

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.

Windmill Hill City Farm Limited

Report of the trustees

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.

Windmill Hill City Farm Limited

Report of the trustees

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.

Windmill Hill City Farm Limited

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.

Windmill Hill City Farm Limited

Report of the trustees

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.

Windmill Hill City Farm Limited

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.

Windmill Hill City Farm Limited

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.

Windmill Hill City Farm Limited

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.

Windmill Hill City Farm Limited

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.

Windmill Hill City Farm Limited

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-and-guidance-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

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		<u>181,299</u>	<u>1,987,821</u>	<u>2,169,120</u>	<u>1,996,468</u>
Expenditure on:					
Raising funds					
Running subsidiary		-	390,111	390,111	294,515
Donated marketing		-	29,225	29,225	19,566
Charitable activities		<u>237,142</u>	<u>1,422,739</u>	<u>1,659,881</u>	<u>1,463,089</u>
Total expenditure	9	<u>237,142</u>	<u>1,842,075</u>	<u>2,079,217</u>	<u>1,777,170</u>
Net income / (expenditure) and net movement in funds	10	(55,843)	145,746	89,903	219,298
Reconciliation of funds:					
Total funds brought forward		<u>1,122,391</u>	<u>482,687</u>	<u>1,605,078</u>	<u>1,385,780</u>
Total funds carried forward		<u><u>1,066,548</u></u>	<u><u>628,433</u></u>	<u><u>1,694,981</u></u>	<u><u>1,605,078</u></u>

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.

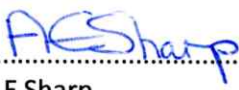
Windmill Hill City Farm Limited


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

	Note	The group		The charity	
		2022 £	2021 £	2022 £	2021 £
Fixed assets					
Tangible assets	13	<u>1,124,862</u>	<u>1,215,213</u>	<u>1,124,862</u>	<u>1,215,213</u>
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		<u>788,662</u>	<u>529,547</u>	<u>497,360</u>	<u>295,521</u>
		<u>839,033</u>	<u>574,119</u>	<u>813,178</u>	<u>554,435</u>
Liabilities					
Creditors: Amounts falling due within one year	18	<u>(268,891)</u>	<u>(184,254)</u>	<u>(243,048)</u>	<u>(164,583)</u>
Net current assets		<u>570,142</u>	<u>389,865</u>	<u>570,130</u>	<u>389,852</u>
Net assets		<u>1,695,004</u>	<u>1,605,078</u>	<u>1,694,992</u>	<u>1,605,065</u>
Equity					
Restricted funds		<u>1,066,572</u>	<u>1,122,391</u>	<u>1,066,573</u>	<u>1,122,391</u>
Unrestricted funds		<u>628,432</u>	<u>482,687</u>	<u>628,419</u>	<u>482,674</u>
Total funds		<u>1,695,004</u>	<u>1,605,078</u>	<u>1,694,992</u>	<u>1,605,065</u>

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		<u>(332)</u>	<u>(270)</u>
		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	<u>84,660</u>	<u>4,258</u>
Net cash flows from operating activities		<u>258,783</u>	<u>319,531</u>
Cash flows from investing activities			
Purchase of tangible fixed assets	13	-	(127,071)
Investment income		<u>332</u>	<u>270</u>
Net cash flows from investing activities		<u>332</u>	<u>(126,801)</u>
Net increase in cash and cash equivalents		259,115	192,730
Cash and cash equivalents at 1 April		<u>529,547</u>	<u>336,817</u>
Cash and cash equivalents at 31 March		<u><u>788,662</u></u>	<u><u>529,547</u></u>

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

Windmill Hill City Farm Limited

Notes to the Financial Statements for the Year Ended 31 March 2022

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.

Windmill Hill City Farm Limited

Notes to the Financial Statements for the Year Ended 31 March 2022

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.

Windmill Hill City Farm Limited

Notes to the Financial Statements for the Year Ended 31 March 2022

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.

Windmill Hill City Farm Limited

Notes to the Financial Statements for the Year Ended 31 March 2022

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.

Windmill Hill City Farm Limited

Notes to the Financial Statements for the Year Ended 31 March 2022

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		<u>305,853</u>	<u>1,690,615</u>	<u>1,996,468</u>
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	<u>339,764</u>	<u>1,437,406</u>	<u>1,777,170</u>
Net income / (expenditure) and net movement in funds	10	(33,911)	253,209	219,298
Reconciliation of funds:				
Total funds brought forward		<u>1,156,302</u>	<u>229,478</u>	<u>1,385,780</u>
Total funds carried forward		<u><u>1,122,391</u></u>	<u><u>482,687</u></u>	<u><u>1,605,078</u></u>

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)	<u>122,547</u>	<u>69,375</u>	<u>191,922</u>
Total income from donations	<u><u>122,547</u></u>	<u><u>153,332</u></u>	<u><u>275,879</u></u>

Windmill Hill City Farm Limited

Notes to the Financial Statements for the Year Ended 31 March 2022

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

Windmill Hill City Farm Limited

Notes to the Financial Statements for the Year Ended 31 March 2022

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
	<u>240,911</u>	<u>356,726</u>	<u>597,637</u>

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	<u>58,752</u>	<u>1,144,541</u>	<u>1,203,293</u>

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	<u>64,942</u>	<u>945,701</u>	<u>1,010,643</u>

Windmill Hill City Farm Limited

Notes to the Financial Statements for the Year Ended 31 March 2022

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.

