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REGISTERED COMPANY NUMBER: 01928896 (England and Wales)
REGISTERED CHARITY NUMBER: 292336

REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2025
FOR
HOUSE MILL TRUST LTD

Raffingers Holdings Limited
Chartered Accountants
19-20 Bourne Court
Southend Road
Woodford Green
Essex
IG8 8HD

HOUSE MILL TRUST LTD

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for the year ended 30 June 2025

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REPORT OF THE TRUSTEES
for the year ended 30 June 2025

This is an exciting year for House Mill as it moves towards the second phase of the major external refurbishment project. Details of this are set out below. Timing of these works will ensure that House Mill will be perfectly presented as the 250th anniversary arrives, in 2026.

The trustees, who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 30 June 2025. The trustees have adopted the provisions of 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).

HMT remains committed to its plans towards the major restoration project, within its overall future strategy but also as an education and intelligence sharing resource, with a range of other heritage projects. The five main objectives remain:

- A source of green energy
- A heritage legacy
- A centre for community, arts and culture
- A *unique learning experience*
- A hub for volunteering and development

At the forefront of all plans will continue to be health and safety. Both of the buildings themselves and of course all visitors. The Trust works within the visitor number allowance from LB Newham and the London Fire Brigade. Particular attention has been paid to this during the restoration works.

OBJECTIVES AND ACTIVITIES

Public benefit

The public benefits of the project have been reviewed and whilst the primary benefit remains the preservation of the Grade 1 listed House Mill and its restoration to a working mill, the peripheral benefits are constantly refined, particularly in relation to the development of residential communities in and around Bromley by Bow; historically a largely industrial area.

The Trust has continued developing its objectives and planning future activities in line with the Charity Commission's guidance on public benefits. House Mill meeting room bookings still remain slow, following the changes to working practice during and since Covid 19. We are constantly re-assessing best use of the buildings, both towards a variety of uses, and also to protect and grow the income stream. There is still very little passing trade on Three Mills Island, and the decision not to re-open the café every day still remains, as it would not be income-productive.

Where practical and safe, a programme of Activities, Exhibitions and Meetings continues to be delivered, and in conjunction with our neighbours, partners and tenants. House Mill took part in the annual National Mills Weekend (NMW) initiative and each year a new small exhibition is researched and produced within the entrance/café area, so that even the casual visitor has the opportunity to read them and learn a little about various aspects of the House Mill. The annual national Open House and Open Heritage held in September are also fairly busy events for House Mill and key for raising both buildings' profile and an income stream for the café.

REPORT OF THE TRUSTEES
for the year ended 30 June 2025

ACHIEVEMENTS AND PERFORMANCE

Progress

Once again, the Trust has continued to deliver some of the smaller works that were previously part of the original scheme. This will result in some variations on any whole-restoration project resubmission. This is mainly routine maintenance, and replacement of floorboards on the ground floor of the Mill, using appropriate reclaimed wood, from specialist suppliers, and installed by specialist volunteers/Trustee. The large addition to this, this year, is of course, the extensive refurbishment to the rear of the heritage building.

There has been maintenance and improvement works within the Miller's House, and this has largely been to update and replace sinks within the various rest rooms. Works to the House Mill Archive continues with both volunteer and trustee research ongoing, and a room has been identified which will enable public access to parts of the archive, where certain artefacts may be viewed, probably in the first instance by appointment. A new exhibition on the History of the House Mill was prepared for National Mills Weekend in May 2025. This has been very successful for even the casual visitor to the cafe, and it has generated interest in visiting the House Mill itself, and taking a tour, in many instances. It remains within the cafe area, as a semi-permanent exhibition. The topic for the National Mills weekend in 2026 is "Mills then and now", which fits very well with the Trust's own 250th celebration, and work is underway for the Event's launch during that weekend, which is exciting. Each of the exhibitions prepared and shown during the last couple of years have extended the information that the Trust is able to share with visitors, whether coming for a formal tour, using the cafe or other parts of the building.

Fullers, a heritage building company, were appointed to undertake the restoration of the north elevation of the House Mill, and as well as extensive redecoration, this will involve remedial works to any damage caused by the increased flooding levels.

