Company no. 01409415
Charity no. 277287

Windmill Hill City Farm Limited
Report and Audited Financial Statements
31 March 2026

Windmill Hill City Farm Limited

Reference and administrative details

For the year ended 31 March 2026

Company number	01409415
Charity number	277287
Registered office and operational address	Windmill Hill City Farm Philip Street Bedminster Bristol BS3 4EA
Trustees	Trustees, who are also directors under company law, who served during the year and up to the date of this report were as follows: Alice Clarke Jamie Darwen Susanna Dunham Stephen Frost (resigned 11 April 2025) Gemma Instrall Claire Jeffwitz (resigned 17 September 2025) Sally Jones (resigned 17 November 2025) Karina Joseph (appointed 22 September 2025, resigned 9 August 2026) Jonathan Lund Louisa Mafeld (appointed 19 May 2025) Nick Marshall (appointed 23 March 2026) Anne Sharp (resigned 23 March 2026) Benjamin Thomas (appointed 19 May 2025) Isobel Wales Elizabeth Warren (resigned 15 May 2025)
Chief executive officer	Stephen Sayers
Company secretary	Stephen Sayers
Key management personnel	Helen Baines - Fundraising Manager Montserrat Buitrago - Café Manager Simone Dougall - Sales, Events and Marketing Manager (until September 2025) Angela Farr - Health & Social Care Manager Geraldine Giddings - Finance Manager (from September 2025) Isabel Kearney - Fundraising Manager Sarah Mellor - HR Manager Violet Myers - Sales, Events and Marketing Manager (from September 2025) Alia O'Callaghan - Finance Manager (until July 2025) Nicky Orr - Outdoor Learning Manager Laura Usher - Children and Family Services Manager

Windmill Hill City Farm Limited

Reference and administrative details

For the year ended 31 March 2026

Bankers	The Co-operative Bank 1 Balloon Street Manchester M60 4EP	Nationwide Building Society Nationwide House Pipers Way Swindon SN38 1NW
Auditors	Godfrey Wilson Limited Chartered accountants and statutory auditors 2nd Floor – South One Castle Park Tower Hill Bristol BS2 0JA	

Windmill Hill City Farm Limited

Report of the trustees

For the year ended 31 March 2026

The trustees present their report along with the financial statements of the charity for the year ended 31 March 2026. This report also constitutes the directors' annual report for the purposes of the Companies Act 2006.

Reference and administrative information set out on pages 1 and 2 forms part of this report. The financial statements comply with current statutory requirements, the Memorandum and Articles of Association and the Statement of Recommended Practice - Accounting and Reporting by Charities (effective from January 2019).

Legal status
Windmill Hill City Farm is a company limited by guarantee (number 01409415) registered as a charity (number 277287). It is governed by its Memorandum and Articles of Association and the Companies Act 2006. The organisation has a subsidiary trading company, Windmill Hill Farm Community Enterprises Ltd (number 02792746), which is wholly owned by the charity.

Introduction
Windmill Hill City Farm (WHCF) is an independent community organisation established in 1976 that provides a wide range of services and facilities focused around a farm and community gardens. The 4.5-acre inner-city site is leased from Bristol City Council with a peppercorn rent. The current lease is for 35 years commencing from 20 July 2017.

The objects of the charity are:

- To advance for the public benefit the education of all people in the neighbourhoods in and around Windmill Hill Bristol, particularly, but not exclusively, in subjects related to food, farming and the environment through provision of information, courses, activities and facilities for learning; to provide education and nursery care for young children; and training for people in any trade, occupation or service, thereby advancing them in life and enabling them to earn their own livelihood.

- To assist in the treatment and care of persons suffering from mental or physical illness of any description or in need of rehabilitation resulting from such illness, by the provision of services and facilities for work, therapy, education and recreation.

- To provide for the benefit of the public in the neighbourhoods in and around Windmill Hill Bristol facilities including, but not limited to a farm and gardens, and services in the interests of social welfare for recreation, volunteering or other leisure time occupation of individuals who have need of such facilities by reason of their youth, age or disability, financial hardship, or social circumstances with the object of improving their conditions of life and wellbeing.

- To develop the capacity and skills of people disadvantaged in any manner in the neighbourhoods in and around Windmill Hill Bristol in such a way that they are better able to identify, and help meet, their needs and to participate more fully in society.

Objectives and activities

Vision and Mission: Overview
The organisation works to a three-year plan. A three-year strategy was published in March 2023 covering 2023 – 2026. A new strategy has been developed and published in April 2026 to cover the period to 2030. This is summarised in the ‘about’ section of our website. A short summary follows.

Vision
People live active, healthy, and fulfilled lives in a friendly, sustainable neighbourhood. They have fair access to services, to outdoor spaces and nature, to places to meet each other and celebrate as a community, and to resources that enrich their understanding of food, farming, and the environment.

Mission
Improve people's lives by providing community spaces and services.

Values
- Welcoming to all;
- Focused on nature;
- Where people grow;

The difference we will make
- **Facilitate Learning**
  People will have greater knowledge, opportunities, skills, and experience through their engagement with us increasing their capacity to lead a fulfilled life.
- **Develop Wellbeing**
  People will be able to live happier, healthier lives, and fulfil their potential through a connection to other people and nature in the city.
- **Provide Community Spaces**
  More people will access our spaces and services, gain a greater sense of belonging and pride, making our neighbourhood a better place to live for all.
- **Give Community Leadership**
  People will have greater engagement and power in their community improving the neighbourhood as a place to live and work.
- **Be a Stronger Organisation**
  The organisation will be more resilient, better able to achieve its goals, and be a greater contributor to a wider agenda for change.

Public benefit
In preparing this report the trustees have complied with the duty under Section 4 of the Charities Act 2011 to have due regard to public benefit guidance published by the Charity Commission in relation to meeting the public benefit requirement.

Developments and achievements in 2025-26
Overview
The return to full strength of the nursery following a period of challenge has enabled a more solid footing for activity in the organisation. Financially the improvement year-on-year from 2024 has continued with a 'break-even' position (in cash terms) being realised.

The effective completion of the journey for Hartcliffe City Farm to independence now gives greater scope and capacity for the organisation to take on other community-focused projects, and to influence community activity in the city to the benefit of people locally.

The maintenance of our status as 'Real Living Wage' employers is an example of the commitment to the wellbeing of our staff team, which is rewarded with a very low turnover of staff and the stability and embedded knowledge that it brings. The trustees recognise the commitment and hard work of all staff throughout the organisation, and extend their gratitude and appreciation.

Finance and fundraising

This section does not offer a narrative of the accounts of the organisation (that is included in the annual accounts). It highlights activity within the areas of finance and fundraising for the organisation.

