



Oakbrook Community Farm CBS Limited

Report and financial statements

For the year ended 30th September 2021



Oakbrook Community Farm CBS Limited

Reference and administration information

Society number 8100

Registered office and operational address

Painswick Old Road
Stroud
Gloucestershire
GL6 7QN

Trustees/Directors

Trustees, who are also directors under society law, who served during the period and up to the date of this report were as follows:

Lucas Schoemaker
Sarah Fotheringham
David Lambert
Leigh Coghill (appointed February 2021)
Sarah Jackson (appointed February 2021)
Christian Gruetzmacher (resigned February 2021)
Martin Large (resigned February 2021)
Tarry Bolger (resigned February 2021)

Secretary

Leigh Coghill

Key management personnel

Leigh Coghill: communications and administration
Sarah Jackson: external funding

Bankers

Triodos Bank
Deanery Road
Bristol
BS1 5AS

Accountants

Third Sector Accountancy Limited
Holyoake House
Hanover Street
Manchester
M60 0AS



Oakbrook Community Farm CBS Limited (“OCBS”)

Trustees’ annual report for the year ended 30 September 2021

The trustees, who are also directors under society law, present their report and the unaudited financial statements for the Society’s second period of operation, year ended 30th September 2021.

Reference and administrative information set out on page 1 forms part of this report. The financial statements comply with current statutory requirements, the Rules of the society, and the Statement of Recommended Practice - Accounting and Reporting by Charities: SORP applicable to charities preparing their accounts in accordance with FRS 102.

Objectives

The Objects of the Society shall be for the public benefit:

- (a) To promote for the benefit of the public the conservation, protection and improvement of the physical and natural environment particularly but not exclusively by promoting and using Rudolf Steiner’s methods and principles of biodynamic agriculture and horticulture, processes and practises and related agro-ecological, regenerative, organic and sustainable land management activities.
- (b) To conserve, protect and enhance for the public benefit, the environment of the countryside through the prudent management, holding and farming of land and the use of natural resources, particularly but not exclusively within the Stroud district and Gloucestershire
- (c) To advance education, particularly concerning asset based community development and enterprises with a community, environmental or cultural focus, the education of the public by the dissemination of research and best practice in developing viable forms of land and property directorship for healthy food growing, cultural and community facilities and workspace, and the education of the public in all aspects of agro-ecological, organic, regenerative, sustainable and biodynamic agriculture, apiculture and horticulture.

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(d) To advance the education, well-being and health of the public particularly but not exclusively by the provision of such opportunities as creative place based education, outdoor education such as forest school education, the arts, nature based learning, making crafts, learning about food and low carbon lifestyles

The trustees review the aims, objectives and activities of the charity each year. This report looks at what the charity has achieved and the outcomes of its work in the reporting period. The trustees report the success of each key activity and the benefits the charity has brought to those groups of people that it is set up to help. The review also helps the trustees ensure the charity's aims, objectives and activities remain focused on its stated purposes.

The trustees have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning its future activities. In particular, the trustees consider how planned activities will contribute to the aims and objectives that have been set.

Achievements and performance

If you take a walk around the farm you will see some clear signs of change since our last AGM. Biodynamically speaking the soil is at its most active, processing the nutrients from the Microdairy cows, ZeroDig woodchip and compost and spring is a dewdrop away. The Three Kings preparations are now just a memory as is the sound of voices raised to wassail the apple trees in the Agroforestry - efforts to meet our first objective of conservation and improvement of land following biodynamic principles are alive and well.

You will also notice 760 metres of new, quality fencing with gates around the farm, including the impressive electric fencing around the ZeroDig and starter farm beds. Water provision with taps and pumps have been installed for all land users and considerable tree work is being carried out to ensure all our Haven user groups will have a safe and trouble free experience while engaging in their learning activities in our community fields.

This year we have also focused on raising more funds and have put in bids to various organisations including the Countryside Stewardship Grant, FiPL (Farming in Protected Landscapes) Awards for All and Stroud Council totalling over £200,000 for infrastructure, barn development, pathways, Family Forest School activity, a Volunteer coordinator role and Haven Field education support activity.

