

# GREAT DUNMOW MALTINGS PRESERVATION TRUST CIO

England & Wales · Charity number 1057124

## Details

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**Other names** GREAT DUNMOW MALTINGS PRESERVATION TRUST LIMITED

**Status** Registered

**Legal form** CIO

**Registered** 1996-07-29

**Register** [View on the Charity Commission register](#)

## Contact

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**Address** 3 Haslers Place  
Haslers Lane  
Dunmow  
CM6 1AJ

**Phone** 01371513064

**Email** [rowland.charles@btinternet.com](mailto:rowland.charles@btinternet.com)

**Website** [www.greatdunmowmaltings.co.uk](http://www.greatdunmowmaltings.co.uk)

## Activities

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**Objects:** TO PRESERVE, FOR THE BENEFIT OF THE PEOPLE OF GREAT DUNMOW AND THE SURROUNDING AREA IN THE DISTRICT OF UTTLESFORD AND THE COUNTY OF ESSEX AND OF THE PUBLIC AND THE NATION AT LARGE, THE BUILDING KNOWN AS THE MALTINGS, BOYES CROFT SITUATED IN WHITE STREET, GREAT DUNMOW WHICH IS LISTED AS A BUILDING OF HISTORIC AND ARCHITECTURAL INTEREST.

**Activities:** Preservation of 16th century Maltings for the benefit of the people of Great Dunmow and the surrounding area. Hiring out rooms to raise funds for its maintenance. Various fund raising activities are held.

## Classification

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- **How:** Provides Buildings/facilities/open Space
- **What:** Arts/culture/heritage/science, Environment/conservation/heritage
- **Who:** Other Charities Or Voluntary Bodies, The General Public/mankind

## Geography

- **Area of benefit:** GREAT DUNMOW AND THE SURROUNDING AREA
- Essex

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-09-30	£29,306	£25,892	-	-
2024-09-30	£10,300	£8,774	-	-
2023-09-30	£16,009	£21,818	-	-
2022-09-30	£14,664	£7,922	-	-
2021-09-30	£14,326	£11,518	-	-

## Trustees

Name	Role	Appointed
<b>Mark Alvin Jones</b>	Chair	2016-07-27
Roger Charles Rowland		2017-11-27
Ronald Sturgeon		2017-11-27
Sudha Gray		2017-11-27

**GREAT DUNMOW MALTINGS PRESERVATION TRUST CIO**

England & Wales - Charity number 1057124

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# Accounts

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Charity Registration No. 1057124  
Company Registration No. 3224254 (England and Wales)

**GREAT DUNMOW MALTINGS PRESERVATION TRUST LIMITED**  
**ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30<sup>TH</sup> SEPTEMBER 2025**

# GREAT DUNMOW MALTINGS PRESERVATION TRUST LIMITED

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# GREAT DUNMOW MALTINGS PRESERVATION TRUST LIMITED

## LEGAL AND ADMINISTRATIVE INFORMATION

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**Trustees** Mark A. Jones (Chairman)  
Edward R. Butler (resigned January 2025)  
Ronald Sturgeon  
Suda Gray  
Roger C. Rowland (Treasurer)

**Secretary** R. C. Rowland

**Charity number** 1057124

**Company number** 3224254

**Registered Office & Principal Address** Mill Lane  
Great Dunmow  
Essex CM6 1BG

**Bankers** TSB Bank Plc

# GREAT DUNMOW MALTINGS PRESERVATION TRUST LIMITED

## CHAIRMANS STATEMENT

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### Chairmans statement

It is now 25 years since the Maltings opened in its present capacity and the timespan is beginning to show itself in the amount spent on repairs. In addition we also repainted the woodwork and plaster on the whole outside of the building which should future proof it for at least 10 years. This was funded by a grant of £5000 from Rural England Property Fund for which we are grateful. We also received a donation of £14,000 from the Friends of the Maltings which we used for some of the painting costs and the rest for repairs. Our heartfelt thanks go out to all the Friends for their fantastic support. The fabric of the building is now in excellent condition.

In October 2024 we received our annual grant from Uttlesford DC for £3500, unfortunately they wrote in 2025 to say they were moving away from an annual grants process to an outcomes- based commissioning process. This could alter the whole business case where we have relied on these grants for the last 25 years to keep prices supportive for this community project.