In July 2025, Finance Manager Alia O'Callaghan left the organisation to be replaced in September by Geraldine Giddings. We took the opportunity of the change over to make financial management of Hartcliffe City Farm independent. Fresh eyes also give us the opportunity to review some of our internal systems to streamline them. This will happen over the coming year.

We continue to appreciate the benefits of a dedicated fundraising function. It has been enhanced this year with the addition of an Individual Giving Officer who will focus on increasing donations from individuals and campaigns.

The table below indicates the number of bids and their values. Note the surge in bid numbers in 24-25 relates to additional bids made for the redevelopment of Hartcliffe City Farm, which is now fundraising independently. Some bids cover multiple years of work, but are recognised when awarded.

Year	Bids Won		Bids Lost	
	Number	Value (£)	Number	Value (£)
2025-26	20	425,551	14	679,954
2024-25	50	987,980	13	151,740
2023-24	28	390,049	26	1,185,242
2022-23	25	308,450	11	82,480
2021-22	20	607,550	10	856,750
2020-21	16	249,438	14	486,140
2019-20	14	233,000	9	504,000
2018-19	7	87,057	10	407,200
2017-18	9	148,000	11	225,000
2016-17	19	772,410	5	141,510
2015-16	14	117,000	19	1,270,000
2014-15	21	220,000	20	730,000

Facilitating Learning

The excellent provision of our nursery was recognised in a report from Ofsted following an inspection in April that resulted in a 'good' rating. Staffing in the setting has been much more stable allowing more focus on quality of provision and ensuring good occupancy. Feedback from parents is consistently excellent and the waiting list remains very strong, particularly for the youngest children.

The Outdoor Learning team continue to receive excellent feedback from schools who clearly value the work we do with them both on the Windmill Hill site and at Hartcliffe City Farm. Supper clubs remain very popular and small-group work has a positive impact on those families we engage. We are now able to offer accredited qualifications for young people through AQA and recently obtained Learning Outside the Classroom accreditation.

Developing Wellbeing

Our focus remains a combination of work with people with mental health and learning difficulties, working in supported groups in the farm and gardens. Through the year we engaged with over 350 people in wellbeing and therapy groups and 150 people in supported volunteer groups.

We won a substantial 4-year grant from the National Lottery that will underpin our work going forward from April 2026, taking over from the support from the Henry Smith Charity, which came to a close in March 2025. The range of partners that support other activities or refer clients to us remains high and includes Vita Health (Talking Therapies partnership), the NHS and many third sector partners.

Providing Community Spaces

Our journey to regenerate the city farm at Hartcliffe is nearing completion. It gained independent charitable status as a Charitable Incorporated Organisation (CIO) in February 2025 and has taken on almost all of its own management. The CEO of WHCF remains chair of trustees for the new organisation, and WHCF still supports the HR function (with an aim to hand this over during 2026). In September 2025 HCF was granted a 35-year lease on the site from Bristol City Council.

The café continues to contribute both financially to the organisation and in providing the 'social heart' of the organisation. This year it achieved a 3-star (highest) rating from the Sustainable Restaurant Association scoring 92% in their sustainability metric; and won a gold rating in the Bristol Eating Better Awards for the quality of nursery food. The economic climate seems to be checking growth with the number of transactions holding steady but yielding no greater income despite increased costs. This has eroded the overall return.

The farm and gardens continue to play a central role in the identity of the organisation. The installation of a District Heat Network pipeline under the gardens was completed in October 2025. The compensatory works (resurfacing the garden paths and installing new fencing) were completed at the start of April 2026. Farm animals continue to provide learning and therapy opportunities and are a key motivator for visitors. We also produce meat (for the café) from our stock. Stock numbers vary through the year. In general terms we have two cows, half a dozen sheep, goats and pigs, which we breed, a small flock of chickens, some ducks, rabbits and guinea pigs.

An experiment to move the markets to a weekly frequency was not as successful as hoped. The smaller scale and greater frequency seemed to lessen the sense of an event and reduced footfall. For 2026 we are returning to a less frequent and more event-based approach.

We have welcomed new tenants Migrateful to the site who have set up a teaching kitchen. Playing Out have closed and will be leaving in April. Bruhaha have re-opened their taproom and brewery on site and the Orchard Sauna has renovated and expanded its space. Altogether our tenants contribute a range of services to the site.

The Old Dairy was renovated to form a warm and welcoming volunteer centre with boot room, meeting room and general area. This facility greatly enhances accessibility for volunteers.

Giving Community Leadership

We were glad to see the city council reshape its Community Asset Transfer policy following a successful campaign led in partnership with other community organisations (Roots of Resilience). The campaign continues to lobby for resources to be allocated to CAT building maintenance.

The prospect of bringing Victoria Park Lodge is once again on the horizon with WHCF leading a project to explore bringing it back into community use.

We have dedicated staff time to climate action through the Bristol Climate and Nature Partnership. This has allowed us to complete options appraisals on how to decarbonise the site and to pursue climate-related community projects.

We developed a new organisation (Bedminster Works) to carry forward the Platform Places project on a local property partnership to regenerate East St. Registered as a CIC in May with independent directors, the project was transferred wholesale in July 2025.

Being a Stronger Organisation

We have an engaged board who bring a good range of skills and experiences. The board meets bi-monthly and board members are also members of various sub-committees including Finance and Personnel. We also have designated leads for Safeguarding and Health and Safety.

Staff wellbeing continues to be a high priority throughout the year. We continue to seek the views of our staff through surveys and conversations, respond with new initiatives where we see those opportunities; and to put measures in place to undertake health reviews where staff show high levels of sickness. This year 97% of survey returns rated the organisation 'good' or 'excellent to work for. Staff wellbeing will remain a high priority for us going forward. We are pleased to be able to say that we have maintained accreditation as a Living Wage Employer despite the considerable rises in costs that it has entailed.

We have made steady progress on our Equity, Diversity and Inclusion strategy. An accessibility report commissioned from WECIL has given us a considerable 'to do' list that we are making good progress towards completing.

Plans for future periods

The development of our activities and services remains an ongoing requirement as we adapt to serving local community need and respond to changes in the economic environment. Each department will develop their offer in line with the responses they receive from service users.

2026 marks the 50th year since the founding of the farm. We will mark the occasion with a large-scale community event in September as well as smaller departmental-focused activity through the year. Both our climate action work and EDI work are expected to advance through the year with a focus on solar energy for the former and improved accessibility for the latter.

Structure, Governance and Management

The organisation is a voluntary one with around 280 registered members and is governed by a board of trustees elected from and by the members. Its area of benefit is geographically determined as 'Windmill Hill and the neighbourhood thereof'. The practical boundary, used to determine membership classes, is about a 2-mile radius around its South Bristol location (see http://g.co/maps/9uepj for details). The organisation is run on a day-to-day basis by a staff team of around 100 full and part-time people led by a full-time Chief Executive.