Providing opportunities for education, in particular place-based outdoor education continues to be a priority and we are progressing with this; having set up The Haven field (2.5 acre field offering a wild outdoor space for community groups, parents' groups, family volunteering and conservation), we are so pleased to have The Grove, Stroud's Waldorf inspired integrative education project using this wonderful space. With 35 children on the roll, the Haven area is rarely without the voices of young people playing and learning in our classroom outdoors, and without a doubt vastly improving health and well being after the last couple of years of restricted movements.

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Trustees' annual report for the period ended 30 September 2021

However lockdowns continued through 2021 and the world was full of relaxing restrictions and then tightening again and continued to have an impact in a variety of unforeseen areas including contacting and retaining contractors for quoting on the barn development. The barn development has been slower than expected due to a variety of reasons, including re-designing, expansion and development of the barn to meet our needs for the future, as well as the effects of inflation and covid on costs, lead-in times and contractors' availability, a condition reflecting the political situation we find ourselves in. However we have now appointed an experienced project manager to manage the construction and the landscaping of the surrounding area as we feel this is the best way to ensure quality in a competitive and challenging market.

We have said farewell to three growers; Nell Benny of the starter farm had come to the end of her 2 year contract and moved on to start her Masters in Sustainable Agriculture and Food Security at the Royal Agricultural University in Cirencester. Ellie Price of 'Ellies Eggs' after four years of her chickens laying delicious eggs, fertilising the land and entertaining adults and children alike, has moved back to her home county of Devon. After an amazing first year, when she made ZeroDig's beautiful veg beds a jewel in the Oakbrook crown, Athene Peel has moved on and her colleague Shem Bullen has stepped up to be head grower at ZeroDig.

OCBS continues to support and develop the land, to underpin the regenerative and stewardship of the Biodynamic Land Trust, and all participating growers. In our last report we said we would commission a baseline survey of the condition of the farm, remedial works required and the biodiversity on the land. This was completed by Dan Powell of the Biodynamic Association in March, and the report is attached in the documents. We are minded to make this an annual routine in order to track the improvements and pinpoint what is needed to achieve our visions. We were also very grateful to Karin Gray, a mature student at Gloucester University who as part of her post-graduate Diploma in Applied Ecology (University of Gloucestershire) carried out an audit of birds, wildflowers and butterflies in the calcareous grassland. We were pleased that she concluded 'It is encouraging to evidence that Oakbrook supports such a wide range of species in harmony with its agricultural enterprises.' We will continue to monitor the Farm's biodiversity via regular audits of this kind as a way of monitoring our successful management of the land according to our second objective.

An ongoing concern is achieving OCBS viability. Farm land rents are low, and fund raising for our core costs is not a medium term option. As stated in last year's report, viability will come from the barn enabling rents from users, charging ground rent for processing etc, developing the Haven as a community resource and extending our finances through applications for grants, shares and donations.

We continue to work with the Oakbrook Land Users Group (OLUG) members, of enterprises making up Oakbrook Community Farm, the Stroud Micro Dairy, Jessie Marcham Agroforestry, Christian Gruetzmacher's Bee Observatory, Christopher Upton and Mario Peters of ZeroDig, and Stroud Community Agriculture's Starter Farm initiative and The Haven team, headed up by Martin Large.

We are very keen to add one or two more people to our board of trustees. Anyone with a few hours to spare who is interested in helping Oakbrook along its journey would be welcomed most warmly. If you are

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wondering what to do about the climate and ecological emergency, or wanting to help develop community and young people's connections with the land and farming, or if the last couple of years has made you think you want to devote more time to local action, and you have a few hours a month to spare, it is a wonderful project to get involved with!

Growing our community connected farm will continue to be stimulating, challenging and rewarding and, with support from you, our wider shareholders, customers and members and with particular focus on the development of the Haven, and how this continues to engage with an ever growing community of individuals learning about the land, engaging with regenerative farming and education, we continue in the progress to achieving our objects.

