

THE MILLS CHARITY
ANNUAL REPORT
FOR THE YEAR ENDED 31 JANUARY 2025

Charity Number: 207259

Regulator of Social Housing Registration Number: 5122

Ensors Accountants LLP
Floor 3, Connexions, 159 Princes Street
Ipswich
IP1 1QJ

**THE MILLS CHARITY
FOR THE YEAR ENDED 31 JANUARY 2025**

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**THE MILLS CHARITY
FOR THE YEAR ENDED 31 JANUARY 2025**

OFFICERS AND GENERAL INFORMATION

TRUSTEES:	Mrs J Blore Mr J Robbins Mr T M P Donsworth Dr R Bushaway Mr J R Tanner Mrs P Slater Mr Christopher J East Mr Phillip Hurst
REGISTERED OFFICE:	The Mills Charity PO Box No 1703 Framlingham IP13 9WW
CHARITY NUMBER:	207259
REGULATOR OF SOCIAL HOUSING REGISTRATION NUMBER:	5122 Registered on: 4 February 2021
BANKERS:	Barclays Bank plc Leicester LE87 2BB CCLA Investment Management Ltd Senator House 85 Queen Victoria Street London EC4R 3AB
INDEPENDENT AUDITORS:	Ensors Accountants LLP Floor 3, Connexions 159 Princes Street Ipswich IP1 1QJ
SOLICITORS:	Birketts Providence House 141 – 145 Princes Street Ipswich IP1 1QJ
INVESTMENT ADVISORS:	Investec 30 Gresham Street London EC2V 7QN J M Finn 4 Coleman Street London EC2R 7AH Brewin Dolphin Fraser House 23 Museum Street Ipswich IP1 1HN

THE MILLS CHARITY FOR THE YEAR ENDED 31 JANUARY 2025

TRUSTEES ANNUAL REPORT

The Trustees present their Report for the year ended 31 January 2025.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with Charity's Scheme, the Charities Act 2011, the Statement of Recommended Practice "Accounting and Reporting by Charities", and FRS 102.

Governing document

The Charity was established to execute the will of Thomas Mills who died in 1703 and a formal scheme was registered with the Charity Commission dated 16 November 1915. Various amendments have taken place over the years, from 9 January 1981 to the latest dated 11 December 2020. The Mills Charity is an unincorporated association. The Charity Registration number is 207259 and its registered address is PO Box No 1703, Framlingham, Woodbridge, Suffolk, IP13 9WW. The Charity registered as a Social Landlord with Homes England on 04/02/2021.

Trustees

The Trustees during the year and their appointing body were as follows: -

Mr Martin J Kelleway	Co-optative Trustee stood down 15/7/24
Rev M Vipond	Co-optative Trustee retired 11/3/24
Mrs Jane Blore	Co-optative Trustee
Mr James Robbins	Co-optative Trustee
Mr Timothy M P Donsworth	Co-optative Trustee
Mr James R Tanner	Framlingham Town Council
Dr Ruth Bushaway	Co-optative Trustee
Mrs P Slater	Co-optative Trustee
Mr Philip Hurst	Co-optative Trustee from 9/9/24
Mr Chris East	Co-optative Trustee from 9/12/24

Co-optative Trustees are appointed by the Board of Trustees with Nominative Trustees appointed by the respective bodies. The Nominative Trustees are appointed for a four-year period and the Co-optative Trustees for a five-year period. The Annual General Meeting is normally held in April, May or June. The Charity's advisors are set out on page 3.

When a vacancy occurs for a co-opted Trustee, the remaining Trustees seek to appoint an individual with skills and experience which they feel will be of benefit to the Charity. On appointment, new Trustees are given copies of the original Trust Deed, the latest Annual report and accounts. Trustees are encouraged to read the Charity Commission Essential Trustee guide, to attend Almshouse Way course and seminars to update themselves when they feel it necessary.

Aims and Organisation

The Charity's area of benefit is Framlingham and the surrounding area, where it is able to provide assistance for those in need, hardship, or distress, provide and maintain the Almshouses and more recently the Trustees may assist with other projects which are for the general benefit of the inhabitants of Framlingham and the surrounding area.

The Trustees are confident that the Charity's objectives described above are in accordance with the Charity Commission's general guidance on public benefit.

Review of Progress, Achievements, Investment Policy and Grant making policy

During the financial year to 2025, The Mills Charity helped in a variety of ways, the people and organisations in Framlingham and some of the contiguous parishes. This assistance included financial help to a number of people in need who had applied to the Charity for assistance, amounting during the year to £1,063 (2024: £2,053). Several organisations applied for assistance; generally, for improvements or repairs to existing facilities, for which grants for the year amounted to £12,276 (2024: £12,500). Trustees considered each application on its merits according to the terms of its Scheme and the Charities Commission guidance on public benefit, so not all requests were agreed.

