

**CHARITY OF DOUGLAS WILLIAM MITCHELL CIO
TRUSTEES' REPORT AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 NOVEMBER 2025**

Charity of Douglas William Mitchell CIO Contents

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Charity of Douglas William Mitchell CIO Trustees' Report For The Year Ended 5 November 2025

The trustees present their report and the financial statements for the year ended 5 November 2025.

Objectives and Activities

Aims and Objectives

Birdwood House is a Listed Building located in the centre of Totnes and the Trustees aim to ensure its long-term care and maintenance, to enable it to continue to provide satisfactory facilities and space for exhibitions and other educational purposes along with community benefits.

Public Benefit

The trustees confirm that they have complied with the requirements of Section 17 of the Charities Act 2011 to have due regard to the Charity Commission's guidance on public benefit.

Achievements and Performance

Main Achievements

The CIO has continued to provide public benefit through the facilities at Birdwood House, the Gallery has successfully promoted the visual arts in the area and the rooms have been used for education and training purposes. The building functions well as a community focus and contributes to social cohesion in Totnes.

Financial Review

Reserves Policy

The Trustees are always striving to increase the income from the use of Birdwood House, in order to accumulate reserves for the long-term maintenance and improvement of the premises. At the same time retaining a level of charges that allows the Gallery to be available for use by new un-established artists and craftspeople. The Trustees transfer any operating surplus to the reserves for major repair and maintenance of Birdwood House; the aim is to achieve reserves to the value of 20% of the reinstatement cost of the building.

Structure, Governance and Management

Governing Document

The CIO (Foundation) was formed by constitution signed on 30 May 2017 and registered with the Charity Commission on 1 June 2017.

Trustee Selection Methods

New Trustees are appointed at the discretion of the existing Trustees, the CIO uses the established links to consult and inform the Town Council as and when required.

Reference and Administrative Details

Trustees

Mr Christopher Mitchell - Chair
Mrs J Mitchell
Mr David Horsburgh
Mr C Killock
Ms K Hancock

Charity Number

1173240

**Charity of Douglas William Mitchell CIO
Trustees' Report (continued)
For The Year Ended 5 November 2025**

Principal Address

C/o Dr J Severn
The Coach House, Station Road
South Brent
Devon
TQ10 9BB

Independent Examiner

R J Lewis ACA
Frost
Chartered Accountants
Riversdale
Ashburton Road
Totnes
Devon
TQ9 5JU

**Charity of Douglas William Mitchell CIO
Trustees' Report (continued)
For The Year Ended 5 November 2025**

Other Information

Additional Note

Organisational Structure

Four formal meetings were held during the period to conduct the business of the CIO. The CIO employs a Secretary to administer the charity and a manager to handle the meeting rooms, Rest room and Gallery space at Birdwood House.

Related Parties

The CIO works closely with the Mitchell Trust and the Wakefield Trust, with one Trustee and the Secretary, being common to the Mitchell Trust and one Trustee and the Secretary being common to the Wakefield Trust.

Risk Management

The Trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

The trustees' report was approved by the board of trustees and signed on its behalf by:

Mr Christopher Mitchell

Trustee

18/05/2026

Charity of Douglas William Mitchell CIO
Independent Examiner's Report to the Trustees of Charity of Douglas William Mitchell CIO
For The Year Ended 5 November 2025

I report to the trustees on my examination of the accounts of Charity of Douglas William Mitchell CIO (the Trust) for the year ended 5 November 2025.

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 the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent Examiner's 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 contents 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.

