

**North Leverton Windmill Trust**  
**Report and financial statements**  
**for the year ended 31 December 2022**

## North Leverton Windmill Trust

### Contents

	Page
Company information	
Report of the management committee	2 - 5
Independent examiner's report	6
Income and expenditure statement	7 - 8
Balance sheet	9
Notes to the financial statements	10 - 13

**1**  
**North Leverton Windmill Trust**

**Charity information**

**Charity registration** 1127200

**Trustees  
Chairman**

Mr J Barlow  
Mr P Tuddenham  
Ms M Keeton  
Mrs J Taylor  
Mr K Barlow  
Mrs S Warner  
Mrs D Brocklehurst  
Mr J Waterfield

**Operational address**

North Leverton Windmill  
Mill Lane  
North Leverton  
Retford  
DN22 0BA

**Website  
email**

[www.north-leverton-windmill.co.uk](http://www.north-leverton-windmill.co.uk)  
[info@north-leverton-windmill.co.uk](mailto:info@north-leverton-windmill.co.uk)

**Accountants**

darbys limited  
19 The Square  
Retford  
Nottinghamshire  
DN22 6DH

**Bankers**

NatWest  
69 Bridge  
Street  
Worksop  
S80 1DJ

**Solicitors**

Jones & Co  
5 Churchgate  
Retford  
DN22 6PB

**darbys**

chartered certified accountants  
[www.darbys.com](http://www.darbys.com)



**North Leverton Windmill Trust****Trustees' Report  
for the year ended 31 December 2022**

The Trustees present their annual report and audited financial statements for the year ended 31 December 2022.

**Structure, governance and management**

The Trust was formed on 11th December 2008 and registered by the Charity Commission on 16th December 2008. It was formed to receive the assets of North Leverton Windmill Co Ltd.

**Constitution and governing document**

The charity is constituted under a trust deed dated 11th December 2008 with the approval of the Charity Commission and is a registered charity number 1127200. Copies of the deed are available from Mrs Julie Barlow, the Orchard, Cross St, Sturton-le-Steeple, Retford, DN22 9HL.

**Organisational structure**

The day-to-day running of the charity and fund raising activities are managed by the Trustees and sub-committees formed from Trustees and volunteers.

**Recruitment & appointment of Trustees**

The Trustees are elected to serve for 3 years, other than the initial Trustees who have agreed a phased programme of retirement. Thus every year 2 or 3 Trustees retire and are available for re-election.

The charity follows the Charity Commission's recommendations with regard to trustee induction. All new Trustees are provided with the an induction pack along with the latest copy of the full accounts and the Charity Commission publications CC3 Trustee Responsibilities and CC60 Hallmarks of an Effective Charity.

**Risk management**

The Trustees actively review the major risks, classified as constitutional, financial, operational and external, which the charity faces on a regular basis and which may impact on the service the charity aims to provide.

Constitutional - The Trustees believe that procedures are in place to cover any risk which may arise regarding constitutional or governance matters.

Financial -The Trustees consider the variability of income to be a risk. The charity requires income of £6,000 to £10,000 per annum to cover on going repairs and maintenance. The level of General Reserve at the end of 2022 could allow the Charity to continue for 9 years while seeking further funding or pay for a major repair if required.

Operational - The Trustees recognise the responsibility the charity has to ensure the building, fixtures and fittings are maintained sufficient to meet Health & Safety requirements for public access. Insurance is in place, provided by NFU Mutual.

External - Public Liability Insurance up to £1 million is in place.



**Trustees' Report  
for the year ended 31 December 2022**

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**Objectives and activities**

**Objectives**

The Trust Deed states that the objects of the charity are;

- 1 The preservation, protection and maintenance of North Leverton windmill for the public benefit.
- 2 The advancement of education of the public in the function, history, design and purpose of windmills in general and of North Leverton in particular.

The Trustees consider that these objectives provide public benefit for the local community by ensuring the ongoing preservation and accessibility of the windmill. The Trustees have referred to the Charity Commission's general guidance on public benefit when reviewing the aims and objectives and in planning the charity's future activities.

**Activities**

The main activities of the charity are twofold; raising funds for the ongoing repairs and maintenance of the windmill, and promoting North Leverton Windmill to the general public and encouraging visitors.

The charity ensures the mill is open every Saturday and at other times by prior arrangement. The mill also hosts other events including school visits and tours for local community groups. Access to the mill yard and garden is always available.

