

**REGISTERED COMPANY NUMBER: 06749627 (England and Wales)**  
**REGISTERED CHARITY NUMBER: 1131148**

**Report of the Trustees and**  
**Unaudited Financial Statements for the Year Ended 31 December 2024**  
**for**  
**The Jordan Trust**

George Hay Partnership LLP  
Chartered Accountants  
Brigham House  
High Street  
Biggleswade  
Bedfordshire  
SG18 0LD

Contents of the Financial Statements  
for the Year Ended 31 December 2024

	Page
Report of the Trustees	1 to 3
Independent Examiner's Report	4
Statement of Financial Activities	5
Balance Sheet	6 to 7
Notes to the Financial Statements	8 to 14
Detailed Statement of Financial Activities	15 to 16

**Report of the Trustees  
for the Year Ended 31 December 2024**

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 December 2024. The trustees have adopted the provisions of 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) (effective 1 January 2019).

**OBJECTIVES AND ACTIVITIES**

**Objectives and aims**

The charitable company's objectives are:-

- (a) To promote the conservation of Holme Mills Biggleswade, Bedfordshire, and its environs with a view to increasing public knowledge and awareness thereof.
- (b) To advance knowledge and educate the public in the understanding, appreciation and enjoyment of milling and its associated cultural and natural environment.
- (c) To establish and carry on and maintain an educational and interpretive facility at Holme Mills, Biggleswade, focused on grain milling and its cultural and environmental setting including farming the natural environment gardens and other habitats including all types of animals and plants therein.
- (d) To afford the general public and interested groups of persons access to Holme Mills.

**Public benefit**

The Trustees continue to develop the Jordans Mill tour experience for visitors to make the most of the Holme Mills site.

Self guided as well as pre-arranged Mill tours are available and cover the process of flour milling, the benefits of wholegrains as well as a background to 1000 years of milling in the Ivel Valley.

Garden tours cover farming, including market gardening, as well as food production in Bedfordshire.

For younger visitors and their families there are a regular series of outside trails which are based in the outlying meadow and which encourage activity and fun.

The Trustees continue to work on improving the gardens and meadow and on interpreting local food stories and food history encapsulated in our slogan "Keeping our food heritage alive"

The Trustees have had due regard to guidance published by the Charity Commission on public benefit. The Trustees confirm that they have referred to the guidance when reviewing the Charity's aims and objectives.

**ACHIEVEMENTS AND PERFORMANCE**

**Charitable activities**

The mill visitor experience benefits from a variety of enhancements to the site and also from exhibitions and events run periodically alongside normal activities.

**FINANCIAL REVIEW**

**Financial review and principal funding sources**

Income is derived from Mill admissions and Charity events and donations, plus a contribution from Holme Mills Heritage Centre Limited towards the costs of the gardens and meadow upkeep.

The Charity's trading subsidiary company Jordans Mill Trading Ltd carries out Mill Shop and Garden sales activities and donates 100% of its profits to the Charity. The profit donation to the Charity for the year was £1,078 (2023 £2,821).

During the year, a donation of £40,000 was received from Mr W J Jordan.

**Report of the Trustees  
for the Year Ended 31 December 2024**

**FINANCIAL REVIEW**

**Reserves policy**

At the year end the Charity's unrestricted reserves, excluding fixed assets are £444,848, and the restricted funds are £13,005.

Note 12 details the movements in the funds.

**FUTURE PLANS**

Considerations for further sympathetic development of the site and its activities are continually being investigated having regard to the Charity's objectives. Following the recent comprehensive site strategy project undertaken by consultants, the Charity is working towards various enhancements. Working with the Wildlife Trusts, and other interested parties, the first stages of development include refreshing signage in the Mill Farm and Garden to promote the principles of re-generational farming or "Farming for Wildlife".

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Governing document & constitution**

The Charitable Company is registered as a charitable company limited by guarantee.

The Charitable Company is constituted under a Memorandum of Association and is a registered charity, number: 1131148.

The principal objective of the Charitable Company is to preserve the heritage of Holme Mills, Biggleswade, and its environs.

