

**WILLIAM JOHN MILLS COTTAGES
TRUST**

FINANCIAL STATEMENTS

YEAR ENDED 5 APRIL 2024

Apsleys

**CHARTERED
ACCOUNTANTS**

WILLIAM JOHN MILLS COTTAGES TRUST
FINANCIAL STATEMENTS
YEAR ENDED 5 APRIL 2024

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WILLIAM JOHN MILLS COTTAGES TRUST
REFERENCE AND ADMINISTRATION DETAILS

Registered charity number	275488
Charity's principal address	The Community Room Mills St St Day Redruth TR16 5LL
Trustees	Mrs E Wilson - Chair Mr P Barker - Treasurer Mrs S Burley - Vice Chair Mr K Goldsworthy Mr C Wilson Mrs D Birrell
Clerks to the trustees	Mrs J Whybrow Ms L Williams
Independent examiner	Mrs M Hutchings Apsleys LLP Chartered Accountants 21 Bampton Street Tiverton Devon EX16 6AA
Bankers	CAF Bank Ltd Kings Mill West Malling Kent ME19 4TA Barclays Bank plc Truro Cornwall Virgin Money Jubilee House Gosforth Newcastle upon Tyne NE3 4XS United Trust Bank 80 Haymarket London SW1Y 4TE Hampshire Trust Bank 55 Bishopsgate London EC2N 3AS
Solicitors	Stephens Scown LLP 3 Cross Lane St Austell Cornwall PL25 4AX

WILLIAM JOHN MILLS COTTAGES TRUST
REPORT OF THE TRUSTEES

The Trustees present their report and the financial statements of the charity for the year ended 5 April 2024. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities" (FRS 102) in preparing the annual report and financial statements of the charity.

OBJECTIVES AND ACTIVITIES

Summary of the objects of the charity set out in its governing document

To provide accommodation for occupation by deserving poor persons being residents of, or former residents of, the former District of Kerrier in the County of Cornwall.

Summary of the main activities in relation to these objectives

Provided 42 units of accommodation throughout the year.

The trustees have had regard to the Charity Commission guidance on public benefit and believe this is achieved via the charity's objectives and activities.

ACHIEVEMENTS AND PERFORMANCE

Summary of the main achievements of the charity during the year

One of the aspects of our almshouses of which we are most proud is our district heating system. It was installed by the founder's grandson, and namesake, William John Mills who was Chair of the Trust for some 40 years. He didn't want any of our Mills Street residents ever to face the decision on whether or not to turn on the heating and his solution was to install a communal system which guaranteed year-round heating and hot water, albeit with heating turned off during warmer months.

That original system was installed in the 1980s and last year reached the end of its useful life, forcing the Trust to bite the bullet and implement an overhaul which incurred the costly installation of 4 new boilers. Of course, it is hoped that they will also deliver a 40+ year life; they have also been chosen for their ability to be converted to burn non-fossil fuel when that option is available.

During the year, we also completed the second phase of the 4-year programme to replace the cement render and pointing with the more traditional and original lime-based materials. So too, we undertook the second phase of a 3-year programme to update and modernise our Community Room, with a new and improved kitchen. As hoped, following the work over the last two years, the room has been given a new lease of life and is being fully utilised by our residents for a wide range of social activities.

It is a fact of life that maintaining old and historic buildings (all of our Mills Street properties are Grade II listed) is a never-ending task, a bit like the proverbial painting of the Forth Road Bridge. Consequently, we have also embarked on a multi-year programme covering the external redecoration of all of the properties, last year starting with repainting all of the front woodwork – ie windows and doors.

Naturally, too, we continue to refurbish and refresh our properties whenever they become vacant, and last year proved to be a very busy year on this front. In addition to minor works to one of our Mills Terrace properties and 4 of the cottages in Mills Street, we also had to undertake major works on one of the houses which also afforded us the opportunity to undertake some remodelling to make it much more useable and functional as a single-occupant dwelling.

