

COMPANY REGISTRATION NUMBER 1883734

HACKNEY CITY FARM LIMITED
COMPANY LIMITED BY GUARANTEE
FINANCIAL STATEMENTS
31 MARCH 2025

Charity Number 291211

FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2024

CONTENTS	PAGE
Members of the Board and professional advisers	1
Trustees Annual Report	5
Independent examiner's report to the members	21
Statement of financial activities (incorporating the income and expenditure account)	23
Balance sheet	24
Notes to the financial statements	25

Hackney City Farm Ltd - Company Limited by Guarantee

MEMBERS OF THE BOARD AND PROFESSIONAL ADVISORS

Registered charity name	Hackney City Farm Limited
Charity number	291211
Company registration number	1883734
Principal office	Hackney City Farm 1A Goldsmiths Row London E2 8QA
Trustees	David Brook Sergio Almasy Sarah Leach Jan Fuscoe Catrin Lewis Roisin O’Cearnaigh Susannah Perry
	Resigned 28 May 2025 Appointed 28 May 2025 Appointed 28 May 2025
Secretary	Sergio Almasy
Farm Director	Chris Pounds
Independent examiner	Stephen Welch FCA Long Acre, Howe Lane Great Sampford Essex, CB10 2NY
Bankers	National Westminster 403 Bethnal Green Road London E2 0AF

TRUSTEES ANNUAL REPORT
YEAR ENDED 31 MARCH 2025

The trustees, who are also directors for the purposes of company law, present their report and the unaudited financial statements of the company for the year ended 31 March 2025.

REFERENCE AND ADMINISTRATIVE DETAILS

Reference and administrative details are shown in the schedule of members of the board and professional advisers on page 1 of the financial statements.

THE TRUSTEES

The trustees who served the company during the period were as follows:

David Brook

Sergio Almasy

Sarah Leach

Jan Fuscoe

Catrin Lewis

STRUCTURE, GOVERNANCE AND MANAGEMENT

Hackney City Farm Ltd (the Farm) is a Registered Charity and Limited Company. It is governed by the Articles of Association (Companies Act 1948) agreed in 1984 and Trustees were appointed and elected in accordance with the memorandum at the Annual General Meeting 13th December 2008.

ORGANISATION, MANAGEMENT AND DECISION-MAKING STRUCTURE

The management of Hackney City Farm is vested in Trustees, meeting as the Management Committee and responsible for the administration of the Farm's affairs and the general policy of the Farm in accordance with clause 43 of the Memorandum of Articles. There are 5 Trustees serving during the 2024/25 term. The day to day management of the Farm is carried out by a paid Farm Director.

POLICY STATEMENTS

Reserves

The reserves are the resources from the Farm's unrestricted income to spend at the Trustee's direction in the furtherance of the Farm's objects once it has met its commitments and covered its planned expenditure. The Trustees direct that sums are to be held as reserves when it is their considered view that it is in the Charity's best interest to do so. The review is made annually, normally at budget approval and at other times

as the Trustees consider prudent. Currently the Farm maintains a 3 month operating cost reserve with any remainder designated to Farm development projects.

Investments

The Trustees have reviewed the deposition of the Farm's reserves funds and approve a policy of placing reserved funds with deposit taking institutions where appropriate. No more than the maximum covered by the Financial Services Compensation Scheme is to be placed with any one deposit taker.

Risk Analysis

The Farm has developed a Risk Management System and associated working policies. This has been in conjunction with the PQASSO Quality Standards Scheme.

Public Benefit

The objects of the Farm are for public benefit, specifically around food farming and the wider environment. The City Farm serves to create and maintain a lifelong learning environment where local people can gain knowledge, green skills, confidence and learning opportunities through Farm activities and the education & training programmes. In planning and reviewing the Farm Business Plan and the activities taking place, the Trustees are mindful of the Charity Commission's guidance on public benefit.

TRUSTEES ANNUAL REPORT
YEAR ENDED 31 MARCH 2025

CORE ACTIVITIES

The projects are inspired by volunteers, partners, and visitors to the Farm, and this collaborate to create activities together.

Work outdoors in mixed ability groups, decisions are made by consensus. Activities are focused on three main areas:

Community - Through volunteering strong relationships are nurtured in and across communities, building personal resilience and improving wellbeing

Farming and the Environment - Inspiring green spaces have been created around the Farm to promote urban ecology and for visitors and volunteers to learn about farming and environmental issues.

Young People – Dedicated activities support young people to learn and grow, with a particular focus on supporting those with special educational needs and disabilities.



OBJECTIVES

To promote for the public benefit of the inhabitants of Hackney, neighbouring boroughs and surrounding areas the provision of facilities for recreation or other leisure time occupation of individuals who have need of such facilities by reason of their youth, age, infirmity or disablement, financial hardship or social and economic deprivation or for the public at large in the interests of social welfare and with the object of improving the condition of life of those people.

To advance the education people living in Hackney, neighbouring boroughs and the surrounding area in subjects relating to sustainable development, local food production and the protection, enhancement and rehabilitation of the environment.

To advance the education of the public in the subjects of sustainable food production, farming and the production of food through the exhibition of animals in common agricultural and domestic use.

To develop the capacity and skills of socially and economically disadvantaged inhabitants of Hackney, neighbouring boroughs and surrounding areas in such a way that they are better able to identify, and help meet, their needs and to participate more fully in society.

To provide opportunities for social interaction and support and to provide education and training opportunities that are accessible to residents of Hackney and neighbouring boroughs.

TRUSTEES ANNUAL REPORT
YEAR ENDED 31 MARCH 2025

CO-OPERATING WITH OTHER CHARITIES AND RELATED PARTIES

There are no relationships between Farm and related parties that fall within the requirements for disclosure under Charity SORP 2005.

