Corey's Farm

Registered Charity Number 1195522

Annual Report & Financial Statements

For the period 1.1.25-31.12.25

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Corey's Farm

Reference and Administrative Details

Trustees	Howard Frederick Locke Thomas Winston Glenister Hannah Lee (appointed 13th June 2025) Michelle Catling (appointed 17th October 2025 Amelia Sussex (appointed 23rd September 2026)
Principal Office	Wedgewood Poughill Road Bude EX23 8NZ
CIO Number	1195522
Independent Examiner	**Mark Ohlsen FCA** Norwood House, Middlecott, Brandis Corner, Holsworthy EX22 7YE

Corey's Farm - Trustees' Report

The Trustees present the annual report together with the financial statements of the Charity for the period ended 31 December 2025.

Objectives and Aims

A resource providing support for children and young people and their families in Cornwall and Devon who face emotional challenges in their lives due to both diagnosed and undiagnosed syndromes, SWANs (syndrome without a name), illness or trauma. The charity also provides support for parents, carers and siblings with 'whole family' activities as well as targeted therapeutic intervention programmes for individual children, young people and groups.

Public Benefit

The Trustees confirm that they have complied with the requirements of section 4 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

Achievements and Performance

2025 was another year of significant growth and development for Corey's Farm, responding to increasing demand for specialist, nature-based therapeutic provision for children and young people with Special Educational Needs and Disabilities (SEND) and Social, Emotional and Mental Health (SEMH) needs. During the year, one trustee stepped down and two new trustees joined the Board, bringing additional expertise and perspectives while maintaining effective governance. We are grateful for the contribution of our departing trustee.

A significant milestone in 2025 was joining Cornwall Council's newly established Approved Providers List as a community Alternative Provision provider, following quality assurance visits and checks confirming that our provision met the Council's standards for safe, inclusive and high-quality support for children and young people in Cornwall. We also introduced ASDAN Short Courses in 2025, enabling children and young people facing barriers to traditional education to work towards recognised achievements through practical learning, developing skills, confidence and independence.

Throughout 2025 we hosted Professional Site Visit Days, welcoming professionals including Corey's Farm Ambassador Consultant Paediatrician Dr Dermot Dalton, who subsequently provided an exceptionally positive testimonial recognising the work of Corey's Farm and the value of our therapeutic approach.

Building on our successful relocation in 2024, we completed our Duck and Goat Experience Expansion Project and Exotics Experience Expansion Project in 2025, creating further opportunities for animal-assisted interventions, socialisation and practical learning. We also commenced the planning application process to support future site development and sustainable expansion - improving accessibility for varying physical abilities and sensory needs.

During 2025, Corey's Farm received £17,027 in general monetary donations, reflecting strong community support for our work. We secured a £5,000 restricted grant from Cornwall Community Foundation in recognition of the value of our development project. We also were fortunate to receive specific donations of £7,350 towards housing a new arrival of goats and ducks and a further £3,500 towards our new Exotic house (finished in 2026).

To address increasing operational costs and maintain the quality and safety of our provision, we increased our standard session fee from £200 to £250 during 2025 and this was accepted by our clients as representing good value for money. It enabled us to support appropriate staffing, animal welfare, safeguarding and facility maintenance, with the extra income reinvested into our services.

Throughout 2025, Corey's Farm delivered 691 therapeutic intervention sessions to 11 children and young people with SEND and SEMH needs. Of our cohort, 55% attended through EOTAS referrals, while 45% accessed provision through school or Local Authority referrals. We are proud that 100% demonstrated measurable progress towards individual social, emotional and developmental outcomes, evidenced through observational records, progress monitoring and Education, Health and Care Plan (EHCP) reviews.

During 2025, one child successfully reintegrated into full-time school education, while two children joined Corey's Farm following prolonged periods at home without suitable educational provision. Furthermore, 55% of our cohort has attended for over two years, demonstrating the value of consistent relationships and sustained therapeutic support. Progress is recognised not only through educational reintegration but also through improvements in emotional regulation, communication, social interaction, independence, confidence and wellbeing.

