



CHARITY COMMISSION
FOR ENGLAND AND WALES

Trustees' Annual Report for the period

From 01/04/2024 To 31/3/2025

Charity name: Cannon Mill Trust CIO

Charity registration number: 1192473

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	The objects of the CIO, which are to be carried out in chesterfield and the surrounding area, are: 1) the conservation and protection of the physical and natural environment for the public benefit through the promotion of re-use and recycling and by advancing public education in matters relating to re-use and recycling. 2) to act as a resource for young people up to the age of 30 by providing advice and assistance and organising programmes of physical, educational and other activities as a means of: a. advancing in life and helping young people by developing their skills, capacities and capabilities to enable them to participate in society as independent, mature and responsible individuals; b. advancing education; c. relieving unemployment; d. providing recreational and leisure time activity in the interests of social welfare with a view to improving their conditions of life. 3) to advance education for the public benefit by providing support and activities which develop an individual's capabilities, competences, skills and understanding. In furtherance of

		these objects but not otherwise, the trustees shall have power: a. to establish or secure the establishment of premises and to maintain or manage or cooperate with any statutory authority in the maintenance and management of such premises. b. to do other such legal activities as the trustees deem fit from time to time and which are in alignment with this constitution.
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	In the reporting period, the Trust continued to own and maintain its portable units, purchased in FY22 for the purposes of facilitating quick access to, and use of, the identified property. One of these units is in use by a future tenant of the Trust while the other remains in storage.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	The Trustees confirm that they have had regard to the guidance issued by the Charity Commission on public benefit , where applicable, when carrying out their activities during the reporting period.

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	Cannon Mill Trust did not make any grants during the reporting period.
Policy on social investment including program related investment	Para 1.38	Cannon Mill Trust did not have any social investment programs during the reporting period.
Contribution made by volunteers	Para 1.38	Cannon Mill Trust had six volunteers during the reporting period. All of them were members of the trustee board. More volunteers will be recruited in later years.
Other		N/A

Achievements and Performance

	SORP reference	
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.	Para 1.20	Over the 2023-24 year the Trustees remained committed to the Trust's mission to improve the lives, education and environment of local young people in North Derbyshire. In the previous reporting year we reported that the corporation who had committed to lease us the site for 30 years would now prefer us to purchase the freehold, offering a discounted price of £75,000 to take into account the collaborative work that we have done together to safeguard the site. We previously reported that we had been unable to submit a bid to the Community Ownership Fund. Many other capital funders do not allow use of their grants for building purchase. In the period we continued to engage with the few funders that remained open to us, in order to raise the £75,000 we need to secure the building and thus be able to move our portable units on site to commence delivery of our services.

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	N/A
Performance of fundraising activities against objectives set	Para 1.41	N/A
Investment performance against objectives	Para 1.41	N/A
Other		N/A

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	The Trustees have reviewed the organisation's financial position at the end of the reporting period.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	The charity does not have a policy on holding reserves - this will be developed once the charity has secured a premises.
Amount of reserves held	Para 1.22	N/A
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

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	The charity did not raise any funds in the period.
Investment policy and objectives including any social investment policy adopted	Para 1.46	N/A
A description of the principal risks facing the charity	Para 1.46	Principal risk: failure to secure a premises Mitigation: During the reporting period the Trustees continued fundraising and negotiations with a building owner - with the intention of procuring the building previously identified.
Other		N/A

Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	Charity Commission's Foundation CIO model constitution
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	Charitable Incorporated Organisation (CIO)
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	The organisation is currently a foundation CIO, with all formal members of the charity also acting as trustees. Hence there are no elections, but anyone can apply to join the board. Trustees may also co-opt people on to the board by asking them to apply. All applications will be assessed by the board & they may be accepted if it is considered conducive to the charitable objects & current strategy.

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	No new Trustees joined during the reporting period. When new Trustees join, they receive a copy of the constitution, various adopted policies and an update on the status of plans. They are also provided access to all prior agreements and meeting minutes.
The charity's organisational structure and any wider network with which the charity works	Para 1.51	During the reporting period the charity comprised a Chair, a Treasurer and four further trustees supervising our operations.
Relationship with any related parties	Para 1.51	N/A
Other		N/A

Reference and Administrative details

Charity name	CANNON MILL TRUST CIO
Other name the charity uses	BED FACTORY CIO (Previous name)
Registered charity number	1192473

Charity's principal address	C/O MONKEY PARK WORKS 128A CHESTER STREET CHESTERFIELD S40 1DN
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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	Simon Redding	Chairperson	-	-
2	Emma Knight-Strong	Treasurer	-	-
3	Jonathan Symons		-	-
4	Lucie Maycock		-	-
5	Richard Godley		-	-
6	Nathan Hamer		-	-

Corporate trustees – names of the directors at the date the report was approved

Director name		
None		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	
N/A		

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	None
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	N/A
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	N/A

Additional information (optional)

Names and addresses of advisers (Optional information)

	Type of adviser	Name	Address
	Name of chief executive or names of senior staff members (Optional information)		
	N/A		

Exemptions from disclosure

Reason for non-disclosure of key personnel details

N/A

Other optional information

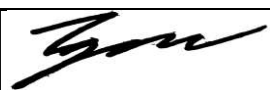
Simon Redding resigned as Chair and as a Trustee in the 2025-26 financial year, after the period being reported on in this report. This will be reflected in the Trust's report and accounts for 2025-26.

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)

Emma Knight-Strong	Jonathan Symons
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Position (eg
Secretary, Chair, etc)

Treasurer	Trustee
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Date

22/1/2026



CHARITY COMMISSION
FOR ENGLAND AND WALES

Charity Name
Sannon Mill Trust CIO

No (if any)
1192473

CC16a

Receipts and payments accounts

For the period from	Period start date Apr-24	To	Period end date Mar-25
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Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Grant income	-	-	-	-	-
Rental income	-	-	-	-	-
Sub total (Gross income for AR)	-	-	-	-	-
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	-	-	-	-	-
A3 Payments					
Accounting	185	-	-	185	-
Building repairs	-	-	-	-	-
Storage	-	1,080	-	1,080	-
Advertising and marketing	35	-	-	35	-
Sub total	220	1,080	-	1,300	-
A4 Asset and investment purchases, (see table)					
	-	-	-	-	-
	-	-	-	-	-

Sub total	-	-	-	-	-
Total payments	220	1,080	-	1,300	-
Net of receipts/(payments)	- 220	- 1,080	-	- 1,300	-
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	740	1,240	-	1,980	-
Cash funds this year end	520	160	-	680	-

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	Co-operative Bank Account	520	160	-
		-	-	-
		-	-	-
	Total cash funds	520	160	-
	(agree balances with receipts and payments account(s))	OK	OK	OK
	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets	N/A	-	-	-
		-	-	-
	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets	N/A		-	-
			-	-
	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)

B4 Assets retained for the charity's own use

2 x Portable office buildings	general fund	8,760	5,256
		-	-

B5 Liabilities

Details	Fund to which liability relates	Amount due (optional)	When due (optional)
N/A		-	
		-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	Jonathan Symons	22/01/2026
	Emma Knight-Strong	21/01/2026