Beneficiaries of the Society's activities

We continue to welcome our ongoing working relationships with OLUG, the farm enterprises making up Oakbrook Community Farm. This includes Kees Frederiks' Stroud Micro Dairy, Jessie Marcham Agroforestry, Christian Gruetzmacher's Bee Observatory, Christopher Upton and Mario Peters of ZeroDig, Stroud Community Agriculture's Starter Farm with Sam Hardiman at the helm and Martin Large, Christian Gruetzmacher and Leigh Coghill of the Haven team.

We are now delivering a series of monthly community engagement activities offering opportunities for individuals, the public and our shareholders and members to engage with the farm. Both with physical volunteering opportunities in the Haven field, and creative opportunities like our Christmas 'Singing to the Bees and the beasts', helping us meet our objectives of improving public wellbeing and the conservation of our natural environment.

Future plans

- To complete all fencing and boundary works as planned.
- To ensure the Barn and surrounding landscaping is completed and is both aesthetic and functional. A quality build in budget and completed to a high specification.
- Completion of the track with final covering materials to ensure sustainability.
- Carry out annual assessments on land use, biodiversity of flora and fauna, ensuring regenerative farming practices and appropriate land management continues to improve.
- Set up effective and sustainable communication pathways between land users, OCBS directors and the public to support the ongoing work of achieving our objects and goals.
- Further increase the public access to and participation in our community connected farm.

Financial review

During the year the Society received £20,786 in grants and donations (2020: £32,072) and generated £5,619 in land rental (2020: £1,320) from micro enterprises and tenants. After running costs there was a surplus of £14,740 for the year (2020: £27,889) as shown on the Statement of Financial Activities.

Oakbrook Community Farm CBS Limited Trustees' annual report for the period ended 30 September 2021

Turning to the Society's assets on the Balance Sheet, £17,927 was invested in tracks, fencing and other land infrastructure (2020: £4,650) and at the end of the year the fixed assets were valued at £22,444 (2020: £4,650). Bank funds and other current assets stood at £115,530 (2020: £116,669) while liabilities were £2,335 (2020: £600). Overall at the year end total net assets were £135,639 (2020: £120,719).

At the year end the Society's funds were made up of £93,010 in members' share capital (2020: £92,830) and income funds of £42,629 (2020: £27,889) of which £8,867 (2020: nil) were restricted, and £33,762 (2020: £27,889) were unrestricted.

Investment policy

The Society is non-profit making and any surplus income is reinvested within the organisation to enhance its activities and support its projects.

Reserves policy

The Directors continue to closely review the level of funding required by the Society and to take the appropriate action to generate this funding, particularly in the light of Covid-19 and its implications on the Society. As such, they are prepared to take action appropriate to the generation of funding or lack of and the security of the Society. The Directors consider the present level of funding to be sufficient to support the Society's principal activities and continue in operational existence for the foreseeable future. The society therefore adopts the going concern basis in preparing its financial statements.

Funds released from our surplus from donations are ring fenced for the purposes stated in our Share Offer document, adjusted for the actual amounts raised during the year, as shown in the financial statements, analysis of unrestricted funds note. We have maintained our general unrestricted funds at £10,000 which we plan to replenish each year from rental income and general donations, covering our estimated annual core costs.

Structure, governance and management

Governing document and legal status

Oakbrook Community Farm CBS Limited is a registered Society subject to the Co-operative and Community Benefits Societies Act 2014. In the event of the Society being wound up and liabilities and winding up expenses being in excess of assets the liability of each member is limited to £1. The Society is controlled by its adoption of the FCA Rules on 25 April 2019. The Society is recognised by HMRC as an exempt charity number ZD06244.

Organisational structure

Directors

Directors are appointed by members or co-opted by the Board of Management. At the last AGM in February 2021 we said au revoir to Martin Large, founding Director, Chair and Secretary of the Society, as a board

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member and Christian Gruetzmacher co-opted director and acting Treasurer, as well as Tarry Bolger who stood down as co-opted director also. All were warmly thanked for their extraordinary contributions in setting up and bringing the society to this point. We welcomed in Leigh Coghill (community organiser), as Secretary, Sarah Fotheringham (NGO and land experience) David Lambert (parks and public spaces expertise) Sarah Jackson co-opted director (Farm and funding expertise) and retained Lucas Schoemaker, another key member of the founding directors. Making a total of 5 directors.