**THE MILLS CHARITY
FOR THE YEAR ENDED 31 JANUARY 2025**

TRUSTEES ANNUAL REPORT (Continued)

The risks involved with the Almshouses and tenanted properties are mitigated by the Trustees having adequate insurance, undergoing regular property reviews and a programme of repair work, alarm systems are installed for elderly residents at the Almshouses.

There are no restrictions on the Charity's power to invest. Trustees consider the risk profile and the investment manager's view of the market prospects, with a view to ensuring capital appreciation of the fund exceeds inflation. Our strategy is reviewed with our investment managers annually.

Welcome to the Chairman's report for the financial year.

The past twelve months continued to challenge the Charity due to the flood damage caused to several properties in central Framlingham from October 2023.

The flood damage delayed refurbishment programme of Tomb House with the works now completed to a high standard. Tomb House is extremely significant to the charity's history as it was once the home of Thomas Mills and is the site of his resting place.

The improvements included structural repairs to the roof, external walls, and the Tomb itself. The works have improved the fabric and facilities of the property and preserved it for future generations to enjoy.

The unexpected refurbishment work has placed an additional burden on the management staff, and I would like to thank our Manager, Karren Piper, and her assistant, Gemma Yeats, who have continued to work tirelessly to run the office day to day. From our interactions with residents, it is clear that the cost-of-living squeeze affects everyone differently.

Although the running cost of the Almshouses, including repair and maintenance, has also risen, the charity has sought to keep occupancy charges below the threshold limit of the Local Housing Authority benefit cap.

We continue to interact with residents and have introduced resident meetings which have been very helpful to understand the residents concerns, what we are doing well and how we could improve.

Through the Mills Educational Foundation, the charity has continued to support our local state schools by providing grants for families struggling to send their children on paid educational trips and/or activities.

The charity has also been able to provide specific financial assistance for other local residents, in need, hardship or distress, in line with our grant/award criteria.

2024/25 saw the Charity grant £13,339 to local causes and to individuals in need in our community.

Rev Mike Vipond retired from the board on 11/3/24 after 16 years' service and Martin Kelleway stood down from the charity board after 21 years' service, we thank both for their contribution to the charity. This left an opening for new members, we welcomed new Trustees Philip Hurst and Chris East, both bringing fresh enthusiasm and knowledge.

The Mills Charity is very much a team effort, and I would like to take this opportunity to thank my fellow Trustees for their support and help throughout the year.

Mr James R Tanner (Chairman)

THE MILLS CHARITY FOR THE YEAR ENDED 31 JANUARY 2025

TRUSTEES ANNUAL REPORT (Continued)

Financial review

The Charity holds investments and short-term deposits with a value of £6,940,211 (2024: £6,514,831). During the year the investments produced an income of £147,437 (2024: £138,549).

The Mills Charity made contributions totaling £13,339 (2024: £14,553) to the local community in the form of donations to individuals and community groups.

Unrestricted Funds

The unrestricted fund had a value of £1,336,463 as at 31 January 2025, divided as follows:

Designated Fund is the Cyclical Maintenance fund established for the regular maintenance and repair of the Almshouses and other property belonging to the Charity. The amount held within this reserve at the balance sheet date is £110,778.

Unrestricted Funds are held by the Trustees for the purposes of the Charity's aims and organisation as discussed above. The fund value has a value of £1,225,685 as at the balance sheet date.

Restricted Funds

The restricted fund had a value of £342,643 as at 31 January 2025, divided as follows:

Extraordinary Repair Fund, established to provide for the extraordinary repair, improvement or rebuilding of the Almshouses and other property belonging to the Charity. The amount held within this reserve at the balance sheet date was £342,643.

H M Turner Trust is a fund established by a bequest from the late Mr H M Turner, a former Chairman of the Trustees, the income from which is to be distributed amongst the residents of the Almshouses at Christmas each year.

A T Sheen Trust is a fund established by the late Mr A T Sheen, the income from which is to be distributed amongst the residents of the Almshouses at Easter each year. The amount held within this reserve and the H M Turner Trust at the balance sheet date is £nil.

Endowment funds

This fund was established by original deed as a permanent endowment of which income is available for general charity purposes. The capital may not be spent without permission from the Charity Commission. The Trustees have committed to the refurbishment of the Almshouses in Framlingham from the annual surplus from general income. The amount held within this reserve at the balance sheet date is £8,932,626

Reserves policy and going concern

Our balance sheet remains strong with net assets of £10,611,732 and the ownership of the Almshouses in Station Road and other various properties. The Trustees have reviewed the circumstances of the Mills Charity and consider that adequate resources continue to be available to fund the activities for the foreseeable future. The Trustees are of the view that the charity is a going concern.

