Company registration number: 07343296
Charity registration number: 1138396

Oak Tree Farm Rural Project

(A company limited by guarantee)

Annual Report and Financial Statements

for the Year Ended 31 December 2025

DPC Accountants Limited
40 Carter Street
Uttoxeter
Staffordshire
ST14 8EU

Oak Tree Farm Rural Project

Contents

Reference and Administrative Details	1
Trustee' Report	2 to 6
Independent Examiner's Report	7
Statement of Financial Activities	8 to 9
Balance Sheet	10
Notes to the Financial Statements	11 to 22

Oak Tree Farm Rural Project

Reference and Administrative Details

Chairman	Mrs Helen Anderson
Charity Registration Number	1138396
Company Registration Number	07343296
	The charity is incorporated in England.
Registered Office	OakTree Farm Sandon Road Hilderstone, Stone Staffordshire ST15 8RT
Independent Examiner	DPC Accountants Limited 40 Carter Street Uttoxeter Staffordshire ST14 8EU

Oak Tree Farm Rural Project

Trustee' Report

The trustees, who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 August 2025 The trustees have adopted the provisions of 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 2015).

Directors and Trustees

The directors of the Charity are its trustees for the purpose of Charity law and throughout this report are collectively referred to as the trustees. The trustees serving during the year and since the year end were as follows:

Appointed by Members

David Folkes - Chairman – up to September 2024

Anne Bird - Vice Chairman

Helen Anderson - Chairman – September 2024 onwards

Carol Blurton

Anne Bird

Colin Campbell - Treasurer

Simon Mountford

Jean Pattinson-Evans

Sheila Penfold

Angela Thomas

Paul Wyatt

Stacey Holmes

Steve Elliott

Patrons

The Earl of Harrowby

The Countess of Harrowby

The Lord Stafford

Independent accounts examiner - Stephen Eardley FCA

Chief Officer - Wendy Robinson from September 2024

Structure, governance and management

Oak Tree Farm Rural Project

Trustee' Report

Oak Tree Farm Rural Project is Company Limited by Guarantee governed by a Memorandum and Articles of Association and was incorporated in August 2010. Registered with the Charity Commission in October 2010 the organisation was previously an unincorporated association and charity set up in May 1988.

Trustees/Directors are elected by the Members of the charity at the Annual General Meeting, one third of these Trustees are required to retire each year. Up to twelve Trustees are elected and three others have been appointed or co-opted by the elected Trustees. These appointed Trustees must all retire each year.

New Trustee induction involves awareness of the Trustees' responsibilities, constitution, procedures, policies, history and general 'ethos' of the charity. Trustees are required to read the pack of policies and procedures which are reviewed and adopted annually. The Trustees review the risks that the charity faces annually. Currently the risks relate mainly to health and safety issues, and are managed by individual, area and process risk assessments and six-monthly health and safety meetings. There are some risks associated with employing staff which are covered by proper procedures and insurance. Trustees are also aware of threats to finances from recession, new projects, biological farming problems, possible changes in government funding, competition from other providers and changes in the needs and preferences of potential Team Members.

The current priority is to complete the development of new toilet and office facilities in order to maintain the safety of beneficiaries and visitors. This was dependent on returning to a stable financial position following the lifting of coronavirus restrictions and re-establishing regular income streams. The charity is now confident of it's financial position and this work is now underway. Our insurers carry out an independent review of risk periodically.

Objectives and Activities

The objects of the charity set out in the Memorandum and Articles of Association are 'the support of people with learning disabilities and difficulties through activities and of training in horticulture, agriculture, catering, pottery and associated rural activities.'

The main activities relating to these objects are the provision of training and supported occupation for adults with learning disabilities known as 'Team Members'. The setting for these activities is primarily a 15-acre small holding with a horticultural unit growing plants and flowers. The holding also has beef cattle and poultry and from time-to-time pigs, goats and small ponies. A fully equipped pottery on site produces gifts and other ceramics. The 'Oak Leaf Tea Room' has established itself as a destination for visitors, including those with disabilities, as well as providing further opportunity for Team Members. 'Acorn Garden Services', an element of the farm project, carries out gardening work in the community, which helps those individuals to gain skills in grounds maintenance and using equipment. 'Branching Out' is a related scheme to give opportunity to less able Team Members to work off site and access community activities.