Throughout 2025, our priority remained providing a safe, nurturing and inclusive environment where children and young people could overcome barriers to learning, develop essential life skills and achieve meaningful progress at their own pace.

Policy on Reserves

The Charity is continuing to work towards a Reserves Policy to cover 3 months employment costs and other overheads.

Structure, Governance and Management

The Charity was registered as a Charitable Incorporated Organisation (CIO) on 16 August 2021 and is governed by a CIO constitution. The Charity commenced its activities on 1 March 2022.

Recruitment and Appointment of Trustees

Trustees are appointed by the board inviting them for interview. Once all the board are in agreement then the trustee is appointed. A third of the trustees are retired on a 3 year basis and can be eligible for re-election.

The annual report was approved by the Trustees on 26th October 2026 and signed by Howard Locke, Chair of Trustees.

Corey's Farm - Statement of Trustees' Responsibilities

The Trustees are responsible for preparing the Trustees' Report and the Financial Statements in accordance with the United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) and applicable law and regulations.
The law applicable to charities requires the Trustees to prepare Financial Statements for each financial year which gives a true and fair view of the state of affairs of the Charity and of the incoming resources and application of resources of the Charity for that period. In preparing these Financial Statements, the Trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and principles in the Charities SORP;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the Financial Statements comply with the Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations, and the provisions of the constitution. The trustees are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the Trustees of the Charity on 26th October 2026 and signed on its behalf by:

Signature: H. F. Locke

Howard Locke

Corey's Farm - Independent Examiner's Report to the Trustees of Corey's Farm

I report on the accounts of the Charity for the period ended 31 December 2025 which are set out on pages 8 to 11.

Respective Responsibilities of Trustees and Examiner

The Trustees are responsible for the preparation of the accounts. The Trustees consider that an audit is not required for this period under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed. The Charity's gross income did not exceed £250,000.

It is my responsibility, as an Independent Examiner, 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 any 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 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 next statement.

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 130 of the Charities Act 2011; and
    - To prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act 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.

Signature: Dated: 26/10/2026



Mark Ohlsen FCA

Corey's Farm - Statement of Financial Activities for the Period Ended 31 December 2025

		2025			2024		
Income from:	**Notes**	**General Funds**	**Restricted Funds**	**Total Funds**	**General Funds**	**Restricted Funds**	**Total Funds**
Donations & grant funding		17,027	15,850	32,877	5,150	31,850	37,000
Therapeutic Intervention Programs		169,800	0	169,800	135,000	0	135,000
Total Income		**186,827**	**15,850**	**202,677**	**140,150**	**31,850**	**172,000**
Expenses							
Charitable expenditure	2	(161,506)	0	(161,506)	(126,979)	0	(126,979)
Fixed Asset purchased	4	(9,888)	(11,973)	(21,861)	(6,902)	(36,845)	(43,747)
Net surplus		**15,433**	**3,877**	**19,310**	**6269**	**(4995)**	**1274**

Balance Sheet as at 31 December 2025

		2025			2024		
	Notes	**General Funds**	**Restricted Funds**	**Total Funds**	**General Funds**	**Restricted Funds**	**Total Funds**
Tangible assets	4	74,576	0	74,576	63,088	0	63,088
Net current assets Cash at bank and on hand		43,176	3,877	47,053	29,543	0	29,543
Long term creditor	3	(28,380)	0	(28,380)	(30,180)	0	(30,180)
Net assets		**89,372**	**3,877**	**93,249**	**62,451**	**0**	**62,451**

Reconciliation for the year ended 31 December 2025

	2025			2024		
	General Funds	**Restricted Funds**	**Total Funds**	**General Funds**	**Restricted Funds**	**Total Funds**
Net surplus	**15,433**	**3,877**	**19,310**	**6,269**	**(4,995)**	**1,274**
Net movements						
Net tangible assets movements	21,861	0	21,861	43,747	0	43,747
Depreciation	(10,373)	0	(10,373)	(7,682)	0	(7,682)
Net assets brought forward	62,451	0	62,451	20,117	4,995	25,112
Net assets at year end	**89,372**	**3,877**	**93,249**	**62,451**	**0**	**62,451**

These Financial Statements were approved by the Trustees, and authorised for issue on 26th October 2026 and signed on their behalf by Howard Locke, Chair of Trustees.