The research by the UCL team continues to monitor the tides and the most recent report shares that House Mill itself floods 17 times every month; with additional high tides underneath the floorboards, but not entering the building itself. This is hugely alarming, both from the potential damage it continues to cause, but also in addressing the additional costs which are involved to identify and repair such damage. *The Trust is most grateful for this collaboration, and also for the support of Historic England, and the Conservation Team of London Borough of Newham.* Going onward it will be necessary to identify and secure dedicated fundraising for any such repairs, and also to find a permanent solution to the increased, devastating, high water levels.

Education

Education at the site continues to be delivered by partner organisations, such as Chain Reaction, University College London, The Line art trail, and various local schools. A closer relationship with the Harris Science Academy located on Three Mills Island, in Clock Mill, is now firmly established, and HMT hosts events for pupils, teachers, parents and prospective parents, throughout the year. An exhibition of art by year 11 students was displayed in the House Mill Gallery space, and the works were moderated, with huge success, within that space. This will continue every year, and the students will also play an active role in the forthcoming 250th anniversary events.

The Trust has continued to offer various local charitable organizations complimentary use of the classroom for a variety of training and educational activities. These have included environmental projects, local residents and other community and education groups. The weekly wellbeing/mindfulness group continues to meet weekly in the cafe and garden, and the R3M group of Elders meets each month for refreshments, story telling and a quiz. Youth groups are held by Harris, and also by Three Mills Church. Chain Reaction, the tenants in Miller's House continue with their weekly Youth Theatre and performances. Going forward there will be a programme of craft workshops; to include art, lino cut, bread making, brass rubbing, for the local communities. These will be trialled within the 250th anniversary events.

General

House Mill Trust continues to work towards reinstatement of a full programme of Tours, Events, Exhibitions and Special openings. As previously reported however, this has had to be started from the bottom up following the lengthy lockdowns, and the inevitable changes to the onsite business as a result. *We are in regular discussion with other heritage and community visitor centres and we are aware that this is a wide reaching issue.* In fact, many other centres have been unable to survive the various cut backs. So, whilst House Mill Trust is slow to recover, it is still surviving within a very difficult climate and neighbourhood. Much of this is being addressed within the forthcoming 250th anniversary celebrations.

REPORT OF THE TRUSTEES
for the year ended 30 June 2025

A more limited range of activities was delivered throughout the year, in addition to the weekly public guided tours and these once again included private group tours, gin tastings, several exhibitions in the gallery, and a very sad wake for a young local gentleman who used to volunteer at the Mill, and who was much loved. This was a real honour for House Mill to host and to be able to properly bid farewell and thanks to Joe; one of the House Mill "family".

Three Mills Church continues to hold their weekly services in the Miller's House and their activities have extended into a weekly youth group and a weekly prayer meeting. Whilst these are important community uses, they are separate from the Trust activities and arranged and run completely independently.

The two major art pieces from The Line Sculpture Trail remain in situated at Miller's House: Madge Gill "Untitled" print on the rear of first floor, overlooking the garden and the walkway up to Three Mills Green, and the "Juniper" weathervane on the third floor balcony, overlooking Three Mills Lane. These continue to be enjoyed by walkers and visitors to the buildings. Inside the Miller's House, cafe area there is currently an exhibit of works by Madge Gill, provided by LB Newham heritage. This is the largest of the LBN exhibitions within the borough, and links nicely with the other Madge Gill works currently showing along the route of The Line.

We are working with The Line to develop more joint events and exhibitions, and particular during 2026 as part of the 250th anniversary celebrations.

We are still in a time of struggle to return to pre-pandemic numbers for hire and catering for the meeting rooms, These had been a major source of income. With the working from home, and meetings being held by zoom and teams for instance, it remains unlikely that the previous hire levels will once again be achieved. The Trust is exploring potential other uses for the rooms currently available and to that end will also be looking to raise specialist funds towards their upgrade, *including improvement on the Internet connection on site, and new flooring throughout.* We are aware of other local buildings in a similar situation.

Visitor numbers are the following:

Art Gallery	765
Classroom	1,207
Meeting Rooms/Events	635
Cafe	5,225
Guided Tours, special openings only	940
Community groups	1,971
Total Visitors numbers	10,743
(excluding digital visitors, and cafe takeaway clients)	

These numbers are disappointingly a little lower than last year. However, bookings for events and gallery space are already at higher levels for the year ahead, and with the planned 250th Events to take place in 2026, longer opening hours, we are confident that they will further increase, in each of the categories.