Related parties

The Society has no subsidiary undertakings or direct relationships with other organisations, other than as a leaseholder with the Biodynamic Land Trust – see financial statements.

The trustees are members of the charity but this entitles them only to voting rights. The trustees have no beneficial interest in the charity and work voluntarily as trustees. Leigh Coghill receives payment for up to 6 hours per week for communications and administration work.

Risk management

The trustees have a duty to identify and review the risks to which the Society is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

The main risks to the society are the challenges in ensuring a regular income to mitigate any future gaps in loss of income from tenants moving on, raising costs, farm infrastructure requirements, general maintenance and unforeseen expenses.

The Society is working hard to ensure there is a viable and sustainable income stream generated by our main rental income and in addition gaining fees from visiting educational groups, camping programmes, offering the space for celebrations, weddings, events, festivals and engaging with all new business opportunities that complement our objects and values.

The Barn will also generate income from renting office space and/or community space within it.

Funding streams, grants and other financial opportunities are pro-actively explored by the directors and mandated groups on an ongoing basis .

The Society is fully insured for all its activities. Risk Assessments and accident report processes are all in place and are regularly reviewed and updated.

A big thankyou to all

A big thank you to all members, donors, volunteers, directors, growers, landworkers, partners and the many people who have so generously helped build Oakbrook Community Farm to date. Particular thanks go to all those who have gone the extra mile to contribute, either offering considerable financial gifts or their time and energy in ensuring Oakbrook Community Farm continues to grow and prosper.

Oakbrook Community Farm CBS Limited
Trustees' annual report for the period ended 30 September 2021

Statement of responsibilities of the trustees

The trustees (who are also directors of the Society for the purposes of society law) are responsible for preparing the trustees' annual report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Society law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable group and of the incoming resources and application of resources, including the income and expenditure, of the charitable group 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 UK Accounting Standards and statements of recommended practice have been followed, subject to any material departures disclosed and explained in the financial statements
- 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 that disclose with reasonable accuracy at any time the financial position of the charitable group and enable them to ensure that the financial statements comply with the Co-operative and Community Benefit Societies Act 2014. They are also responsible for safeguarding the assets of the charitable society and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustees' annual report has been approved by the trustees on 11 / 03 / 2022 and signed on their behalf by:



Leigh Coghill (Secretary)

Independent reporting accountant's report to the Directors on the unaudited accounts of Oakbrook Community Farm CBS Limited

We report on the accounts for the year ended 30 September 2021 set out on pages 10 to 20.

Respective responsibilities of the committee of management and the independent reporting accountant

The society's committee of management is responsible for the preparation of the accounts, and they consider that the society is exempt from an audit. It is our responsibility to carry out procedures designed to enable us to report our opinion.

Basis of opinion

Our procedures consisted of comparing the accounts with the books of account kept by the society and making such limited enquiries of the officers of the society as we considered necessary for the purpose of this report. These procedures provide the only assurance expressed in our opinion.

Opinion

In our opinion:

- the revenue account and balance sheet for the year ended 30 September 2021 are in agreement with the books of account kept by the society under section 75 of the Co-operative and Community Benefit Societies Act 2014;
- having regard only to, and on the basis of the information contained in the books of account, the revenue account and balance sheet for the year ended 30 September 2021 comply with the requirements of the Co-operative and Community Benefit Societies Act 2014; and
- the society met the financial criteria enabling it to disapply the requirement to have an audit of the accounts for the year specified in section 84 of the Co-operative and Community Benefit Societies Act 2014.