The Charity's staff team is headed by a Chief Officer who has regular contact with Trustees. The team consists of a Team Member Coordinator, an Admin/Finance Coordinator, four Project Assistants, a part time Pottery Instructor, and a Retail Catering Manager, Cook and two Tea Room Assistants for the Oak Leaf Tea Room.

In addition, volunteers have a vital role providing additional support to Team Members with disabilities and offering time, expertise and experience to the Charity. All staff and volunteers undertake Disclosure and Barring Service checks.

Achievements and Performance

The Charity offers a top number of eighty-seven day places each week for people with learning disabilities during 2025, this figure fluctuates over time as people move on to other things and are replaced by new starters. Normal attendance is two days a week. Fifty individuals regularly benefited from the farm's activities.

Oak Tree Farm Rural Project

Trustee' Report

During 2025, 52% of Team Members were funded by Direct Payments from either Staffordshire County Council or Stoke on Trent City Council. The remainder were funded by other local authority agreements, through residential establishments or privately. One Person has a day funded wholly by internal fundraising activities; the charity supports them. Fifteen work regularly in the 'Oak Leaf Tea Room' and six are involved in 'off site' activities with 'Acorn Garden Services'.

The main activities are growing basket and bedding plants, perennials, vegetables and cut flowers, and planting hanging baskets, all sold through our shop and plant sales area. The Pottery produces hand built and thrown wares. Fettling, decorating, glazing and firing are all done on site, along with associated reclaiming and designing.

In addition to their core activities, Team Members assist at the public events, help in the shop and welcome visitors. This promotes ownership and pride in their achievements. Team Members were involved in the Advent Windows event in Stone town centre. Team Members artwork was used for the window display and a number attended the unveiling. The Team Members planted up planters for the Staffordshire Federation Women's Institute and The Staffordshire Agricultural Society Ladies Section marquees at the Staffordshire County Show. The Team Members annual trip was replaced with a 'Staycation' in 2025, they enjoyed a visit form the Vikings and thoroughly enjoyed the pork baps and trying out the costumes in a battle re-enactment.

The Oak Leaf Tea Room's menu includes lunches, cream teas, specials as well as drinks and ice cream. The Tea Room is open six days a week, Team Members with learning disabilities are always involved. The Annual General Meeting was held in the Tea Room in April and the Tea Room was also used for a fundraising Craft Group, a Quiz Night and a 'Woodland talk'.

In addition to the fundraisers held in the tea room, we held a summer concert at the farm featuring local musicians, a Christmas event also at the farm and many other stalls at events and fayres manned by ourselves and other supportive groups.

Summary of Future Plans.

The Trust are confident that the current offering of activities for our Team members should remain the same. Improvements are to be made to the animal enclosure, "The Branch" animal food and bedding storage shed, and the Chicken sheds over the next two years along with planned expansion of the animal offering on site.

Financial Review

Reserves

The Trustees policy is to hold reserves of £113,000. This would be sufficient to cover the Charity's wind-up costs in the event of an unforeseen disaster. This figure includes the worst case of two years rent in lieu of notice, the redundancy of current staff and half of the three months running costs likely to be needed to wind up the charity. The reserves policy is reviewed annually to take account of any changing circumstances.

Sources of Funds and Expenditure

The principal sources of funds for 2025 are split into two, the sale of services and products £387,159 and donations and fundraising £65,000.

The charity's key objective, the support of people with learning disabilities, is covered both directly and indirectly (write down of fixed assets) by an expenditure of £561,729. The largest proportion of this expenditure being a staff cost of £354,000.

Chairmans Report

As always, it has been a busy year on the farm.