REPORT OF THE TRUSTEES
for the year ended 30 June 2025

FINANCIAL REVIEW

Financial position

The financial results for the year to 30 June 2025 are shown in the attached financial statements (pages 11 to 13).

Total income increased from £41,061 to £172,429 and total expenditure decreased from £80,883 to £62,704 in comparison with the previous period. This is largely because of the pandemic, and resultant closure of activities.

These expenses included additional maintenance items, pilot replacement window, continuing floorboard replacement, fire alarm upgrade and digitalisation of the Trust's archive.

There was a net increase in funds of £109,725 (2024 - net decrease £39,822) with total unrestricted funds (excluding the designated funds) carried forward of £300,095 (2024 - £190,370).

Reserves and Investment Policy and Risk Review

It is the policy of the charity to maintain unrestricted funds at a level which equates to at least three months unrestricted expenditure. As at 30 June 2025 the required level was £15,676. This provides sufficient funds to cover administration and support costs on an ongoing basis. Unrestricted funds were maintained above this level throughout the year.

At the year end the charity had reserves of £300,095 (2024 - £190,370). In calculating the reserves, the trustees have excluded from total funds, the value of fixed assets less related loan obligations.

The trustees have always reviewed the major risks to which the charity is exposed, in particular those related to the assets including operations and finances of the charity, the pandemic was an obvious one and the continued and increased problem of flooding is another. However, during the reporting period unexpected risks were exposed which impacted on our finances.

The House Mill and The Miller's House have been valued for insurance purposes at £12,193,842 and £2,009,499 respectively. These are rebuilding valuations.

Business Plan

The Trust's Business Plan contains full details of the restoration project, the Trust's operation, and income and expenditure projections for five years post restoration. The Plan is robust and a living document. The business case *proposes that with the employment of key staff, supported by the volunteer team, the House Mill itself will be open for at least 5 days a week, with some seasonal variations.* This will make marketing of the site much easier, and we can work with other local and central-London based museums to raise visitor numbers, offer group deals and easier access for both residents and tourists alike.

The café will be open up to 7 days a week (depending upon measured footfall) and also with seasonal variations. It also includes a full range of Events, corporate hire, meeting room hire, gin tastings and weddings. Successful pilots have been held of all planned new activities.

The Plan indicates that the Trust will be financially sustainable, with income from education, entrance fees, events, corporate hire, weddings, enhanced café and shop and hydro-electricity. There is further income from tenants and potential for income from an evening/weekend bar, but these have not been included into the Plan, at this stage.

The Trust had planned to extend its activities, to challenge both the Activity Plan and the Business Plan, and to continue financial sustainability in advance of the restoration project. However, this has not been possible in the light of the negative outcomes of the pandemic, as stated elsewhere above.

However, the Trust is actively working to establish new business models and increased safe use of both buildings, as previous income streams in some areas are unlikely to return to pre-pandemic levels.

Outreach events with the new and incoming communities are planned for 2026, to celebrate the 250th anniversary of the House Mill building. This will include one major Event each month from May until October, with a view to both promoting House Mill and its various possibilities, and also to attract more support from local residents in a range of volunteering roles.

REPORT OF THE TRUSTEES
for the year ended 30 June 2025

The Trust is confident that this will ensure that the House Mill remains relevant to these new audiences. Both as a visitor centre, and also, to establish which of any new activities can be repeated and included into the House Mill annual programme.

HMT is licensed by the LB Newham as an approved Premises for Marriages in Pursuance of Section 26(1) of The Marriage Act 1949 and as a Venue for Civil Partnerships in Pursuance of Section 6(3a)(A) of The Civil Partnership Act 2004. No weddings were possible during this year, as in the majority of weddings a long lead in time is required.

The third-floor room continues to be rented to another charitable organisation, Chain Reaction Theatre Company. They are a small charity, which has been working for 30 years; delivering education and inspiring young people to make positive choices about issues that affect their day to day lives. Chain Reaction also uses other parts of the building for education and its own board meetings.