The Farm works in partnership with a number of organisations on various projects:

Haggerston Park User Group	Solshare
Social Farms and Gardens	Hackney Herbal
Get Loose	Living Windows
Denizen Works	Hackney Food Network
Fonic	Felix Project
Hackney Fine Arts	The Feel Good Community
Gary March Design	Growing Communities
Gaia Therapy	St Marys Secret Garden
London Greenwood	Haggerston Food Growers
Hackney Bike Workshop	

The Farm is a member of / works closely with:

Farms for Schools
Hackney Community Transport
London Orchard Project
Inspire
London Association of City Farms and Community Gardens

Our Funders

In addition to the generosity of individual supporters, we received funds from:

London Borough of Hackney
Heritage Lottery Fund
Avison Young
Worshipful Co. Woolmen
The Stonewall Park Charitable Trust
London Association of City Farms and Community Gardens
Necessity. SHED.

TRUSTEES ANNUAL REPORT
YEAR ENDED 31 MARCH 2025

Forword

2025 has been a significant year for the Farm, we have worked hard to increase financial resilience in light of the charity sector funding crisis and although this has delayed our anticipated capital programme we have instead used established resources to provide a lifeline to a sister organization St Marys Secret Garden with an 18-month interim management agreement. Whilst this will incur some short-term costs it will inevitably strengthen both organizations and create further resilience at an uncertain time for community organisations.

We look forward to a further successful 12 months ahead of us.

Chris Pounds

Farm Manager.

Management

The Farm has continued to be managed by Chris Pounds with assistance from Charlie-Jane Banks - Farmyard Manager, these are the main full-time roles and are aided by a team of dedicated sessional staff in the day-to-day running of the Farm and its activities.

These include Michelle Frank, Jadzia Biegun, Robyn Lamminman, Magda Juszczak, Sunni Sunderland Matilda Edmundson and Ellie Ryder.

Jadzia and Magda additionally manage the corporate volunteer days, and Robyn runs garden volunteering and education groups/green activities.

Rosana Bailey oversees the food bank operation; it's fundraising and monitoring as well as providing additional admin and finance assistance. Our long-term bookkeeper Stefania Valente manages payroll and staff payments.

Younger people; Grae, Poppy, Shanti and Ayas also assist at weekends and with the mini and maxi farmer groups.



TRUSTEES ANNUAL REPORT
YEAR ENDED 31 MARCH 2025

Last year we developed a 3-year Farm Business Plan 2024 to 2027.

The key areas of work identified were;

- Progression of the capital development programme
- Management of a succession strategy.
- Creation of new seasonal activities.

Progression of the capital development programme

During this first year a comprehensive consultation was carried out on the proposed capital build and in August 2024 an application was made with the Reaching Communities Lottery Programme. This was for £300, 000 to cover 2/3 of the cost of the development programme. Unfortunately due to the current financial climate this was unsuccessful, and we were advised to reapply in at least 12 months' time.

Bearing this in mind we have decided to delay on the capital programme and concentrate on essential capital improvements in the short term. These have been carried out to site to improve the facilities mainly by Neil Rose, a skilled craftsman, who has completed substantial modernisation. The Farmyard enclosures and the pig housing have all been renewed and areas at the front of the Farm next to the cafe have been repaired. Work is also ongoing in the basement creating new storage areas for commercial use to develop further revenue streams.



The farmyard team has also worked hard at replacing all the field fencing and gates over the last 12 months saving considerable costs. Additional equipment purchased to do this included an air fencing stapler and a digger auger. We are also pleased to also have new livestock trailer for transporting pigs.



Management of a succession strategy.

Senior management succession review and evaluation have begun and financial processes have been simplified through the Xero accountancy programme. Staff have also undergone training to upskill in preparation. Further work will continue in year two, auditing in-house skills for future progression activities.

TRUSTEES ANNUAL REPORT
YEAR ENDED 31 MARCH 2025

Creation of new seasonal activities.

The farmyard in year one has developed various educational activities and learning opportunities for people to take part in these have included information boards and updates as well as drawing classes. More work will continue in year's two and three particularly in signposting to other resources available.



2024-2025 Highlights

Animals

This year has been a very busy time on the farmyard with many new arrivals; lambing brought six lambs from the Kerry Hill and crossbreed ewes, four litters of piglets from the sows, (totalling 54 piglets), 6 goat kids born from the pure-bred Anglo Nubians goats and for the first time three peacocks have been hatched and are now in the main yard. There have been over 200 school visits with a total of 4, 000 pupils and nearly 500 maxi farmer attendees over 45 weeks.



There have been 11 regular weekly farmyard volunteers in addition to the 8 work experience students. The goat breeding programme has gone every well and CJ; the Farmyard Manager was asked to write an article for the British goat society which can be seen in Appendix Four. Vets from Hammond Veterinary Practice also spent time with young people demonstrating pregnancy scanning on sheep and goats and an offsite lambing weekend for several older yard volunteers included a visit to a dairy farm with robotic milkers.



London Association

Work has continued with the London Association of City Farms and Community Gardens. Staff from the Farm were involved in the fundraising event with the Worshipful Company of Farmers, a training workshop on corporate volunteering and delivering the 2024 City Farms and Community Gardens Harvest Festival held at Lambourne End. Sharing resources and experience with this organisation and other similar projects strengthens the sector and HCF's and position in it

TRUSTEES ANNUAL REPORT
YEAR ENDED 31 MARCH 2025

St Mary's Secret Garden.

An unexpected development late in the year was the takeover of St Mary's Garden, a community resource close to the Farm and which HCF has had a close association over many years. St Mary's went into receivership in December 24 and through negotiation with the London Borough of Hackney (the property owner) the Farm took over management in the late spring of 2025.

This is an 18-month agreement, and the Farm will utilise its connections and experience to provide some stability and sustainable income streams to the project. The partnership will also strengthen both organisations and help reduce overheads and costs.



Volunteering



Volunteering is an essential part of the Farm and although we no longer have a full-time volunteer co-ordinator we continue to provide volunteer opportunities.