One of our accessible bungalows in Mills Gardens also became vacant and was swiftly turned around to accept one of our long-standing residents who was suffering from reduced mobility.

WILLIAM JOHN MILLS COTTAGES TRUST
REPORT OF THE TRUSTEES
(CONTINUED)

FINANCIAL REVIEW

Net expenditure for the year (before revaluation) was £35,972 as compared to net expenditure of £25,965 for the previous year. Although there has been an increase in maintenance contributions and decrease in property repairs and improvements, the overall increase in net expenditure reflects unexpected replacement of the boilers.

Brief summary of the charity's policy on reserves

£50000 held to cover unforeseen repairs. Balance held to provide more suitable property for our less able residents and to increase housing stock.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Type of governing document
 How the charity is constituted
 Trustee selection method

Trust Deed
 Trust
 Appointed by existing Trustees

Trustees' consideration of risks

The trustees have examined the major strategic business and operational risks which the trust faces and confirm that systems have been established to lessen those risks.

Relationship between charity and related parties

The trustees of this trust are also the same as those for W J Mills Grant Fund (charity number 1120627).

TRUSTEES RESPONSIBILITIES

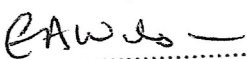
The trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Law applicable to charities in England & Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP 2015 (FRS 102);
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, The Charity (Accounts Reports) Regulations 2008 and the provisions of the trust deed. 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.

This report was approved by the board on 09/09/2024 and signed on their behalf by:



 Mrs E A Wilson
 Chair

INDEPENDENT EXAMINER'S REPORT
TO THE TRUSTEES OF WILLIAM JOHN MILLS COTTAGES TRUST

I report to the charity trustees on my examination of the accounts of the charity for the year ended 5 April 2024 which are set out on pages 5 to 10.

Responsibilities and basis of report

As the charity's trustees 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 charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

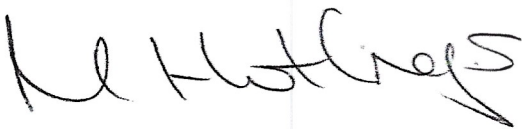
Independent examiner's statement

Since the charity's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales (ICAEW).

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 charity 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 content 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.



Mrs M Hutchings
Apsleys LLP
21 Bampton Street
Tiverton
Devon EX16 6AA

Date: 18/9/2024

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WILLIAM JOHN MILLS COTTAGES TRUST
STATEMENT OF FINANCIAL ACTIVITIES
YEAR ENDED 5 APRIL 2024

	Notes	<u>Unrestricted</u> <u>funds</u> £	<u>Endowment</u> <u>fund</u> £	<u>Total 2024</u> £	<u>Total 2023</u> £
Income					
Charitable activities		269,468	-	269,468	260,563
Rents receivable					
Investment income		3,346	-	3,346	1,325
Bank interest		2,055	-	2,055	837
Other income		274,869	-	274,869	262,725
Total income					
Expenditure	8	265,295		265,295	199,450
Charitable activities		45,546		45,546	89,240
Other		310,841	-	310,841	288,690
Total expenditure					
Net income/(expenditure) for the year		(35,972)	-	(35,972)	(25,965)
Revaluation of tangible fixed assets		423,817	1,008,317	1,432,134	674,023
Net movement in funds		387,845	1,008,317	1,396,162	648,058
Balance brought forward		2,439,967	5,604,858	8,044,825	7,396,767
Balance carried forward		2,827,812	6,613,175	9,440,987	8,044,825