Third Sector Accountancy Limited

*Third Sector Accountancy Limited
Reporting Accountants
Statutory Auditor
Holyoake House
Hanover Street
Manchester M60 0AS*

Date 11 / 03 / 2022

Oakbrook Community Farm CBS Limited
Statement of Financial Activities (including Revenue Account)
for the year ended 30 September 2021

	Note	Unrestricted funds £	Restricted funds £	Total funds 2021 £	Unrestricted funds £	Restricted funds £	Total funds 2020 £
Income from:							
Donations and grants	3	10,786	10,000	20,786	32,072	-	32,072
Charitable activities	4	5,619	-	5,619	1,320	-	1,320
Total income		16,405	10,000	26,405	33,392	-	33,392
Expenditure on:							
Raising funds	5	2,171	-	2,171	1,360	-	1,360
Charitable activities	6	8,361	1,133	9,494	4,143	-	4,143
Total expenditure		10,532	1,133	11,665	5,503	-	5,503
Net income/(expenditure) for the year	7	5,873	8,867	14,740	27,889	-	27,889
Net movement in funds for the year		5,873	8,867	14,740	27,889	-	27,889
Reconciliation of funds							
Total funds brought forward		27,889	-	27,889	-	-	-
Total funds carried forward		33,762	8,867	42,629	27,889	-	27,889

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

Oakbrook Community Farm CBS Limited
Society number 8100
Balance sheet as at 30 September 2021

	Note	2021		2020	
		£	£	£	£
Fixed assets					
Tangible assets	11		22,444		4,650
			22,444		4,650
Current assets					
Debtors	12	8,489		1,878	
Cash at bank and in hand		107,041		114,791	
		115,530		116,669	
Liabilities					
Creditors: amounts falling due in less than one year	13	(2,335)		(600)	
Net current assets			113,195		116,069
Total assets less current liabilities			135,639		120,719
Net assets			135,639		120,719
 The funds of the charity:					
Share capital	14		93,010		92,830
Restricted income funds	15		8,867		-
Unrestricted income funds	16		33,762		27,889
			135,639		120,719
Total charity funds			135,639		120,719

For the year ended 30 September 2021 the Society was entitled to disapply the requirement to have its financial statements for the financial year audited. The members passed a resolution in general meeting to disapply the audit requirement, as required by S84(2) Co-operative and Community Benefit Societies Act 2014.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

The notes on pages 11 to 16 form part of these accounts.

Approved by the trustees on 11 / 03 / 2022 and signed on their behalf by:



Sarah Fotheringham (Trustee)



Lucas Schoemaker (Trustee)



Leigh Coghill (Secretary)

Oakbrook Community Farm CBS Limited

Statement of Changes in Equity
for the year ending 30 September 2021

	Share capital £	Unrestricted funds £	Restricted funds £	Total £
At start date 25 April 2019	-	-	-	-
Surplus for period	-	27,889	-	27,889
Member shares issued	92,830	-	-	92,830
	<hr/>	<hr/>	<hr/>	<hr/>
At start date 1 October 2020	92,830	27,889	-	120,719
Surplus for the year	-	5,873	8,867	14,740
Member shares withdrawn	(200)	-	-	(200)
Member shares issued	380	-	-	380
	<hr/>	<hr/>	<hr/>	<hr/>
At end date 30 September 2021	93,010	33,762	8,867	135,639
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

1 Accounting policies

The principal accounting policies adopted, judgments and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

a Basis of preparation

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

Oakbrook Community Farm CBS Limited meets the definition of a public benefit entity under FRS102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note.

The financial statements are presented in sterling which is the functional currency of the charity and rounded to the nearest £ sterling.

b Judgments and estimates

The trustees have made no key judgments which have a significant effect on the accounts.

The trustees do not consider that there are any sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amount of assets and liabilities within the next reporting period.

c Preparation of the accounts on a going concern basis

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

d Income

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

Income from 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.