The activities undertaken by the charity provide a benefit to all people either local or tourists from outside the region. The charity's activities are not considered to cause any adverse effects to any members of the public. Any personal benefits gained by persons other than visitors are considered to be incidental to the work of the charity.

**Achievements and performance**

**Achievements**

2022 was another successful year for the Windmill with the visitor centre and amenity space being open every Saturday and on other days where volunteers were available. Once again, we thank our regular visitors for their continued support and custom and hope to continue welcoming returning and new visitors during 2023. Once again, the highlight of the year was the September Family Fun Weekend. Although the Nation was mourning the sad passing of Queen Elizabeth the second, the trustees decided to go ahead with the weekend, but encouraging visitors to pay their respects by adhering to the two minute silence that was held on both days. Once again, we were fortunate with the weather and once again conditions were ideal for this event. It was extremely well attended and built on the success of the previous year.

**Trustees' Report  
for the year ended 31 December 2022**

..... continued

The LEADER funded Visitor Centre and Amenity Space have been well received and the ever changing items on display and enthusiastic volunteer curator make the addition a great asset to the site. The required annual report was submitted to LEADER in the timeframe required which demonstrated that the goals set for the project had been achieved.

The windmill tower was re-tarred and the windmill woodwork re-painted during the summer of 2022 so that it was in pristine condition for the Open Weekend. The windmill did look resplendent in the late summer sun. In addition, two new fantail blades were commissioned for stock should this vital piece of equipment need repair/replacement in an emergency situation. New windows were also fitted to the Visitor Centre.

The Volunteers

The charity acknowledges the unstinting efforts of its volunteers who are involved in opening the windmill each weekend, organising open days and other events as well as undertaking routine maintenance and helping with projects.

Professional Support

The charity is also thankful for the continued support of its financial and legal advisors.

**Financial review**

The charity's Statement of Financial Affairs is shown on pages 7-9 with a net surplus of income over expenses of £6,993.

Principal funding sources

Our principal funding source this year was from flour sales, donations from visitors and the Family Fun weekend

Reserves policy

It is the policy of the charity to maintain unrestricted reserves, which are available for general use, at a minimum level of £8,000 equal to 12 months operating expenditure. This provides sufficient cover to maintain the mill in the event of a substantial downturn in fund raising, while alternative funding is secured. Reserves are now maintained at an incremental level of £8,000 per annum to allow for a major repair to be carried out in a timely manner.

Investment Policy

There are no restrictions on the charity's powers to invest.



**Trustees' Report  
for the year ended 31 December  
2022**

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**Plans for future periods**

The Trustees aim to grow and build on the progress that has been made since the Trust was formed. To comply with the objectives of the Trust and to ensure public benefit, the Trustees will promote the educational value of the windmill, this has been greatly enhanced with the creation of the Visitor Centre and Amenity Space which has opened and regularly welcomes visitors. In the short-term maximum benefit will be achieved by utilising and maximizing the use of the existing facilities on site.

During 2022, the trustees initiated plans to expand and upgrade the welfare facilities available on site. It is acknowledged that the Windmill is an inclusive heritage asset and the facilities available need to be of a suitable size and number to accommodate visitors with restricted mobility, those with disabilities and families with infants.

In addition, the Trustees noted that Mill Yard is in need of re-surfacing and a pathway from Mill Yard to the Amenity Area (Railway Hut) would be a beneficial addition.

The trustees thank the public for their continued support.

This report is prepared in accordance with the Statement of Recommended Practice: Accounting and reporting by Charities (issued March 2005).

This report was approved by the Trustees on 21<sup>st</sup> September 2023 and signed on their behalf by

**James Barlow**  
**Chairman of the Board of Trustees**

*James Barlow*



**North Leverton Windmill Trust**

**Independent examiners report to the Trustees**

I report to the trustees on my examination of the North Leverton Windmill Trust (the Trust) for the year ended 31st December 2021.

**Responsibilities and basis of report**

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

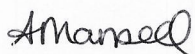
I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent examiners statement**

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



**Amanda Mansell ACA**

darbys limited  
19 The Square  
Retford  
Nottinghamshire  
DN22 6DH

21 September 2023

North Leverton Windmill Trust

Statement of financial activities  
including income and expenditure account  
for the year ended 31 December 2022

	Notes	Restricted	Unrestricted	Total	2021
<b>Incoming resources</b>					
<b>Incoming resources from generated funds</b>					
<b>Voluntary income</b>	<b>2</b>				
Income from grants		-	2,667	2,667	16,336
Other voluntary income		-	972	972	553
		-	3,639	3,639	16,889
<b>Activities for generating funds</b>	<b>3</b>				
Cottage rentals		-	4,559	4,559	3,740
Shop & trading income		-	7,345	7,345	7,884
		-	11,904	11,904	11,624
<b>Investment income</b>		-	271	271	2
<b>Incoming resources from charitable activities</b>					
Open days	<b>4</b>	-	12,181	12,181	8,432
<b>Total incoming resources</b>		-	27,995	27,995	36,947

The notes on pages 10 to 13 form an integral part of these financial statements.

