Annual Report and Accounts 31st March 2026

Charity's principal address:	Summers Road Godalming Surrey GU7 3BF
Trustees:	Helen Farmer (Chair) Dr Martin Brunet Dr Karen Jones Ellen Rinttila Philip Pearson (Treasurer)

Aims and Objectives

Farncombe Community Garden is a Charitable Incorporated Organisation (CIO). The charitable objectives are stated in its constitution, dated 1 April 2022: -

To provide facilities for recreation or other leisure time occupation by providing an area for use as a community garden for individuals in Farncombe and the surrounding area who have need of such facilities by reason of their youth, age, infirmity or disablement, financial hardship or social and economic circumstances or for the public at large in the interests of social welfare and with the object of improving the condition of life of the said inhabitants.

Farncombe Community Garden is an ambitious project which aims to bring the local community together in the creation of a vibrant, beautiful, productive, and wildlife-friendly garden. It will be inclusive to all, seeking to share the health and well-being benefits of the outdoors, connecting people more closely to the natural world on our doorstep and encouraging community cohesion as individuals of all ages and backgrounds work together towards a common goal.

The project achieves its aims by organising gardening sessions both for individuals and community groups and workshops which educate participants on horticulture and related topics. All sessions are open both to those who wish to work in the Garden and those who simply want to enjoy being in a beautiful and natural space.

Vision and Mission

The project vision is to establish a working community garden within Farncombe for all the local residents to benefit from, whether it is through taking up gardening for the first time to aid recovery from a physical or mental health problem, finding purpose by volunteering in support of the project, enjoying passing on a passion for gardening to others, or in education as people of all ages are encouraged to learn about horticulture and the importance of encouraging and supporting wildlife in an urban environment.

In planning the charity's activities the trustees have had regard for the guidance issued by the Charity Commission on public benefit.

Organisational Structure

As well as the five trustees to oversee and give strategic direction to the project, there is a management team who meet regularly consisting of the trustees and five volunteers with different areas of expertise.

In January 2026, the charity appointed two new trustees: Ellen Rinttila and Philip Pearson. They were selected because their skills and experience complement those of the existing trustees and they both have a keen interest in horticulture and community projects.

Philip recently retired from a career in investment management and now devotes his time to community-based voluntary work. Prior to moving to the area, he maintained an allotment where he discovered the benefits of gardening in a friendly and supportive community. He also enjoys fellwalking and competitive running. He has taken on the role of treasurer for the charity.

Ellen is a teacher and former Primary School Headteacher. She is passionate about inspiring young people to engage in gardening and nature conservation. She believes helping people connect with green spaces results in improvements to their physical health, mental wellbeing and sense of purpose.

Deepa Craig stepped down after four years as trustee and treasurer, although remains actively involved in the Garden's activities. The Trustees would like to thank her for her tremendous contribution to the establishment and development of the Garden.

The Garden is run entirely by volunteers, who donate their time, skills and expertise to make it a welcoming, beautiful space for everyone to enjoy and learn from. We are very grateful for their support and commitment without which the Garden would not exist.

Achievements and Performance

The fourth year of the Charity continued to be productive and transformative, both in terms of the site and also in promoting the Garden to a wider audience. Over 160 different individuals volunteered in the Garden during our open sessions, many of them doing so regularly; together they contributed over 3,500 volunteer hours of time and effort. In

addition, the Garden welcomed a significant number of group volunteers, both at open and private sessions, and a growing number of non-working volunteers (over 110 during the year) who came to enjoy simply being in the garden.

During the fourth year of the Charity, the key activities were as follows: -

- Continuing to hold open gardening sessions for members of the public (3 per week year round, increasing to 4 during the summer) and expanding the number of private sessions for specific community groups;
- Converting part of the central grass area to a wild-flower meadow with the help of a group of corporate volunteers;
- Establishing beds for cut flowers and medicinal plants, and adding an espalier walkway planted with fruit trees and climbing plants;
- Completing the pond area to benefit wildlife and provide other opportunities for people to interact with and appreciate nature, and adding a boardwalk around the pond to ensure universal access;
- Installing tanks to harvest rainwater and six animal brass rubbing posts around the garden;
- Continuing the programme of educational events including workshops focused on wreath making and garden design and a seminar on neurodiversity;
- Continuing to promote the Garden through local fairs, articles, talks and events and by raising our profile on social media so that the numbers of visitors and regular volunteers continue to increase;
- Holding our third open day which attracted 284 visitors including local families and civic representatives.