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WILLIAM JOHN MILLS COTTAGES TRUST
BALANCE SHEET
5 APRIL 2024

	Note	£	2024	£	2023	£
Investments						
W J Mills (Property) Ltd	2			2		2
Fixed assets						
Tangible fixed assets	3			9,392,838		7,960,704
Current assets						
Debtors	4		22,714		26,317	
Cash at bank and in hand			<u>165,117</u>		<u>217,893</u>	
			187,831		244,210	
Creditors : Amounts due within one year	5		<u>43,636</u>		<u>41,438</u>	
Net current assets				<u>144,195</u>		<u>202,772</u>
				9,537,035		8,163,478
Creditors : Amounts due after one year	6		<u>96,048</u>		<u>118,653</u>	
Net assets			<u>9,440,987</u>		<u>8,044,825</u>	
Capital funds						
Endowments				6,613,175		5,604,858
Income funds				<u>2,827,812</u>		<u>2,439,967</u>
Unrestricted funds			<u>9,440,987</u>		<u>8,044,825</u>	

The financial statements were approved and authorised for issue by the trustees on 09/09/2024

and signed on their behalf by:

E A Wilson
Mrs E A Wilson - Chair

S J Burley
Mrs S Burley - Vice-Chair

The notes on pages 7 to 10 form part of these financial statements

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WILLIAM JOHN MILLS COTTAGES TRUST
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 5 APRIL 2024

1. Summary of significant accounting policies

(a) General information and basis of preparation

William John Mills Cottages Trust is a charitable trust. The Trust is a registered charity in England within the United Kingdom.

The charity constitutes a public benefit entity as defined by FRS 102. 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) issued on 16 July 2014 (as updated through Update Bulletin 1 published on 2 February 2016), the Charities Act 2011 and UK Generally Accepted Accounting Practice.

The financial statements are prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are presented in sterling which is the functional currency of the charity and rounded to the nearest £.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

(b) Income recognition

All incoming resources are included in the Statement of Financial Activities (SoFA) when the charity is legally entitled to the income after any performance conditions have been met, the amount can be measured reliably and it is probable that the income will be received.

No amount is included in the financial statements for volunteer time in line with the SORP (FRS 102).

(c) Expenditure recognition

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties, it is probable that the settlement will be required and the amount of the obligation can be measured reliably. It is categorised under the following headings:

- Expenditure on charitable activities; and
- Other expenditure

Irrecoverable VAT is charged as an expense against the activity for which expenditure arose.

Grants payable to third parties are within the charitable objectives. Where unconditional grants are offered, this is accrued as soon as the recipient is notified of the grant, as this gives rise to a reasonable expectation that the recipient will receive the grants. Where grants are conditional relating to performance then the grant is only accrued when any unfulfilled conditions are outside of the control of the charity.

(d) Tangible fixed assets

Freehold land and buildings are stated at fair value.

Other sundry fixed assets are included in the SoFA in the year of purchase.

WILLIAM JOHN MILLS COTTAGES TRUST
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 5 APRIL 2024

(e) Investments

Investments in subsidiaries are measured at cost less impairment.

(f) 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 expenditure.

(g) Cash

Cash and cash equivalents 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, and bank overdrafts.

(h) Funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Endowment funds represent those assets which must be held permanently by the charity, principally freehold property in St Day. Income arising on the endowment funds can be used in accordance with the objects of the charity and is included as unrestricted income. Any capital gains or losses arising on the investments form part of the fund. Investment management charges and legal advice relating to the fund are charged against the fund.

(i) Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

2. Investments in Subsidiary

100% holding of W J Mills (Property) Ltd which was incorporated on 25 November 2019. Its Company number is 12331192.

3. Tangible fixed assets

	<u>Freehold land and buildings</u> £
Valuation	7,960,704
At 6 April 2023	<u>1,432,134</u>
Increase in valuation	<u>9,392,838</u>
At 5 April 2024	
Depreciation	-
At 6 April 2023	<u>-</u>
Charge for the year	<u>-</u>
At 5 April 2024	
Net book value	<u>9,392,838</u>
At 5 April 2024	<u>7,960,704</u>
At 6 April 2023	

In the absence of an external valuation, for which costs have to be incurred, the best available information is represented by reinstatement values adopted for insurance purposes totalling £9,392,838 (2023 £7,960,704) in respect of the freehold properties excluding land values.