Negotiations with Dunmow Town Council continue for them to take over responsibility for the Maltings and Museum. Agreement in principle was given by Councillors in February 2025 subject to us converting to a Charitable Incorporated Organisation (CIO) with the Town Council as sole corporate trustee. An application is with the Charity Commissioners which we hope will be approved soon, we are now seeking unconditional agreement from Town Councillors to take over responsibility which we hope will be achieved in the first half of this year.

In February 2025 David Kerridge our caretaker of many years sadly passed away, he was true Friend of the Maltings and is sorely missed. Our cleaner had resigned in 2024, as such we now have no employees on our books.

I would like to thank my fellow Trustees Roger Rowland, Ronnie Sturgeon, and Sudha Gray for their ongoing support and Mike Perry as Chairman of the museum who works with us for the common good. We are all in our 70's , the responsibilities for looking after this project are getting too complex for part time volunteers - now is the time to transfer ownership to the Town Council property portfolio.

Mark Jones (Chairman)

## **GREAT DUNMOW MALTINGS PRESERVATION TRUST LIMITED**

### **TRUSTEES' & DIRECTORS' REPORT FOR THE YEAR ENDED 30<sup>TH</sup> SEPTEMBER 2025**

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The trustees, who are also the directors under company law, present their report and accounts for the year ended 30<sup>th</sup> September 2025.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charity's Memorandum and Articles of Association, the Charities Act 2011 and 'Accounting and Reporting by Charities: statement of Recommended Practice' applicable to charities preparing their accounts in accordance with the Financial Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015).

#### **Objectives and Activities**

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

The company is a private company limited by guarantee and is governed by the company's Memorandum and Articles of Association dated 24 June 1996. The company has a 999 year lease of the Maltings for a peppercorn rent from Swan Housing Association, its freehold owner, under which the company, as tenant will restore the Maltings, convert it for low-key community purposes and be responsible for its subsequent operation and maintenance, which the company intends to pay for out of user and admittance charges, fund raising, grants and other income. The restoration and conversion of the building was completed on 4<sup>th</sup> July 2000.

#### **Achievements and Performance**

The directors have reviewed the activities of the organisation and the aims and objects of the charity and have complied with section 17 of the Charities Act 2011 with regards to public benefit.

The charity's beneficiaries are the members of the public who benefit from the Maltings being available for use by them for community purposes.

#### **Financial Review**

At the Balance Sheet Date, the charity held funds of £23,558 in the General Fund and £14,380 in a restricted Repair and Maintenance fund. This is considered to be sufficient.

It is the policy of the charity that unrestricted funds which have not been designated for a specific use should be maintained at a level equivalent to between three and six months expenditure. The trustees consider that reserves at this level will ensure that, in the event of a significant drop in funding, they will be able to continue the charity's current activities while consideration is given to ways in which additional funds may be raised. This level of reserves has been maintained throughout the year. There is also a restricted fund in place to cover any repairs and maintenance expenses incurred.

The major risk is total or partial loss of the building and/or contents; this is minimised by insuring the building and contents against this risk. Deterioration of the fabric of the building is another risk; this is attempted to be minimised by maintaining a repair and maintenance fund.

#### **Structure, Governance and Management**

The charity is a company limited by guarantee. The charity's objects are to preserve for the benefit of the people Great Dunmow and the surrounding area, the building known as The Maltings, Mill Lane, Great Dunmow.

## GREAT DUNMOW MALTINGS PRESERVATION TRUST LIMITED

### TRUSTEES' & DIRECTORS' REPORT (CONTINUED) FOR THE YEAR ENDED 30<sup>TH</sup> SEPTEMBER 2025

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The trustees who are also the directors for the purpose of company law, who are serving at the year end and at the date of this report are shown on page 1.

None of the trustees has any beneficial interest in the company. All of the trustees are members of the company and guarantee to contribute £5 in the event of a winding up.

Trustees are appointed by the full board on a proposal from a Director, seconded and voted upon. This is laid out in the Memorandum and Articles of Association,

Decisions of the charity are made at meetings of the trustees.