North Leverton Windmill Trust

Statement of financial activities  
including income and expenditure account  
for the year ended 31 December 2022

	Notes	Restricted	Unrestricted	Total	2021
<b>Net income available for charitable activities</b>		-	27,995	27,995	36,947
<b>Resources expended</b>	<b>5</b>				
<b>Cost of fundraising activities</b>					
Cottage expenses		-	175	175	-
Costs of trading		-	3,336	3,336	3,570
General expenses		-	96	96	45
		-	3,607	3,607	3,615
<b>Charitable activities</b>					
Maintenance		-	17,395	17,395	5,689
<b>Governance costs</b>		-	-	-	-
<b>Total resources expended</b>		-	21,002	21,002	9,304
<b>Net incoming (outgoing) resources</b>		-	6,993	6,993	27,643
<b>Net movement in funds</b>	<b>10</b>	-	6,993	6,993	27,643
Funds brought forward		-	157,091	157,091	129,448
Transfers between funds		-	-	-	-
<b>Funds carried forward</b>		-	164,084	164,084	157,091

The notes on pages 10 to 13 form an integral part of these financial statements.



North Leverton Windmill Trust

Balance sheet  
as at 31 December 2022

	Notes	Restricted	Unrestricted	Total	2021
<b>Fixed assets</b>					
Tangible assets	7	-	50,675	50,675	49,475
		-	50,675	50,675	49,475
<b>Current assets</b>					
Stocks		-	858	858	519
Debtors	8	-	1,683	1,683	1
Cash at bank and in hand		-	112,489	112,489	108,619
		-	115,030	115,030	109,139
<b>Creditors: amounts falling due within one year</b>					
Current creditors	9		1,621	1,621	1,523
		-	1,621	1,621	1,523
<b>Net current assets</b>		-	113,409	113,409	107,616
<b>Total assets less current liabilities</b>		-	164,084	164,084	157,091
<b>Net assets</b>		-	164,084	164,084	157,091
<b>Retained funds</b>					
General reserve - unrestricted		-	164,084	164,084	157,091
Restricted reserve		-	-	-	-
<b>Total funds</b>	11	-	164,084	164,084	157,091

The financial statements were approved by the Trustees on 21st September 2023 and signed on their behalf by

*Julia Barlow*

Mrs J Barlow - Treasurer

The notes on pages 10 to 13 form an integral part of these financial statements.

**darbys**

chartered certified accountants  
www.darbys.com

North Leverton Windmill Trust

Notes to the financial statements  
for the year ended 31 December 2022

**1. Accounting policies**

**1.1. Basis of preparation of the accounts**

The accounts are prepared under the historical cost convention, in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to Charities preparing their accounts in accordance with FRS 102 (effective 1 January 2015) - (Charities SORP (FRS 102)) and the Charities Act 2011.

The charity meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note(s). There are no material uncertainties about the charity's ability to continue as a going concern.

**1.2. Incoming resources**

All incoming resources are included in the financial statements when the charity is entitled to the income and the amount can be quantified with reasonable accuracy.

The income from fundraising ventures is shown gross with the associated expenditure shown as cost of generating income.

Unrestricted funds are available for use at the discretion of the trustees in furtherance of the general objectives of the charity.

Restricted funds are subject to restrictions on their expenditure imposed by the donor.

**1.3. Resources expended**

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes VAT where it cannot be recovered.

Cost of Generating Funds

This comprises the costs associated with attracting voluntary income, and the costs associated with fundraising ventures.

Charitable expenditure

These costs are incurred by the charity in the delivery of its activities. It includes both costs that can be allocated direct to such activities and those costs of an indirect nature necessary to support them.

Governance costs

This includes those costs associated with meeting the constitutional and statutory requirements of the charity, and include professional fees and all costs linked with the strategic management of the charity.

All costs are allocated between the categories of the SoFA on a basis designed to reflect the use of the resource. Costs relating to a particular activity are allocated directly, other are apportioned on an appropriate basis.