The gardens are expertly looked after by our established garden volunteer group as well as the Gaia Therapy Gardening Group. Additionally we greatly appreciate the help from corporate volunteer teams. This is an area which has really been expanding. In the last 12 months we have had 106 volunteer teams working on site totalling

2500 volunteers and an amazing 15000 hours of work. We have also worked with volunteers from the Good Gym on regular fortnightly sessions.

Pottery

The Farm runs a busy pottery workshop led by Rob Jones and Sonia Stobik; over the last 12 months there have been over 120 adult classes attended by over 1500 people as well as 80 classes for younger children with over 600 visitors. We also take the pottery classes off site and have run a weekly session for elderly people at the nearby Sundial Centre.

We host mosaic sessions (194 participants) a Trans-femme social group each month with over 30 people as well as several RSPB campaign stalls over the year.



TRUSTEES ANNUAL REPORT
YEAR ENDED 31 MARCH 2025

Forty Years Film Project

In August 2024 the Farm was awarded a grant of £13,400 to produce a film celebrating the Farm's fortieth anniversary. Founded in 1984 by a group of local people the project has come a long way over the last 40 years. The key behind its success have been the people involved in it. In equal measure; those employed, volunteering, supporting and participating in its numerous and varied activities have all shaped and influenced it and are part of its genuine success. It is very gratifying to travel to other parts of England (and sometimes abroad) and meet people who know about the Farm and have enjoyed its unique resources in some way or other.

The idea to create a film celebrating 40 years could only be done with one focus; people. So, in a Farm typical way and an unconventional method of film production a call was put out to involve a group of volunteers interested in co-operatively producing a film. No previous experience was necessary, and a group of a dozen people came together to make 'On our Street – celebrating 40 years of the Farm'. It was facilitated by Caroline Baker a freelance project manager who helped the volunteers develop ideas, research, interview, publicise and deliver a 15-minute film that gave an insight and peoples involvement of the project over the last 40 years.



40 YEARS OF HACKNEY CITY FARM

We are celebrating 40th years by recording some of the voices, views and people, old and new, to acknowledge the work they have done and provide a record for future generations.

We are looking for volunteers with or without skills in media who are enthusiastic and keen to be involved, wanting to learn new skills or share skills they already have, to form a collaborative team to create a visual and oral record of this unique community resource.

We are also looking for one or two people to help provide training and workshops. (There is scope for these to be paid)

There will be opportunities in research, interviewing, media planning, filming, editing and publicity & launch.

40th year celebration – A Hackney City Farm project made possible with The National Lottery Heritage Fund. Thanks to National Lottery players, we have the opportunity to make a film created by community and volunteers to mark the Farm's 40th anniversary.



Interested in research, oral history, media production, film making?

We are looking for a small group of volunteers to help produce a short film about the Farm.

Learn, hone or share skills in this collaborative project.

Oct 24 – Jan 25

FOR MORE DETAILS

Email us to find out more or join up:

Caroline.40th.hackneycityfarm@gmail.com



A number of participants in fact had industry experience in film production although found the novel way of collectively producing it very satisfying. The quality of the eventual product was exceptional and fully captured the spirit and ethos of the farm.

TRUSTEES ANNUAL REPORT
YEAR ENDED 31 MARCH 2025

The film was shown at a special gathering held in late March and we were overwhelmed by the numbers of people that came along and celebrated the evening at the Farm, it was an incredible reflection of the communities feeling towards the project. The film has been entered into various film festivals through the summer and will later be placed on the Farm's website for public viewing. There has also been some interest subsequently in using the process across similar projects as a way of documenting and recording this important community interaction by the Heritage Lottery Fund.



Other events

These included; animal drawing classes, a pumpkin picking, grow your own window box salad workshop, volunteer run bake sale, art exhibition, swing dance events and bike repair classes. In addition to weddings and other formal events, the straw bale room was also used for over 90 children's parties. The Farm additionally was set as the location for a new Netflix production 'Too Much' directed by Lena Dunham due for release Summer 2025.

Hub activities

The Farm is a hub to other activities & groups and monitoring and feedback of these is detailed below;

Get Loose

The aims of Get Loose are to bring the people of Hackney fairly priced, high quality, tasty, ethical food, made by small producers where possible. The products for sale in the shop include; cereals, chutneys & spreads, cleaning products, confectionary, dairy, drinks, herbs and spices, honeys and syrups, flour and baking, meatless meats, nuts, fruits and seeds, oils, vinegars, soy, and pasta. It is staffed by a mixture of volunteers and paid staff and tries to work as a community campaign group promoting waste reduction and recycling initiatives.



Key successes this year included;

- Opening extra days.
- Olio system set up where our cardboard boxes from deliveries are kept and local people can come and collect them for moving house. 6 boxes per week are collected on average.
- New Supplier Blogs. These detail their environmental credentials as well as other health and social benefits - [Spudos](#) , [Vegan Cheese](#) , [Raw Chocolate Company](#) , Aeithas Sustainable Olive Oil, BioD+Fill Cleaning Products Mont 58 Coffee
- New Info Blogs. These give people tips on health and sustainability - [Benefits of home sprouting](#), [Benefits of Soya](#).
- Introduction of Taster Days
- Pilot closed loop funding initiative.
- Get Loose's initiatives have resulted in a reduction of 3.4 tonnes of packaging removed from the waste stream.

TRUSTEES ANNUAL REPORT

YEAR ENDED 31 MARCH 2025

Gaia Therapy Collective 2024/25

Gaia Therapy Collective seeks to reach people who have been excluded from mainstream services often due to having a marginalised identity. 100% of clients accessing this service are experiencing financial difficulty, are either unemployed and/or are receiving benefits. Most of the service users (75%) identify as coming from a global majority with just over 40% identifying as LBTQIA+.

As a collective Gaia endeavors to represent the communities that it works with; some of the therapists are involved with other therapy organisations such as the Feminist Therapy Network, Therapists against Conversion Therapy and Transphobia and the Black and Asian Therapy network.