Day-to-day operation of the organisation is delegated to the Chief Executive according to a scheme of delegation, which sets out which decisions are made by the CEO and which need to be authorised by the trustees.

The organisation has 7 departments: Central Services (including Sales & Marketing); Children & Family Services; Health & Social Care; Café; Facilities, Farm & Gardens; Outdoor Learning; and Finance.

Windmill Hill City Farm Ltd has a wholly-owned trading subsidiary, Windmill Hill Farm Community Enterprises, through which the financial activity of the café and room hire is accounted. In practical terms, these areas act as part of the whole enterprise with no visible distinction for customers.

The organisation is a member of Social Farms and Gardens (accredited with the care farm code of practice), Bristol Association for Neighbourhood Daycare, Voscur and Locality.

The Board of Trustees
The Board of Trustees, who are directors for the purpose of company law, who served during the year and since the year end, were as follows;

Jamie Darwen
Sally Jones (resigned 17 November 2025)
Anne Sharp (resigned 23 March 2026)
Susanna Dunham
Alice Clarke
Jon Lund
Stephen Frost (resigned 11 April 2025)
Isobel (Diz) Wales
Gemma Instrall
Liz Warren (resigned 15 May 2025)
Ben Thomas (appointed 19 May 2025)
Louisa Mafeld (appointed 19 May 2025, chair from March 2026)
Karina Joseph (appointed 22 September 2025, resigned 9 August 2026)
Nick Marshall (appointed 23 March 2026)

Full members aged 18 and over are eligible to stand for election to the Board of Trustees at the AGM. The Trustees have powers to appoint board members between AGMs, with new board members standing for election at the next General Meeting.

Trustees are recruited from the membership of the organisation by open advertisement when vacancies arise. New potential trustees have an initial informal meeting with the Chief Executive or Chair to gain a full understanding of the role, its responsibilities, and expectations. Potential trustees are invited to attend a board meeting as an observer. Should they wish to join the board they complete an application form and supply two independent referees. If references are satisfactory their appointment is put to the board at the next scheduled meeting.

New Trustees are encouraged to attend a training course on ‘being a good trustee’ to ensure that they have a good grasp of their responsibilities and obligations. Trustees are issued with an induction pack that outlines policies and procedures for the organisation and key facts about the organisation (eg funding sources, turnover, staff numbers, departments, key risks). New trustees with little board experience may be assigned a ‘buddy’ from among existing trustees who can offer guidance.

Trustees as a group review their own performance and engage periodically in board development and training. This varies in nature according to the particular circumstances at the time of assessment.

Members
Windmill Hill City Farm has around 280 adult members who have voting rights at the AGM. This number has been stable for a number of years. The AGM is held in person. In 2025 it was well attended with 33 voting members (27 in person plus 6 proxies).

Volunteers
The organisation makes extensive use of volunteers across all areas of its work and has a detailed programme of activities for groups, independent individuals, and supported volunteers as well as a programme for corporate groups volunteering on site.

In the 2025-26 year, the organisation worked with 36 independent volunteers (engaging 11 new people to independent volunteers during this period) and 207 volunteers with support needs (engaging 91 new volunteers with support needs during this time).

The total number of volunteering hours in Supported Volunteering Groups (typically 2-hour sessions) for the year was over 4,138 with a further 1,786 hours of given by Wellbeing Gardening Groups (typically 3-hour sessions). With a total of 5,924 hours. Additional ad hoc hours and Outdoor Learning hours brings the total volunteer hours to 6,738 hours for this past year.

Risk Management
The Risk Management policy was reviewed and approved in Jan 2026. The Board of Trustees regularly reviewed the risks faced by the organisation during the year for the charity and its trading company, particularly services, trading, financial operational and governance risks. Actions to minimise and mitigate risks have been implemented.

Key risks to the organisation are typical for an organisation of its size and nature:
- Financial risks – loss of funding; inability to cover costs
- Staff risks – a reliance on key members of staff; risk of absence of large numbers of staff
- Reputational risks – outbreak of disease (eg zoonoses); accident or injury on site
- Public order – aggressive behaviour of individual members of public; collective protest
- Disruption to access – site closure or part closure due to unexpected circumstances

The organisation has a risk policy and business continuity plan to manage such issues and monitors the risks to mitigate against them happening.

Fundraising
The charity predominantly fundraises from trusts, foundations and statutory sources, and receives public donations collected on-site and through digital fundraising. In 2025-6, the charity employed two part-time Fundraising Managers who led on fundraising activities and added an Individual Giving Officer to the team. No professional fundraisers, fundraisers working on the charity's behalf or commercial participators were used. Aside from registering with the Fundraising Regulator for the first time in 2022, neither the charity nor anyone working on the charity's behalf has subscribed to any additional fundraising standards.

The charity has complied with the code of fundraising practice. No complaints have been received regarding the charity's fundraising activities.

The charity is committed to protecting vulnerable people in all areas of work. On-site fundraising uses non-intrusive communication through posters and noticeboards, and staff never place undue pressure on members of the public or volunteers to donate, or cause an obstruction or nuisance to visitors.

Reserves policy

Windmill Hill City Farm achieves much of its work through grants and donations that help to achieve its mission as earned income alone would not allow the organisation to have the greatest social impact. This means that if there were to be a decrease in funds secured and donations received, the Farm would have to reduce its charitable activities and, in the worst case, close.

To maintain effective operations of the organisation the board of trustees has agreed to work towards a financial reserve of 3 months operating costs. This level of reserve would allow staff to continue working to secure new funding and if necessary to allow time to cut services in a way whereby service users are supported to move on. The board has agreed that a period of 6 months' reserves should be the longer-term aim. This is an amount it considers prudent in the event of a major business interruption as determined by an analysis of risks to the charity. This target is balanced alongside our aim of remaining a 'living wage' employer – another important call on any surplus generated by the organisation.

To establish or maintain this level of reserves Windmill Hill City Farm will:

- Ensure that funding bids adequately cover overheads as well as direct costs;
- Ensure that income generation is maximised through efficient operations and sound management; and
- Ensure that the trading operation is focussed on maximising profit.

If all income were to cease, we have calculated that reserves of £600,000 would be needed to continue running current services for at least 3 months.

This figure is based on operating costs and fixed liabilities at the time of this policy being reviewed. The finance sub-group reviewed the method used to calculate the reserve and is satisfied that this calculation is robust.

The reserves will be built up from the unrestricted income. The level of reserves will be calculated and monitored and reported to the board. At the end of the financial year (Mar 26) the consolidated unrestricted reserves stood at £247,055 (Mar 25: £268,234).