R J Lewis ACA
20/05/2026
Riversdale
Ashburton Road
Totnes
Devon
TQ9 5JU

Charity of Douglas William Mitchell CIO
Statement of Financial Activities
For The Year Ended 5 November 2025

		2025	2024
		Unrestricted funds	Unrestricted funds
	Notes	£	£
INCOME AND ENDOWMENTS FROM:			
Charitable activities:			
Property Letting		51,851	38,794
Investments	3	6,925	6,109
		<u>58,776</u>	<u>44,903</u>
EXPENDITURE ON:			
Raising funds	5	(65,913)	(64,663)
Charitable activities:	5		
		<u>(7,137)</u>	<u>(19,760)</u>
NET EXPENDITURE BEFORE INVESTMENT LOSSES		(7,137)	(19,760)
Net gains on investments		9,987	5,495
NET EXPENDITURE		<u>2,850</u>	<u>(14,265)</u>
NET MOVEMENT IN FUNDS		2,850	(14,265)
RECONCILIATION OF FUNDS:			
Total funds brought forward		180,774	195,039
TOTAL FUNDS CARRIED FORWARD	13	<u><u>183,624</u></u>	<u><u>180,774</u></u>

The notes on pages 7 to 11 form part of these financial statements.

Charity of Douglas William Mitchell CIO
Statement of Financial Position
As At 5 November 2025

		2025	2024
		Unrestricted	Total
	Notes	funds	funds
		£	£
FIXED ASSETS			
Tangible Assets	9	24,136	27,981
Investments	10	89,790	79,803
		<u>113,926</u>	<u>107,784</u>
CURRENT ASSETS			
Debtors	11	4,302	4,179
Cash at bank and in hand		66,503	69,866
		<u>70,805</u>	<u>74,045</u>
Creditors: Amounts Falling Due Within One Year	12	<u>(1,107)</u>	<u>(1,055)</u>
NET CURRENT ASSETS (LIABILITIES)		<u>69,698</u>	<u>72,990</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>183,624</u>	<u>180,774</u>
NET ASSETS		<u>183,624</u>	<u>180,774</u>
FUNDS OF THE CHARITY			
Unrestricted Funds		<u>183,624</u>	<u>180,774</u>
TOTAL FUNDS	13	<u><u>183,624</u></u>	<u><u>180,774</u></u>

On behalf of the board

Mr Christopher Mitchell

Trustee

18/05/2026

The notes on pages 7 to 11 form part of these financial statements.

Charity of Douglas William Mitchell CIO

Notes to the Financial Statements

For The Year Ended 5 November 2025

1. General Information

Charity of Douglas William Mitchell CIO is a charitable incorporated organisation registered with the Charity Commission, registered charity number 1173240. The principal address is C/o Dr J Severn, The Coach House, Station Road, South Brent, Devon, TQ10 9BB.

2. Accounting Policies

2.1. Basis of Preparation of Financial Statements

The financial statements 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 2019)", Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Charities Act 2011.

The charity is a Public Benefit Entity as defined by FRS 102.

2.2. Fund Accounting

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

Designated funds comprise unrestricted funds that have been set aside by the trustees for a specific purpose.

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.

2.3. Incoming Resources

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.

2.4. Resources Expended

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.

2.5. Tangible Fixed Assets and Depreciation

Tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. Depreciation is provided at rates calculated to write off the cost of the fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Leasehold	4% on Cost
Fixtures & Fittings	33% on Cost

2.6. Investments

Investments are included at closing mid-market value at the balance sheet date.

2.7. Cash and Cash Equivalents

Cash and cash equivalents are basic financial assets and include cash in hand and deposits held at call with banks, other short-term highly liquid investments that mature in no more than three months from the date of acquisition and are readily convertible to a known amount of cash with insignificant risk of change in value, and bank overdrafts.

2.8. Taxation

The charity is exempt from tax as all its income is charitable and applied for charitable purposes.

2.9.