Oak Tree Farm Rural Project

Trustee' Report

We are approaching the end of the building work that started with building the new office block and toilets. The old office has been done up and is now fully in use as a store and an additional break room for Team Members. The old toilet block on the farmyard, together with the neighbouring store, is currently being refurbished and upgraded to provide ladies toilets, storage, and a staff room. Our staff have been without a staff room since we used the old one to increase the size of the dayroom during the pandemic. This new staff room will provide a place for staff to keep their belongings and, importantly, somewhere that is quiet so that staff can take a break when they need to. It has been a long wait for this, but it will be good to see this work completed in the near future.

Wendy is now in her second year as Chief Officer and so has experienced the whole calendar year on the farm. This has given her great insight into how things work and what is needed as the year progresses and she is developing plans to improve and add to the activities on offer so watch this space.

We have been happy to welcome some new faces to the Oak Tree Farm staff team. All have quickly found their place in the wonderful team of staff who work so hard to make Oak Tree Farm the very special place that it is.

Our volunteers continue to make an essential contribution to everyday at the farm and we are grateful for the commitment and generosity of their contributions. Volunteers work at the farm in many ways – in the tearoom, on the farm, in the cottage garden, as Trustees, in the shop, at fundraising events and on the Health and Safety Committee. We could not manage without them and are grateful for all the work that they do.

The Trustees have been working closely with Wendy on our financial position. We, like everyone, have had increases in our costs and we have to work hard to ensure that we can manage these within our income. It remains the case that we are grateful to everyone who contributes to our income whether by visiting the tearoom, coming along to our fundraising events, being part of the craft group, donating gifts or money, buying raffle tickets, making regular donations through CAF donate, buying plants and pottery in the shop and the many other ways that our network of friends support us. Thank you all.

And finally thank you to our Team Members who bring joy, the occasional challenge, and lots of humour and hard work to the farm.

Helen Anderson

Chair of Trustees

Annual Accounts 2025

In the absence of the accountant, Stephen Eardley, Treasurer Colin Campbell gave a brief overview of the accounts which showed an overall expenditure of £100,601. The accounts were received.

The new accountants, DPC Accountants Limited from Uttoxeter, were approved to produce and file the accounts for 2025.

Membership Subscriptions 2025

Helen announced that the subscription level would remain at £20 for the coming year.

Election of Directors

Helen explained that Directors are appointed for a period of 3 years and were then required to stand down and stand for re-election if they wished. This year four Directors were standing down- Helen Anderson, Anne Bird, Simon Mountford, and Jean Pattinson-Evans,

Each of them wished to be continue. In addition, Fiona Clare had been nominated as a Director, Fiona is the mother of Alfie, one of our Team Members. As there are sufficient vacancies no election is necessary and having been appropriately nominated all five are duly appointed as Directors.

Declaration

The Trustees declare that they have approved the above Trustees' Report.

Signed on behalf of the Trustees

Signature

Full Name Helen Anderson

Position Chairman

Date 19th April 2026

Oak Tree Farm Rural Project

Independent Examiner's Report to the trustees of Oak Tree Farm Rural Project

I report on the accounts of the charity for the year ended 31 December 2025 which are set out on pages 8 to 22 .

Respective responsibilities of trustee and examiner
The trustee (who are also the directors of the company for the purposes of company law) are responsible for the preparation of the accounts. The trustee 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. The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of The Institute of Chartered Accountants in England and Wales.
Having satisfied myself that the charity 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 charity 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 trustee 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.

.....
DPC Accountants Limited
The Institute of Chartered Accountants in England and Wales

40 Carter Street
Uttoxeter
Staffordshire
ST14 8EU

25 September 2026

Oak Tree Farm Rural Project

Statement of Financial Activities for the Year Ended 31 December 2025 (Including Income and Expenditure Account and Statement of Total Recognised Gains and Losses)