**Recruitment and appointment of new trustees**

The management of the Charitable Company is the responsibility of the Trustees who are elected and co-opted under the terms of the Articles of Association.

During the year the Trustee team has been strengthened with the addition of three new Trustees as detailed below.

**Organisational structure**

Mr R D Jordan has been delegated with the day-to-day management of the Trust.

**REFERENCE AND ADMINISTRATIVE DETAILS**

**Registered Company number**

06749627 (England and Wales)

**Registered Charity number**

1131148

**Registered office**

Holme Mills  
Langford Rd  
Biggleswade  
Bedfordshire  
SG18 9JX

**Trustees**

W J Jordan Miller  
R D Jordan Company Director  
W B Kendall Director  
J W Jordan Trustee (appointed 20.11.24)  
D D Jordan Trustee (appointed 20.11.24)  
Ms T M Jordan Trustee (appointed 20.11.24)

**Report of the Trustees  
for the Year Ended 31 December 2024**

**REFERENCE AND ADMINISTRATIVE DETAILS**

**Independent Examiner**

R C Dilley FCA FCCA  
George Hay Partnership LLP  
Chartered Accountants  
Brigham House  
High Street  
Biggleswade  
Bedfordshire  
SG18 0LD

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

Approved by order of the board of trustees on 8 September 2025 and signed on its behalf by:

D D Jordan - Trustee

**Independent Examiner's Report to the Trustees of  
The Jordan Trust**

**Independent examiner's report to the trustees of The Jordan Trust ('the Company')**

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 December 2024.

**Responsibilities and basis of report**

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under Section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under Section 145(5) (b) of the 2011 Act.

**Independent examiner's statement**

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

1. accounting records were not kept in respect of the Company as required by Section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of Section 396 of the 2006 Act 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; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)).

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.

R C Dilley FCA FCCA

George Hay Partnership LLP  
Chartered Accountants  
Brigham House  
High Street  
Biggleswade  
Bedfordshire  
SG18 0LD

9 September 2025

**Statement of Financial Activities  
for the Year Ended 31 December 2024**

	Notes	Unrestricted fund £	Restricted fund £	2024 Total funds £	2023 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>					
Donations and legacies		55,696	-	55,696	269,194
<b>Charitable activities</b>					
Heritage preservation		-	-	-	58,442
Retail expenditure		67,052	-	67,052	-
Other Income	2	8,049	-	8,049	6
<b>Total</b>		<u>130,797</u>	<u>-</u>	<u>130,797</u>	<u>327,642</u>
<b>EXPENDITURE ON</b>					
<b>Charitable activities</b>					
Heritage preservation		102,577	4,657	107,234	83,938
<b>NET INCOME/(EXPENDITURE)</b>		28,220	(4,657)	23,563	243,704
<b>RECONCILIATION OF FUNDS</b>					
Total funds brought forward		1,560,537	17,662	1,578,199	1,334,495
<b>TOTAL FUNDS CARRIED FORWARD</b>		<u><u>1,588,757</u></u>	<u><u>13,005</u></u>	<u><u>1,601,762</u></u>	<u><u>1,578,199</u></u>

**Balance Sheet**  
**31 December 2024**

	Notes	Unrestricted fund £	Restricted fund £	2024 Total funds £	2023 Total funds £
<b>FIXED ASSETS</b>					
Tangible assets	6	8,909	13,005	21,914	29,541
Heritage assets	7	1,125,000	-	1,125,000	1,125,000
Investments	8	10,000	-	10,000	10,000
		<u>1,143,909</u>	<u>13,005</u>	<u>1,156,914</u>	<u>1,164,541</u>
<b>CURRENT ASSETS</b>					
Debtors	9	10,699	-	10,699	14,836
Cash at bank and in hand		440,464	-	440,464	405,209
		<u>451,163</u>	<u>-</u>	<u>451,163</u>	<u>420,045</u>
<b>CREDITORS</b>					
Amounts falling due within one year	10	(6,315)	-	(6,315)	(6,387)
		<u>444,848</u>	<u>-</u>	<u>444,848</u>	<u>413,658</u>
<b>NET CURRENT ASSETS</b>					
		<u>444,848</u>	<u>-</u>	<u>444,848</u>	<u>413,658</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>					
		<u>1,588,757</u>	<u>13,005</u>	<u>1,601,762</u>	<u>1,578,199</u>
<b>NET ASSETS</b>					
		<u>1,588,757</u>	<u>13,005</u>	<u>1,601,762</u>	<u>1,578,199</u>
<b>FUNDS</b>					
Unrestricted funds	11			1,588,757	1,560,537
Restricted funds				13,005	17,662
				<u>1,601,762</u>	<u>1,578,199</u>
<b>TOTAL FUNDS</b>					
				<u>1,601,762</u>	<u>1,578,199</u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2024.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2024 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

