



CHARITY COMMISSION
FOR ENGLAND AND WALES

Trustees' Annual Report for the period

From **01/04/2024** Period start date To **31/03/2025** Period end date

Charity name: Coetmor Mill Trust

Charity registration number: 1172211

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	<p>To advance in life and help young people through</p> <ol style="list-style-type: none">1. Supporting the provision of recreational and leisure time outdoor activities provided in the interest of social welfare, designed to improve their conditions of life;2. Providing support for activities which develop their skills, capabilities and capacities to enable them to participate in society as mature and responsible individuals.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	<p>In order to provide the opportunity for young people to have access to outdoor activities as a developmental experience the Trust has provided cheap bunkhouse accommodation in North Wales in the form of Coetmor Mill.</p> <p>The Mill situated in Central Snowdonia can accommodate up to 30 people. It has been marketed to Scout Groups, Youth Groups and University Mountaineering Clubs.</p>
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	<p>In planning our activities for the period 01/04/2024 to 31/03/2025, the trustees kept in mind the Charity Commission's guidance on Public Benefit at our trustee meetings.</p>

Achievements and Performance

<p>Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.</p>	<p>Para 1.20</p>	<p>A small number of individuals have continued to devote considerable time and effort to ensuring the successful running of the Mill.</p> <p>We continue to provide much needed accommodation for youth groups to enable them to enjoy the mountains of Snowdonia.</p> <p>During the year under review we undertook the necessary repairs and maintenance along with refreshing a substantial amount of the catering equipment within the Mill. New drains were dug to divert water away from the basement which had flooded regularly over the last few years. The mill was redecorated throughout as well as lots of minor repairs and general maintenance.</p> <p>Subsequent to the financial year end in the second half of 2025, the Mill was closed to users for a month and the planned replacement of the shower facilities was completed along with the installation of an upstairs toilet at a total cost of £30,000.</p> <p>This represents a significant improvement for the benefit of all of our users with the provision of two unisex showers in a much improved modern easy to clean facility. In addition the provision of an upstairs toilet negates the need for users to negotiate the steep stairs during the night. The existing showers leaked through the ceiling and were causing further deterioration to the flooring and wooden beams.</p> <p>Bookings for the remainder of the 2025/2026 financial year are strong.</p>
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Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	<p>We are pleased to note that the ongoing maintenance and running costs of the Mill are fully funded by the booking fees. On this basis the Trustees are satisfied that the Mill is financially stable.</p> <p>The current year and future planned improvements to the facilities have been and will continue to be funded out of the generous donations made to the Trust in prior periods.</p>
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	The Trustees consider that positive reserves of £10,000 approximating the the annual running costs of the Mill should be maintained.
Amount of reserves held	Para 1.22	£117,774
Reasons for holding zero reserves	Para 1.22	N/A
Details of fund materially in deficit	Para 1.24	N/A
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	N/A

Structure, Governance and Management

Description of charity's trusts:		
Type of governing document	Para 1.25	CIO Foundation
How is the charity constituted?	Para 1.25	Charitable Incorporated Organisation
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Appointed by majority vote of existing Trustees.

Reference and Administrative details

Charity name	Coetmor Mill Trust
Other name the charity uses	N/A
Registered charity number	1172211
Charity's principal address	5 Monkswood Drive Bishop's Stortford Hertfordshire CM23 4LH

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Bruce McFarlane	Joint Chair		
2	John Henson	Joint Chair		
3	Patricia Hall	Booking Secretary		
4	Kim Henson	Secretary		
5	Andrew Rice			
6	David Cox			
7	Christine Snelling-Nash	Treasurer		

Funds held as custodian trustees on behalf of others



Description of the assets held in this capacity	None
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Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)

	
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Full name(s)

Bruce McFarlane	John Henson	
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Position
(eg
Secretary,
Chair, etc)

Joint Chair

Joint Chair

Date

19/01/2026


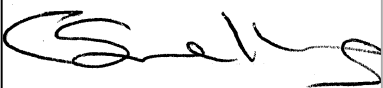


Charity Name		No (if any)	
COETMOR MILL TRUST		1172211	
Receipts and payments accounts			
For the period from	Period start date	To	Period end date
	01.04.24		31.03.25

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Section A Receipts and payments

	Unrestricted funds	Restricted funds	Endowment funds	Total funds	Last year
	to the nearest £	to the nearest £	to the nearest £	to the nearest £	to the nearest £
A1 Receipts					
Booking fees	21,303	-	-	21,303	16,532
Donations	25	-	-	25	141
Deposit account interest	1,085	-	-	1,085	902
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	22,413	-	-	22,413	17,575
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	- 0	- 0	- 0	-	- 0
Total receipts	22,413	- 0	- 0	22,413	17,575
A3 Payments					
Legal fees	-	-	-	-	40
Broadband	927	-	-	927	629
Caretaker and cleaning	950	-	-	950	900
Premises and trustees insurance	795	-	-	795	717
Electric	73	-	-	73	242
Gas and annual check	1,648	-	-	1,648	3,206
Rates	32	-	-	32	-
Water	244	-	-	244	276
Website Costs	202	-	-	202	204
Fire alarm system	81	-	-	81	194
Waste collection	679	-	-	679	277
Cess Pit	541	-	-	541	402
Repairs and maintenance, Decor/building security	3,935	-	-	3,935	924
Rent	4,000	-	-	4,000	4,000
Refurbishment and enhancements: Curtains Radiator	-	-	-	-	887
	-	-	-	-	-
Sub total	14,107	-	-	14,107	12,898
A4 Asset and investment purchases, (see table)					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	14,107	-	- 0	14,107	12,898
Net of receipts/(payments)	8,306	-	-	8,306	4,677
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	109,468	-	-	109,468	104,791
Cash funds this year end	117,774	-	-	117,774	109,468

Section B Statement of assets and liabilities at the end of the period				
Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Bank current account	13,101		-
	Bank deposit account	104,673		-
		-	-	-
	Total cash funds	117,774	-	-
	(agree balances with receipts and payments account(s))	OK	OK	OK
		Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
B3 Investment assets			Cost (optional)	Current value (optional)
			-	-
			-	-
			-	-
			-	-
B4 Assets retained for the charity's own use			Cost (optional)	Current value (optional)
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
B5 Liabilities			Amount due (optional)	When due (optional)
			-	
			-	
			-	
			-	
			-	
Signed by one or two trustees on behalf of all the trustees	Signature	Print Name	Date of approval	
		John Henson	18.01.2026	
		Christine Snelling-Nash	18.01.2026	