Statement of responsibilities of the trustees

The trustees (who are also directors of the charity for the purposes of company law) are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102: The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

The trustees are required to prepare financial statements for each financial year, which give a true and fair view of the state of affairs of the charity and the group and the incoming resources and application of resources, including the net income or expenditure, of the charity and the group for the year. In preparing those 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 accounting estimates that are reasonable and prudent;
- state whether applicable accounting standards and statements of recommended practice 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 operation.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and the group and which enable them to ensure that the financial statements comply with the Companies Act 2006. The trustees are also responsible for safeguarding the assets of the charity and the group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the trustees are aware:

- there is no relevant audit information of which the charitable company's auditors are unaware;
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

Geo-political and economic instability and consequent pressure on energy and other costs, experienced throughout 2025-26 continue to impact the charity, its staff and people in its community. The trustees have considered the impact of this issue on the charity's current and future financial position. Much of the charity's income is traded through activities where the costs can be scaled to the income. Childcare is its biggest operating area, with healthcare a significant part. Both areas benefit from statutory support making them relatively robust to economic changes. The charity holds unrestricted reserves of £247,055. The trustees consider that the charity has sufficient unrestricted reserves and cash flow to continue as a going concern for a period of at least 12 months from the date on which these financial statements are approved. For this reason, the accounts have been prepared on the going concern basis.

Members of the charity guarantee to contribute an amount not exceeding £1 to the assets of the charity in the event of winding up. The trustees are members of the charity but this entitles them only to voting rights. The trustees have no beneficial interest in the charity.

These accounts have been prepared in accordance with the special provisions applicable to companies subject to the small companies' regime.

Auditors

Godfrey Wilson Limited were re-appointed as auditors to the group and parent charity during the year and have expressed their willingness to continue in that capacity.

Approved by the trustees on 21 September 2026 and signed on their behalf by

Louisa Mafeld

Louisa Mafeld
Chair

Jon Lund

Jonathan Lund
Trustee

Independent auditors' report

To the members of

Windmill Hill City Farm Limited

Opinion

We have audited the financial statements of Windmill Hill City Farm Limited (the 'parent charity') and its subsidiary (the 'group') for the year ended 31 March 2026 which comprise the consolidated statement of financial activities, consolidated and parent charity balance sheets, consolidated statement of cash flows and the related notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102: The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the group and parent charity's affairs as at 31 March 2026 and of the group's incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the group and parent charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and the provisions available for small entities, in the circumstances set out in note 9 to the financial statements, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the group or parent charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report other than the group and parent charity financial statements and our auditor's report thereon. The trustees are responsible for the other information. Our opinion on the group and parent charity financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Independent auditors' report

To the members of

Windmill Hill City Farm Limited

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinion on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the trustees' report, which includes the directors' report prepared for the purposes of company law, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report included within the trustees' report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the group and the parent charity and their environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included within the trustees' report. We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept by the parent charity, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent charity financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the trustees' report and from the requirement to prepare a strategic report.

Responsibilities of the trustees

As explained more fully in the trustees' responsibilities statement set out in the trustees' report, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the group and the parent charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the group or the parent charity or to cease operations, or have no realistic alternative but to do so.

Our responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The procedures we carried out and the extent to which they are capable of detecting irregularities, including fraud, are detailed below:

(1) We obtained an understanding of the legal and regulatory framework that the group and parent charity operates in, and assessed the risk of non-compliance with applicable laws and regulations. Throughout the audit, we remained alert to possible indications of non-compliance.

(2) We reviewed the group and parent charity's policies and procedures in relation to:

- Identifying, evaluating and complying with laws and regulations, and whether they were aware of any instances of non-compliance;
- Detecting and responding to the risk of fraud, and whether they were aware of any actual, suspected or alleged fraud; and
- Designing and implementing internal controls to mitigate the risk of non-compliance with laws and regulations, including fraud.

(3) We inspected the minutes of trustee meetings.

(4) We enquired about any non-routine communication with regulators and reviewed any reports made to them.

(5) We reviewed the financial statement disclosures and assessed their compliance with applicable laws and regulations.

(6) We performed analytical procedures to identify any unusual or unexpected transactions or balances that may indicate a risk of material fraud or error.

(7) We assessed the risk of fraud through management override of controls and carried out procedures to address this risk. Our procedures included:

- Testing the appropriateness of journal entries;
- Assessing judgements and accounting estimates for potential bias;
- Reviewing related party transactions; and
- Testing transactions that are unusual or outside the normal course of business.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. Irregularities that arise due to fraud can be even harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

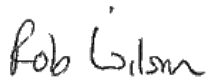
Independent auditors' report

To the members of

Windmill Hill City Farm Limited

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report
This report is made solely to the charity's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charity's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity's members as a body, for our audit work, for this report, or for the opinions we have formed.



Date: 21 September 2026

Robert Wilson FCA
(Senior Statutory Auditor)

For and on behalf of:
GODFREY WILSON LIMITED
Chartered accountants and statutory auditors
2nd Floor – South
One Castle Park
Tower Hill
Bristol
BS2 0JA

Windmill Hill City Farm Limited

Consolidated statement of financial activities *(incorporating an income and expenditure account)*

For the year ended 31 March 2026

	Note	Restricted £	Unrestricted £	**2026 Total £**	2025 Total £
Income from:					
Donations	3	24,064	87,755	**111,819**	94,950
Charitable activities	4	390,831	1,569,714	**1,960,545**	1,830,733
Other trading activities	5	-	763,427	**763,427**	749,265
Investments	6	-	5,791	**5,791**	6,754
Total income		414,895	2,426,687	**2,841,582**	2,681,702
Expenditure on:					
Raising funds					
Running subsidiary		-	516,682	**516,682**	467,185
Other fundraising activities		-	42,558	**42,558**	94,755
Charitable activities		527,409	1,907,900	**2,435,309**	2,197,079
Total expenditure	8	527,409	2,467,140	**2,994,549**	2,759,019
Net expenditure	9	(112,514)	(40,453)	**(152,967)**	(77,317)
Transfers between funds		(19,274)	19,274	**-**	-
Net movement in funds		(131,788)	(21,179)	**(152,967)**	(77,317)
Reconciliation of funds:					
Total funds brought forward		1,084,015	268,234	**1,352,249**	1,429,566
Total funds carried forward		**952,227**	**247,055**	**1,199,282**	1,352,249

All of the above results are derived from continuing activities. There were no other recognised gains or losses other than those stated above. Movements in funds are disclosed in note 21 to the accounts.