- (a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each 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 financial statements, so far as applicable to the charitable company.



**The Jordan Trust**

**Balance Sheet - continued**  
**31 December 2024**

These financial statements have been prepared in accordance with the provisions applicable to charitable companies subject to the small companies regime.

The financial statements were approved by the Board of Trustees and authorised for issue on 8 September 2025 and were signed on its behalf by:

D D Jordan - Trustee

**Notes to the Financial Statements  
for the Year Ended 31 December 2024**

**1. ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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) (effective 1 January 2015)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

The presentation currency of the financial statements is the Pound Sterling (£).

**Legal status of the charity**

The Charity is incorporated as a Charitable Company, limited by guarantee. Further details are noted within the Report of the Trustees on page 2 of these accounts.

**Financial reporting standard 102 - reduced disclosure exemptions**

The charitable company has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland':

- the requirements of Section 7 Statement of Cash Flows;
- the requirement of paragraph 3.17(d);
- the requirement of paragraph 33.7.

**Income**

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Rendering of services

When the outcome of a transaction can be estimated reliably, turnover from services such as mill admissions, tour tickets and Charity events is recognised by reference to the stage of completion at the balance sheet date.

**Expenditure**

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

**Tangible fixed assets**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Plant and machinery	- 25% on reducing balance and 20% on cost
Fixtures and fittings	- 25% on reducing balance

Tangible fixed assets are stated at cost (or deemed cost) or valuation less accumulated depreciation and accumulated impairment losses. Costs includes costs directly attributable to making the asset capable of operating as intended.

**Heritage assets**

Heritage assets are fixed assets which are of historical significance and are held in order to advance the preservation and conservation objectives of the charity.

**Notes to the Financial Statements - continued  
for the Year Ended 31 December 2024**

**1. ACCOUNTING POLICIES - continued****Heritage assets**

Heritage assets are not depreciated, as the trustees believe the life of heritage assets are sufficiently long and the residual value sufficiently high that any depreciation would be immaterial. Any permanent diminution in value is charged to the Statement of financial activities as it occurs.

General repairs and maintenance expenditure is written off in the year to which it relates.

Every endeavour is made to maintain, protect and safeguard the assets for future enjoyment.

**Taxation**

The charity is exempt from corporation tax on its charitable activities.

**Fund accounting**

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

**Pension costs and other post-retirement benefits**

The charitable company operates a defined contribution pension scheme. Contributions payable to the charitable company's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

**Debtors and creditors receivable / payable within one year**

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the profit and loss account in other administrative expenses.

**2. OTHER INCOME**

	2024	2023
	£	£
Interest Receivable	8,049	6
	<u>8,049</u>	<u>6</u>

**3. NET INCOME/(EXPENDITURE)**

Net income/(expenditure) is stated after charging/(crediting):

	2024	2023
	£	£
Depreciation - owned assets	7,627	8,616
Independent examination fee	2,850	2,760
	<u>10,477</u>	<u>11,376</u>

**Notes to the Financial Statements - continued  
for the Year Ended 31 December 2024**

**4. TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 31 December 2024 nor for the year ended 31 December 2023.

**Trustees' expenses**

There were no trustees' expenses paid for the year ended 31 December 2024 nor for the year ended 31 December 2023.