#### **Asset cover for funds**

On the notes is an analysis of the assets attributable to the various funds and a description of the trusts. These assets are sufficient to meet the charity's obligations on a fund by fund basis.

This report has been prepared in accordance with the provisions applicable to companies subject to the small companies' regime,

On behalf of the board of trustees

.....  
CHAIRMAN

.....  
TREASURER

Dated: .....

Dated: .....

## GREAT DUNMOW MALTINGS PRESERVATION TRUST LIMITED

### STATEMENT OF TRUSTEES' RESPONSIBILITIES FOR THE YEAR ENDED 30<sup>TH</sup> SEPTEMBER 2025

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The trustees, who are also the directors of Great Dunmow Maltings Preservation Trust Limited for the purpose of company law, are responsible for preparing the Trustees' Report and the accounts in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The trustees' are responsible for ensuring that the charity keeps accounting records which comply with section 386 of the Act and for preparing accounts which give a true and fair view of the state of affairs the company as at the end of the financial year and of its incoming resources and application of resources, including its income and expenditure, for the financial year in accordance with the requirements of sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to accounts, so far as applicable to the company.

Company law requires the trustees to prepare accounts for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including income and expenditure, of the charitable company for that year.

If our annual income remains lower than £25,000 there is no requirement to have the accounts independently examined, nor any need to file accounts and trustees report with the Charity Commission. We do however, need to file an annual tax return within ten months of our year end. Accounts and an Annual Return still have to be filed at Companies House.

In preparing these accounts, 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 have been followed, subject to any material departures disclosed and explained in the accounts; and
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

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

# GREAT DUNMOW MALTINGS PRESERVATION TRUST LIMITED

## STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 30<sup>TH</sup> SEPTEMBER 2025

		2025	2024
	Notes	£	£
<b><u>Income and Endowments:</u></b>			
Donations and legacies	2	22,500	3,500
Trading activities	3	5,478	5,440
Investments		1,328	1,360
<b>Total income and endowments</b>		<u>29,306</u>	<u>10,300</u>
<b><u>Expenditure On:</u></b>			
Charitable and Trading activities	4	(11,322)	(8,774)
<b>Net income for the year</b>		<u>17,984</u>	<u>1,526</u>
Transfer to restricted funds		—	1,000
Capital Expenditure (replacement ramp and ancillary costs)		(14,570)	2,412
		<u>3,414</u>	<u>4,938</u>
Fund balances at 1 October 2024		<u>34,524</u>	<u>29,586</u>
<b>Fund balances at 30 September 2025</b>		<u>37,938</u>	<u>34,524</u>

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

This statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

# GREAT DUNMOW MALTINGS PRESERVATION TRUST LIMITED

## BALANCE SHEET AS AT 30<sup>TH</sup> SEPTEMBER 2025

	Notes	£	2025	£	2024	£
<b>Current assets</b>						
Debtors	7		8,987		3,301	
Cash at bank and in hand			<u>34,251</u>		<u>31,792</u>	
			43,238		35,093	
<b>Creditors: amounts falling due within one year</b>						
	8		<u>(5,300)</u>		<u>(569)</u>	
Net current assets				<u>37,938</u>		<u>34,524</u>
<b>Total assets less current liabilities</b>				<u>£37,938</u>		<u>£34,524</u>
<b>Income funds</b>						
Restricted funds	9			23,558		12,188
Unrestricted funds	9			<u>14,380</u>		<u>22,336</u>
				<u>£37,938</u>		<u>£34,524</u>

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 30<sup>th</sup> September 2025. No member of the company has deposited a notice, pursuant to section 476, requiring an audit of these accounts.

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

The accounts were approved by the Trustees on .....

.....  
Trustee

Company Registration No. 3224254

# GREAT DUNMOW MALTINGS PRESERVATION TRUST LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30<sup>TH</sup> SEPTEMBER 2025

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### 1 Accounting Policies

#### 1.1 Accounting Convention

These accounts have been prepared in accordance with FRS 102 “The Financial Reporting Standard applicable in the UK and Republic of Ireland” (“FRS 102”). “Accounting and Reporting by Charities” the Statement of Recommended Practice for charities applying FRS 102, the Companies Act 2006 and UK Generally Accepted Accounting Practice as it applies from 1 January 2015. The charity is a Public Benefit Entity as defined by FRS 102.