Due to the Charity's funding status the Trustees do not consider it necessary to have a formal policy on holding reserves.

**THE MILLS CHARITY
FOR THE YEAR ENDED 31 JANUARY 2025**

TRUSTEES ANNUAL REPORT (Continued)

Fundraising activities

The Charity did not undertake fundraising activities during the year.

Statement of Trustees' Responsibilities

The Trustees are responsible for preparing the accounts in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice.

James Tanner
Law applicable to charities in England and Wales requires the Trustees to prepare Financial Statements for each financial year which give a true and fair view of the Charity's financial activities during the year and of its financial position at the year-end being 31 January 2025.

In preparing those Financial Statements the Trustees are required to:

- a) select suitable accounting policies and then apply them consistently;
- b) observe the methods and principles in the Charities SORP
- c) make judgements and estimates that are reasonable and prudent;
- d) state whether applicable accounting standards and statements of recommended practice have been followed, subject to any departures disclosed and explained in the accounts; and
- e) prepare the accounts on the going concern basis unless it is inappropriate to assume that the Charity will continue in operation.

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy the financial position of the Charity and which enable them to ensure that the Financial Statements comply with the Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations and provisions of the Charity's Scheme. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the Trustees are aware:

- there is no relevant audit information of which the Charity's auditors are unaware, and
- the Trustees have taken all steps they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

Auditors

A resolution will be proposed at the Annual General Meeting that Ensors Accountants LLP be re-appointed as auditors to the charity for the ensuing year.

James Tanner
.....
Mr James R Tanner , (Chairman)
(On Behalf of the Trustees)

Dated 23/07/2025
.....

**THE MILLS CHARITY
FOR THE YEAR ENDED 31 JANUARY 2025**

INDEPENDENT AUDITORS REPORT TO THE TRUSTEES OF THE MILLS CHARITY

Opinion

We have audited the financial statements of the Mills Charity for the year ended 31 January 2025 which comprise the Balance Sheet, the Statement of Financial Activities, the Statement of Cash Flows and the notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Charity's affairs as at 31 January 2025 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The Trustees are responsible for the other information.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

**THE MILLS CHARITY
FOR THE YEAR ENDED 31 JANUARY 2025**

INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF THE MILLS CHARITY (Continued)

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the Trustees' Report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of Trustees

As explained more fully in the Statement of Trustees' Responsibilities, the Trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the Charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditors' responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

Our audit was designed to include tests of detail together with an assessment of the control environment to enable us to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement due to fraud. This included work on areas where we consider there is a higher risk of fraud including revenue recognition, management override of systems and control, transactions with related parties, accounting estimates, commitments and contingencies.

We also obtained an understanding of the legal and regulatory framework that the charity operates in, through discussions with the Trustees and other management, and from our own knowledge and experience of the sector.

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud, the audit engagement team:

- obtained an understanding of the nature of the industry and sector, including the legal and regulatory framework that the charity operates in and how the charity are complying with the legal and regulatory framework both at the planning stage and reminded to remain alert throughout the audit;
- inquired of management, and those charged with governance, about their own identification and assessment of the risks of irregularities, including any known actual, suspected or alleged instances of fraud;
- audited the risk of management override of controls, including through testing journal entries and other adjustments for appropriateness, and evaluating the business rationale of significant transactions outside the normal course of business;

**THE MILLS CHARITY
FOR THE YEAR ENDED 31 JANUARY 2025**

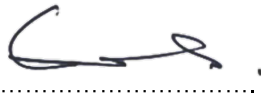
- discussed matters about non-compliance with laws and regulations and how fraud might occur including assessment of how and where the financial statements may be susceptible to fraud;
- robustly challenged accounting estimates to ensure no indication of management bias.
- review of meeting minutes of Trustees.

However, it is the primary responsibility of management, with the oversight of those charged with governance, to ensure that the entity's operations are conducted in accordance with the provisions of laws and regulations and for the prevention and detection of fraud.

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

Use of our report

This report is made solely to the Charity's Trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the trustees those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Charity and its Trustees as a body, for our audit work, for this report, or for the opinions we have formed.