We continued our out-reach activities and strengthened our links with local organisations including local schools and scouting groups, mental health charities and companies. As a result, the Garden is used regularly by groups including:

- Dose of Nature which works to improve people's mental health by encouraging them to engage with the natural world;
- Learning Space which works with local schools to support children with low self esteem and confidence;
- Green Hub which promotes mental health in teenagers by engaging them in social therapeutic horticulture;
- Meath Epilepsy Charity which supports adults with complex epilepsy and related health conditions;
- Halow Project which equips adults with learning difficulties and autism to live a life of purpose;
- Local schools including Broadwater School and Freemantles School.

The Garden was also used regularly by staff and residents at the neighbouring Broadwater Lodge care home. Through these partnerships we ensured that some of the most vulnerable people in the local area are accessing and benefiting from the Garden.

We also continued to promote volunteering and continued to host a number of Duke of Edinburgh student volunteers.

During the year we also started renting out our community building on a commercial basis. The building is now used for yoga sessions and off-site meetings for local organisations, with the income generated being re-invested in the facilities and activities offered by the garden.

We were delighted to receive a Godalming In Bloom Special Award again as well as the Mayor's Award for Volunteering.

We were also chosen as a legacy site for Healers Hollow, a garden designed by Jude Yeo and Emily Grayshaw for the RHS Hampton Court Garden Festival. A team of volunteers went to Hampton Court to dig out over 1,000 plants and re-plant them at the Farncombe Community Garden.

Future Plans

Over the next year our aims are to achieve the following:

- Increase the level of usage of the Garden and its community building, both by individual members of the public and local community groups;
- Develop the Woodland Crafts Area and associated workshop to expand the range of available craft activities and opportunities for people to engage with the garden;
- Install a rooftop solar system and consider the adoption of no-dig cultivation methods to reduce the carbon footprint of the Garden;
- Undertaking a biodiversity survey of the garden throughout the year;
- Continue to work towards making the site accessible for all – installing more seating around the site, and improving signage;
- Provide more learning opportunities through on-the-job training, educational workshops and potentially online courses;
- Continue to develop links with other local charities, schools and services, and involve the wider community through events;
- Continue to evidence the impact of what we do, evaluating and continually improving.

Known challenges include:

- Ensuring that the Garden is used by the widest possible range of people – this will be achieved in part by developing our partnerships;
- Increasing the number of Lead Volunteers so that we can expand access to the Garden without placing an excessive burden on individuals – this will be achieved by the proactive recruitment and retention of Lead Volunteers amongst our regular user base (in addition to the six new Lead Volunteers recruited during FY 25/26);
- Ensuring that all users of the Garden feel appropriately supported, including those with high support needs – this will be achieved by training individual volunteers and increasing the number of self-supervised groups using the Garden.

Financial Review

The Garden received a further grant from the Your Fund Surrey programme which was supported by Cllr Penny Rivers, and donations from Gorringes Funeral Directors, Milford Horticultural Society and Dose of Nature.

We were very lucky to be chosen as the local charity supported by Octavius and Network Rail whilst they were working on the re-signalling of the line that goes through Farncombe. They provided funds and manpower to help plant our wild flower meadow and pond areas.

Generous donations were also received from individuals including two significant contributions towards the cost of the planned Woodland Crafts Area by John Blades, a local Farncombe resident and member of our management team. Funds were also raised through various initiatives, including a sponsored walk undertaken by one of our volunteers, a popular quiz night, plant sales and wreath-making and garden design workshops.

The Garden also generates income by renting out its community building to local businesses and organisations. This income helps cover the running costs of the Garden, supporting the achievement of its charitable purpose.

During the year, the Charity invested over £29,000 in new garden equipment, fitting out the community building and installing a boardwalk to ensure access for all to the pond. Operating expenses were just under £9,000.

Thanks to the generous support of local organisations and individuals, the Charity generated a net surplus of nearly £25,000. Available funds at the end of year increased to nearly £47,000 which will be used to fund planned developments at the Garden including installing a rooftop solar system and developing a Woodland Crafts Area.

This report was approved by the trustees on 27.08.2026 and signed on their behalf by:

Helen Farmer

Helen Farmer
(Chair of Trustees)

FARNCOMBE COMMUNITY GARDEN

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF THE FARNCOMBE COMMUNITY GARDEN

I report to the trustees on my examination of the financial statements of Farncombe Community garden (the Charity) for the period to 1 April 2025 to 31 March 2026 as set out on pages 7 to 9.

Responsibilities and basis of report

The Charity's trustees are responsible for the preparation of the financial statements. The Charity's trustees consider an audit is not required for this financial period under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- Examine the accounts under section 145 of the 2011 Act;
- To follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- To state whether particular matters have come to my attention.