Income received in advance of a provision of a specified service is deferred until the criteria for income recognition are met.

e 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.

f Fund accounting

Unrestricted funds are available to spend on activities that further any of the purposes of 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.

g Expenditure and irrecoverable VAT

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

- Costs of raising funds comprise the costs of attracting donations, share issue and associated support costs.
- Expenditure on charitable activities includes the costs of renting the land to sub tenants and other costs undertaken to further the purposes of the charity and their associated support

Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

h Operating leases

Operating leases are leases in which the title to the assets, and the risks and rewards of ownership, remain with the lessor. Rental charges are charged on a straight line basis over the term of the lease.

i Tangible fixed assets

Individual fixed assets are capitalised at cost and are depreciated over their estimated useful economic lives on a straight line basis.

Farm equipment	10%
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j 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.

k 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.

l Creditors and provisions

Creditors and provisions are recognised where the charity has 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.

2 Legal status of the charity

The charity is a Community Benefit Society registered in England and Wales limited by shares. The registered office address is disclosed on page 1.

Oakbrook Community Farm CBS Limited

Notes to the accounts for the year ended 30 September 2021 (continued)

3 Income from donations and legacies

	Unrestricted £	Restricted £	Total 2021 £	Unrestricted £	Restricted £	Total 2020 £
Donations	9,556	-	9,556	24,972	-	24,972
Grants received	-	10,000	10,000	5,000	-	5,000
Donation in kind	1,230	-	1,230	2,100	-	2,100
Total	10,786	10,000	20,786	32,072	-	32,072

4 Income from charitable activities

	Unrestricted £	Restricted £	Total 2021 £	Unrestricted £	Restricted £	Total 2020 £
Land rental	5,619	-	5,619	1,320	-	1,320
Total	5,619	-	5,619	1,320	-	1,320

5 Cost of raising funds

	Unrestricted £	Restricted £	2021 £	Unrestricted £	Restricted £	Total 2020
Administration fees	892	-	892	759	-	759
Advertising	1,250	-	1,250	536	-	536
Printing, postage and stationery	29	-	29	65	-	65
	2,171	-	2,171	1,360	-	1,360

6 Analysis of expenditure on charitable activities

	Total 2021 £	Total 2020 £
Administration fees	892	760
Land rent	2,521	2,100
Project costs	1,675	358
Accountancy fees	1,735	600
Legal and professional fees	1,254	177
Insurance	920	-
Bank and paypal charges	103	30
Computer running costs	261	118
Depreciation	133	-
	<hr/>	<hr/>
	9,494	4,143
	<hr/> <hr/>	<hr/> <hr/>
Restricted expenditure	1,133	-
Unrestricted expenditure	8,361	4,143
	<hr/>	<hr/>
	9,494	4,143
	<hr/> <hr/>	<hr/> <hr/>

7 Net income/(expenditure) for the year

This is stated after charging/(crediting):	2021 £	2020 £
Operating lease rentals:		
Property	2,521	2,100
Accountancy fees	1,735	600
	<hr/>	<hr/>

8 Staff costs

The Society did not employ any staff throughout the year (2020: no employees).

9 Trustee remuneration and expenses, and related party transactions

Leigh Coghill, one of the trustees, was paid £750 during the period on normal commercial terms as a contractor, for administrative services provided. These payments were for services to benefit the charity and were made in accordance with its governing document.

Apart from the payments referred to above, no trustee or other person related to the charity had any personal interest in any contract or transaction entered into by the charity, including guarantees, during the period.

Aggregate donations from related parties were £1,230 (2020: £7,100). The Biodynamic Land Trust is a related party because one of its directors is also a director of the Society.

10 Corporation tax

The charity is exempt from tax on income and gains falling within Chapter 3 of Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects. No tax charges have arisen in the charity.

