,808	(503,808)	**13**
Total unrestricted funds	213,423	1,705,142	(1,689,087)	**229,478**
Total funds	1,397,971	1,919,101	(1,931,292)	**1,385,780**

22 Obligations under operating leases

Operating lease commitments

The group and charity has operating leases at the year end with total future minimum lease payments as follows:

	2021 £	2020 £
Land and buildings		
Within one year	126	126
Between one and five years	504	504
After five years	3,152	3,278
	3,782	3,908
Other		
Within one year	1,504	1,504
Between one and five years	4,512	5,264
	6,016	6,768

23 Controlling party

The company is the ultimate controlling party of its subsidiary Windmill Hill Farm CommunityEnterprises.

24 Related party transactions

Windmill Hill Farm Community Enterprises Limited, a company limited by guarantee, forms the trading arm for the charity. Three of the charity's Trustees serve on the Board of Directors of the trading company. During the year the charity provided goods and services to the trading company amount to £4,678 (2020: £6,241) and recharged overheads of £4,500 (2020: £6,000). In addition, the charity received goods and services totalling £770 (2020: £2,307) from the trading company during the year and the trading company made a gift aid payment to the charity of £49,822 (2020: £100,909). At the balance sheet date the trading company owed Windmill Hill City Farm Limited £230,964 (2020: £137,872).