North Leverton Windmill Trust

Notes to the financial statements  
for the year ended 31 December 2022

**1.4. Donated goods & services**

The charity has not received any material donated goods for own use. Small items are not recognised in the Statement of Financial Activities.

The monetary value of volunteer services is not recognised in the Statement of Financial activities.

**1.5. Tangible fixed assets and depreciation**

Fixed assets are stated at cost less accumulated depreciation.

Depreciation is provided at rates calculated to write off the cost less residual value of each asset over its expected useful life, as follows:

Plant & machinery - 25% on reducing balance

**1.6. Stock**

Stock is valued at the lower of cost and net realisable value.

<b>2. Voluntary income</b>	Restricted	Unrestricted	Total	<b>2021</b>
<b>Grants</b>				
LEADER	-	-	-	-
Bassetlaw DC - COVID	-	2,667	2,667	16,336
	-	2,667	2,667	16,336
<b>Other voluntary income</b>				
Visitor Donations		972	972	553
	-	972	972	553
<b>Total voluntary income</b>	-	3,639	3,639	16,889

During the year and previous year the charity received COVID support grants from Bassetlaw District Council.

**3. Fundraising income**

Sale of flour and souvenirs	-	7,345	7,345	7,884
Cottage rent		4,559	4,559	3,740
<b>Total income from fundraising activities</b>	-	11,904	11,904	11,624



North Leverton Windmill Trust

Notes to the financial statements  
for the year ended 31 December 2022

4. Income from charitable activities

2021

Open days		12,181	12,181	8,432
<b>Total income from charitable activities</b>	<b>-</b>	<b>12,181</b>	<b>12,181</b>	<b>8,432</b>

5. Total resources expended

The total resources expended are recorded as either charity expenditure or Cost of Generating Funds. Within these categories costs are apportioned as follows

Cost of Generating Funds

2021

	General	Fundraising	Cottage	Total	
Event costs				-	-
Purchases		3,336		3,336	3,570
Administrative costs		96		96	45
Establishment costs			175	175	-
<b>Total costs</b>	<b>-</b>	<b>3,432</b>	<b>175</b>	<b>3,607</b>	<b>3,615</b>

Charity expenditure	Maintenance	Admin	Open days	Total	
Insurance	1,808			1,808	1,951
Electricity	126			126	47
Repairs	13,552			13,552	2,841
Event Costs			1,909	1,909	850
<b>Total costs</b>	<b>15,486</b>	<b>-</b>	<b>1,909</b>	<b>17,395</b>	<b>5,689</b>

6. Taxation

The charity is exempt from taxation on income and gains falling within Section 505 of the Taxes Act 1988 or s256 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects.

North Leverton Windmill Trust

Notes to the financial statements  
for the year ended 31 December 2022

7.	<b>Tangible fixed assets</b>	<b>Buildings</b>	<b>Plant and equipment</b>	<b>Total</b>	
	<b>Cost</b>				
	At 1 January 2022	49,474	1	49,475	
	Additions	-	1,200	1,200	
	At 31 December 2022	49,474	1,201	50,675	
	<b>Net book values</b>				
	At 31 December 2022	49,474	1,201	50,675	
	At 31 December 2021	49,474	1	49,475	
8.	<b>Debtors</b>			<b>2021</b>	
	Trade debtors		58	-	
	VAT Debtor		1	1	
	Prepayments and accrued income		1,624	-	
			1,683	1	
9.	<b>Creditors: amounts falling due within one year</b>			<b>2021</b>	
	Trade creditors		1,621	544	
	Accruals and deferred income		-	979	
			1,621	1,523	
10.	<b>Analysis of net assets between funds</b>	<b>Restricted</b>	<b>Unrestricted</b>	<b>Total</b>	<b>2021</b>
	Tangible fixed assets		50,675	50,675	49,475
	Current assets		115,030	115,030	109,139
	Current liabilities		(1,621)	(1,621)	(1,523)
		-	164,084	164,084	157,091

North Leverton Windmill Trust

Notes to the financial statements  
for the year ended 31 December 2022

11. Movements in funds	As at 31/12/21	Incoming resources	Outgoing resources	Transfers Between funds	As at 31/12/22
<b>Restricted funds</b>	-	-	-	-	-
	-	-	-	-	-
<b>Unrestricted funds</b>					
General fund	157,091	27,995	(21,002)	-	164,084
	157,091	27,995	(21,002)	-	164,084
<b>Total funds</b>	157,091	27,995	(21,002)	-	164,084