

UKCCC Annual Verification Report Template

Version: 4.0 Published: January 2026 Origination: March 2022



Key Information	
Farm / Company Name	
Project Developer	
Project Reference	
Annual Monitoring Visit Date	
Conducted by	
Requirement to alter risk buffer?	
Report Completion Date	
Approved by	
UKCCC Version Number	V4.0
Location	
Key Contact (Name)	
Key Contact (Email)	
Key Contact (Phone)	
Project Owner	
Project Information	
Project Description	
Confirmed Main Activities	
Project Size	
Target Outcomes	

MAIN PROJECT IMPACTS

UN Sustainable development goals (SDG's) met as part of project	Expected outcome of project
SDG 13 Climate Action	
SDG 15 Life on land	
SDG 12 Responsible consumption and production	
Main social impacts of project	
Principle environmental impacts of project	

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1. CORE PROJECT INFORMATION

Key Information	
Farm / Company name	
Location	
Key contact (name)	
Key contact (email)	
Key contact (phone)	
Project Owner	
Project Information	
Project description	
Principle factors to confirm at annual review	
Any changes in livestock numbers	
Any changes to management system	
Any additional land	
Any additional natural capital assets	
Any incidences that may impact the project	
Non Conformances Identified	
Non conformance	Corrective Action required and date to be completed by

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2. UPDATED PROJECT INFORMATION

Item	
Company registration number if applicable	
Source of funds to complete project	
Single Business Identifier (SBI) or Scottish and Welsh Alternative	
Host country	
Date of first annual report submission	
Planned project start date	
Current Land use activities:	
Give a description of previous 25 years land use giving details of significant changes in woodland or hedgerow cover	
Length of project	
Please confirm you have management control for project duration (evidence required)	
Please confirm you have not participated in any other carbon offset or insetting scheme	
Total project area (ha)	
Emissions calculation contractor	
Natural Capital and boundary map provider	
Link to project map and additional data	
Verification cycle	
Water bodies in project boundary (name all rivers and major tributaries and lakes over 1ha in size)	
List all local sights of special scientific interest (within project boundary and within 5 miles of boundary)	

3. UPDATED ADDITIONALITY TEST

Item	Yes / No
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In-line with the carbon credit program requirements were carbon credits considered prior to any mitigating activity being implemented and that the issuing of carbon credits as part of the mitigating activity was the main driver for implementing the activity	
Would the project host have been able to undertake this project without the investment of carbon credit sales?	
Has the additionality and financial test document been completed?	
Have accurate baselines been established	
Are any of the proposed or ongoing project interventions required by law?	
When are updated baselines required:	
Soil tests to UKCCC protocol V 2.0	
UK Hab map to 1m resolution	
Current emissions	
Net zero calculation	



4. REVERSAL AND REBOUND RISK

Item	
Has the risk of reversal been considered and a risk assessment completed?	
Has the project developer considered any potential rebound effect	

5. UPDATED NET EMISSIONS CALCULATION UKCCC ONLY

Item	T CO2e
Total current emissions (a)	
Total current sequestration (b)	
Planned additional sequestration (c)	
Planned Soil carbon increases conversion to regenerative techniques	
Planned Natural capital removal	
Balance before buffer (b) –(a) + (c) = (d)	
Uncertainty discount factor %	
National reserve contribution %	
Uncertainty discount factor total (e)	
Annual Balance to sell = (d) – (e)	
Vintage released?	



6. UPDATED PROTECTION AND PRESERVATION AND INTERESTED PARTIES CONSULTATION

Subject & Project Expectations	Comments	ESG Action	Project Action
Human Rights			
<ol style="list-style-type: none"> The Project proponent and the Project shall respect internationally proclaimed human rights and shall not be complicit in violence or human rights abuses of any kind as defined in the Universal Declaration of Human Rights The Project shall not discriminate with regards to participation and inclusion 	<p>The UK has strong labour, equality and human rights laws. All UK projects are assumed to comply.</p>		<p>Through the project development process key staff have been met and extensive discussions held to ensure compliance with human rights, gender and labour laws.</p>
Gender Equality			
<ol style="list-style-type: none"> The Project shall not directly or indirectly lead to/contribute to adverse impacts on gender equality and/or the situation of women Projects shall apply the principles of non-discrimination, equal treatment, and equal pay for equal work The Project shall refer to the country's national gender strategy or equivalent national commitment to aid in assessing gender risks Summary of opinions and recommendations of an Expert Stakeholder(s) – where required 			
Community Health, Safety and Working Conditions			
<p>The Project shall avoid community exposure to increased health risks and shall not adversely affect the</p>			

