CLAVER HILL

Growing Community Transformation

Claver Hill Project

Report and Statement of Financial Activities

For the Year Ended 5th April 2026

Registered as a Charitable Incorporated Organisation in England and Wales

Registration No. 1209697

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Report of the Trustees for the year ended 5th April 2026

The Trustees present their report and audited financial statements for the year ended 5th April 2026.

Legal and Administrative Information

Charity Name: Claver Hill Project

Charity registration number: 1209697

Registered Office 55 Park Road, Lancaster LA1 3EJ

Project Address Ridge Lane, Lancaster, LA1 3JY

Trustees

Kathy Jeanne Barton
David Owen Brookes
Michael Carr (Treasurer)
Anne Chapman
Caroline Jackson (Chair)
Steven Jenkins
Tracy Stocks

Committee and Project Representatives

Kathy Barton (Nature Trails)
Michael Carr (Treasurer)
Andi Chapple (Grower's Co-operative)
Anna Clayton (Seed Library and Poly 3)
Martin Dillon (Spud Club & Poly 1)
Sarah Dodson (Harmony Health)
Moyna Hargest (Preserves)
Caroline Jackson
Steven Jenkins (Poly 2)
Zia Khan(Global Link)
Rachel Marshall (Secretary)
Sami Moisha (Potato Day)
Enda O'Regan (Natural Dyes)

Wendy Pattinson (WWOOFers)
Jane York (Flower Farm/Bee Keepers)

Claver Hill Project

Claver became a Charitable Incorporated Organisation on 21st August 2024.

The Objectives of the charity are:
To advance the education of the public in subjects relating to sustainable development and the protection, enhancement and rehabilitation of the natural environment in particular but not exclusively by:

- Providing free use of Claver Hill field to community groups engaging in horticultural, agricultural or environmental work.
- Providing practical support to such groups and projects through skills training, mentoring and the provision of tools and equipment.
- Raising awareness of sustainable land use and environmental protection by providing community events and courses which promote sustainable food growing, healthy eating and environmental work.

"Sustainable development" in the context of this charity is defined as development of land, growing or animal keeping methods and other food operations that meet the needs of the present without compromising the ability of future generations to meet their own needs.'

Claver Hill Project consists of a number of internal and independent projects which share the site or utilise members.

The **internal projects** are: Flower Farm, Lancaster Seed Library, Nature Trail, Potato Day, Preserves, Tree Nursery, and WWOOFers. There are other activities throughout the year such as markets, events, open days and celebrations.

Independent projects which have their own organisation, constitution, named bank accounts etc. are: Global Link, Natural Dyes and Spud Club. During 2025/26 the following independent projects ended their

involvement with Claver Hill Project. Grower's Co-op, Harmony Health, Resilience and Transpiration Wellbeing.

The **Trustees** have agreed terms of reference for the management committee which will continue to oversee the day to day running of Claver Hill. The management committee consists of a representative from each of the projects using Claver Hill and includes a number of trustees. Trustees have reviewed and adopted the policies that have been developed by the management committee over the last ten years.

Management Committee Chair's Report

2025/26 has seen further changes at Claver Hill with improvements made to benefit all projects in terms of toilet facilities and work to reduce flooding.

Unfortunately a number of projects have had to leave the site due to difficulties in both funding and a shortage of volunteers. We were sorry to lose Grower's Co-op, Harmony Health, Resilience and Transpiration Wellbeing.

Work is underway to raise the profile of the Claver Hill project and hopefully increase membership with the appointment of a Communications Representative to work on Social media and events.

Caroline Jackson
Chair

Financial Review

Significant projects in this period were the completion of a second compost toilet at a cost of £1,175 and the improvement of drainage on site at a cost of £1,283.
Claver Hill Project achieved a net increase in funds of £1296 thanks largely to sales of preserves and veg bags.

Principal Funding Sources

The main source of funding has been grants, and the sale of preserves.
Grant funders in this period were:

- Lancaster District Green Spaces £938
- LESS £195
- Social Farms and Gardens £650
- Seed Sovereignty Network £405

Restricted Funds

The following projects benefited from grant funding which was restricted.

- The **Fire Crowdfund** was received during 2024, to replace a compost toilet and cafe destroyed by fire. There is £1,927 remaining in this budget.
- Funding was received from SHED in 2022 to build **Polytunnel 3**. There is £1,983 still available to cover ongoing maintenance and running costs.
- **Giving beds** was a long standing grant for work supporting food banks. This budget was closed with the balance of funds given in 2025 to the Grower's co-op and Spud Club
- **Social Farms and Gardens** provided funding to run a summer school for young people.
- **Seed Sovereignty** provided funding for a Seed Library drying cabinet.
- **Green Spaces** provided funding which contributed towards the purchase of an electric mower, strimmer and batteries.
- **LESS** provided funds for materials to build compost bays.