Over the past year 2024-25, Gaia Therapy Collective has provided over 100 hours of free/reduced-fee therapy through its therapy service for the local community. Since Gaia Therapy Collective formed in late 2021 it has offered over 1100 hours of free/low therapy hours to the local community.

Gaia Therapy Collective became a CIC in July 2023, and its focus has been on becoming more sustainable for the future. There are currently four members of the team, all of which are clinically trained. The group is currently recruiting a new group and individual therapists. In December 2024 it transitioned to managing all its finances independently of the Farm.

Gaia's dedication to creating an inclusive therapy service has been helped by being situated on Hackney City Farm, with many of the clients benefiting from the vibrant community. Many have expressed their appreciation for spending time in the garden and farm before or after



sessions. The connection to nature and farm life has enabled many clients to feel more connected to the natural world.

"I can't begin to explain the magnitude of how much Eco-Therapy has helped me over the past year. Connecting with nature has brought me a deep sense of peace, learning about different teas has been reconnecting me with my body, drawing nature has been reconnecting me to my childlike self, and learning to deeply connect as a racialized group, facilitated extremely well by Chand, has brought about a collective healing." C

"For the last two years of my life, eco-therapy has been a huge anchor for me. I couldn't imagine moving through as much as I have without the support of Chand, Rasheeqa and my eco-therapy kin".

Ecotherapy Group

One of the therapist's facilitates a very successful eco-therapy gardening group aimed at global majority members. The purpose of the group is to help re-connect members to the natural world and help participants work through collective and personal trauma using plants and nature. The sessions are co-facilitated by an external herbalist and have kindly been funded by Necessity in recent years.

TRUSTEES ANNUAL REPORT
YEAR ENDED 31 MARCH 2025



"I am currently supported by universal credit and have had previous therapy at a discounted rate, but the fact I do not have to worry about how I can pay for this (honestly groundbreaking) therapy is something that overwhelms me to tears, I am so grateful to be a part of this. It is so reassuring to have stable therapy to keep me grounded through emotionally and mentally challenging times."

Hackney Food Hub

Rosanna and Sunni have continued to manage and develop this important initiative. Food from the project feeds over 400 people each week. As the supply of food from the Felix project has declined funding from LBH as enabled us to fill this gap. Most weeks up to 70% of the food distributed was sourced with the Hackney Residents Support Fund. This has also helped us regulate the continuity of food products; both in size, avoiding catering packs and types of food. Donations from the project goes on to four satellite groups the details are below;

Connecting all Communities

Serves about one hundred people weekly. About 50% of their service uses are households with children under 19, 15% are Households with disabled persons, 15% Households with pensioners aged 65+ and 20% other vulnerable households.

Ida Community

Serves about 305 people weekly. About 20% of their service uses are households with children under 19, 20% are Households with disabled persons, 20% Households with pensioners and 40% are other vulnerable people.

TRUSTEES ANNUAL REPORT
YEAR ENDED 31 MARCH 2025

Hackney Community Food Share

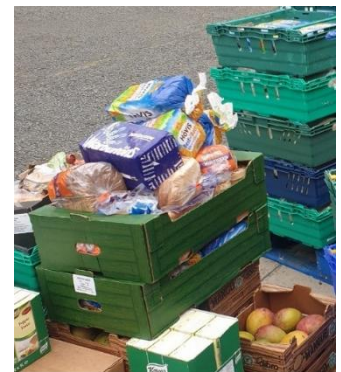
Serves about one hundred people weekly. About 25% of their service uses are households with children under 19, 50% are Households with disabled persons, 25 % Households with pensioners aged 65+ and they did not record the vulnerable households.

E5 Food Pantry

Serves about 375 people weekly. About 40% of their service uses are households with children under 19, 14% are Households with disabled persons, 30% Households with pensioners aged 65+ and 16% other vulnerable households.

The fridge and freezer from the King Charles project, has been an excellent addition to the hub and is used continuously. We often receive more food than the fridge / freezer capacity. Continued communication with the groups collecting enabled us to arrange collection outside of our schedule times to enable this food to be collected on the day it is received. We intend to continue exploring ways to work with community partners beyond delivery and collection of food to build longer term resilience for families and communities experiencing hardship.

We are still exploring feasibility around growing local herbs and vegetables to supply the food hub. We intend to continue exploring ways to work with community partners beyond delivery and collection of food to build longer term resilience for families and communities experiencing hardship.



London Green Wood



London Green Wood is a not-for-profit cooperative and a community of green woodworkers whose aim is to encourage crafty-ness, creativity and self-reliance in everybody. From their outdoor woodland workshop, using locally felled wood, they bring heritage crafts to the heart of the city and make basic woodcraft skills available to all. They use hand tools and green wood straight from the log.

By creating a space for people to work creatively alongside others, they foster friendships and community connections. By teaching people new skills, they create resilience. By working outdoors in nature, they provide a space for reflection and therapeutic activity.

TRUSTEES ANNUAL REPORT
YEAR ENDED 31 MARCH 2025
LGW aims

- Create a welcoming and accessible green wood workshop for a diverse community of woodworkers.
- Promote green woodwork.
- Provide opportunities for people living in the city to learn traditional rural crafts.
- Create opportunities for people to learn new skills and earn money from their skills.



"A really fantastic course, with passionate tutors that are generous with their knowledge and very gentle. The location is perfect and an insight to a lovely community. The course structure is perfect, ending in a gentle spoon carving after a more physical day of learning how to use the lathe. Tips and tricks make you feel quickly confident using sharp tools and get into a meditative state surrounded by likeminded and supportive people! Thank you - I can't wait to return!"

"This was an excellently paced and facilitated course. I absolutely loved it. It had just the right balance of hands-on help and being left to explore wood turning on the pole lathe. The setting of Hackney city farm gave it an extra special dimension!. I thoroughly enjoyed this course and would recommend it. Thank you for such a great day."