**5. STAFF COSTS**

The average monthly number of employees during the year was as follows:

	2024	2023
Garden and Administration	<u>2</u>	<u>2</u>

No employees received emoluments in excess of £60,000.

**6. TANGIBLE FIXED ASSETS**

	Plant and machinery £	Fixtures and fittings £	Totals £
<b>COST</b>			
At 1 January 2024 and 31 December 2024	<u>41,653</u>	<u>205,521</u>	<u>247,174</u>
<b>DEPRECIATION</b>			
At 1 January 2024	22,345	195,288	217,633
Charge for year	<u>5,069</u>	<u>2,558</u>	<u>7,627</u>
At 31 December 2024	<u>27,414</u>	<u>197,846</u>	<u>225,260</u>
<b>NET BOOK VALUE</b>			
At 31 December 2024	<u>14,239</u>	<u>7,675</u>	<u>21,914</u>
At 31 December 2023	<u>19,308</u>	<u>10,233</u>	<u>29,541</u>

**7. HERITAGE ASSETS**

	Total £
<b>VALUATION</b>	
At 1 January 2024 and 31 December 2024	<u>1,125,000</u>
<b>NET BOOK VALUE</b>	
At 31 December 2024	<u>1,125,000</u>
At 31 December 2023	<u>1,125,000</u>

The Charity owns the Holme Mills Heritage visitor site consisting of the mill premises, the mill gardens and the mill meadow.

The Holme Mills Heritage visitor site is classified as a Heritage Asset and is stated at valuation. The Heritage Asset was independently valued in July 2019 by D W Clifton BSc FRICS.

**Notes to the Financial Statements - continued  
for the Year Ended 31 December 2024**

**8. FIXED ASSET INVESTMENTS**

	Shares in group undertakings £
<b>VALUATION</b>	
At 1 January 2024 and 31 December 2024	10,000
<b>NET BOOK VALUE</b>	
At 31 December 2024	10,000
At 31 December 2023	10,000

There were no investment assets outside the UK.

**9. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2024 £	2023 £
Amounts owed by group undertakings	6,643	2,502
Other debtors	1,492	6,125
VAT	-	4,442
Prepayments and accrued income	2,564	1,767
	<u>10,699</u>	<u>14,836</u>

**10. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2024 £	2023 £
Trade creditors	1,486	2,151
VAT	384	-
Accruals and deferred income	4,445	4,236
	<u>6,315</u>	<u>6,387</u>

**11. MOVEMENT IN FUNDS**

	At 1.1.24 £	Net movement in funds £	At 31.12.24 £
<b>Unrestricted funds</b>			
General fund	1,560,537	28,220	1,588,757
<b>Restricted funds</b>			
General Fund	17,662	(4,657)	13,005
<b>TOTAL FUNDS</b>	<u>1,578,199</u>	<u>23,563</u>	<u>1,601,762</u>

**Notes to the Financial Statements - continued  
for the Year Ended 31 December 2024**

**11. MOVEMENT IN FUNDS - continued**

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	130,797	(102,577)	28,220
<b>Restricted funds</b>			
General Fund	-	(4,657)	(4,657)
<b>TOTAL FUNDS</b>	<u>130,797</u>	<u>(107,234)</u>	<u>23,563</u>

**Comparatives for movement in funds**

	At 1.1.23 £	Net movement in funds £	At 31.12.23 £
<b>Unrestricted funds</b>			
General fund	1,312,176	248,361	1,560,537
<b>Restricted funds</b>			
General Fund	22,319	(4,657)	17,662
<b>TOTAL FUNDS</b>	<u>1,334,495</u>	<u>243,704</u>	<u>1,578,199</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	327,642	(79,281)	248,361
<b>Restricted funds</b>			
General Fund	-	(4,657)	(4,657)
<b>TOTAL FUNDS</b>	<u>327,642</u>	<u>(83,938)</u>	<u>243,704</u>