The accounts have been prepared under the historical cost convention.

#### 1.2 Going Concern

At the time of approving the accounts, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus, the trustees’ continue to adopt the going concern basis of accounting in preparing the accounts.

#### 1.3 Charitable Funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives unless the funds have been designated for other purposes.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the accounts.

#### 1.4 Incoming Resources

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

Grants receivable are recognised in the period that they are received and analysed to the appropriate fund per the grant conditions. Where funds are received for a particular purpose they are allocated to the appropriate restricted fund.

# GREAT DUNMOW MALTINGS PRESERVATION TRUST LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30<sup>TH</sup> SEPTEMBER 2025

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### 1 Accounting Policies

(Continued)

#### 1.5 Resources Expended

Resources expended are accounted for on an accruals basis. The majority of costs are directly attributable to specific activities.

Fundraising expenditure represents the costs incurred in staging fundraising activities in the year.

#### 1.6 Intangible Fixed Assets

The charity has paid £10,000 for a Grant of Easement by way of a pedestrian right of way over part of the Old Exchange, Mill Lane, Great Dunmow. The Grant of Easement will last for 999 years from 1 January 1997. The Trustees consider this easement has no specific value and therefore, have written off the value in order to represent the true financial position of the Trust.

#### 1.7 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.

#### 1.8 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.

#### 1.9 Taxation Status

The company is a registered charity and is not subject to corporation tax on its charitable activities.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)  
FOR THE YEAR ENDED 30<sup>TH</sup> SEPTEMBER 2025

	2025	2024
	£	£
<b><u>2 Donations and Legacies</u></b>		
Donations	14,000	
Grants received	<u>8,500</u>	<u>3,500</u>
	<u>22,500</u>	<u>3,500</u>
<b><u>3 Trading Activities</u></b>	2025	2024
	£	£
Room Hire and Entrance Fees	<u>5,478</u>	<u>5,440</u>
<b><u>4 Expenditure on Charitable and Trading Activities</u></b>	2025	2024
	£	£
Staff Costs	1,404	2,708
Water Rates & Power	3,367	2,858
Telephone, Stationary & Postage	1,080	993
Insurance	3,525	3,336
Website	532	414
Donations & Subscriptions	38	80
Repairs & Renewals	9,355	1,601
Garden Maintenance	—	1,380
Book Keeping & software	498	663
Bank Charges	101	97
Advertising	—	38
Miscellaneous	301	212
Music Licence	171	-
	<u>20,372</u>	<u>14,380</u>
Less: Contribution from Museum Trust	<u>(9050)</u>	<u>(5,606)</u>
	<u>11,322</u>	<u>8,774</u>

**5 Trustees**

None of the trustees received any remuneration in the year.

**6 Employees**

**Number of employees**

The average monthly number employees during the year was:

	2025	2024
	Number	Number
Caretaking	0	1
Cleaning	0	1
	<u>0</u>	<u>2</u>

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
**FOR THE YEAR ENDED 30<sup>TH</sup> SEPTEMBER 2025**

**7. Debtors**

	2025	2024
	£	£
Other debtors	8,387	1,646
Prepayments and accrued income	<u>600</u>	<u>1,655</u>
	<u>8,987</u>	<u>3,301</u>

**8. Creditors: Amounts falling due within one year**

	2025	2024
	£	£
Taxation and social security	-	34
Other creditors	4520	200
Accruals and deferred income	<u>845</u>	<u>335</u>
Accruals and deferred income	<u>5365</u>	<u>569</u>

**9. Funds**

	<u>Unrestricted</u>	<u>Restricted</u>	<u>Total</u>
	£	£	£
Balances at 1 <sup>st</sup> October 2024	22,336	12,188	34,524
Net surplus (per page 6)	3,222	762	3,984
Funds received for specific expenditure (page6)		14,000	14,000
Capital Expenditure		(14,570)	(14,570)
Agreed Yearly Contribution	(2,000)	2,000	-
	<u>23,558</u>	<u>14,380</u>	<u>37,938</u>

**10. Ultimate Controlling Party**

No one person ultimately controls the charitable company.

**11. Related Party Transactions**

There were no disclosable related party transactions during the year (2024 – none).