TRUSTEES ANNUAL REPORT
YEAR ENDED 31 MARCH 2025

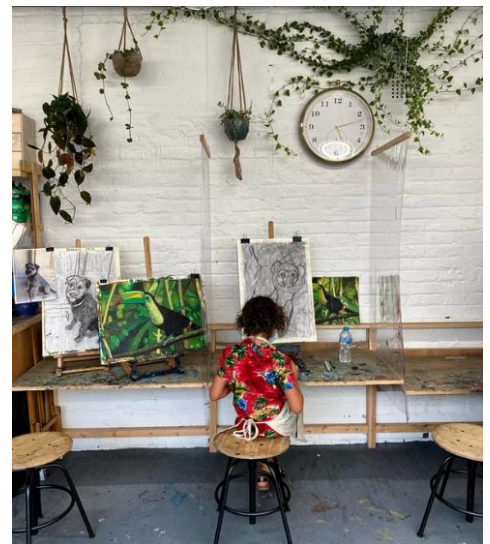
- Key Figures
- At the end of 2024 there were 75 members (15% growth on 2023).
- 33% of membership pay unwaged or low-income rates and 45% of these are female.
- Provided work to 13 local members who sold their items in our online store and on site.
- 655 people joined 188 courses
- Ran 174 courses in Hackney City Farm and taught green woodwork to around 1200 people.
- People attending our courses at 69% female, 17% from ethnic minorities, 13% low incomes.
15% had been on a LGW course before.
95% of course reviews were 5*!
- We provided part-time teaching work to 10 local tutors and 5 guest tutors.
- Training 2 new local tutors.

Hackney Fine Arts



Hackney Fine Arts continues with its commitment to helping improve community cohesion and wellbeing through providing high quality fine art education, specialising on individualised learning to ensure we meet a variety of individual educational needs and abilities. We have a strong ethos towards

inclusion and diversity. We currently deliver 32 weekly term time classes: 14 for kids aged 7 - 16 and 18 for adults aged 18 and over. We also run holiday classes for children on all school holidays and a specialist Masterclass programme for adults during academic holidays.



"Unique art class where children produce a painting over many sessions. Great tuition and sense of achievement" Phil Buckley

TRUSTEES ANNUAL REPORT
YEAR ENDED 31 MARCH 2025

We currently have 475 regular weekly students and estimate we educate an average of 1500 people a year including all our yearly courses. We employ 28 members of staff, this includes Managers, Teachers, SEND specialist TA's, a cleaner and an admin assistant. %70 of our team is LGTBQ and %20 is neurodiverse. In our kids and teens classes, we have 27 regular students with SEND needs and many with mild

educational needs and disabilities in our adult classes, which we do not monitor as most adults prefer not to disclose this.



We have 51 weekly regular students on concessionary discounted rate to facilitate access to low income, disabled, pregnant and NHS worker students plus two annual tuition free bursaries for children of low-income families. Our student and employee base represents the wide and rich variety of cultures, ethnicities and religious beliefs present in the local and adjacent boroughs.

Other Projects

Hackney City Farm supports Haggerston Orchard Project, is a satellite to Growing Communities organic veg box scheme, hosts Sole Share sustainable fish project, Living Windows Garden Company, Gary March Sculptures and various other organisations and activities.