Windmill Hill City Farm Limited

Consolidated and parent balance sheets

As at 31 March 2026

	Note	**The group 2026 £**	The group 2025 £	**The charity 2026 £**	The charity 2025 £
Fixed assets					
Tangible assets	13	**917,873**	904,265	**917,873**	904,265
		917,873	904,265	**917,873**	904,265
Current assets					
Stocks	16	**6,177**	8,631	**-**	-
Debtors	17	**56,856**	70,527	**70,723**	161,532
Cash at bank and in hand		**413,977**	687,241	**370,735**	560,778
		477,010	766,399	**441,458**	722,310
Liabilities					
Creditors: amounts falling due within 1 year	18	**(195,601)**	(318,415)	**(160,062)**	(274,339)
Net current assets		**281,409**	447,984	**281,396**	447,971
Net assets	20	**1,199,282**	1,352,249	**1,199,269**	1,352,236
Funds	21				
Restricted funds		**952,227**	1,084,015	**952,227**	1,084,015
Unrestricted funds					
General funds		**247,055**	268,234	**247,042**	268,221
Total charity funds		**1,199,282**	1,352,249	**1,199,269**	1,352,236

These accounts have been prepared in accordance with the special provisions applicable to companies subject to the small companies' regime.

Approved by the trustees on 21 September 2026 and signed on their behalf by

Louisa Mafeld

Louisa Mafeld, Chair

Jon Lund

Jonathan Lund, Trustee

Windmill Hill City Farm Limited

Consolidated statement of cash flows

For the year ended 31 March 2026

	2026	2025
	£	£
Cash used in operating activities:		
Net movement in funds	**(152,967)**	(77,317)
Adjustments for:		
Depreciation charges	**91,778**	92,350
Interest from investments	**(5,791)**	(6,754)
Loss on the disposal of investments	**-**	2,785
Loss on the disposal of fixed assets	**-**	12,080
Decrease in stock	**2,454**	594
Decrease in debtors	**13,671**	24,776
(Decrease) / increase in creditors	**(122,814)**	52,059
Net cash provided by / (used in) operating activities	**(173,669)**	100,573
Cash flows from investing activities:		
Interest from investments	**5,791**	6,754
Purchase of tangible fixed assets	**(105,386)**	-
Net cash provided by / (used in) investing activities	**(99,595)**	6,754
Increase / (decrease) in cash and cash equivalents in the year	**(273,264)**	107,327
Cash and cash equivalents at the beginning of the year	**687,241**	579,914
Cash and cash equivalents at the end of the year	**413,977**	687,241

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

1. Accounting policies

a) General information and basis of preparation

Windmill Hill City Farm Limiteds a charitable company limited by guarantee registered in England and Wales. The registered office address is Windmill Hill City Farm, Philip Street, Bedminster, Bristol, BS3 4EA.

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities in preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Windmill Hill City Farm Limited meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note.

b) Group accounts

These financial statements consolidate the results of the charitable company and its wholly-owned subsidiary on a line by line basis. Transactions and balances between the charitable company and its subsidiary have been eliminated from the consolidated financial statements. Balances between the two companies are disclosed in the notes of the charitable company's balance sheet. A separate statement of financial activities, or income and expenditure account, for the charitable company itself is not presented because the charitable company has taken advantage of the exemptions afforded by section 408 of the Companies Act 2006.

c) Going concern basis of accounting

The accounts have been prepared on the assumption that the group is able to continue as a going concern. Ongoing financial challenges caused in part by the continued and increased geopolitical environment continue to impact the charity, its staff, and people in its community. The trustees have considered the impact of this issue on the charity's current and future financial position. Much of the charity's income is traded through activities where the costs can be scaled to the income. Childcare is its biggest operating area, with healthcare a significant part. Both areas benefit from statutory support making them relatively robust to economic changes. The group holds unrestricted, general reserves of £247,055 and a cash balance of £413,977. The trustees consider that the charity has sufficient reserves and cashflow to continue as a going concern for a period of at least 12 months from the date on which these financial statements are approved.

d) Income

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the item of income have been met, it is probable that the income will be received and the amount can be measured reliably.

Income from the government and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

1. Accounting policies (continued)

d) Income (continued)

Income received in advance of services being delivered is deferred until criteria for income recognition are met.

Turnover from the sale of goods is recognised when goods are delivered and legal title has passed.

e) Donated services and facilities

Donated professional services and donated facilities are recognised as income when the charity has control over the item, any conditions associated with the donated item have been met, the receipt of economic benefit from the use by the charity of the item, is probable and the economic benefit can be measured reliably. In accordance with the Charities SORP (FRS 102), general volunteer time is not recognised.

On receipt, donated professional services and donated facilities are recognised on the basis of the value of the gift to the charity which is the amount the charity would have been willing to pay to obtain services or facilities of equivalent economic benefit on the open market; a corresponding amount is then recognised in expenditure in the period of receipt.

For Google AdWords, the charity measures the value of the gift at 50% of the market value provided by Google. Where the market value is given in foreign currency, this is translated in line with the charity's foreign exchange policy (note 1q).

f) Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity: this is normally upon notification of the interest paid or payable by the bank.

g) Funds accounting

Unrestricted funds are available to spend on activities that further any of the purposes of the charity. Designated funds are unrestricted funds of the charity which the trustees have decided at their discretion to set aside to use for a specific purpose. Restricted funds are donations which the donor has specified are to be solely used for particular areas of the charity's work or for specific projects being undertaken by the charity.

h) Expenditure and irrecoverable VAT

Expenditure is accounted for on an accruals basis and have been classified under headings that aggregate all costs related to that activity. Expenditure includes attributable VAT which cannot be recovered. Where costs cannot be directly attributed they have been allocated to activities on a basis consistent with the use of the resource.

Direct costs, including directly attributable salaries, are allocated on an actual basis to the activities.

1. Accounting policies (continued)

i) Allocation of support costs

Support costs are those functions that assist the work of the charity but do not directly undertake charitable activities. Governance costs include the cost of governance arrangements which relate to the general running of the charity. These costs are associated with constitutional and statutory requirements and include costs associated with the strategic management of the charity's activities. These costs have been allocated between charitable activities on the following basis which is an estimate, based on staff time, of the amount attributable to each activity:

	2026	2025
Raising funds: other fundraising activities	**0%**	3%
Charitable activities		
Children, young people & family services	**16%**	16%
Community involvement	**68%**	65%
Farming activities	**16%**	16%

j) Tangible fixed assets

Depreciation is provided at rates calculated to write down the cost of each asset to its estimated residual value over its expected useful life. The depreciation rates in use are as follows:

Leasehold property	3.3% straight line
Equipment, furniture and fittings	Between 10% and 20% straight line

Items of equipment are capitalised where the purchase price exceeds £5,000.

k) Stock

Stock is included at the lower of cost or net realisable value.

l) Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

m) Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

n) Creditors

Creditors and provisions are recognised where there is a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

1. Accounting policies (continued)

o) Financial instruments

The charitable company only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

p) Pension costs

The company operates a defined contribution pension scheme for its employees. There are no further liabilities other than that already recognised in the statement of financial activities.

q) Foreign currency transactions

Transactions in foreign currencies are translated at rates prevailing at the date of the transaction. Balances denominated in foreign currencies are translated at the rate of exchange prevailing at the year end.

r) Accounting estimates and key judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and underlying assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

The key sources of estimation uncertainty that have a significant effect on the amounts recognised in the financial statements are the depreciation rates as described above.

s) Operating leases

Rentals payable under operating leases are charged on a straight-line basis over the lease term.