Christchurch at Three Mills rents a room here on a week to week basis for Sunday service. They are looking for a more permanent relationship, if possible, with permanent rental of the first floor., and discussions continue around that, but a final decision has not yet been made, not least in view of additional uses that the Trust has identified for all its onsite spaces. Whatever eventually is agreed, HMT has stressed that the church would remain as a client, and fully independent of House Mill Trust itself, and HT charitable status would not be affected.

Prospects

Three Mills Island remains in a period of regeneration, with several local major regeneration projects both underway and proposed. The House Mill is on the cusp of all of them but not directly included in any, although the Trust is in discussion with several developers and the planning authorities. It is of great interest to see new residential neighbourhoods arriving and we are planning social events to which our new neighbours will be invited, to learn about the House Mill and the unique industrial heritage on their doorstep. We hope that this will also attract new volunteers and potential trustees from the local area.

HMT has identified the need for new trustees, following various changes in the last few years. The focus of the Trust is to move forward together, and to develop and to follow the agreed Trust strategy, to enable more to be delivered from the site, and new uses, if found to be viable. Two new trustees have successfully applied and will be formally appointed at the 2025/26 AGM, to be held in March. We look forward to working with them, and using their individual special skills and enthusiasm towards keeping the Trust sustainable. The Trust will continue to outreach existing, and to develop new, partners, and the ground work for this has been planned and programmed during this year, to come into force during 2026. The restoration work should be complete by beginning of April 2026 and this will as an excellent springboard from which to promote the mill, and to attract more support.

Since 1st December 2024 the LLDC planning powers have ceased and House Mill once again comes under the LB Newham. LLDC will continue, as an evolving organisation, delivering and creating opportunities for the local area., and they remain accountable to the people of London through the Mayor of London, whose office is now relocated to the new City Hall building in the Royal Docks, Newham. We look forward to discussions about how House Mill may be included in these opportunities.

We are also in regular contact with the Conservation Officer of the LB Newham, and we record our thanks here, in particular in the support of House Mill's deteriorating floor, owing to the increased flooding levels since the changes to the waters of the Bow Back Rivers.

As previously reported, the Trust is always encouraged and motivated by statements relating to the London Plan (five year review due 2026) and local regeneration developments. The Trust contributed to the LDDC consultation document regarding the Bromley by Bow SPD Masterplan and Public Realm Strategy in November 2016. More recently the Trust has contributed to the consultation on the new LLDC Three Mills Conservation Area. Within this we sought to retain our existing section 106 parking facility and obtaining further section 106 gains.

The Trust continues its relationship with Historic England and is grateful for its support, especially around the restoration works, and the shared concern of the raising tide levels at Three Mills, and resultant damage to the Grade I listed floor.

REPORT OF THE TRUSTEES
for the year ended 30 June 2025

Unfortunately there has been no progress in discussions with Canal and River Trust regarding the installation of the water control structure to the north of House Mill, and the high tide levels continue up the tidal Lea and into the building up to 17 times per month, rather than being directed through Three Mills Lock, which is what was understood prior to the works being commenced in 2010. HE continues to monitor this and other reported flooding issues, and is setting up meetings with the Environment Agency, we understand.

We reported last year that House Mill Trust was approached to host a meeting of the International Tide Mill Conference, due to take place in 2026, Perhaps not surprisingly because of the global political situation at present, those plans are currently on hold.

Our risk assessment process continues to be reviewed and maintained, and especially around the ground floor (wheel floor) of the House Mill, in relation to the continued flooding and damage to the floor. We are looking into the installation of a metal grille walkway to ensure that the floor will still be accessible, and the wheels visible, to all visitors. *We are working with LFB to ensure that we remain within safe numbers to access that floor, and to ensure safe emergency evacuation from the higher levels of both buildings, should it ever be necessary.*

The Trust is commissioning an IT and Digital transformation from a profession Consultancy company, which will ensure continued compliance in all areas. We are in discussion with 3 Mills Studios regarding all telecoms, as they currently run through that part of the island and these also need to be upgraded to digital services.

In addition, the website will be upgraded and a social media presence reinstated to ensure that all forthcoming openings and events will be fully promoted.

This will enable House Mill to become more visible even when the building is physically closed, and to ensure that both the heritage of the building, and the ongoing and future activities, are widely publicised. Furthermore, new items are being commissioned, with bespoke illustrations and images for sale in the small on site shop, and if possible also via an on line presence.