Ensors Accountants LLP
Chartered Accountants & Statutory Auditors
Ipswich

Dated: 24/07/2025

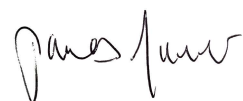
**THE MILLS CHARITY
FOR THE YEAR ENDED 31 JANUARY 2025**

BALANCE SHEET

	Note	Total Funds 2025 £	Total Funds 2024 £
Fixed Assets			
Tangible assets			
Freehold land & buildings	8	3,776,263	3,621,094
Plant & equipment	8	237	-
Investments	7	6,868,160	6,389,761
		<hr/>	<hr/>
		10,644,660	10,010,855
		<hr/>	<hr/>
Current Assets			
Debtors	9	38,636	26,109
Cash in bank and in hand			
Bank accounts		72,051	125,070
		<hr/>	<hr/>
		110,687	151,179
		<hr/>	<hr/>
Current Liabilities	10	143,615	101,216
		<hr/>	<hr/>
Net Current Assets		(32,928)	49,963
		<hr/>	<hr/>
Total Assets less Current Liabilities		10,611,732	10,060,818
		<hr/>	<hr/>
The Funds of the Charity			
Endowment funds	13	8,932,626	8,487,631
Restricted funds	14	342,643	311,744
Unrestricted funds	16	1,336,463	1,261,443
		<hr/>	<hr/>
		10,611,732	10,060,818
		<hr/>	<hr/>

The notes on pages 14 to 23 form part of these accounts.

Approved by the Trustees on 23/07/2025 and signed on their behalf by:



Mr James R Tanner (Chairman)



James Robbins (Jul 17, 2025 11:48 GMT+1)

Mr James Robbins

**THE MILLS CHARITY
FOR THE YEAR ENDED 31 JANUARY 2025**

STATEMENT OF FINANCIAL ACTIVITIES


	Note	Unrestricted Funds	Restricted Funds	Endowment Funds	Total Funds 2025 £	Total Funds 2024 £
		£	£	£	£	£
Income and endowments from						
Investments	18	146,808	629	-	147,437	138,549
Charitable activities						
Rents & wayleaves		242,759	-	-	242,759	232,957
Grants		-	-	-	-	476
Insurance claims		11,000	-	-	11,000	20,594
		<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total Income		400,567	629	-	401,196	392,576
		<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Expenditure on						
Raising funds						
Investment management		-	-	39,098	39,098	36,182
Charitable activities						
Almshouses	19	173,478	629	-	174,107	145,007
Let property expenses	19	121,366	-	-	121,366	40,479
Grants - relief in need	21	5,887	-	-	5,887	6,707
Grants - general benefit	20	17,100	-	-	17,100	17,153
		<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total expenditure		317,831	629	39,098	357,558	245,528
		<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Operating surplus		82,736	-	(39,098)	43,638	147,048
		<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Net gains & (losses) on investments:						
Realised		-	-	21,705	21,705	(1,678)
Unrealised		-	30,899	569,672	600,571	40,876
Losses on revaluation of assets		-	-	(115,000)	(115,000)	-
		<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Net Income		82,736	30,899	437,279	550,914	186,246
		<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Transfers between funds		(7,716)	-	7,716	-	-
		<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Net movement in funds		75,020	30,899	444,995	550,914	186,246
		<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Reconciliation of funds:						
Total funds brought forward		1,261,443	311,744	8,487,631	10,060,818	9,874,572
		<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total funds carried forward	17	1,336,463	342,643	8,932,626	10,611,732	10,060,818
		<hr/>	<hr/>	<hr/>	<hr/>	<hr/>

The notes on page 14 to 23 form part of these accounts.

Approved by the Trustees on 23/07/2025 and signed on their behalf by:



Mr James R Tanner (Chairman)


James Robbins (Jul 17, 2025 11:48 GMT+1)

Mr James Robbins

**THE MILLS CHARITY
FOR THE YEAR ENDED 31 JANUARY 2025**

STATEMENT OF CASHFLOWS

	Note	2025 £	2024 £
Cash flows from operating activities	23	(73,905)	61,814
Cash flow from investing activities			
Investment income		147,437	138,549
Fixed asset additions		(155,428)	(72,797)
Purchases and sale of investments		28,877	28,836
Movement between investments and cash and cash equivalents		-	(150,000)
		20,886	(55,412)
Decrease in cash and cash equivalents		(53,019)	6,402
Cash and cash equivalents at beginning of the year		125,070	118,668
Cash and cash equivalents at end of the year		72,051	125,070

**THE MILLS CHARITY
FOR THE YEAR ENDED 31 JANUARY 2025**

NOTES TO THE ACCOUNTS

1. ACCOUNTING POLICIES

The principal accounting policies are summarised below. The accounting policies have been applied consistently throughout the year and in the preceding year.