2. Prior year comparatives: statement of financial activities

	Restricted £	Unrestricted £	2025 Total £
Income from:			
Donations	19,035	75,915	94,950
Charitable activities	404,365	1,426,368	1,830,733
Other trading activities	-	749,265	749,265
Investments	-	6,754	6,754
Total income	423,400	2,258,302	2,681,702
Expenditure on:			
Raising funds			
Running subsidiary	-	467,185	467,185
Other fundraising activities	-	94,755	94,755
Charitable activities	423,886	1,773,193	2,197,079
Total expenditure	423,886	2,335,133	2,759,019
Net expenditure and net movement in funds	(486)	(76,831)	(77,317)

3. Income from donations

	Restricted £	Unrestricted £	**2026 Total £**
Donations	24,064	37,333	**61,397**
Grants	-	50,422	**50,422**
Total income from donations	24,064	87,755	**111,819**

Prior year comparative

	Restricted £	Unrestricted £	2025 Total £
Donations	19,035	39,869	58,904
Gifts in kind (Google AdWords)	-	36,046	36,046
Total income from donations	19,035	75,915	94,950

4. Income from charitable activities

	Restricted £	Unrestricted £	**2026 Total £**
Children, young people & family services	-	1,430,942	**1,430,942**
Community involvement	390,831	138,772	**529,603**
Total income from charitable activities	390,831	1,569,714	**1,960,545**

Prior year comparative

	Restricted £	Unrestricted £	2025 Total £
Children, young people & family services	-	1,260,750	1,260,750
Community involvement	392,639	160,887	553,526
Farming activities	11,726	4,731	16,457
Total income from charitable activities	404,365	1,426,368	1,830,733

5. Income from other trading activities

	2026 £	2025 £
Fundraising income	**61,185**	68,393
Café income and other income of trading subsidiary	**702,242**	680,872
Total income from other trading activities	**763,427**	749,265

All income from other trading activities in the current and prior year was unrestricted.

6. Income from investments

	2026 £	2025 £
Bank interest	**5,791**	6,754

All income from investments in the current and prior year was unrestricted.

7. Government grants

The charitable company receives government grants, defined as funding from Bristol City Council and the NHS to fund charitable activities (2025: Bristol City Council, the NHS and National Lottery). The total value of such grants in the year ending 31 March 2026 was £800,814 (2025: £627,677). There are no unfulfilled conditions or contingencies attaching to these grants in the current or prior year.

8. Total expenditure

	Cost of running subsidiary £	Other fundraising activities £	Community involvement £	Children, young people and family services £	Farming activities £	**2026 Total £**
Staff costs (note 11)	325,007	42,378	273,811	1,173,146	280,230	**2,094,572**
Other direct costs	191,675	180	226,405	89,392	161,777	**669,429**
Support and governance costs						
Premises	-	-	3,129	13,408	3,203	**19,740**
Communications and IT	-	-	2,980	12,771	3,051	**18,802**
Office costs	-	-	1,200	5,138	1,228	**7,566**
Bank charges and interest	-	-	348	1,492	356	**2,196**
Professional fees	-	-	3,816	16,350	3,905	**24,071**
Other	-	-	9,252	39,640	9,469	**58,361**
Governance	-	-	1,274	5,457	1,303	**8,034**
Depreciation of fixed assets	-	-	14,550	62,337	14,891	**91,778**
Total expenditure	516,682	42,558	536,765	1,419,131	479,413	**2,994,549**

8. Total expenditure (continued)

Prior year comparative

	Cost of running subsidiary £	Other fundraising activities £	Community involvement £	Children, young people and family services £	Farming activities £	2025 Total £
Staff costs (note 11)	289,733	51,120	250,786	1,058,872	257,762	1,908,273
Other direct costs	177,452	36,139	170,489	96,491	132,841	613,412
Support and governance costs						
Premises	-	1,251	6,139	25,920	6,310	39,620
Communications and IT	-	613	3,007	12,698	3,091	19,409
Office costs	-	338	1,660	7,007	1,706	10,711
Bank charges and interest	-	62	302	1,276	311	1,951
Professional fees	-	228	1,122	4,736	1,153	7,239
Other	-	1,850	9,075	38,314	9,327	58,566
Governance	-	237	1,160	4,899	1,192	7,488
Depreciation of fixed assets	-	2,917	14,309	60,417	14,707	92,350
Total expenditure	467,185	94,755	458,049	1,310,630	428,400	2,759,019

9. Net movement in funds

This is stated after charging:

	2026	2025
	£	£
Depreciation	**91,778**	92,350
Operating lease payments	**-**	628
Trustees' remuneration	**Nil**	Nil
Trustees' reimbursed expenses	**Nil**	Nil
Auditors' remuneration (excluding VAT):		
▪ Statutory audit	**11,700**	10,800
▪ Other services	**15,752**	4,864

In common with other charities of our size and nature we use our auditors to assist with the preparation of the financial statements and to prepare and submit returns to the tax authorities. Our auditors have also provided payroll services to the charity during the year.

10. Grants payable

During the year, 1 new grants was awarded to 1 institutions (2025: nil) to develop a new organisation to deliver the Platform Places project, as set out in our annual report.

There were no grants awarded to individuals in either period.

Total grants committed to during the period were as follows:

	2026	2025
	£	£
Bedminster Works CIC	**64,831**	-
Total grants payable to institutions	**64,831**	-

There were no support costs associated with onward grant-making.

There were no grants payable included in accruals at year end.

11. Staff costs and numbers

Staff costs were as follows:

	2026	2025
	£	£
Salaries and wages	**1,869,984**	1,732,606
Social security costs	**174,713**	106,493
Pension costs	**32,608**	29,195
	2,077,305	1,868,294
Agency staff costs	**17,267**	39,979
	2,094,572	1,908,273

No employee earned more than £60,000 during the current and prior year.

The key management personnel of the charitable company comprise the Trustees, Chief Executive and Senior Management Team. The total employee benefits of the key management personnel were £312,212 (2025: £305,273).