If freehold land and buildings had not been revalued in previous years, it would have been included on the historical cost basis of £1,567,457.

THE WILLIAM JOHN MILLS COTTAGES TRUST
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 5 APRIL 2024

4. Debtors

	<u>2024</u>	<u>2023</u>
	£	£
Trade debtors	543	4,563
Amounts owed by associated undertakings	20,000	20,000
Prepayments	2,171	1,754
	<u>22,714</u>	<u>26,317</u>

5. Creditors: Amounts falling due within one year

	<u>2024</u>	<u>2023</u>
	£	£
Rent in advance	20,718	19,981
Loan	21,296	1,997
Accruals	1,620	1,420
Social security	-	48
Other creditors	2	2
	<u>43,636</u>	<u>23,448</u>

6. Creditors: Amounts falling due after one year

	<u>2024</u>	<u>2023</u>
	£	£
Loan	<u>96,048</u>	<u>118,653</u>

The total amount of the loan from The Charity Bank Ltd outstanding at 5 April 2024 is £117,344 (2023: £138,640). This amount does not include interest which is due on the outstanding balance.

7. Analysis of net assets between funds

	<u>Unrestricted</u>	<u>Endowment</u>	<u>Total funds</u>
	<u>funds</u>	<u>funds</u>	<u>£</u>
	£	£	£
Fund balances at 5 April 2024			
are represented by			
Investments	2		2
Tangible fixed assets	2,779,663	6,613,175	9,392,838
Current assets	187,831		187,831
Liabilities	(139,684)		(139,684)
	<u>2,827,812</u>	<u>6,613,175</u>	<u>9,440,987</u>

THE WILLIAM JOHN MILLS COTTAGES TRUST
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 5 APRIL 2024

8. Expenditure - unrestricted funds

	<u>Grants and donations</u>	<u>Property running and maintenance costs</u>	<u>Other</u>	<u>Total 2024</u>	<u>Total 2023</u>
	£	£	£	£	£
Gifts and donations to residents	1,583			1,583	1,484
Clerks wages			25,767	25,767	26,825
Trustees travel expenses			4,123	4,123	2,618
Administrative costs			4,478	4,478	2,612
Bookkeeping			-	-	-
Accountancy			674	674	570
Independent examination			1,146	1,146	970
Other professional fees			-	-	4,626
Trustees indemnity insurance			381	381	381
Property insurance		5,935		5,935	5,124
Heat, light, water and rates		34,135		34,135	43,194
Caretaker and gardening		7,055		7,055	6,919
Property repairs and improvements		216,587		216,587	142,729
Bank charges			60	60	72
Loan commitment fee			-	-	909
Loan interest paid			8,386	8,386	9,695
Intercompany loan impairment			531	531	39,962
	<u>1,583</u>	<u>263,712</u>	<u>45,546</u>	<u>310,841</u>	<u>288,690</u>

9. Wages and salaries

	<u>2024</u>	<u>2023</u>
	£	£
Wages	25,767	25,241
Social Security Costs	-	-
	<u>25,767</u>	<u>26,825</u>
Average number of staff	<u>2</u>	<u>3</u>

There were no employees with emoluments in excess of £60000.

10. Trustees remuneration and expenses

	<u>2024</u>	<u>2023</u>
	£	£
Trustees remuneration	NIL	NIL
Trustees expenses	<u>4,123</u>	<u>2,618</u>

Trustees expenses mainly relate to travel costs and were claimed by 2 trustees (2023: 2).

11. Related party transactions

As at 5 April 2024 W J Mills (Property) Ltd owed the Trust £20,000 (2023: £20,000) following the impairment of the loan due to the project not going ahead and the value of the land not sufficient to cover total value of the loan. Trustee Mr K Goldsworthy is also director of W J Mills (Property) Ltd.