The financial statements have been prepared in accordance with 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) - (Charities SORP (FRS 102)) and the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

The Mills Charity meets the definition of a public benefit entity under FRS 102.

a) Basis of preparation and assessment of going concern

These financial statements have been prepared under the historical cost convention except that investment assets are carried at market value. The currency of the accounts is the pound and the figures shown have been rounded to the nearest pound.

The Charity has prepared its financial statements in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their financial statements in accordance with FRS 102, in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has since been withdrawn.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view' as described above.

The Trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

b) Fund accounting

- Unrestricted funds are available for use at the discretion of the Trustees in the furtherance of the general objectives of the Charity.
- Designated funds are unrestricted funds earmarked for particular purposes.
- Restricted funds are subject to restrictions on their expenditure imposed by the donor or through the terms of an appeal.
- Endowment fund was established by original deed as a permanent endowment of which income is available for general charity purposes. Any capital gains or losses arising on the investments form part of the fund. Investment management charges and advice relating to the fund are charged against the fund.

c) Income

All incoming resources are included in the statement of financial activities when receipt is probable and the amount can be quantified with reasonable accuracy. The following specific policies are applied to particular categories of income:

- Voluntary income received by way of donations, grants and gifts is included in full in the Statement of Financial Activities when receivable at fair value, except insofar as they are incapable of financial measurement;
- Investment income is included when receivable; and
- Incoming resources from charitable activities are accounted for when earned.

**THE MILLS CHARITY
FOR THE YEAR ENDED 31 JANUARY 2025**

NOTES TO THE ACCOUNTS CONTINUED

1. ACCOUNTING POLICIES CONTINUED....

d) Resources expended

Liabilities and expenditure are included on an accruals basis and are recognised when there is a legal or constructive obligation to pay. Grants expended in the year are charged in the same manner, grants offered at the balance sheet date are noted as commitments where there is no obligation to pay. Liabilities and expenditure include VAT which the Charity is unable to recover, and is reported as part of the expenditure to which it relates. Most costs are directly attributed to the relevant category of resources expended in the Statement of Financial Activities. Charitable activities costs include costs of preparation and audit of statutory accounts, the costs of Trustee meetings and cost of any legal advice to Trustees on governance or constitutional matters.

e) Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

f) Creditors

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are recognised at their settlement amount after allowing any trade discounts.

g) Fixed assets, Investment properties and Investments

Freehold Land and Buildings are let out to further the Charity's own purposes by providing accommodation to the Charity's beneficiaries and are classified as fixed assets accordingly. They are initially measured at cost and subsequently at cost less impairment. The Charity undertakes an ongoing programme of renovation such that depreciation is not considered to be material.

Assets costing more than £500 are capitalised.

Plant & equipment comprises of computer equipment and is depreciated at a rate of 1/3rd per annum on a straight-line basis.

Investment Property held as fixed assets is stated at market value at the balance sheet date with any gain or loss taken to the statement of financial activities in the underlying fund. Investment property will be re-valued on a rolling five-year basis. Investments held as fixed assets are revalued at mid-market value at the balance sheet date and the gain or loss taken to the statement of financial activities in the underlying fund.

Investments are classified as fixed asset investments when the Charity does not expect to realise them within 12 months of the balance sheet date.

The Charity holds investments with stockbrokers which are initially recognised at transaction value and subsequently measured at the year end at bid value.

h) Financial Instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the balance sheet when the charity becomes party to the contractual provisions of the instrument.

**THE MILLS CHARITY
FOR THE YEAR ENDED 31 JANUARY 2025**

ACCOUNTING POLICIES CONTINUED....

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic Financial Assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method, unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Classification of Financial Liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the charity after deducting all of its liabilities.

Basic Financial Liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group undertakings and preference shares that are classified as debt, are initially recorded at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are initially recognised at transaction price and subsequently measured at amortised cost using the effective interest method.

Cash at bank and in hand

Cash at bank and in hand are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less.

2. Judgements and key sources of estimation uncertainty

In the application of the charity's accounting policies, the Trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

Valuation of investments

We are placing reliance on the expert for the estimates and judgements in the valuation of quoted investments values provided by investment managers at market value and also for valuation of Investment properties by Chartered Surveyors.

**THE MILLS CHARITY
FOR THE YEAR ENDED 31 JANUARY 2025**

3. Trustee remuneration & related party transactions

No Trustee or other person related to the Charity had any personal interest in any contract or transaction entered into by the Charity during the year (2024 – £nil). In the period £nil (2024: £nil) was donated to The Mills Educational Foundation. This Charity has the same Trustees as The Mills Charity.

4. Taxation

As a Charity, The Mills Charity is exempt from tax 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. No tax charges have arisen in the Charity.