	Note	Unrestricted funds £	Total 2025 £
Income and Endowments from:			
Donations and legacies	3	73,917	73,917
Other trading activities	4	378,243	378,243
Investment income	5	8,967	8,967
Total income		461,127	461,127
Expenditure on:			
Raising funds	6	(350,628)	(350,628)
Charitable activities	7	(212,899)	(212,899)
Total expenditure		(563,527)	(563,527)
Net expenditure		(102,400)	(102,400)
Net movement in funds		(102,400)	(102,400)
Reconciliation of funds			
Total funds brought forward		547,079	547,079
Total funds carried forward	19	444,679	444,679

	Note	Unrestricted funds £	Total 2024 £
Income and Endowments from:			
Donations and legacies	3	62,328	62,328
Other trading activities	4	385,895	385,895
Investment income	5	11,923	11,923
Total income		460,146	460,146
Expenditure on:			
Raising funds	6	(360,323)	(360,323)
Charitable activities	7	(82,965)	(82,965)
Total expenditure		(443,288)	(443,288)
Net income		16,858	16,858
Net movement in funds		16,858	16,858
Reconciliation of funds			
Total funds brought forward		530,221	530,221
Total funds carried forward	19	547,079	547,079

All of the charity's activities derive from continuing operations during the above two periods.

Oak Tree Farm Rural Project

Statement of Financial Activities for the Year Ended 31 December 2025 (Including Income and Expenditure Account and Statement of Total Recognised Gains and Losses)

The funds breakdown for 2024 is shown in note 19.

Oak Tree Farm Rural Project

(Registration number: 07343296)
Balance Sheet as at 31 December 2025

	Note	2025 £	2024 £
Fixed assets			
Tangible assets	14	242,477	260,552
Current assets			
Stocks	15	18,127	21,365
Debtors	16	19,649	12,545
Cash at bank and in hand	17	208,166	261,204
		245,942	295,114
Creditors: Amounts falling due within one year	18	(43,740)	(8,587)
Net current assets		202,202	286,527
Net assets		444,679	547,079
Funds of the charity:			
Unrestricted income funds			
Unrestricted funds		444,679	547,079
Total funds	19	444,679	547,079

For the financial year ending 31 December 2025 the charity was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

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

The financial statements on pages 8 to 22 were approved by the trustee, and authorised for issue on 25 September 2026 and signed on their behalf by:

.....
Mrs Helen Anderson
Chairman

Oak Tree Farm Rural Project

Notes to the Financial Statements for the Year Ended 31 December 2025

1 Charity status

The charity is limited by guarantee, incorporated in England, and consequently does not have share capital. Each of the trustee is liable to contribute an amount not exceeding £Nil towards the assets of the charity in the event of liquidation.

The address of its registered office is:
OakTree Farm
Sandon Road
Hilderstone, Stone
Staffordshire
ST15 8RT

These financial statements were authorised for issue by the trustee on 25 September 2026.

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, unless otherwise stated.

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)) (issued in October 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Basis of preparation
Oak Tree Farm Rural Project 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.

Going concern
The trustee consider that there are no material uncertainties about the charity's ability to continue as a going concern nor any significant areas of uncertainty that affect the carrying value of assets held by the charity.

Income and endowments
All income is recognised once the charity has entitlement to the income, it is probable that the income will be received and the amount of the income receivable can be measured reliably.

Donations and legacies

Donations are recognised when the charity has been notified in writing of both the amount and settlement date. In the event that a donation is subject to conditions that require a level of performance by the charity before the charity is entitled to the funds, the income is deferred and not recognised until either those conditions are fully met, or the fulfilment of those conditions is wholly within the control of the charity and it is probable that these conditions will be fulfilled in the reporting period.

Investment income

Dividends are recognised once the dividend has been declared and notification has been received of the dividend due.

Expenditure

All expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable settlement is required and the amount can be measured reliably. All costs are allocated to the applicable expenditure heading that aggregate similar costs to that category. Where costs cannot be directly attributed to particular headings they have been allocated on a basis consistent with the use of resources, with central staff costs allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use. Other support costs are allocated based on the spread of staff costs.

Raising funds

These are costs incurred in attracting voluntary income, the management of investments and those incurred in trading activities that raise funds.