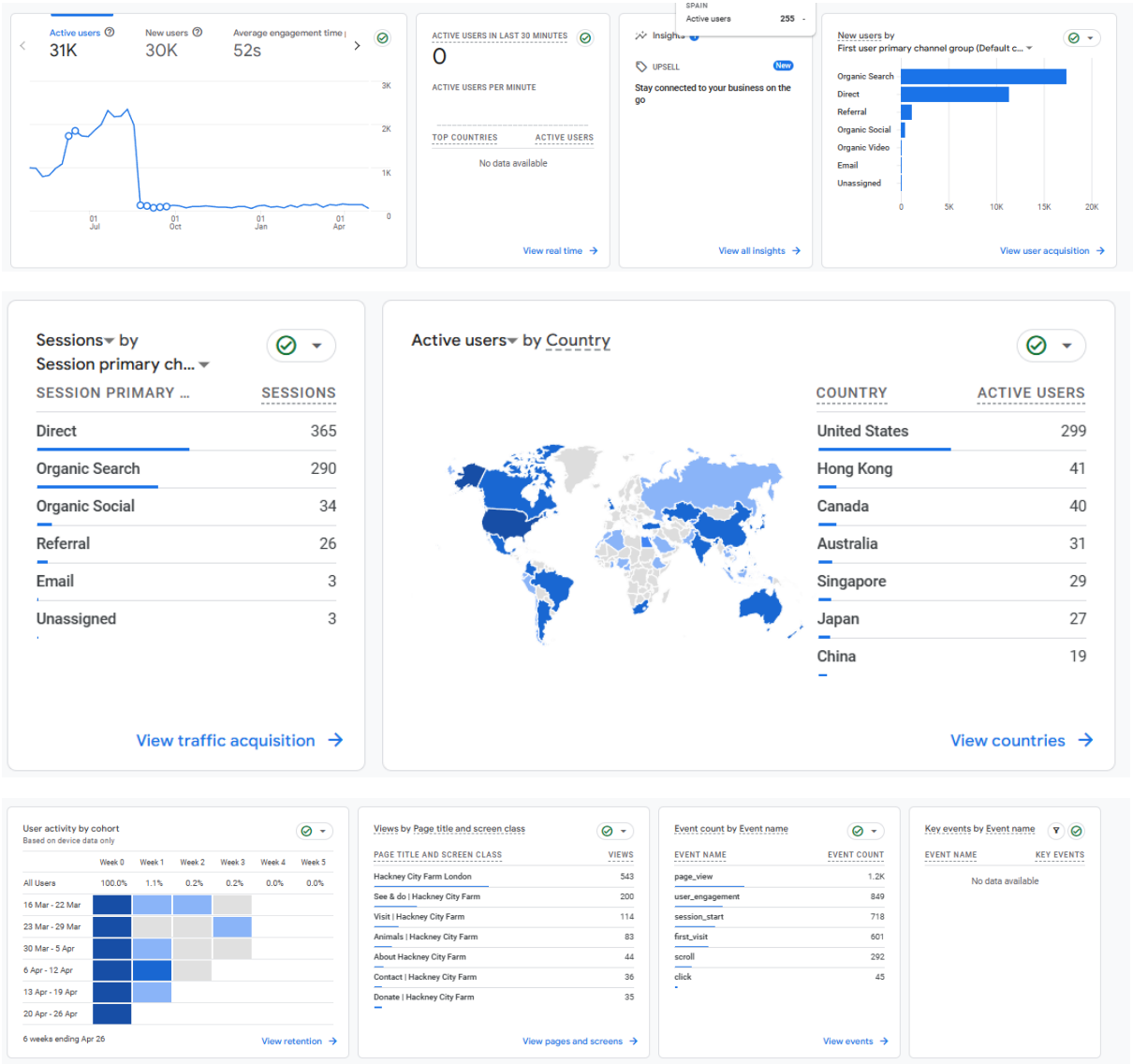


TRUSTEES ANNUAL REPORT
YEAR ENDED 31 MARCH 2025

Feedback

Google analytics.

Below is a breakdown of the data for the Farm’s website for the last 12 months. There were more than 31,000 with 81,000 page views. 24,000 were from the UK and the remainder were mainly from US and Europe. The average time on the website was 52s, equivalent to 22 days.



TRUSTEES ANNUAL REPORT
YEAR ENDED 31 MARCH 2025

Google Reviews

Increased from 24-25 by over 200 with consistent rating of 4.5

Hackney City Farm

1a Goldsmiths Row, London E2 8QA, United Kingdom

[Get more reviews](#)

4.5 ★★★★★ 1,876 reviews Reviews aren't verified ⓘ



Alexandra

Local Guide · 166 reviews · 774 photos



★★★★★ 2 months ago

In love with this amazing city farm, the piglets were two weeks old when we visited and the goats and donkeys are the cutest. A gem in the city and such a vibrant place now spring is coming, recommend it for kids of all ages (from 2 to 100+) 🥰

Instagram

We have 10.400 followers to Instagram and nearly 600 posts on our account. On average we get three new followers a day. Approximately 30% of visits are made in response to new baby animal posts. We have hundreds of local business supporters who share our stories.

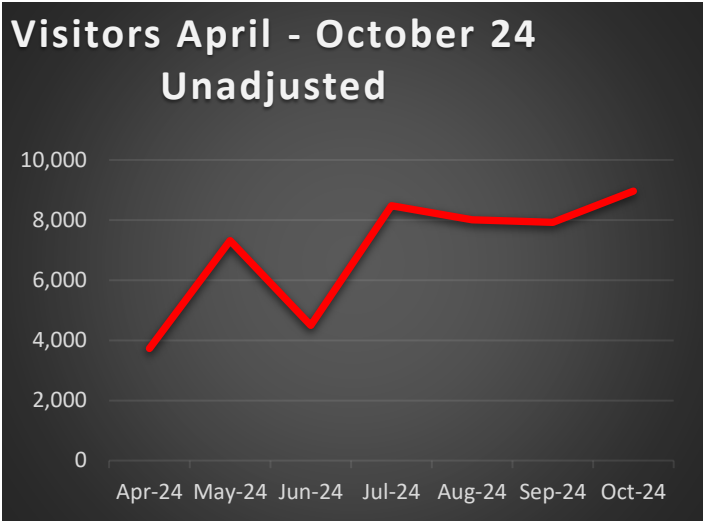


TRUSTEES ANNUAL REPORT
YEAR ENDED 31 MARCH 2025

Visitor Numbers

An Immotion People sensor is used at the front door to monitor the numbers of visitors using the main building. These equate to approximately ¼ of the total visitors as often people come in and out through the main yard and front garden. The graph below illustrates visitors over the first two quarters of the year and a calculation shows an estimate for total visitors for the year

Apr-24	3,728
May-24	7,316
Jun-24	4,495
Jul-24	8,482
Aug-24	8,005
Sep-24	7,924
Oct-24	8,962
April to Oct average	6,987
Oct to March prediction	34,937
Year total	83,849
Assume 1/4 of visitors	83,849
Total predicted	251,547



Looking ahead

In the last business plan we achieved our aim of diversifying income away from grants and building organisational capacity.

We delivered on objectives for income generation by increasing individual donations and diversifying social enterprise revenue. The latter has been specifically directed at establishing the Farm as a hub organisation, nurturing and supporting similarly focused projects to develop on our site. In terms of organisational capacity, we now have digital financial control systems and online booking mechanisms that enable us to make our resources go further. During the previous 12 months we have built upon this legacy and continue to make further steps in creating a sustainable future.



TRUSTEES ANNUAL REPORT
YEAR ENDED 31 MARCH 2025

We anticipated the changes we would deliver were to **bring more people from diverse backgrounds together more often, create outdoor educational spaces rich in biodiversity and increase efficient allocation of charity resources**. Through the ongoing development as a hub organisation we have already seen good evidence of this through the diverse outputs delivered on site by Hackney Fine Arts, London Greenwood and Gaia Therapy.

For the people taking part, these activities have been shown to **promote social inclusion**, combat loneliness, encourage independence and develop personal resilience. In short, our activities enable people to **live their best lives**.

We continue to be a working farm in the heart of London, providing free access, where people can learn and grow regardless of their circumstances, **helping to narrow the gap in outcomes** between certain disadvantaged groups and the wider community. A successful and significant development because of the pandemic was the Food hub initiated in a



partnership with Hackney Council. It continues to be an essential project on the Farm providing food for 400 families weekly. This hub, now wholly managed by the Farm has continued to secure funding support.