5. Fees for audit of the accounts	2025 £	2024 £
Auditors fee for reporting on the accounts and provision of services	12,240	11,450
Accountancy fee for preparation of year end accounts	12,240	11,450

6. Employees

During the current year the Charity paid one full time Clerk (2024: 1), one part time Clerk for the Charity and no ad hoc employees (2024: 1), the gross salaries for this amounted to £51,054 (2024: £44,383) and Employers National Insurance Contributions amounted to £nil (2024: £nil) with employer pension contributions of £1,527 (2024: £1,332).

7. Fixed asset investments

Total fixed asset investments comprise £6,003,160 (2024: £5,409,761) of financial assets and £865,000 (2024: £980,000) of property investments.

	2025 £	2024 £
a) Movement in fixed asset investments		
Market value at 1 February 2024	5,409,761	5,249,398
(Loss) / Profit on disposal of investments	21,705	(1,678)
Change in year-end market value	600,571	40,876
Fees	(39,098)	(36,182)
Money invested	10,221	7,347
Transferred	-	150,000
Market value as at 31 January 2025	6,003,160	5,409,761
b) Investments at market value comprised:		
Equities	4,970,850	4,650,204
Fixed interest securities	908,927	694,728
Cash	123,383	64,829
Market value as at 31 January 2025	6,003,160	5,409,761

The Charity, as at the balance sheet date, has no deposits which are due to mature within the next 12 months (2024: Nil).

**THE MILLS CHARITY
FOR THE YEAR ENDED 31 JANUARY 2025**

c) Stock exchange investments comprise	2025 £	2024 £
Holding of more than 5% of total investments: COIF Charities Investment Fund	342,644	311,743
UK	1,416,440	1,360,279
Europe	302,312	316,123
North America	1,161,189	1,010,015
Other international	833,080	742,266
Other alternative assets	570,422	540,513
	<hr/>	<hr/>
	4,626,087	4,280,939
	<hr/>	<hr/>
d) Property investments		
Market value brought forward	980,000	980,000
Revaluation of transferred land and buildings – Loss	(115,000)	-
	<hr/>	<hr/>
Market value carried forward	865,000	980,000
	<hr/>	<hr/>

The investment properties brought forward consist of 3 properties. These properties were valued in July 2025 by Clarke & Simpson on an open market basis and have been adjusted in line with the revaluation policy. On an historical cost basis these would have been included at an original cost of £175,536.

8. Tangible Fixed Assets

	Land & Buildings £	Plant & Equipment £	Total £
Cost			
At 1 February 2024	3,621,094	2,641	3,623,735
Additions	155,169	259	155,428
Disposals	-	-	-
At 31 January 2025	<hr/> 3,776,263	<hr/> 2,900	<hr/> 3,779,163
Depreciation			
At 1 February 2024	-	2,641	2,641
Charge for the year	-	22	22
Depreciation on disposal	-	-	-
At 31 January 2025	<hr/> -	<hr/> 2,663	<hr/> 2,663
Net book values			
At 31 January 2024	<hr/> 3,621,094	<hr/> -	<hr/> 3,621,094
At 31 January 2025	<hr/> 3,776,263	<hr/> 237	<hr/> 3,776,500

**THE MILLS CHARITY
FOR THE YEAR ENDED 31 JANUARY 2025**

9. Debtors

	2025	2024
	£	£
Investment income	31,534	17,444
Prepayments	7,102	7,080
Loan - MEF	-	1,585
	<hr/>	<hr/>
	38,636	26,109
	<hr/>	<hr/>

10. Creditors

Creditors and accruals	113,492	32,526
Rental deposits	10,635	9,712
PAYE and NIC	1,094	822
Loan – MEF	18,394	-
Deferred income	-	58,156
	<hr/>	<hr/>
	143,615	101,216
	<hr/>	<hr/>

11. Pensions

Employees are automatically enrolled into a multi-employer, defined contribution occupational pension scheme with NEST, unless they exercise their right to opt-out of the scheme membership. The Mills Charity makes a 5% contribution to the pension scheme. The employer's contribution is charged to the Statement of Financial Activities in the period in which the salary to which the pension relates is due.

12. Commitments

At the Balance Sheet date, the Charity did not have any grant commitments which were not provided for within the accounts. (2024: £nil commitment).

**THE MILLS CHARITY
FOR THE YEAR ENDED 31 JANUARY 2025**

13. Endowment Funds

The Mills Charity Endowment Fund was established in 1703 as a Permanent Endowment for the benefit of the local community. The H M Turner and A T Sheen funds are expendable endowments which were received later, and the Trustees have resolved that the income from these funds should follow the donor's wishes to support the residents of the Almshouses. The funds are represented by tangible fixed assets and investments.