No redundancy payments were made in the current or prior year.

	2026	2025
	No.	No.
Average number of employees (headcount)		
Number of charity staff	**98**	101
Number of trading staff	**28**	29
	126	130

12. Taxation

The charity is exempt from corporation tax as all its income is charitable and is applied for charitable purposes. The charity's trading subsidiary, Windmill Hill Farm Community Enterprises Limited, donates its available profits to the parent charity.

13. Tangible fixed assets

Group and charity	Leasehold property £	Furniture & equipment £	**Total £**
Cost			
At 1 April 2025	2,512,850	111,679	**2,624,529**
Additions in year	86,112	19,274	**105,386**
At 31 March 2026	2,598,962	130,953	**2,729,915**
Depreciation			
At 1 April 2025	1,628,869	91,395	**1,720,264**
Charge for the year	83,828	7,950	**91,778**
At 31 March 2026	1,712,697	99,345	**1,812,042**
Net book value			
At 31 March 2026	**886,265**	**31,608**	**917,873**
At 31 March 2025	883,981	20,284	904,265

14. Subsidiary undertakings

Windmill Hill Farm Community Enterprises Limited

A summary of the trading company's profit and loss account is shown below and reflects both external and intercompany sales and purchases.

	2026	2025
	£	£
Turnover	**707,038**	691,183
Cost of sales	**(169,556)**	(153,403)
Gross profit	**537,482**	537,780
Administrative expenses	**(359,033)**	(326,605)
Operating profit	**178,449**	211,175
Tax on profit on ordinary activities	**-**	-
Profit for the financial year after taxation	**178,449**	211,175

The aggregate of the assets, liabilities and funds was:

	2026	2025
	£	£
Assets	**57,623**	149,553
Liabilities	**(57,610)**	(149,540)
Net assets	**13**	13

15. Parent charity

The parent charity's gross income and the results for the year are disclosed as follows:

	2026	2025
	£	£
Gross income	**2,334,649**	2,224,454
Surplus / (deficit) for the year	**(152,966)**	(77,317)

16. Stock

	The group		The charity	
	2026	2025	**2026**	2025
	£	£	**£**	£
Stocks for resale	**6,177**	8,631	**-**	-

17. Debtors

	The group		The charity	
	2026	2025	**2026**	2025
	£	£	**£**	£
Trade debtors	**34,202**	33,089	**25,997**	21,297
Prepayments	**20,364**	15,942	**20,364**	15,942
Accrued income	**-**	21,202	**-**	18,534
Other debtors	**2,290**	294	**2,290**	294
Owed from subsidiary undertaking	**-**	-	**22,072**	105,465
	56,856	70,527	**70,723**	161,532

18. Creditors : amounts due within 1 year

	The group		The charity	
	2026	2025	**2026**	2025
	£	£	**£**	£
Trade creditors	**72,365**	46,582	**59,692**	32,110
Accruals	**22,825**	48,453	**13,622**	31,543
Other taxation and social security	**61,408**	47,876	**56,791**	48,045
Other creditors	**14,050**	140,866	**5,691**	128,003
Deferred income (see note 19)	**24,953**	34,638	**24,266**	34,638
	195,601	318,415	**160,062**	274,339

19. Deferred income

	The group		The charity	
	2026	2025	**2026**	2025
	£	£	**£**	£
At 1 April 2025	**34,638**	24,675	**34,638**	23,992
Deferred during the year	**24,953**	34,638	**24,266**	34,638
Released during the year	**(34,638)**	(24,675)	**(34,638)**	(23,992)
At 31 March 2026	**24,953**	34,638	**24,266**	34,638

Deferred income relates to income received in advance for contracts relating to the provision of Improving Access to Psychological Therapies (IAPT), school visits and corporate volunteering days.

20. Analysis of group net assets between funds

	Restricted funds £	Unrestricted funds £	**Total funds £**
Tangible fixed assets	886,264	31,609	**917,873**
Current assets	67,486	409,524	**477,010**
Current liabilities	(1,523)	(194,078)	**(195,601)**
Net assets at 31 March 2026	**952,227**	**247,055**	**1,199,282**

Prior year comparative	Restricted funds £	Unrestricted funds £	Total funds £
Tangible fixed assets	883,981	20,284	904,265
Current assets	210,885	555,514	766,399
Current liabilities	(10,851)	(307,564)	(318,415)
Net assets at 31 March 2025	1,084,015	268,234	1,352,249

21. Movements in funds

	At 1 April 2025 £	Income £	Expenditure £	Transfers between funds £	**At 31 March 2026 £**
Restricted funds					
Capital funds	883,981	-	(83,828)	86,111	**886,264**
Other funds					
BCC Holiday Activity Fund	663	6,753	(6,554)	-	**862**
Bristol Impact Fund 2	12,231	70,140	(82,371)	-	**-**
Children in Need Nurture Groups	2,720	-	(2,720)	-	**-**
Community Asset Management	-	12,360	(12,360)	-	**-**
Dragon Swing Replacement	5,322	15,215	(1,263)	(19,274)	**-**
Ernest Cook Trust	20,000	20,000	(20,000)	-	**20,000**
Garfield Weston	16,667	-	(16,667)	-	**-**
Nisbet Trust	10,000	15,000	(15,000)	-	**10,000**
Llangatock School	6,250	-	(6,250)	-	**-**
Old Dairy Renovation	-	106,965	(20,854)	(86,111)	**-**
Plant Power	14,717	-	(9,693)	-	**5,024**
Platform for Places	34,058	66,133	(100,191)	-	**-**
Sirona	8,443	-	(8,443)	-	**-**
The Big Give	1,000	-	(1,000)	-	**-**
The Big Give Christmas 2024	12,817	-	(12,817)	-	**-**
The Big Give 2026 Nurture Group	-	15,349	(3,772)	-	**11,577**
The Henry Smith Charity	21,729	46,000	(67,729)	-	**-**
WorkWell West	18,350	12,650	(20,000)	-	**11,000**
Other restricted projects	15,067	28,330	(35,897)	-	**7,500**
Total restricted funds	1,084,015	414,895	(527,409)	(19,274)	**952,227**
Unrestricted funds					
General funds	268,221	1,724,445	(1,764,898)	19,274	**247,042**
Total charity funds	1,352,236	2,139,340	(2,292,307)	-	**1,199,269**
Non-charitable trading funds	13	702,242	(702,242)	-	**13**
Total unrestricted funds	268,234	2,426,687	(2,467,140)	19,274	**247,055**
Total funds	1,352,249	2,841,582	(2,994,549)	-	**1,199,282**

21. Movements in funds (continued)

Purposes of restricted funds

Capital funds represent (i) the leasehold property and improvements which are restricted on the basis that the underlying assets could not be sold by the charity; (ii) the Nursery Expansion to provide additional nursery spaces; (iii) the Visitors Centre which was the redevelopment of an information area, reception, exhibition space and visitors centre; (iv) The log cabin for the outdoor classroom; (v) the café redevelopment and interaction centre; and (vi) the Outdoor Theatre. They have a value in use for the charity but no re-sale value.