We remain convinced that the Trust has a unique and magnificent project in the House Mill. We are aware that we still need more volunteers, and several new focussed Trustees, and are actively seeking these. There is progress towards the appointment of two key members of staff, so that the Activity Plan can be more widely delivered, and if possible, both buildings open more often for a range of offers outside of "just" Mill activities. The neighbours are arriving, and we very much hope that House Mill can become a focal point for them!

House Mill Trust will continue to

- deliver achievable maintenance
- deliver new and exciting, safe, uses of the buildings
- seek out successful fundraising for the future, both to cover the extensive running costs, to deliver a range of events, and also to enable the machinery restoration to take place; towards saving the largest remaining tidal mill in the world *for generations to come*

After several quiet years, some restructure and periods of background planning, we believe the Trust can go forward with confidence. It has survived the pandemic, is in the middle of a major restoration project, and about to be 250 years old! There is much to celebrate and share, going forward.

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

REPORT OF THE TRUSTEES
for the year ended 30 June 2025

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006. The Trustees have approved Articles of Association that represent the Trusts current objects, and which have been filed with Companies House and the Charity Commission.

The Code of Governance prepared as part of the development and restructuring of the management of the restoration project and the Trust continues to be significant, well managed and undergoes regular review.

Additionally, the recent plethora of Codes of Practice, Guidelines, GDPR and changes in legislation place further pressures on trustees and volunteers alike. The trust is conscious of the need to comply, to these policies, and will endeavour to do so. Governance covers a broad spectrum of requirements. The Governance Working Group is drawing up new guidance, in line with the NCVO guidance for micro charities, but with particular relevance to House Mill Trust, and these will ensure that The Trust has correct procedures in place covering all aspects of our activities.

Recruitment and appointment of new trustees

The Articles of Association stipulate that there must be a minimum of three trustees and there is no maximum number of trustees. Additional trustees may be appointed by the existing trustees at any time, either to fill a casual vacancy or as an addition to the existing trustees. Any trustees so appointed will hold office only until the next Annual General Meeting and will then be eligible for re-election.

Potential trustees are invited to informally attend trustee meetings prior to appointment and a comprehensive induction programme is available. Additionally, individual trustees may undertake external training in a particular area of their role on the Governing Body.

The Articles of Association are being updated and will be finalised and available in Summer 2026.

The Trust remains conscious of the need to maintain its trustee numbers and expertise, going forward.

Induction and Training of new trustees

The charitable entity strives to ensure equal opportunities and diversity in the employment of staff and trustee appointments. Selection criteria and procedures are regularly reviewed to ensure that individuals are selected, promoted and treated on the basis of their relevant merits and abilities.

Organisational Structure

The company was once again managed and run during the year by volunteers. Strategic, financial, and technical management is exercised by the appropriate directors. Operational management is mostly undertaken by three of the directors, who have involvement with volunteers, operations and events. The need for operational staff is identified and the Trust is working towards obtaining funding for two key staff positions.

Working Groups

Each group is chaired by a Trustee with each working group deciding its own agenda, meeting regularly, and reporting actions directly to the board. The members consist of Trustees, Advisors and key partners, reporting back to the main board.

For much of this year the working groups have either met largely by zoom or been put on hold.

All directors of the company are also trustees of the charity and there are no other trustees. At each Annual General Meeting, one-third of the directors (the longest serving) are obliged to retire from office. Each director so retiring is eligible for re-election. The Board has the power to appoint additional directors; any director co-opted during the year must stand for election at the next annual general meeting. Trustees with relevant experience or expertise are sought through canvassing and advertising and newly appointed trustees are provided with relevant training and induction.

Going forward, as previously set out, we also hope to attract more of the immediately local communities, and younger people, thus increasing diversity and ensuring continued interest in House Mill, moving forward. Plans are well advanced to meet with new neighbours, and both garden parties and street fayres are planned to offer those opportunities. We hope to encourage new and existing residents to join us on our journey, and to share their thoughts both on its current use and potential for wider use, in the future.