Basis of independent examiner' report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the Charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair' and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

(1) Which gives me reasonable cause to believe that in any material respect the requirements:
   - to keep accounting records in accordance with section 130 of the 2011 Act; and
   - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act have not been met: or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

P I Vickerman 16/9/2026

P I Vickerman FCA
Practising Accountant
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Godalming
Surrey
GU7 2HP

Financial Statements

Farncombe Community Garden **Charity number: 1198491**

Receipts and payments

	Year to 31 Mar 2026			Year to 31 Mar 2025
RECEIPTS	**Unrestricted**	**Restricted**	**TOTAL**	**TOTAL**
	£	£	£	£
Grants	-	27,654	27,654	103,300
Donations	6,498	22,500	28,998	10,756
Fundraising events	4,480	-	4,480	3,280
Building hire	2,175	-	2,175	443
Bank interest	308	-	308	60
	13,462	**50,154**	**63,616**	**117,838**
PAYMENTS	**Unrestricted**	**Restricted**	**TOTAL**	**TOTAL**
	£	£	£	£
Buildings/structures	1,022	2,391	3,413	124,522
Landscaping	5,424	21,954	27,378	2,566
Garden equipment and running costs	4,246	701	4,947	6,867
Fundraising	795	-	795	775
Administration, marketing and insurance	2,385	-	2,385	3,943
	13,871	**25,046**	**38,917**	**138,674**
NET Surplus / (deficit)	**(410)**	**25,108**	**24,699**	**(20,836)**
Cash funds brought forward	13,348	8,651	21,999	42,832
Cash funds carried forward	**12,938**	**33,759**	**46,698**	**21,996**

Farncombe Community Garden **Charity number: 1198491**

Statement of Assets and Liabilities at 31st March 2026

	Year to 31 Mar 2026			Year to 31 Mar 2025
	Unrestricted funds	**Restricted funds**	**TOTAL**	**TOTAL**
Assets	£	£	£	£
Cash at bank	12,938	33,759	46,698	21,996
Total	**12,938**	**33,759**	**46,698**	**21,996**
Liabilities				
Amounts due in respect of rent to Surrey County Council	435	-	435	282
Total	**435**	**-**	**435**	**282**

The notes on page 8 form part of these financial statements.

Approved by the trustees on 27.08 2026 and signed on their behalf by:

Helen Farmer

Helen Farmer
(Chair of Trustees)

Notes to the Financial Statements
31st March 2026

1. Fixed Assets

Assets are only capitalised when material future income or cost reduction from their acquisition can be identified. Sundry equipment is written off in the year of acquisition.

During the year, the Garden completed the development of its Community Building. The cumulative costs of the building (excluding planning, construction, services and fitting out) were £84,050 (unchanged on 2025). The economic value of the building is mainly determined by the level of income it can generate over the remaining term of the current site lease which runs to 2038.

2. Restricted Fund Analysis

Source of funds	Balance b/f	Receipts FY 25/26	Payments FY 25/26	Balance c/f	Application project
	£	£	£	£	
RHS	111	-	111	-	Building including outreach
Your Fund Surrey 2025	(5,700)	5,700	-	-	Building
Waitrose	1,000	-	451	549	Children's education
Broadwater Lodge Care Home	12,990	-	1,805	11,185	Building including solar panels
Anonymous Individual	250	-	250	-	Pond plants
John Blades	-	22,500	475	22,025	Woodland crafts area
Your Fund Surrey 2026	-	21,954	21,954	-	Boardwalk
	8,651	**50,154**	**25,046**	**33,759**	

Application project	Balance b/f	Receipts FY 25/26	Payments FY 25/26	Balance c/f
	£	£	£	£
Building including solar panels and outreach	7,401	5,700	1,916	11,185
Children's education	1,000	-	451	549
Pond plants	250	-	250	-
Woodland crafts area	-	22,500	475	22,025
Boardwalk	-	21,954	21,954	-
	8,651	**50,154**	**25,046**	**33,759**

3. Related Party Transactions

In the year, the Trustees made donations of £242 (2025: £342).

In the year, payments of £1,851 (2025: £4,638) were made to the Trustees as reimbursement for expenses incurred acquiring equipment and consumbles for the garden.

4. Gifts in Kind

In the year, goods or services with a value of £12,301 (2025: £300) were provided to the garden free of charge. The gifts included the provision of accounting services, the provision of seed and labour to sow the wildflower meadow and the donation of plants previously displayed at a Hampton Court showgarden.

5. Reserves Policy

At the end of the year, the Garden held restricted reserves of £33,759 (2025: £8,651). Plans are being developed to spend these funds for their intended purpose

The Trustees have decided to maintain unrestricted reserves of at least 6 months operating expenditure, which equates to approximately £6,000 for the year ahead. The Trustees feel that this is a prudent amount allowing for such things as unforeseen building maintenance costs. The Charity holds unrestricted reserves of £12,938 (2025: £13,348) and intends to invest the surplus in further developing the garden during the coming year.

6. Liabilities

The Garden has no long-term debt obligations and has not provided any financial guarantees.