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health of the workers and the community			
Subject & Project Expectations	Comments	ESG Action	Project Action
Sites of Cultural and Historical Heritage			
Does the Project Area include sites, structures, or objects with historical, cultural, artistic, traditional, or religious values or intangible forms of culture?	Yes listed above		View at annual monitoring visits
Forced Eviction and Displacement			
Does the Project require or cause the physical or economic relocation of peoples (temporary or permanent, full, or partial)?	NA		
Land Tenure and Other Rights			
Does the Project require any change, or have any uncertainties related to land tenure arrangements and/or access rights, usage rights or land ownership?			
Corruption			
The Project shall not involve, be complicit in or inadvertently contribute to or reinforce corruption or corrupt Projects			

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Subject & Project Expectations	Comments	ESG Action	Project Action
Labour Rights			
<ol style="list-style-type: none"> 1. The Project proponent shall ensure that all employment is compliant with national labour occupational health and safety laws 2. Workers shall be able to establish and join labour organisations 3. Working agreements with all individual workers shall be documented and implemented and include: <ol style="list-style-type: none"> a) Working hours (must not exceed 48 hours per week on a regular basis), AND b) Duties and tasks, AND c) Remuneration (must include provision for payment of overtime), AND d) Modalities on health insurance, AND e) Modalities on termination of the contract with provision for voluntary resignation by employee, AND f) Provision for annual leave of not less than 28 days per year, not including sick and casual leave. 4. No child labour is allowed (Exceptions for children working on their families' property requires an Expert Stakeholder opinion) 5. The Project proponent shall ensure the use of appropriate equipment, training of workers, documentation and reporting of accidents and incidents, and emergency preparedness and response measures 	<p>Staff interviewed</p>		<p>Enquire as to staff turnover, or major changes and ask project to confirm no action taken against it.</p> <p>On annual monitoring visits, look out for obvious health and safety breaches and advise accordingly</p>

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Subject & Project Expectations	Comments	ESG Action	Project Action
Negative Economic Consequences			
Does the project cause negative economic consequences during and after project implementation?			
Legal requirements for any mitigating activity arising from local or governmental legislation/requirements are assessed and included in the PDD with relevant measures and impacts			
Emissions			
Will the Project increase greenhouse gas emissions over the Baseline Scenario?			
Energy Supply			
Will the Project use energy from a local grid or power supply (i.e., not connected to a national or regional grid) or fuel resource (such as wood, biomass) that provides for other local users?			
Impact on Natural Water Patterns/Flows			
Will the Project affect the natural or pre-existing pattern of watercourses, groundwater and/or the watershed(s) such as high seasonal flow variability, flooding potential,			

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<p>lack of aquatic connectivity or water scarcity?</p>			
<p>Erosion and/or Water Body Instability</p>			
<p>Could the Project directly or indirectly cause additional erosion and/or water body instability or disrupt the natural pattern of erosion?</p>			
<p>Landscape Modification and Soil</p>			
<p>Does the Project involve the use of land and soil for production of crops or other products?</p>			
<p>Subject & Project Expectations</p>	<p>Comments</p>	<p>ESG Action</p>	<p>Project Action</p>
<p>Vulnerability to Natural Disaster</p>			
<p>Will the Project be susceptible to or lead to increased vulnerability to wind, earthquakes, subsidence, landslides, erosion, flooding, drought or other extreme climatic conditions?</p>			
<p>Genetic Resources</p>			
<p>Could the Project be negatively impacted by or involve genetically modified organisms or GMOs (e.g., contamination, collection and/or harvesting, commercial development, or take place in facilities or farms that include GMOs in their processes and production)?</p>			

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Release of pollutants			
Could the Project potentially result in the release of pollutants to the environment?			
Hazardous and Non-hazardous Waste			
Will the Project involve the manufacture, trade, release, and/ or use of hazardous and non-hazardous chemicals and/or materials?	No		
Pesticides & Fertilisers			
Will the Project involve the application of pesticides and/or fertilisers? How will the applicant ensure full compliance with best practice?			
Harvesting of Forests			
Will the Project involve the harvesting of forests?			
Subject & Project Expectations	Comments	ESG Action	Project Action
Food			
Does the Project modify the quantity or nutritional quality of food available such as through crop regime alteration or export or economic incentives?			
Animal husbandry			
Will the Project involve animal husbandry? How will the applicant ensure best husbandry techniques?			
Complaints and Grievances			