REPORT OF THE TRUSTEES
for the year ended 30 June 2025

Once again, much credit must be given to the greater involvement of our volunteers who have continued to embrace the new and wide-ranging opportunities, we have brought to House Mill during the last few years. Our volunteers ensure we remain open for the public on our regular published openings. We thank them all for their continued enthusiasm and support, without which the Trust could not operate. Four new volunteers joined within this year, thus boosting the guide numbers and further ensuring that all tours are safely delivered.

Induction and training of new trustees

The charitable entity strives to ensure equal opportunities and diversity in the employment of staff and trustee appointments. Selection criteria and procedures are regularly reviewed to ensure that individuals are selected, promoted and treated on the basis of their relevant merits and abilities.

Risk management

The trustees have reviewed the risks to which the charity is exposed and ensures appropriate controls are in place. The Trust has re-valued its properties for insurance purposes.

The risk register is being rewritten to reflect the working group definitions. Each of the working groups will identify the risks to assets within their responsibilities and ensure the treatment of those risks is managed effectively.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

01928896 (England and Wales)

Registered Charity number

292336

Registered office

The Millers House
Three Mill Lane
Bromley-by-Bow
London
E3 3DU

Trustees

Mr J Haggerty (Chairman)
Mr W Hill
Mrs B Charters
Mr A Cregan (removed October 2025)
Mr D Harbord
Mr T Spalding
Mr J A Walters

Company Secretary

Mr J Haggerty

Independent Examiner

Raffingers Holdings Limited
Chartered Accountants
19-20 Bourne Court
Southend Road
Woodford Green
Essex
IG8 8HD

REPORT OF THE TRUSTEES
for the year ended 30 June 2025

PRINCIPAL ACTIVITY

The principal activity of the company is the House Mill Restoration Project, and the aim of The House Mill Trust, formally the River Lea Tidal Mill Trust continues to be the:

- Restoration of the machinery to working condition;
- Development of House Mill into an education and community resource;
- Production of hydroelectric power by using the 18th century wheels alongside 21st century turbines; unique in delivering *alternative energy using technology spanning four centuries*.
- Increased safe use of both buildings by the local and growing communities, and by specialist milling/industrial heritage groups and schools

All of which involves the raising and management of funds to restore and maintain the 1776 Grade I listed House Mill, a tidal mill at Three Mills, London E3 and the largest remaining one in the World.

The company is limited by guarantee of £1 per member (company number 01928896), governed by a Memorandum and Articles of Association and is a registered charity (number 292336).

Approved by order of the board of trustees on 27 March 2026 and signed on its behalf by:



Mr J Haggerty (Chairman) - Trustee



BA CLARK,
TRUSTEE

27/4/2026

HOUSE MILL TRUST LTD

STATEMENT OF FINANCIAL ACTIVITIES
for the year ended 30 June 2025

	Notes	Unrestricted fund £	Designated fund £	Restricted funds £	2025 Total funds £	2024 Total funds £
INCOME AND ENDOWMENTS FROM						
Donations and legacies		3,105	-	-	3,105	1,945
Charitable activities						
General		134,882	-	-	134,882	-
Other trading activities	2	7,961	-	-	7,961	4,156
Investment income	3	26,481	-	-	26,481	34,960
Total		<u>172,429</u>	<u>-</u>	<u>-</u>	<u>172,429</u>	<u>41,061</u>
EXPENDITURE ON						
Raising funds		6,431	-	-	6,431	7,415
Charitable activities						
General	4	56,273	-	-	56,273	73,468
Total		<u>62,704</u>	<u>-</u>	<u>-</u>	<u>62,704</u>	<u>80,883</u>
NET INCOME/(EXPENDITURE)		109,725	-	-	109,725	(39,822)
RECONCILIATION OF FUNDS						
Total funds brought forward		190,370	-	2,499,578	2,689,948	2,729,770
TOTAL FUNDS CARRIED FORWARD		<u>300,095</u>	<u>-</u>	<u>2,499,578</u>	<u>2,799,673</u>	<u>2,689,948</u>

The notes form part of these financial statements

HOUSE MILL TRUST LTD (REGISTERED NUMBER: 01928896)