3. Investment Income

Charity of Douglas William Mitchell CIO
Notes to the Financial Statements (continued)
For The Year Ended 5 November 2025

	2025	2024
	Unrestricted funds	Unrestricted funds
	£	£
Bank interest receivable	1,845	1,385
Dividends from investments	5,080	4,724
	<u>6,925</u>	<u>6,109</u>

4. Net Income/(Expenditure)

The net income/(expenditure) is stated after charging/(crediting):

	2025	2024
	£	£
Depreciation of tangible fixed assets - owned	<u>5,464</u>	<u>5,435</u>

5. Analysis of Expenditure

		2025
	Activities undertaken directly	Support costs (see note 6)
	£	£
Raising funds	<u>54,689</u>	<u>11,224</u>
		<u>65,913</u>

		2024
	Activities undertaken directly	Support costs (see note 6)
	£	£
Raising funds	<u>53,553</u>	<u>11,110</u>
		<u>64,663</u>

6. Support Costs

	2025
	Raising funds
	£
General administration	793
Depreciation	5,464
Governance costs	4,967
	<u>11,224</u>

Charity of Douglas William Mitchell CIO
Notes to the Financial Statements (continued)
For The Year Ended 5 November 2025

	2024
	Raising funds
	£
Depreciation	5,435
Governance costs	5,675
	<u>11,110</u>

7. Independent Examiner's Remuneration

	2025	2024
	£	£
Independent examination of the financial statements	<u>346</u>	<u>330</u>

8. Average Number of Employees

Average number of employees during the year was: 5 (2024: 7)

9. Tangible Assets

	Land & Property		
	Leasehold	Fixtures & Fittings	Total
	£	£	£
Cost			
As at 6 November 2024	135,868	1,030	136,898
Additions	-	1,619	1,619
As at 5 November 2025	<u>135,868</u>	<u>2,649</u>	<u>138,517</u>
Depreciation			
As at 6 November 2024	107,887	1,030	108,917
Provided during the period	5,435	29	5,464
As at 5 November 2025	<u>113,322</u>	<u>1,059</u>	<u>114,381</u>
Net Book Value			
As at 5 November 2025	<u>22,546</u>	<u>1,590</u>	<u>24,136</u>
As at 6 November 2024	<u>27,981</u>	<u>-</u>	<u>27,981</u>

Charity of Douglas William Mitchell CIO
Notes to the Financial Statements (continued)
For The Year Ended 5 November 2025

10. Investments

	Listed £
Cost or Valuation	
As at 6 November 2024	79,803
Revaluations	9,987
As at 5 November 2025	89,790
Provision	
As at 6 November 2024	-
As at 5 November 2025	-
Net Book Value	
As at 5 November 2025	89,790
As at 6 November 2024	79,803

11. Debtors

	2025 £	2024 £
Due within one year		
Other debtors	4,302	4,179

12. Creditors: Amounts Falling Due Within One Year

	2025 £	2024 £
Accruals and deferred income	1,107	1,055

13. Movement in Funds

	As at 6 November 2024 £	Income £	Expenditure £	Transfers £	As at 5 November 2025 £
Unrestricted funds					
General:					
General unrestricted fund	131,774	58,776	(55,926)	5,500	140,124
Designated:					
Designated - Provision for Maintenance	49,000	-	-	(5,500)	43,500
Total unrestricted funds	180,774	58,776	(55,926)	-	183,624
Total funds	180,774	58,776	(55,926)	-	183,624

Charity of Douglas William Mitchell CIO
Notes to the Financial Statements (continued)
For The Year Ended 5 November 2025

	As at 6 November 2023	Income	Expenditure	Transfers	As at 5 November 2024
	£	£	£	£	£
Unrestricted funds					
General:					
General unrestricted fund	131,039	44,903	(59,168)	15,000	131,774
Designated:					
Designated - Provision for Maintenance	64,000	-	-	(15,000)	49,000
Total unrestricted funds	195,039	44,903	(59,168)	-	180,774
Total funds	195,039	44,903	(59,168)	-	180,774

14. Transactions with Trustees

None of the trustees received any remuneration or any other benefits from an employment with the charity or a related entity during the current or previous year.

No trustee expenses have been incurred.

15. Related Party Disclosures

There have been no related party transactions in the reporting period that require disclosure.