**Notes to the Financial Statements - continued  
for the Year Ended 31 December 2024**

**11. MOVEMENT IN FUNDS - continued**

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.1.23 £	Net movement in funds £	At 31.12.24 £
<b>Unrestricted funds</b>			
General fund	1,312,176	276,581	1,588,757
<b>Restricted funds</b>			
General Fund	22,319	(9,314)	13,005
<b>TOTAL FUNDS</b>	<u>1,334,495</u>	<u>267,267</u>	<u>1,601,762</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	458,439	(181,858)	276,581
<b>Restricted funds</b>			
General Fund	-	(9,314)	(9,314)
<b>TOTAL FUNDS</b>	<u>458,439</u>	<u>(191,172)</u>	<u>267,267</u>

The charity's unrestricted general funds are held to preserve the heritage of Holme Mills, Biggleswade, and its environs.

The charity's restricted general funds represent donations made for the purchase of specific fixed asset equipment. The restricted general fund is released in line with the depreciation charged.

**12. RELATED PARTY DISCLOSURES**

The charity recharged an element of costs incurred maintaining the mill premises, gardens and meadow to Holme Mills Heritage Centre Ltd. The amount recharged during the year was £15,600 (2023 £15,600).

At the year end the charity was owed £1,492 (2023 £6,125) by Holme Mills Heritage Centre Ltd.

At the year end the charity owed £162 (2023 £53) to W Jordan & Son (Holdings) Limited.

During the year Mr W J Jordan donated £40,000 to the Charity.

**Notes to the Financial Statements - continued  
for the Year Ended 31 December 2024**

**13. GROUP UNDERTAKING**

The Charity's trading subsidiary company Jordans Mill Trading Ltd carries out Mill Shop and Garden Sales activities and donates 100% of its profits to the Charity.

The profit donation to the Charity for for the year was £1,078 (2023 £2,821).

At the year end, the Charity was owed £6,643 (2023 £2,502) by Jordans Mill Trading Ltd.



**Detailed Statement of Financial Activities  
for the Year Ended 31 December 2024**

	2024 £	2023 £
<b>INCOME AND ENDOWMENTS</b>		
<b>Donations and legacies</b>		
Donations	45,696	216,494
Gift aid	10,000	52,700
	<hr/> 55,696	<hr/> 269,194
<b>Other Income</b>		
Interest Receivable	8,049	6
<b>Charitable activities</b>		
Recharged garden costs	15,600	15,600
Trust event sales	37,731	31,754
Mill admissions	13,721	11,088
	<hr/> 67,052	<hr/> 58,442
<b>Total incoming resources</b>	<hr/> 130,797	<hr/> 327,642
<b>EXPENDITURE</b>		
<b>Charitable activities</b>		
Wages	25,321	23,357
Social security	1,462	1,245
Pensions	400	363
Gardening and landscaping	8,319	7,704
Trust event purchases	16,047	12,616
Vat Partial Exemption	4,936	-
Plant and machinery depreciation	5,069	5,206
Fixtures and fittings depreciation	2,558	3,410
	<hr/> 64,112	<hr/> 53,901
<b>Support costs</b>		
<b>Management</b>		
Wages	10,980	8,772
Social security	1,073	800
Pensions	252	197
Rates and water	1,082	1,267
Insurance	1,451	1,321
Light and heat	2,646	3,096
Telephone	301	284
Postage and stationery	89	80
Advertising	195	970
Sundries	754	1,112
Computer expenses	1,096	996
Travelling	59	39
Repairs and renewals	17,386	6,500
Cleaning	600	750
Carried forward	37,964	26,184

**Detailed Statement of Financial Activities  
for the Year Ended 31 December 2024**

	2024 £	2023 £
<b>Management</b>		
Brought forward	37,964	26,184
Health and safety	422	243
	<u>38,386</u>	<u>26,427</u>
<b>Finance</b>		
Bank charges	715	850
<b>Governance costs</b>		
Accountancy	2,850	2,760
Professional fees	1,171	-
	<u>4,021</u>	<u>2,760</u>
Total resources expended	<u>107,234</u>	<u>83,938</u>
<b>Net income</b>	<u><u>23,563</u></u>	<u><u>243,704</u></u>