Designated Funds

The following projects have funding set aside for future activities.

- A fund of £4,500 is designated for repair or replacement of **Polytunnels 1&2** when they reach the end of their life.
- There is a fund of £1,961 designated for the legal costs involved in **transferring the land** where the project resides from the current owner to the Claver Hill Project.

- Claver Hill Project will maintain a **contingency fund** of £2,000 for emergencies and unexpected costs.
- An **Enabling Fund** of £500 has been set aside for applications from new projects joining Claver Hill.
- An **Education Fund** of £500 has been set aside for applications to support education projects.
- A budget of £576 has been established to support ongoing **Path Maintenance.**
- **TLC** provided a grant many years ago, now standing at £1,340 for work on Potato Day, the Seed Library and Tree Nursery.
- **Seed Library** has a designated income stream through donations to support activities in relation to Seed Saving. Current balance is £1,001.
- The **Flower Farm** has a designated income from Honey Sales to support purchase of bulbs, flowers and plants. Current balance is £5.

Investment Policy

Due to the small balance of funds available to the Claver Hill Project, it has been agreed by committee and Trustees that investment of funds is limited to an instant access deposit account managed by the Treasurer. This has a 1.95% interest rate.

Reserves Policy

Reserves are Claver Hill Project's designated and contingency funds that are freely available to spend on any of the charity's purposes. This excludes tangible fixed assets such as land and buildings, restricted funds set aside to meet essential future spending and commitments that have not been provided for as a liability in the accounts.

The objective of the reserves policy are to:

- give confidence to funders by demonstrating good stewardship and active financial management
- demonstrate the charity's resilience and capacity to manage unforeseen financial difficulties to beneficiaries, funders and the public
- give funders, such as grant-makers, an understanding of why funding is needed to undertake a particular project or activity
- manage the risk to a charity's reputation from holding substantial unspent funds at the year-end without explanation

Reserves
Claver Hill Project might need to hold back some funds as reserves for the following reasons:

- To be prepared for the risk of an unforeseen emergency or other unexpected need for funds
- Planned commitments that cannot be met by future income alone, eg plans for a major asset purchase or to a significant project that requires the charity to provide 'matched funding'

For these reasons, Claver Hill Project will maintain a contingency fund of £2,000 for emergencies and unexpected costs.
Claver Hill Project will also aim to maintain a general fund in the region of £5,000 to fund specific items of equipment or projects where grant funding is not appropriate or unsuccessful.

Financial Review
Claver Hill Project will review reserves and designated funds at least once a year in the annual report and consider the following:

- Where significant amounts are held as designated funds the nature of the fund will be considered, as such funds may reduce the need for reserves in particular areas of the charity's work.
- The level of reserves will be reported with reasons and will be compared with the target amount.
- Any shortfall or excess in reserves against the target set will be recorded, including any action being taken or planned to bring reserves into line with the target.

As the general fund has over £8,000, Trustees have invited the committee to consider further expenditure to reduce the fund closer to the target level during the summer.

Plans for Future Periods
The charity plans to continue activities of individual projects subject to satisfactory funding arrangements.

Structure, Governance and Management

Governing Document
The organisation was registered as a Charitable Incorporated Organisation in England and Wales, on 21st August 2024. The charity operates under a Constitution.

Recruitment and Appointment of Trustees

Under the requirements of the Constitution, the Trustees are appointed to serve for a period of three years after which they can be re-appointed. All Trustees give their time voluntarily and receive no benefits from the charity.

Risk Management

The Management Committee has conducted a review of the major risks to which the charity is exposed. A risk policy has been established and is updated at least annually. Where appropriate, systems or procedures have been established to mitigate the risks the charity faces. Internal control risks are minimised by the implementation of procedures for authorisation of all transactions and projects. For example, the charity uses online banking that requires payments set up by the treasurer to be authorised by a second signatory. Procedures are in place to ensure compliance with health and safety of members and visitors to the site. These procedures are periodically reviewed to ensure that they continue to meet the needs of the charity.

Organisational Structure

The Trustees are responsible for ensuring that the charity uses its resources for its charitable objectives, that key policies are in place and for the strategic direction of the Claver Hill Project. The Trustees delegate the day to day running of the project to a Committee of up to 15 members who meet at least quarterly.