Charitable activities

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Support costs

Support costs include central functions and have been allocated to activity cost categories on a basis consistent with the use of resources, for example, allocating property costs by floor areas, or per capita, staff costs by the time spent and other costs by their usage.

Governance costs

These include the costs attributable to the charity's compliance with constitutional and statutory requirements, including audit, strategic management and trustee meetings and reimbursed expenses.

Taxation

The charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

Tangible fixed assets

Individual fixed assets costing £0.00 or more are initially recorded at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

Depreciation and amortisation

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

Asset class	Depreciation method and rate
Furniture & Equipment	10% Straight Line

Motor Vehicles	10% Straight Line
Land & Buildings	10% Straight Line / 2.47% Reducing balance

Stock
Stock is valued at the lower of cost and estimated selling price less costs to complete and sell, after due regard for obsolete and slow moving stocks. Cost is determined using the first-in, first-out (FIFO).

Trade debtors
Trade debtors are amounts due from customers for merchandise sold or services performed in the ordinary course of business.

Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade debtors is established when there is objective evidence that the charity will not be able to collect all amounts due according to the original terms of the receivables.

Cash and cash equivalents
Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Trade creditors
Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the charity does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

Borrowings
Interest-bearing borrowings are initially recorded at fair value, net of transaction costs. Interest-bearing borrowings are subsequently carried at amortised cost, with the difference between the proceeds, net of transaction costs, and the amount due on redemption being recognised as a charge to the Statement of Financial Activities over the period of the relevant borrowing.

Interest expense is recognised on the basis of the effective interest method and is included in interest payable and similar charges.

Borrowings are classified as current liabilities unless the charity has an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

Foreign exchange
Transactions in foreign currencies are recorded at the rate of exchange at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies at the balance sheet date are reported at the rates of exchange prevailing at that date.

The results of overseas operations are translated at the average rates of exchange during the period and their balance sheets at the rates ruling at the balance sheet date. Exchange differences arising on translation of the opening net assets and results of overseas operations are reported in other comprehensive income and accumulated in equity (attributed to non-controlling interests as appropriate).

Other exchange differences are recognised in the Statement of Financial Activities in the period in which they arise except for:

1) exchange differences on transactions entered into to hedge certain foreign currency risks (see above);

2) exchange differences arising on gains or losses on non-monetary items which are recognised in other comprehensive income; and

3) in the case of the consolidated financial statements, exchange differences on monetary items receivable from or payable to a foreign operation for which settlement is neither planned nor likely to occur (therefore forming part of the net investment in the foreign operation), which are recognised in other comprehensive income and reported under equity.

Fund structure
Unrestricted income funds are general funds that are available for use at the trustee discretion in furtherance of the objectives of the charity.

Pensions and other post retirement obligations
The charity operates a defined contribution pension scheme which is a pension plan under which fixed contributions are paid into a pension fund and the charity has no legal or constructive obligation to pay further contributions even if the fund does not hold sufficient assets to pay all employees the benefits relating to employee service in the current and prior periods.

Contributions to defined contribution plans are recognised in the Statement of Financial Activities when they are due. If contribution payments exceed the contribution due for service, the excess is recognised as a prepayment.

Financial instruments

Classification

Financial assets and financial liabilities are recognised when the charity becomes a party to the contractual provisions of the instrument.
Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the charity after deducting all of its liabilities.

Recognition and measurement

All financial assets and liabilities are initially measured at transaction price (including transaction costs), except for those financial assets classified as at fair value through profit or loss, which are initially measured at fair value (which is normally the transaction price excluding transaction costs), unless the arrangement constitutes a financing transaction. If an arrangement constitutes a financing transaction, the financial asset or financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Financial assets and liabilities are only offset in the statement of financial position when, and only when there exists a legally enforceable right to set off the recognised amounts and the charity intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Financial assets are derecognised when and only when a) the contractual rights to the cash flows from the financial asset expire or are settled, b) the charity transfers to another party substantially all of the risks and rewards of ownership of the financial asset, or c) the charity, despite having retained some, but not all, significant risks and rewards of ownership, has transferred control of the asset to another party.