	Mills Charity	H M Turner	A T Sheen	2025	2024
	£	£	£	£	£
Balance at 1 February 2024	8,469,631	17,750	250	8,487,631	8,487,631
Income	-	-	-	-	-
Management fees	(38,941)	(157)	-	(39,098)	(36,182)
Reinvested income	7,716	-	-	7,716	6,079
Gains & investments -Realised	21,705	-	-	21,705	(1,678)
Loss on revaluation of assets	(115,000)	-	-	(115,000)	-
-Change in year end market value	568,305	1,367	-	569,672	16,372
Balance at 31 January 2025	8,913,416	18,960	250	8,932,626	8,487,631

14. Restricted funds – Income funds

	Turner/ Sheen Income	Extraordinary Repair Fund	2025	2024
	£	£	£	£
Balance at 1 February 2024	-	311,744	311,744	287,240
Income	629	-	629	588
Additions in the year	-	-	-	-
Expenditure	(629)	-	(629)	(588)
Change in market value	-	30,899	30,899	24,504
Disposals	-	-	-	-
Balance at 31 January 2025	-	342,643	342,643	311,744

The Extraordinary Repair Funds are required under the Charity's Scheme and transfers must be made each year from the income resources of the Charity. The funds are maintained at a relatively high level in case major repairs are required.

**THE MILLS CHARITY
FOR THE YEAR ENDED 31 JANUARY 2025**

15. Designated Funds – Income funds

	2025 £	2024 £
Cyclical maintenance fund		
Balance at 1 February 2024	108,463	105,758
Funds introduced	960	960
Interest allocation from unrestricted funds	1,355	1,745
Balance at 31 January 2025	<u>110,778</u>	<u>108,463</u>

The Cyclical Maintenance Funds comprise funds set aside for cyclical repairs at the Almshouses and other properties owned by the Charity.

16. Unrestricted funds

	Designated Fund £	Unrestricted Funds £	Total Funds 2025 £	Total Funds 2024 £
Balance at 1 February 2024	108,463	1,152,980	1,261,443	1,084,292
Income	-	400,567	400,567	391,988
Allocation in year	2,315	(2,315)	-	-
Fund transfer	-	(7,716)	(7,716)	(6,079)
Expenditure	-	(317,831)	(317,831)	(208,758)
Balance at 31 January 2025	<u>110,778</u>	<u>1,225,685</u>	<u>1,336,463</u>	<u>1,261,443</u>

17. Analysis of net assets between funds

	Designated Funds £	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total Funds 2025 £	Total Funds 2024 £
Freehold land and buildings	-	862,264	-	2,913,999	3,776,263	3,621,094
Plant and equipment	-	-	-	-	-	-
Investment assets	-	507,127	342,643	6,018,627	6,868,397	6,389,761
Current assets	110,778	(91)	-	-	110,687	151,179
Current liabilities	-	(143,615)	-	-	(143,615)	(101,216)
	<u>110,778</u>	<u>1,225,685</u>	<u>342,643</u>	<u>8,932,626</u>	<u>10,611,732</u>	<u>10,060,818</u>

**THE MILLS CHARITY
FOR THE YEAR ENDED 31 JANUARY 2025**

18. Investment income	2025 £	2024 £
Dividends UK Equities	65,731	64,986
Interest UK Fixed Interest Securities	8,312	3,491
Interest UK Unit Trusts	21,403	20,768
Overseas Securities - Dividends	25,265	26,681
Overseas Securities – Interest	2,412	2,812
Overseas Securities – Unit Trusts	671	512
Interest on Deposits	6,213	2,371
Dividends UK Unit Trusts	14,502	15,689
Dividends Real Estate Investment Trust	1,264	1,239
Accrued Interest	1,664	-
	<hr/>	<hr/>
	147,437	138,549
	<hr/>	<hr/>
 19. Resources expended	 2025 £	 2024 £
Payments re Almshouses:		
Rates, electricity, gas & water	25,329	19,577
Gardener	8,513	6,234
Insurance	5,700	3,232
Repairs & maintenance & alarms	53,978	38,435
Equipment hire	360	-
Donations - Turner/ Sheen distribution	799	757
Professional fees	731	867
Governance and support costs (note 21)	78,697	75,905
	<hr/>	<hr/>
	174,107	145,007
	<hr/>	<hr/>
Let Property:		
Insurance	3,800	2,155
General maintenance and property costs	64,671	3,083
Rates and electric	9,005	2,475
Professional fees	12,566	-
Gardener	6,324	1,119
Rent	14,000	22,775
Equipment hire	2,860	1,020
Governance and support costs (note 21)	8,140	7,852
	<hr/>	<hr/>
	121,366	40,479
	<hr/>	<hr/>