11 Fixed assets: tangible assets

	Leasehold development £	Farm equipment £	Total £
Cost			
At 1 October 2020	3,320	1,330	4,650
Additions	17,927		17,927
	<hr/>	<hr/>	<hr/>
At 30 September 2021	21,247	1,330	22,577
	<hr/>	<hr/>	<hr/>
Depreciation			
At 1 October 2020	-	-	-
Charge for the year	-	133	133
	<hr/>	<hr/>	<hr/>
At 30 September 2021	-	133	133
	<hr/>	<hr/>	<hr/>
Net book value			
At 30 September 2021	21,247	1,197	22,444
	<hr/>	<hr/>	<hr/>

Oakbrook Community Farm CBS Limited

Notes to the accounts for the year ended 30 September 2021 (continued)

12 Debtors

	2021 £	2020 £
Trade debtors	180	-
VAT recoverable	2,987	558
Other debtors	4,031	-
Prepayments and accrued income	1,291	1,320
	<u>8,489</u>	<u>1,878</u>

13 Creditors: amounts falling due within one year

	2021 £	2020 £
Trade creditors	705	-
Other creditors and accruals	1,630	600
	<u>2,335</u>	<u>600</u>

14 Share capital

	2021 £	2020 £
Member Shares issued and fully paid	93,010	92,830

All shares have a nominal value of £1 and cannot be transferred. Shares may be redeemed at par at the discretion of the board. Interest may be paid on shares at the discretion of the board. Shares do not entitle the shareholder to the assets in the event of a winding up, but shareholders are entitled to attend and vote at the Annual General Meeting.

Oakbrook Community Farm CBS Limited

Notes to the accounts for the year ended 30 September 2021 (continued)

15 Analysis of movements in restricted funds

	Balance at 1 October 2020 £	Income £	Expenditure £	Transfers £	Balance at 30 September 2021 £
Lottery project	-	10,000	(1,133)	-	8,867
Total	-	10,000	(1,133)	-	8,867

**Name of
restricted fund**

Description, nature and purposes of the fund

Lottery project

The project is to promote Oakbrook's very own Community Farm Nature Trail and Playspace for families with children, encouraging outdoor play and activities, connecting to nature through interactive nature trails and working with Activity Leaders to deliver quality pedagogical experiences in a safe environment.

16 Analysis of movement in unrestricted funds

	Balance at 1 October 2020 £	Income £	Expenditure £	Transfers £	As at 30 September 2021 £
General fund	10,000	16,405	(10,532)	(5,873)	10,000
Designated funds:					
Land infrastructure	5,000	-	-	(3,000)	2,000
Barn development	7,889	-	-	11,604	19,493
The Haven development	5,000	-	-	(2,731)	2,269
	27,889	16,405	(10,532)	-	33,762

Comparative period

	Balance at 25 April 2019 £	Income £	Expenditure £	Transfers £	As at 30 September 2020 £
General fund	-	33,392	(5,503)	(17,889)	10,000
Designated funds:					
Land infrastructure	-	-	-	5,000	5,000
Barn development	-	-	-	7,889	7,889
The Haven development	-	-	-	5,000	5,000
	-	33,392	(5,503)	-	27,889

Oakbrook Community Farm CBS Limited

Notes to the accounts for the year ended 30 September 2021 (continued)

Name of unrestricted fund **Description, nature and purposes of the fund**

General fund The free reserves after allowing for all designated funds

Land infrastructure fund : to invest in track improvements, fencing, hedges and planning

Barn development fund : to invest in planning, fundraising and construction

Haven Development Fund: to invest in fencing, platform, infrastructure and access

17 Analysis of net assets between funds

	General fund £	Designated funds £	Restricted funds £	Total 2021 £
Tangible fixed assets	22,444	-	-	22,444
Net current assets/(liabilities)	80,566	23,762	8,867	113,195
	<hr/>	<hr/>	<hr/>	<hr/>
Total	103,010	23,762	8,867	135,639
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

Comparative period

	General fund £	Designated funds £	Restricted funds £	Total 2020 £
Tangible fixed assets	4,650	-	-	4,650
Net current assets/(liabilities)	98,180	17,889	-	116,069
	<hr/>	<hr/>	<hr/>	<hr/>
Total	102,830	17,889	-	120,719
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

18 Operating lease commitments

The charity's total future minimum lease payments under non-cancellable operating leases is as follows for each of the following periods:

	Property 2021 £	Property 2020 £
Less than one year	2,583	2,617
One to five years	10,332	10,468
Over five years	240,219	243,381
	<hr/>	<hr/>
	253,134	256,466
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