Financial liabilities are derecognised only when the obligation specified in the contract is discharged, cancelled or expires.

Debt instruments

Debt instruments which meet the following conditions are subsequently measured at amortised cost using the effective interest method:

(a) The contractual return to the holder is (i) a fixed amount; (ii) a positive fixed rate or a positive variable rate; or (iii) a combination of a positive or a negative fixed rate and a positive variable rate.

(b) The contract may provide for repayments of the principal or the return to the holder (but not both) to be linked to a single relevant observable index of general price inflation of the currency in which the debt instrument is denominated, provided such links are not leveraged.

(c) The contract may provide for a determinable variation of the return to the holder during the life of the instrument, provided that (i) the new rate satisfies condition (a) and the variation is not contingent on future events other than (1) a change of a contractual variable rate; (2) to protect the holder against credit deterioration of the issuer; (3) changes in levies applied by a central bank or arising from changes in relevant taxation or law; or (ii) the new rate is a market rate of interest and satisfies condition (a).

(d) There is no contractual provision that could, by its terms, result in the holder losing the principal amount or any interest attributable to the current period or prior periods.

(e) Contractual provisions that permit the issuer to prepay a debt instrument or permit the holder to put it back to the issuer before maturity are not contingent on future events, other than to protect the holder against the credit deterioration of the issuer or a change in control of the issuer, or to protect the holder or issuer against changes in levies applied by a central bank or arising from changes in relevant taxation or law.

(f) Contractual provisions may permit the extension of the term of the debt instrument, provided that the return to the holder and any other contractual provisions applicable during the extended term satisfy the conditions of paragraphs (a) to (c).

Debt instruments that are classified as payable or receivable within one year on initial recognition and which meet the above conditions are measured at the undiscounted amount of the cash or other consideration expected to be paid or received, net of impairment.

With the exception of some hedging instruments, other debt instruments not meeting these conditions are measured at fair value through profit or loss.

Commitments to make and receive loans which meet the conditions mentioned above are measured at cost (which may be nil) less impairment.

Investments

Investments in non-convertible preference shares and non-puttable ordinary or preference shares (where shares are publicly traded or their fair value is reliably measurable) are measured at fair value through profit or loss. Where fair value cannot be measured reliably, investments are measured at cost less impairment.

Investments in subsidiaries and associates are measured at cost less impairment. For investments in subsidiaries acquired for consideration including the issue of shares qualifying for merger relief, cost is measured by reference to the nominal value of the shares issued plus fair value of other consideration. Any premium is ignored.

Derivative financial instruments

The charity uses derivative financial instruments to reduce exposure to foreign exchange risk and interest rate movements. The charity does not hold or issue derivative financial instruments for speculative purposes.

Derivatives are initially recognised at fair value at the date a derivative contract is entered into and are subsequently remeasured to their fair value at each reporting date. The resulting gain or loss is recognised in statement of financial activities immediately unless the derivative is designated and effective as a hedging instrument, in which event the timing of the recognition in statement of financial activities depends on the nature of the hedge relationship.

Fair value measurement

The best evidence of fair value is a quoted price for an identical asset in an active market. When quoted prices are unavailable, the price of a recent transaction for an identical asset provides evidence of fair value as long as there has not been a significant change in economic circumstances or a significant lapse of time since the transaction took place. If the market is not active and recent transactions of an identical asset on their own are not a good estimate of fair value, the fair value is estimated by using a valuation technique.