**THE MILLS CHARITY
FOR THE YEAR ENDED 31 JANUARY 2025**

20. Grants - General Benefit	2025 £	2024 £
Framlingham Area Youth Action Plan	-	12,500
The Granary Nursey	522	-
Citizens Advice Bureaux	1,000	-
Badingham Play School	1,380	-
FTFC Youth Section	2,500	-
TMHS	2,000	-
FAYAP	2,000	-
The Shelley Centre	224	-
J Cadman	400	-
The Nest Farms	2,250	-
Governance and support costs (note 21)	4,824	4,653
	<hr/>	<hr/>
	17,100	17,153
	<hr/>	<hr/>

21. Grants - relief in need	2025 £	2024 £
Grants - relief in need	1,063	2,053
Governance and support costs (note 21)	4,824	4,654
	<hr/>	<hr/>
	5,887	6,707
	<hr/>	<hr/>

22. Management and administration – Support and governance costs

	Alms houses £	Let property £	Relief in need £	General benefit £	2025 Total £	2024 Total £
Office costs	9,172	949	562	562	11,245	10,731
Staff costs	42,886	4,436	2,629	2,630	52,581	45,715
Travelling	3	-	-	1	4	126
Audit and Accountancy Fees	21,272	2,201	1,304	1,303	26,080	26,500
Bookkeeping, payroll fee and other	1,317	136	81	81	1,615	5,280
Bank charges	93	10	5	6	114	148
Insurance	246	25	15	15	301	743
Professional fees	-	-	-	-	-	740
Sundry expenses	3,193	330	196	195	3,914	2,477
Depreciation of equipment	18	2	1	1	22	434
Advertising	497	51	31	30	609	167
Profit/(loss) on disposal	-	-	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	78,697	8,140	4,824	4,824	96,485	93,061
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
<i>No. of properties</i>	29	3	-	-	32	32
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>

The basis of allocation of the above governance and support costs were 90% allocated to alms houses and let property based on the number of dwellings and 5% to each of the grants for relief in need and general benefit.

**THE MILLS CHARITY
FOR THE YEAR ENDED 31 JANUARY 2025**

23. Cash flow from operating activities

	2025	2024
	£	£
Net movements in funds	550,914	186,245
Depreciation	22	434
(Profit)/ loss on disposal	(21,705)	1,678
Market value movements	(600,571)	(40,876)
Income from investments	(147,437)	(138,549)
Loss on revalued assets	115,000	-
	<hr/>	<hr/>
	(103,777)	8,932
Increase in debtors	(12,527)	174
Increase/ (decrease) in creditors	42,399	52,708
	<hr/>	<hr/>
Net generated used in operating activities	(73,905)	61,814
	<hr/>	<hr/>

**THE MILLS CHARITY
FOR THE YEAR ENDED 31 JANUARY 2025**

STATEMENT OF FINANCIAL ACTIVITIES (PRIOR YEAR)

	Unrestricted Funds	Restricted Funds	Endowment Funds	Total Funds 2024	Total Funds 2023
	£	£	£	£	£
Income and endowments from					
Investments	137,961	588	-	138,549	138,909
Charitable activities					
Rents & wayleaves	232,957	-	-	232,957	223,437
Grants	476	-	-	476	-
Insurance claims	20,594	-	-	20,594	-
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total Income	391,988	588	-	392,576	362,346
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Expenditure on					
Raising funds					
Investment management	-	-	36,182	36,182	34,629
Charitable activities					
Almshouses	144,419	588	-	145,007	119,187
Let property expenses	40,479	-	-	40,479	17,253
Grants - relief in need	6,707	-	-	6,707	5,769
Grants - general benefit	17,153	-	-	17,153	25,335
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total expenditure	208,758	588	36,182	245,528	202,173
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Operating surplus	183,230	-	(36,182)	147,048	160,173
Net gains & (losses) on investments:					
Realised	-	-	(1,678)	(1,678)	(48,646)
Unrealised	-	24,504	16,372	40,876	(10,361)
Gains on revaluation of assets	-	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Net Income	183,230	24,504	(21,488)	186,246	101,166
Transfers between funds	(6,079)	-	6,079	-	-
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Net movement in funds	177,151	24,504	(15,409)	186,246	101,166
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Reconciliation of funds:					
Total funds brought forward	1,084,292	287,240	8,503,040	9,874,572	9,773,406
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total funds carried forward	1,261,443	311,744	8,487,631	10,060,818	9,874,572
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>