Signed: H. F. Locke Dated: 26|10|26

Corey's Farm - Notes to the Financial Statements for the Period Ended 31 December 2024

1.Accounting policies

Statement of Compliance

The Financial Statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

Basis of Preparation

Corey's Farm 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. The Financial Statements have been prepared on a Receipts and Payments basis.

Exemption from Preparing a Cashflow Statement

The Charity opted to early adopt Bulletin 1 published on 2 February 2016 and have therefore not included a cash flow statement in these Financial Statements.

Going concern

The Trustees consider that there are no material uncertainties about the Charity's ability to continue as a going concern.

Raising Funds

These are costs incurred in attracting voluntary income, the management of investments and those incurred in trading activities that raise funds. There was £791 of expenditure relating to raising funds in this year.

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.

Governance Costs

These include the costs attributable to the Charity's compliance with constitutional and statutory requirements, including audit, strategic management and Trustees' meetings and reimbursed expenses. There were no such costs in this period.

Tangible Fixed Assets

These are depreciated on a straight-line basis over their estimated economic life, being 10 years for buildings and fencing, and 5 years for equipment. Animals are left at costs incurred.

Cash and Cash Equivalents

Cash and cash equivalents comprise cash on hand and current bank account balance.

Fund Structure

Unrestricted income funds are general funds that are available for use at the Trustees' discretion in furtherance of the objectives of the Charity. Designated funds are unrestricted funds set aside for specific purposes at the discretion of the Trustees. Restricted income funds are those donated for use in a particular area or for specific purposes, the use of which is restricted to that area or purpose.

Taxation

Corey's Farm is a Charitable Incorporated Organisation and is therefore exempt from taxation.

Corey's Farm - Notes to the accounts (continued)

2.Expenditure

	2025			2024		
	General Funds	Restricted Funds	Total Funds	General Funds	Restricted Funds	Total Funds
Animal and farm costs	23,089	0	23,089	21,010	0	21,010
Staff costs and training	125,354	0	125,354	96,784	0	96,784
Rent and office costs	12,272	0	12,272	9,185	0	9,185
Fund raising	791	0	791	0	0	0
Total:	**161,506**	**0**	**161,506**	**126,979**	**0**	**126,979**

3.Long-term Creditor

The loan arose when the founders incurred expenditure prior to obtaining charitable status. The Trustees of the Charity have agreed with the founders that the charity will make provision for the outstanding debt and this is to be repaid as and when funds allow.

	2025	2024
The year's movement:		
Loan brought forward	30,180	27397
Costs in year:		
Capital		2,783
		2783
Repaid	(1,800)	0
Balance C/F	28,380	30,180

4. Tangible Assets

	2025					2024				
	Brought forward	Purchases General	Purchases Restrictive	Depn	Carried forward	Brought forward	Purchases General	Purchases Restrictive	Depn	Carried forward
Buildings	52,709	1,786	11,973	(7,683)	58,785	16,211	6,902	35,903	(6307)	52,709
Fencing	2,060	967	0	(384)	2,643	2,347	0	0	(287)	2,060
Equipment	2,548	7,135	0	(2,306)	7,377	2,694	0	942	(1088)	2,548
Animals	5,771	0	0	0	5,771	5,771	0	0	0	5,771
Total	63,088	9,888	11,973	(10,373)	74,576	**27,023**	**6,902**	**36,845**	**(7682)**	**63,088**

Animals are replaced as necessary and usually given free of charge, hence no depreciation has been raised.

Corey's Farm

Notes to the accounts (continued)

5. Restricted Funds

	2025			2024
These are funds donated for specific projects or areas. The amounts received and paid out in the year were:	**Total**	**Exotics**	**Goats**	**Lodge**
Brought forward	0	0	0	0
Received	15,850	8,500	7,350	31,850
Paid out	(11,973)	(4,623)	(7,350)	(31,850)
Balance unused c/f	**3,877**	**3,877**	**0**	**0**

6. Fees paid in advance

At the end of 2025 the Charity had received net fees in advance of £50,750 relating to the next year (2024: £37,200)