BALANCE SHEET
30 June 2025

	Notes	Unrestricted fund £	Designated fund £	Restricted funds £	2025 Total funds £	2024 Total funds £
FIXED ASSETS						
Tangible assets	9	125,346	-	2,499,578	2,624,924	2,625,247
CURRENT ASSETS						
Stocks	10	1,000	-	-	1,000	1,000
Debtors	11	4,769	-	-	4,769	3,529
Cash at bank		171,480	-	-	171,480	73,092
		<u>177,249</u>	<u>-</u>	<u>-</u>	<u>177,249</u>	<u>77,621</u>
CREDITORS						
Amounts falling due within one year	12	(2,500)	-	-	(2,500)	(12,920)
		<u>174,749</u>	<u>-</u>	<u>-</u>	<u>174,749</u>	<u>64,701</u>
NET CURRENT ASSETS						
		<u>174,749</u>	<u>-</u>	<u>-</u>	<u>174,749</u>	<u>64,701</u>
TOTAL ASSETS LESS CURRENT LIABILITIES						
		<u>300,095</u>	<u>-</u>	<u>2,499,578</u>	<u>2,799,673</u>	<u>2,689,948</u>
NET ASSETS						
		<u>300,095</u>	<u>-</u>	<u>2,499,578</u>	<u>2,799,673</u>	<u>2,689,948</u>
FUNDS						
Unrestricted funds	13				300,095	190,370
Restricted funds					2,499,578	2,499,578
TOTAL FUNDS						
					<u>2,799,673</u>	<u>2,689,948</u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 June 2025.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 June 2025 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for


- ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.


The notes form part of these financial statements

BALANCE SHEET - continued
30 June 2025

These financial statements have been prepared in accordance with the provisions applicable to charitable companies subject to the small companies regime.

The financial statements were approved by the Board of Trustees and authorised for issue on 27 March 2026 and were signed on its behalf by:


Mr J Haggerty (Chairman) - Trustee


BA Clater -
BEVERLEY CHARTERS, Trustee

27/04/2026

HOUSE MILL TRUST LTD

NOTES TO THE FINANCIAL STATEMENTS for the year ended 30 June 2025

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charitable company, which is a public benefit entity under FRS 102, 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 Companies Act 2006. The financial statements have been prepared under the historical cost convention.

Exemption from preparing a cash flow statement

Exemption has been taken from preparing a cash flow statement on the grounds that the charitable company qualifies as a small charitable company.

Income

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.

Expenditure

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.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Furniture & equipment - 15% on reducing balance

Debtors

Debtors are recognised at their settlement amount, less any provision for non-recoverability. Prepayments are valued at the amount prepaid. They have been discounted to be present value of the future cash receipt where such discounting is material.

Taxation

The company is considered to pass the tests set out in Sch. 6, para. 1 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the company is potentially exempt from taxation in respect of income or capital gains received within categories covered by Pt. 11, Ch. 3 of the Corporation Tax Act 2010 or s. 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

Fund accounting

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

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.

Cash at bank and in hand

Cash at bank and in hand represents such accounts and instruments that are available on demand or have a maturity of less than three months from the date of acquisition. Deposits for more than three months but less than one year have been disclosed as short term deposits

HOUSE MILL TRUST LTD

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 30 June 2025

1. ACCOUNTING POLICIES - continued

Creditors and provision

Creditors and provision are recognised when there is an obligation at the balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably. Creditors and provision are recognised at the moment the charity anticipates it will pay to settle the debt. They have been discounted to the present value of the future cash payments where such discounting is material.

Service provided by volunteers

For the purpose of these accounts, no monetary value has been placed on volunteer services as it cannot be quantified reliably.

2. OTHER TRADING ACTIVITIES

	2025	2024
	£	£
Cafe sales	7,961	4,156
	<u>7,961</u>	<u>4,156</u>

3. INVESTMENT INCOME

	2025	2024
	£	£
Rent and hire of facilities	26,481	34,960
	<u>26,481</u>	<u>34,960</u>

4. CHARITABLE ACTIVITIES COSTS

	Direct Costs	Support costs (see note 5)	Totals
	£	£	£
General	49,268	7,005	56,273
	<u>49,268</u>	<u>7,005</u>	<u>56,273</u>

5. SUPPORT COSTS

	Finance	Other	Governance costs	Totals
	£	£	£	£
General	1,505	4,100	1,400	7,005
	<u>1,505</u>	<u>4,100</u>	<u>1,400</u>	<u>7,005</u>

6. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	2025	2024
	£	£
Depreciation - owned assets	323	381
	<u>323</u>	<u>381</u>

HOUSE MILL TRUST LTD

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 30 June 2025

7. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 30 June 2025 nor for the year ended 30 June 2024.