3 Income from donations and legacies

	Unrestricted funds General £	Total funds £
Donations and legacies;		
Donations from individuals	66,425	66,425
Gift aid reclaimed	7,492	7,492
Total for 2025	73,917	73,917
Total for 2024	62,328	62,328

4 Income from other trading activities

	Unrestricted funds General £	Total funds £
Trading income;		
Sales of goods and services	378,243	378,243
Total for 2025	378,243	378,243
Total for 2024	385,895	385,895

5 Investment income

	Unrestricted funds General £	Total funds £
Interest receivable and similar income;		
Interest receivable on bank deposits	8,967	8,967
Total for 2025	8,967	8,967
Total for 2024	11,923	11,923

6 Expenditure on raising funds

a) Costs of trading activities

	Note	Unrestricted funds General £	Total funds £
Costs of goods sold		96,018	96,018
Total for 2025		96,018	96,018
Total for 2024		57,394	57,394

7 Expenditure on charitable activities

	Note	Unrestricted funds General £	Total funds £
Depreciation, amortisation and other similar costs		43,555	43,555
Staff costs		99,417	99,417
Allocated support costs	8	19,422	19,422
Governance costs	8	50,505	50,505
Total for 2025		212,899	212,899
Total for 2024		82,965	82,965

	Total expenditure £

In addition to the expenditure analysed above, there are also governance costs of £50,505 (2024 - £44,070) which relate directly to charitable activities. See note 8 for further details.

8 Analysis of governance and support costs

Governance costs

	Unrestricted funds General £	Total funds £
Independent examiner fees		
Examination of the financial statements	1,800	1,800
Other governance costs	48,705	48,705
Total for 2025	50,505	50,505
Total for 2024	44,070	44,070

9 Net incoming/outgoing resources

Net (outgoing)/incoming resources for the year include:

	2025 £	2024 £
Depreciation of fixed assets	43,555	17,616

10 Trustee remuneration and expenses

No trustee, nor any persons connected with them, have received any remuneration from the charity during the year.

No trustees have received any reimbursed expenses or any other benefits from the charity during the year.

11 Staff costs

The aggregate payroll costs were as follows:

	2025 £	2024 £
Staff costs during the year were:		
Wages and salaries	320,405	302,929
Social security costs	26,547	-
Pension costs	7,075	-
	354,027	302,929

The monthly average number of persons (including senior management / leadership team) employed by the charity during the year expressed as full time equivalents was as follows:

	2025 No	2024 No
Staff Employed	9	12

No employee received emoluments of more than £60,000 during the year.

12 Independent examiner's remuneration

	2025 £
Examination of the financial statements	1,800

13 Taxation

The charity is a registered charity and is therefore exempt from taxation.

14 Tangible fixed assets

	Land and buildings £	Furniture and equipment £	Motor vehicles £	Total £
Cost				
At 1 January 2025	318,177	140,570	62,432	521,179
Additions	24,300	1,180	-	25,480
At 31 December 2025	342,477	141,750	62,432	546,659
Depreciation				
At 1 January 2025	150,020	101,751	8,856	260,627
Charge for the year	11,235	29,655	2,665	43,555
At 31 December 2025	161,255	131,406	11,521	304,182
Net book value				
At 31 December 2025	181,222	10,344	50,911	242,477
At 31 December 2024	168,157	38,819	53,576	260,552

15 Stock

	2025 £	2024 £
Stocks	18,127	21,365

16 Debtors

	2025 £	2024 £
Other debtors	19,649	12,545

17 Cash and cash equivalents

	2025 £	2024 £
Cash on hand	351	320
Cash at bank	207,815	260,884
	208,166	261,204

18 Creditors: amounts falling due within one year

	2025 £	2024 £
Trade creditors	6,510	8,587
Other creditors	35,430	-
Accruals	1,800	-
	43,740	8,587

19 Funds

	Balance at 1 January 2025 £	Incoming resources £	Resources expended £	Balance at 31 December 2025 £
Unrestricted funds				
General	547,079	461,127	(563,527)	444,679

	Balance at 1 January 2024 £	Incoming resources £	Resources expended £	Balance at 31 December 2024 £
Unrestricted funds				
General	530,221	460,146	(443,288)	547,079

20 Analysis of net assets between funds

	Unrestricted funds General £	Total funds at 31 December 2025 £
Tangible fixed assets	242,477	242,477
Current assets	244,793	244,793
Current liabilities	(43,740)	(43,740)
Total net assets	443,530	443,530