In the last 12 months the Farm has also taken over the management of a local sister project; St Marys Secret Garden. Using the Farms resources and wealth of experience we have been able to provide an effective management plan that will

enhance and develop the work there. It will also provide a significant site for the Farm to expand and develop opportunities to the community.

In these continued unsettled times, the Farm is fortunate to provide help and support to its local community and conversely greatly appreciates the significant support it receives. Through the efforts of its staff and volunteers it continues to be flourishing community flagship and looks forward to furthering enterprise and success in the coming year.

Chris Pounds

Farm Director April 2025

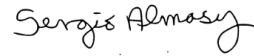
TRUSTEES ANNUAL REPORT
YEAR ENDED 31 MARCH 2025

6. INDEPENDENT EXAMINER

Stephen Welch FCA has been re-appointed as independent examiner for the ensuing year.

Registered office:
1a Goldsmiths Row
London
E2 8QA

Signed by order of the trustees



19th November 2025

Sergio Almasy
Company Secretary

INDEPENDENT EXAMINER'S REPORT TO THE MEMBERS OF HACKNEY CITY FARM LIMITED
YEAR ENDED 31 MARCH 2025

I report on the accounts of the company for the year ended 31 March 2025 which are set out on pages 16 to 24.

RESPECTIVE RESPONSIBILITIES OF TRUSTEES AND EXAMINER

The trustees (who are also the directors of Hackney City Farm Limited for the purposes of company law) are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

Having satisfied myself that the company is not subject to audit under company law and is eligible for independent examination, it is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

BASIS OF INDEPENDENT EXAMINER'S REPORT

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the company and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

INDEPENDENT EXAMINER'S STATEMENT

In connection with my examination, no matter has come to my attention:

(1) which gives me reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 386 of the Companies Act 2006; and
- to prepare accounts which accord with the accounting records, comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charities

have not been met; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Stephen Welch FCA



Independent examiner
25th November 2025

Long Acre,
Howe Lane
Great Sampford
Essex, CB10 2NY

STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING THE INCOME AND EXPENDITURE ACCOUNT)
YEAR ENDED 31 MARCH 2025

	Note	Unrestricted Funds £	Restricted Funds £	Total Funds 2025 £	Total Funds 2024 £
INCOME AND ENDOWMENTS					
Donations and legacies	2	91,516	76,420	167,936	151,929
Other trading activities	3	337,038	–	337,038	305,830
Investment income	4	1,546	–	1,546	1,866
TOTAL INCOME		430,100	76,420	506,520	459,625
EXPENDITURE					
Expenditure on:					
Raising donations and legacies	5	(391,498)	–	(391,498)	(340,111)
Charitable activities	6	–	(98,216)	(98,216)	(125,064)
TOTAL EXPENDITURE		(391,498)	(98,216)	(489,714)	(465,175)
NET (EXPENDITURE) /INCOME		38,602	(21,796)	16,806	(5,550)
TRANSFER BETWEEN FUNDS	10	(17,100)	17,100	–	–
NET INCOME		21,502	(4,696)	16,806	(5,550)
Total funds brought forward		303,478	9,407	312,885	318,435
TOTAL FUNDS CARRIED FORWARD		324,980	4,711	329,691	312,885

The Statement of financial activities includes all gains and losses in the year.

BALANCE SHEET

31 MARCH 2025

	Note	2025 £	2024 £
FIXED ASSETS			
Tangible assets	12	26,424	27,330
CURRENT ASSETS			
Debtors	13	16,039	5,501
Cash at bank and in hand		302,942	306,439
		<u>318,981</u>	<u>311,940</u>
CREDITORS: Amounts falling due within one year	14	<u>(15,714)</u>	<u>(26,385)</u>
NET CURRENT ASSETS		303,267	285,555
TOTAL ASSETS LESS CURRENT LIABILITIES		329,691	312,885
NET ASSETS		329,691	312,885
FUNDS OF THE CHARITY			
Restricted income funds	15	4,711	9,407
Unrestricted income funds	16	324,980	303,478
TOTAL CHARITY FUNDS		329,691	312,885

For the year ended 31 March 2025 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Trustees' responsibilities:

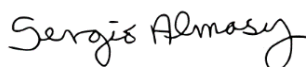
- ☐ The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476; and
- ☐ The trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to small companies subject to the small companies regime and in accordance with FRS102 SORP.

These financial statements were approved by the members of the committee and authorised for issue on the 19th November 2025 and are signed on their behalf by:



David Brook



Sergio Almas

The notes on pages 18 to 24 form part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2025

1. ACCOUNTING POLICIES

Basis of accounting

These accounts have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014.

Going Concern

It is the opinion of the Directors of the company that it is appropriate to prepare these accounts on the Going Concern basis

Incoming resources

Voluntary income is included in the statement of financial activities (sofa) when the charity is legally entitled to the income and the amount can be quantified with reasonable certainty.

Grant income is included when the related conditions to the grant have been met.

Donations are credited to the revenue account when received.

All other income is accounted for on a receivable basis

Fund accounting

Unrestricted general funds

The charity maintains a general unrestricted fund, which represents funds which are expendable at the discretion of the Trustees in furtherance of the objects of the charity. Such funds may be held to finance both working capital and capital investment.

Restricted funds

Restricted funds have been provided to the charity for particular purposes and it is the policy of the board of trustees to carefully monitor the application of those funds in accordance with the restrictions placed upon them.

Resources expended

All resources are accounted for on an accruals basis.

Costs of generating funds are those costs incurred in attracting voluntary and grant related income.

Expenditure on charitable activities include the direct costs of the activities including those costs previously shown as Governance costs.

Fixed assets

All fixed assets are initially recorded at cost.

NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2025

2. DONATIONS AND LEGACIES

	Unrestricted Funds £	Restricted Funds £	Total Funds 2025 £
Donations			
Donation at farm	91,516	–	91,516
Grants receivable			
Food Bank	–	43,420	57,755
LBH Specialist Grant	–	33,000	33,000
	<u>91,516</u>	<u>76,420</u>	<u>167,936</u>

	Unrestricted Funds £	Restricted Funds £	Total Funds 2024 £
Donations			
Donation at farm	50,674	–	50,674
Grants receivable			
GAIA	–	10,500	10,500
Food Bank	–	57,755	57,755
LBH Specialist Grant	–	33,000	33,000
	<u>50,674</u>	<u>101,255</u>	<u>151,925</u>

3. OTHER TRADING ACTIVITIES

	Unrestricted Funds £	Total Funds 2025 £	Unrestricted Funds £	Total Funds 2024 £
Sale of produce / other	18,070	18,070	17,434	17,434
Cafe	25,632	25,632	35,074	35,074
Room Hire	13,310	13,310	14,525	14,525
Licence fees from Workshops	92,688	92,688	97,047	97,047
Corporate Volunteering	77,509	77,509	75,558	75,558
Pottery	57,540	57,540	57,140	57,140
Other activities for generating funds	52,289	52,289	9,052	9,052
	<u>337,038</u>	<u>337,038</u>	<u>305,830</u>	<u>305,830</u>

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2025

4. INVESTMENT INCOME

	Unrestricted Funds	Total Funds 2025	Unrestricted Funds	Total Funds 2024
	£	£	£	£
Bank interest receivable	<u>1,546</u>	<u>1,546</u>	<u>1,866</u>	<u>1,866</u>

5. COSTS OF RAISING DONATIONS AND LEGACIES

	Unrestricted Funds	Total Funds 2025	Unrestricted Funds	Total Funds 2024
	£	£	£	£
Costs of generating income	<u>391,498</u>	<u>391,498</u>	<u>336,505</u>	<u>336,505</u>

6. COSTS OF CHARITABLE ACTIVITIES BY FUND TYPE

	Unrestricted Funds	Restricted Funds	Total Funds 2025
	£	£	£
LBH Specialist Grant	–	33,000	33,000
GAIA	–	13,627	13,627
Food Bank	–	51,589	51,589
	<u>–</u>	<u>98,216</u>	<u>98,216</u>

	Unrestricted Funds	Restricted Funds	Total Funds 2024
	£	£	£
LBH Specialist Grant	–	33,000	33,000
GAIA	–	20,613	20,613
Food Bank	–	71,451	71,451
	<u>–</u>	<u>125,064</u>	<u>125,064</u>

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2025

7. NET (OUTGOING)/INCOMING RESOURCES FOR THE YEAR

This is stated after charging:

	2025	2024
	£	£
Depreciation	<u>5,952</u>	<u>3,606</u>

8. FUND TRANSFERS

A net transfer of unrestricted core funds to restricted funds of £17,100 (2024 - £nil) has been made, in order that restricted reserves, carried forward, are in accordance with the individual project reserves which were held at 31st. March 2025.

9. RESTRICTED FUNDS

Income and expenditure related to specific projects is shown as restricted funds. These cover the projects as set out in note 6 above.

10. STAFF COSTS AND EMOLUMENTS

Total Gross staff costs, excluding Furlough receipts, were as follows:

	2025	2024
	£	£
Wages and salaries	135,850	156,689
Social security costs	6,633	6,792
Other Pension costs	2,310	2,260
	<u>141,793</u>	<u>165,741</u>

Particulars of employees:

The average number of employees during the year, was as follows:

	2025	2024
	No.	No.
Number of staff	<u>7</u>	<u>6</u>

No employee received remuneration of more than £60,000 during the year (2024 - Nil).

11. TRUSTEES' REMUNERATION

No Trustee received either remuneration or reimbursement of expenditure during the year.

NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2025

12. TANGIBLE FIXED ASSETS

	Equipment	Motor Vehicles	Total
	£	£	£
COST			
At 1 April 2024 and 31 March 2025	38,562	16,560	55,122
Additions	1,127	5,195	6,322
At 31 March 2025	39,689	21,755	61,444
DEPRECIATION			
At 1 April 2024	21,149	7,918	29,067
Charge for the year	2,434	3,519	5,953
At 31 March 2025	23,583	11,437	35,020
NET BOOK VALUE			
At 31 March 2025	16,106	10,318	26,424
At 31 March 2024	18,688	8,642	27,330

Leasehold property of £266,706 was written down to £0 over 10 years ago and it is therefore not considered of any value at this stage to continue to show this in the above schedule

13. DEBTORS

	2025	2024
	£	£
Trade debtors	16,039	5,481
Other debtors	—	20
	16,039	5,501

14. CREDITORS: Amounts falling due within one year

	2025	2024
	£	£
Trade creditors	14,314	24,985
Accruals	1,400	1,400
	15,714	26,385

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2025

15. RESTRICTED INCOME FUNDS

	Balance at 1 Apr 2024	Incoming resources	Outgoing resources	Transfers	Balance at 31 Mar 2025
	£	£	£	£	£
GAIA	(3,473)	–	(13,627)	17,100	–
Food Bank	12,880	43,420	(51,589)	–	4,711
LBH Specialist Grant	–	33,000	(33,000)	–	–
	<u>9,407</u>	<u>76,420</u>	<u>(65,532)</u>	<u>17,100</u>	<u>4,711</u>

16. UNRESTRICTED INCOME FUNDS

	Balance at 1 Apr 2024	Incoming resources	Outgoing resources	Transfers	Balance at 31 Mar 2025
	£	£	£	£	£
General Funds	303,478	430,100	(391,498)	(17,100)	324,980
	<u>303,478</u>	<u>430,100</u>	<u>(391,498)</u>	<u>(17,100)</u>	<u>324,980</u>

NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2025

17. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Tangible fixed assets	Net current assets	Total
	£	£	£
Restricted Income Funds	–	4,711	4,711
Unrestricted Income Funds	26,424	298,556	324,980
	<hr/>	<hr/>	<hr/>
Total Funds	26,424	303,267	329,691
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>