Windmill Hill City Farm Limited

Notes to the Financial Statements for the Year Ended 31 March 2022

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

Windmill Hill City Farm Limited

Notes to the Financial Statements for the Year Ended 31 March 2022

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	-	-

Windmill Hill City Farm Limited

Notes to the Financial Statements for the Year Ended 31 March 2022

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
	<u>1,460,487</u>	<u>1,330,887</u>	<u>1,225,366</u>	<u>1,110,851</u>

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 No	2021 No
Number of charity staff	93	83
Number of trading staff	<u>18</u>	<u>17</u>
	<u>111</u>	<u>100</u>

12 Taxation

The charity is exempt from corporation tax as all its income is charitable and is applied for charitable purposes.

Windmill Hill City Farm Limited

Notes to the Financial Statements for the Year Ended 31 March 2022

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

Windmill Hill City Farm Limited

Notes to the Financial Statements for the Year Ended 31 March 2022

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	<u>89,903</u>	<u>219,298</u>

16 Stock

	The group		The charity	
	2022	2021	2022	2021
	£	£	£	£
Stock	<u>10,107</u>	<u>9,545</u>	<u>904</u>	<u>796</u>

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
	<u>40,264</u>	<u>35,027</u>	<u>314,914</u>	<u>258,118</u>

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
	<u>268,891</u>	<u>184,254</u>	<u>243,048</u>	<u>164,583</u>

Windmill Hill City Farm Limited

Notes to the Financial Statements for the Year Ended 31 March 2022

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	<u>42,458</u>	<u>1,897</u>	<u>41,530</u>	<u>1,800</u>

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	<u>1,066,572</u>	<u>628,432</u>	<u>1,695,004</u>
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	<u>1,122,391</u>	<u>482,687</u>	<u>1,605,078</u>

Windmill Hill City Farm Limited

Notes to the Financial Statements for the Year Ended 31 March 2022

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	3,553	32,000	(35,553)	-
Wellbeing	39	-	(39)	-
Farm Shop Project	-	9,489	(9,489)	-
Children in Need Nurture Group	(15)	-	15	-
Community Fund - Volunteer Groups	9,640	-	(9,640)	-
Land Workers Association	4,000	-	(4,000)	-
Nineveh Trust	9,969	-	(9,969)	-
One World Garden (NL)	(146)	1,800	(1,654)	-
BBC - Feeding Bristol	-	600	(600)	-
BYCA	-	800	(800)	-
M&S Farm Shop Project	-	6,000	(6,000)	-
PTC - CCLORS 2	-	2,283	(2,283)	-
BCC Adult Social Care Testing	-	5,280	(5,280)	-
Holiday Activity Fund	-	4,680	(1,249)	3,431
Little Roots	-	1,500	(1,500)	-
Sir Robert McAlpine	-	10,000	(10,000)	-
Nisbets Trust	-	26,753	(26,380)	373
BIF 2	-	18,800	(11,329)	7,471
Foundation for Children	-	4,000	-	4,000
Baily Thomas	-	150	-	150
Bristol Early Years				

Windmill Hill City Farm Limited

Notes to the Financial Statements for the Year Ended 31 March 2022

University of Bath	-	1,000	(1,000)	-
Total restricted funds	<u>1,122,391</u>	<u>181,299</u>	<u>(237,142)</u>	<u>1,066,548</u>
Unrestricted funds				
General funds	482,674	1,403,879	(1,258,133)	628,420
Total charity funds	<u>1,605,065</u>	<u>1,585,178</u>	<u>(1,495,275)</u>	<u>1,694,968</u>
Non-charitable funds	<u>13</u>	<u>583,942</u>	<u>(583,942)</u>	<u>13</u>
Total unrestricted funds	482,687	1,987,821	(1,842,075)	628,433
Total funds	<u><u>1,605,078</u></u>	<u><u>2,169,120</u></u>	<u><u>(2,079,217)</u></u>	<u><u>1,694,981</u></u>

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.

Windmill Hill City Farm Limited

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	<u>1,156,302</u>	<u>305,853</u>	<u>(339,764)</u>	<u>1,122,391</u>
Unrestricted funds				
General funds	<u>229,465</u>	<u>1,337,099</u>	<u>(1,083,890)</u>	<u>482,674</u>
Total charity funds	<u>1,385,767</u>	<u>1,642,952</u>	<u>(1,423,654)</u>	<u>1,605,065</u>
Non-charitable funds	<u>13</u>	<u>353,516</u>	<u>(353,516)</u>	<u>13</u>
Total unrestricted funds	<u>229,478</u>	<u>1,690,615</u>	<u>(1,437,406)</u>	<u>482,687</u>
Total funds	<u><u>1,385,780</u></u>	<u><u>1,996,468</u></u>	<u><u>(1,777,170)</u></u>	<u><u>1,605,078</u></u>

Windmill Hill City Farm Limited

Notes to the Financial Statements for the Year Ended 31 March 2022

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
	<u>3,656</u>	<u>3,782</u>
Other		
Within one year	1,504	1,504
Between one and five years	4,512	4,512
	<u>6,016</u>	<u>6,016</u>

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).