BCC Holiday Activity Fund funds holiday activities and food programmes to support children in receipt of free school meals through holiday periods.

Bristol Impact Fund 2 is a project to create the infrastructure for a rejuvenated community hub in Hartcliffe that will inspire and connect local people, enable them to develop their own way to tackle the inequality they face, and create a confident community organisation, playing an active role in the city.

Children in Need Nurture Groups is a project focusing on the development of confidence and social skills in children facing hardship.

Community Asset Management is funding to support the VCSE recovery strategy.

Dragon Swing Replacement is funding to build a new swing on the site.

Ernest Cook Trust is a grant to fund the Outdoor Learning Officer Role.

Garfield Weston contributed towards general overheads and staff costs related to our Health and Social Care programme.

Nisbet Trust supported education activities in the farm and gardens.

Llangatock School donated towards our energy project.

Old Dairy Renovation was funding provided to redevelop the site of the Dairy on the farm.

Plant Power supports our Growing and Cooking projects which work with families from minoritised ethnic groups in deprived areas with limited outdoor space.

Platform for Places funds are for a cross-sector collaboration and social enterprise with a mission to unlock town centre buildings for amazing ideas that help us live affordably, sustainably and together.

Sirona funds Wellbeing Wednesdays Project at Hartcliffe City Farm.

21. Movements in funds (continued)

Purposes of restricted funds (continued)

The Big Give donations were raised for the supper club.

The Big Give Christmas 2024 donations were raised for the Health & Social Care programmes and the maintenance of the farm and gardens plus animal care.

The Big Give 2026 Nurture Group donations were raised for new nurture groups in the Outdoor Learning department, helping children to build their resilience and confidence to face life.

The Henry Smith Charity funding helped to deliver our 'supported volunteer programme' – an ongoing core programme that accepts up to 100 people a year who are close to, or recovering from, mental health crisis.

WorkWell West grant supports work placements at two city farms helping people to become work ready.

Other restricted projects consists of various smaller restricted projects for funding under £10,000 which includes funding from Bristol Local Food Fund, The 29th May 1961, Bristol City Council, Joan & Walter Trust and others.

Transfers between funds

Transfers between funds represent restricted funds being utilised on capital purchases, and moving to either general funds or restricted capital funds at this point.

21. Movements in funds (continued)

Prior year comparative

	At 1 April 2024 £	Income £	Expenditure £	Transfers between funds £	At 31 March 2025 £
Restricted funds					
Capital funds	978,523	-	(94,542)	-	883,981
Other funds					
BCC Bristol Short Breaks	9,589	-	(9,589)	-	-
Bristol Early Years	-	11,601	(10,938)	-	663
Bristol Community Energy Fund	-	7,500	(7,500)	-	-
Bristol Impact Fund 2	15,430	66,474	(69,673)	-	12,231
Children in Need Nurture Groups	192	9,841	(7,313)	-	2,720
CIL - Mural	4,450	-	(4,450)	-	-
Climate Action Project	1,750	1,875	(3,625)	-	-
Community Asset Management	-	21,290	(21,290)	-	-
Community Asset Manifesto	9,463	-	(9,463)	-	-
Ernest Cook Trust	-	20,000	-	-	20,000
Garfield Weston	-	20,000	(3,333)	-	16,667
Nineveh Charitable Trust	2,917	-	(2,917)	-	-
Nisbet Trust	4,583	15,000	(9,583)	-	10,000
Llangatock School	-	6,250	-	-	6,250
Plant Power	-	20,000	(5,283)	-	14,717
Platform for Places	-	64,333	(30,275)	-	34,058
Positive Activities	1,050	-	(1,050)	-	-
Sirona	13,182	-	(4,739)	-	8,443
Supper Club	6,588	-	(6,588)	-	-
The Big Give	1,000	-	-	-	1,000
The Big Give Christmas 2024	-	17,089	(4,272)	-	12,817
The Henry Smith Charity	17,171	47,000	(42,442)	-	21,729
The Underwood Trust	10,322	-	(10,322)	-	-
WorkWell West	-	18,350	-	-	18,350
YTKO	-	15,582	(15,582)	-	-
Other restricted projects	8,291	61,215	(49,117)	-	20,389
Total restricted funds	1,084,501	423,400	(423,886)	-	1,084,015
Unrestricted funds					
General funds	345,052	1,577,430	(1,654,261)	-	268,221
Total charity funds	1,429,553	2,000,830	(2,078,147)	-	1,352,236
Non-charitable trading funds	13	680,872	(680,872)	-	13
Total unrestricted funds	345,065	2,258,302	(2,335,133)	-	268,234
Total funds	1,429,566	2,681,702	(2,759,019)	-	1,352,249

22. Operating lease commitments

The group and charity had operating leases at the year end with total future minimum lease payments as follows:

	Equipment	
The group and the charity	**2026**	2025
	£	£
Amount falling due:		
Within 1 year	**1,348**	1,348
Within 1 - 5 years	**2,584**	3,932
Payable after 5 years	**-**	-
	3,932	5,280

23. Related party transactions

Windmill Hill Farm Community Enterprises Limited, a company limited by guarantee, forms the trading arm for the charity. Two of the charity's trustees, and the Chief Executive, serve on the board of directors of the trading company. During the year, the charity provided goods and services to the trading company amounting to £5,906 (2025: £3,950) and recharged overheads of £6,000 (2025: £8,500). In addition, the charity received goods and services totalling £49,054 (2025: £48,942 (restated)) from the trading company during the year and the trading company made a gift aid payment to the charity of £178,449 (2025: £211,175). At the balance sheet date the trading company owed Windmill Hill City Farm Limited £22,072 (2025: £105,465).

Stephen Sayers, Chief Executive, is also a Trustee of Locality (company number: 2787912). During the year, the charity purchased membership from Locality for £250 (2025: £250). No amounts were outstanding at year end.

Since February 2025 Hartcliffe City Farm CIO has been a related party by virtue of trustees in common; Stephen Sayers and Sally Jones. During the year, the group provided goods and services amounting to £53,483 (2025: £48,389), of which £8,414 (2025: £7,748) was outstanding at year end. In addition, the group received goods and services totalling £92,594 (2025: £45,732), of which £9,967 (2025: £74) was outstanding at year end.

During the year, the trustees made donations totalling £54 (2025: £74). There were no conditions attached to these.