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<p>Have any complaints and grievances specific to the project or its interventions been raised in the past year?</p>			
<p>High Conservation Value Areas and Critical Habitats</p>			
<p>Does the Project physically affect or alter largely intact or High Conservation Value (HCV) ecosystems, critical habitats, landscapes, key biodiversity areas or sites identified?</p>			
<p>Endangered Species</p>			
<p>Are there any endangered species identified as potentially being present within the Project boundary (including those that may route through the area)? AND/OR Does the Project potentially impact other areas where endangered species may be present through transboundary affects?</p>			

Declaration of interest (if applicable)



Project update and Commentary

This annual report covers the 2024 vintage year for two Bank Farm projects, TR00002 and TR00004, both projects for reporting and verification purposes have been combined.

Bank Farm has continued to build upon its work as a showcase of regenerative and restorative circular agricultural interventions. Over the past two years it has introduced a number of enterprises and techniques to help the business to further reduce emissions and create a financially and climatically resilient farming model.

Fruit and vegetable waste from an allied business is brought back to the farm, is turned into a paste and fed to black soldier fly larvae. These in turn are combined with home grown wheat and fed to the farms free range meat chickens, providing much of their protein and fat requirements.

A new, mini anaerobic digester has been installed at a satellite site, this takes the distillery waste that is produced by the onsite Pleasant Land distillery and produces methane gas that is used to heat the young poultry chicks. Latent heat from the digester itself heats a polytunnel that produces a range of fruits and vegetables. This has reduced the use of fossil gas.

All but a couple of arable cropping fields have now been planted with pollen and nectar and bird feeding plots, with an aim to dramatically increase the amount of biodiversity that is present on the farm. This aims to build on the numbers of yellow hammers and Goldfinches that are already quite prevalent on the farm. Sky lark numbers continue to rise but the continual rise in corvid numbers remains a concern for the family as these may impact other species.

The farms market garden continues to flourish and despite a tough start to 2024 has produced high yields of a range of fresh produce. The market garden continues as a no dig demonstrator and the team have made improvements to the no dig potato crops, one of the hardest to perfect under this system. The market garden acts as a test bed for a range of soil improvement techniques and is now host to a PHD project to determine the effects on the soil microbiome where a range of home made fertilizer products are used.

The work in the Living lab continues with a strengthening relationship with the university of Kent who are working with the farm and Beyond Zero to continually add academic validation of the regenerative techniques, trialled on the farm. There are a total of 4 PHD candidates working on various projects and the data produced will be fed into the continual development of the UKCCC and its processes.

The next development is to



Bank Farm will be the first in the Beyond Zero project portfolio to undertake regenerative agricultural accreditation under the A Greener World methodology and

Future project options

Beyond Zero have identified a number of options for future project development and Bank Farm has expressed an interest in developing further carbon removal interventions. These include:

Wetland creation. A number of low lying areas liable to flood have been identified as possible sites for wetland creation. The areas in question are of low ecological value at present and the creation of wetland and introduction of reed species could increase carbon removal, help clean water and slow the flow of water in flood events, helping to alleviate flooding and nutrient overload issues further downstream.

Agroforestry. It is likely that two new areas of agroforestry will be developed over the next 12 months. One will include a mix of Paulownia and cricket bat willows. The second area is to be developed with the on-site distillery, where fruit trees will be planted and the produce used to make a range of alcoholic drinks. The farms meat chicken business will expand into the agroforestry areas, the shade will benefit the birds and provide additional forage for them.

More Hedgerows. Bank Farm have planted a lot of hedgerows in the last few years, reinstating ancient field boundaries. There is still more that could be planted to increase carbon removal and improve biodiversity connectivity.

Enhanced Rock Weathering (ERW) The UKCCC has been awarded a small grant to examine the suitability of a range of rock types for use in ERW. A range of small trials, both lab and field scale will be undertaken to ascertain the value of local rock to remove atmospheric carbon at scale. The work will inform ERW project development into the future.

Douglas Wanstall

UKCCC Commissioner