Claver Hill Project Statement of Financial Activities
For Period 6th April 2025 to 5th April 2026

	Unrestricted	Designated	Restricted	Total
Income	£	£	£	£
Income - Grants and Donations				
- Social Farms and Gardens			650	650
- Seed Sovereignty			405	405
- Green Spaces			938	938
- LESS			195	195
- Apple Press Donations	693			693
- Other Donations	786	630		1,416
Income - Trading Activity				-
- Honey Sales		300		300
- Preserves	4,618			4,618
- Potato Day		932		932
- Veg Bags	600			600
Bank Interest	508			508
				-
Total Income	**7,205**	**1,862**	**2,188**	**11,256**

Expenditure				
Trading Activity (Preserves)	845			845
Trading Activity (Potato Day)		754		754
SFG - Summer School Project			491	491
Seed Sovereignty - Seed Store		10	405	415
Green Spaces - Elec Mower, Strimmer & Batteries	310		938	1,248
LESS - Compost Bays			195	195
Drainage Work	1,283			1,283
Giving Beds Project			212	212
Security & Compost Loo		1,525		1,525
Tools and Equipment	1,312			1,312
Flower Farm Plants		315		315
Memberships	65			65
Misc Expenditure	501	88		589
Insurance	635			635
Bank Charges	76			76
				-
Total Expenditure	**5,027**	**2,693**	**2,241**	**9,960**
Net Income				**1,296**

31/8/26

Bank Balance Sheet	Current Account	Interest Account	Total
Opening balance 6th April 2025	228	23,874	24,102
Closing balance 5th April 2026	697	24,701	25,398
Net Income			**1,296**

Statement of Funds	Balance at 6/4/25	Incoming resources	Resources Expended	Transfers	Balance at 5/4/26
Unrestricted					
General Fund	8,167	7,205	(4,716)	(1,310)	9,345.84
Designated Funds					-
P1/2 renew	4,000	-	-	500	4,500
Land Purchase	2,000	-	(39)	-	1,961
Contingency	2,000	-	-	-	2,000
Enabling	500	-	-	-	500
Education Fund	100	-	-	-	100
Path Maintenance	76	-	-	500	576
TCL (Potato Day, Seed Library, Tree Nursery)	1,162	932	(754)	-	1,340
Seed Library	450	610	(49)	(10)	1,001
Flower Farm	-	320	(315)		5
					-
Restricted Funds					-
Fire Crowdfunder	3,452	-	(1,525)	-	1,927
Poly 3	1,983	-	-	-	1,983
Giving Beds	212	-	(212)	-	-
Social Farms and Gardens	-	650	(491)	-	159
Seed Sovereignty	-	405	(415)	10	(0)
Green Spaces	-	938	(1,248)	310	-
LESS	-	195	(195)	-	-
Total Funds	**24,102**	**11,256**	**(9,960)**	**-**	**25,398**

Compiled by Michael Carr, Treasurer Michael Carr 31/8/26

Verified by Paul Atkins. FCMA, CGMA, CPA 31/8/26

Approved by the Trustees on 31st August 2026 and signed on their behalf by:

Chair	Signature	Date
Caroline Jackson	C Jackson	31/8/26

Treasurer	Signature	Date
Michael Carr	Michael Carr	31/8/26

CHARITY COMMISSION FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Section A Independent Examiner's Report

Report to the trustees (Charity Name): CLAVER HILL PROJECT

On accounts for the year ended: 5TH APRIL, 2026 | **Charity no (if any)**: 1209697

Set out on pages: 10 - 11 (remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended DD / MM / YYYY.

Responsibilities and basis of report

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

[~~The charity's gross income exceeded £250,000 and I~~ am qualified to undertake the examination by being a qualified member of ~~[insert name of applicable listed body]]~~. ~~*Delete* [ ] *if not applicable*~~. CIMA

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (other than that disclosed below *) which gives me cause to believe that in, any material respect:

- the accounting records were ~~not~~ kept in accordance with section 130 of the Charities Act; or
- the accounts did ~~not~~ accord with the accounting records; or
- the accounts did ~~not~~ comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

** Please delete the words in the brackets if they do not apply.*

Signed: [signature] **Date:** 31/8/26

Name: PAUL ATKINS

Relevant professional qualification(s) or body: FCMA, CGMA, CPA

(if any):	
Address:	39, CLARENCE STREET
	LANCASTER
	LA1 3RD

Section B Disclosure

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

1) ACCOUNTS ARE PREPARED ON A CASH BASIS WITH NO ACCRUALS

2) SOLVENCY IS NOT AN ISSUE AS BUDGETING + CASH FLOW PLANNING IS UNDERTAKEN ON A REGULAR BASIS