	Unrestricted funds General £	Total funds at 31 December 2024 £
Tangible fixed assets	260,552	260,552
Current assets	295,114	295,114
Current liabilities	(8,587)	(8,587)
Total net assets	547,079	547,079

Oak Tree Farm Rural Project

Statement of Financial Activities by fund for the Year Ended 31 December 2025

Unrestricted Funds

	Total Unrestricted Funds 2025 £	Total Unrestricted Funds 2024 £
Income and Endowments from:		
Donations and legacies	73,917	62,328
Other trading activities	378,243	385,895
Investment income	8,967	11,923
Total income	461,127	460,146
Expenditure on:		
Raising funds	(350,628)	(360,323)
Charitable activities	(212,899)	(82,965)
Total expenditure	(563,527)	(443,288)
Net (expenditure)/income	(102,400)	16,858
Net movement in funds	(102,400)	16,858
Reconciliation of funds		
Total funds brought forward	547,079	530,221
Total funds carried forward	444,679	547,079

Oak Tree Farm Rural Project

Detailed Statement of Financial Activities for the Year Ended 31 December 2025

	Total 2025 £	Total 2024 £
Income and Endowments from:		
Donations and legacies (analysed below)	73,917	62,328
Other trading activities (analysed below)	378,243	385,895
Investment income (analysed below)	8,967	11,923
Total income	461,127	460,146
Expenditure on:		
Raising funds (analysed below)	(350,628)	(360,323)
Charitable activities (analysed below)	(212,899)	(82,965)
Total expenditure	(563,527)	(443,288)
Net (expenditure)/income	(102,400)	16,858
Net movement in funds	(102,400)	16,858
Reconciliation of funds		
Total funds brought forward	547,079	530,221
Total funds carried forward	444,679	547,079

Oak Tree Farm Rural Project

Detailed Statement of Financial Activities for the Year Ended 31 December 2025

	Total 2025 £	Total 2024 £
Donations and legacies		
Appeals and donations	66,425	62,328
Fund Raising	7,492	-
	73,917	62,328
Other trading activities		
Gardening Services	12,390	-
Fees and supplies	243,379	244,526
Tearoom Sales	106,220	-
Sale of goods and services made or provided by the beneficiaries of the charity	49,970	141,369
VAT Liability Adj	(33,716)	-
	378,243	385,895
Investment income		
Interest on cash deposits	8,967	11,923
	8,967	11,923
Raising funds		
Other fundraising costs	-	(301)
Opening stock	(21,365)	(15,688)
Tea room Purchases	(37,742)	(60,222)
Livestock Purchases	(5,100)	-
Direct Costs	(24,079)	-
Closing stock	18,127	21,365
Wages and salaries	(199,841)	(302,929)
Gardening Services Wages	(21,147)	-
Staff NIC (Employers)	(26,547)	-
Staff pensions (Defined contribution) - pension scheme 1	(7,075)	-
Staff training	(10,798)	(2,548)
Vet Fees	(248)	-
Calor Gas (Tea Room)	(5,631)	-
Hygine Costs	(5,171)	-
Bank Charges Tea Room	(4,011)	-
	(350,628)	(360,323)
Charitable activities		
Tea Room Wages	(99,417)	-
Rent	(5,147)	(4,000)
Rates	(659)	-
Light, heat and power	(13,616)	(17,279)

Oak Tree Farm Rural Project

Detailed Statement of Financial Activities for the Year Ended 31 December 2025

	Total 2025 £	Total 2024 £
Depreciation of other tangible	(43,555)	(17,616)
Insurance	(11,436)	(8,880)
Repairs and maintenance	(19,853)	(12,603)
Telephone and fax	(3,810)	(3,353)
Computer software and maintenance costs	(3,976)	(6,333)
Printing, postage and stationery	(2,851)	(4,498)
Sundry expenses	(3,761)	(2,558)
Travel and subsistence	(2,572)	(1,425)
Independent examiner's fee	(1,800)	-
Bank charges	(446)	(4,420)
	(212,899)	(82,965)