Trustees' expenses

There were no trustees' expenses paid for the year ended 30 June 2025 nor for the year ended 30 June 2024.

8. INDEPENDENT EXAMINERS FEES

The Independent Examiners fees for the period were £2,500 (2024 - £3,960).

9. TANGIBLE FIXED ASSETS

	Freehold property £	Furniture & equipment £	Totals £
COST			
At 1 July 2024 and 30 June 2025	2,623,091	50,208	2,673,299
DEPRECIATION			
At 1 July 2024	-	48,052	48,052
Charge for year	-	323	323
At 30 June 2025	-	48,375	48,375
NET BOOK VALUE			
At 30 June 2025	2,623,091	1,833	2,624,924
At 30 June 2024	2,623,091	2,156	2,625,247

No depreciation has been provided against the cost of the freehold property on the basis that the residual value will be higher than the cost stated in the financial statements.

10. STOCKS

	2025 £	2024 £
Stocks	1,000	1,000

11. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025 £	2024 £
VAT	4,769	3,529

HOUSE MILL TRUST LTD

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 30 June 2025

12. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Other creditors	-	5,000
Accruals and deferred income	2,500	7,920
	<u>2,500</u>	<u>12,920</u>

13. MOVEMENT IN FUNDS

	At 1.7.24	Net movement in funds	At 30.6.25
	£	£	£
Unrestricted funds			
General fund	190,370	109,725	300,095
Restricted funds			
Grant aided building restoration works (pre 2003)	2,497,597	-	2,497,597
Refurbishment of cafe	1,981	-	1,981
	<u>2,499,578</u>	<u>-</u>	<u>2,499,578</u>
TOTAL FUNDS	<u>2,689,948</u>	<u>109,725</u>	<u>2,799,673</u>

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds			
General fund	172,429	(62,704)	109,725
	<u>172,429</u>	<u>(62,704)</u>	<u>109,725</u>
TOTAL FUNDS	<u>172,429</u>	<u>(62,704)</u>	<u>109,725</u>

HOUSE MILL TRUST LTD

NOTES TO THE FINANCIAL STATEMENTS - continued for the year ended 30 June 2025

13. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.7.23 £	Net movement in funds £	Transfers between funds £	At 30.6.24 £
Unrestricted funds				
General fund	(6,132)	(39,822)	236,324	190,370
Restoration of House Mill	235,595	-	(235,595)	-
	<u>229,463</u>	<u>(39,822)</u>	<u>729</u>	<u>190,370</u>
Restricted funds				
Grant aided building restoration works (pre 2003)	2,497,597	-	-	2,497,597
Refurbishment of café	2,710	-	(729)	1,981
	<u>2,500,307</u>	<u>-</u>	<u>(729)</u>	<u>2,499,578</u>
TOTAL FUNDS	<u>2,729,770</u>	<u>(39,822)</u>	<u>-</u>	<u>2,689,948</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	41,061	(80,883)	(39,822)
	<u>41,061</u>	<u>(80,883)</u>	<u>(39,822)</u>
TOTAL FUNDS	<u>41,061</u>	<u>(80,883)</u>	<u>(39,822)</u>

Name of fund

Grant aided building restoration works (pre 2003)	To restore the heritage Grade I listed House Mill itself, and built the adjoining Miller's House.
Restoring House Mill Projects	To enable us to employ a range of consultants to work up the eventual major restoration project.
Refurbishment of café	To refurbishment of the café.
Bag for help	To restore community garden

HOUSE MILL TRUST LTD

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 30 June 2025

14. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 30 June 2025.

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
HOUSE MILL TRUST LTD**

Independent examiner's report to the trustees of House Mill Trust Ltd ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 30 June 2025.

Responsibilities and basis of report

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under Section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under Section 145(5) (b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the Company as required by Section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of Section 396 of the 2006 Act 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; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)).

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.



Mr Thurairatnam Sudarshan

Raffingers Holdings Limited
Chartered Accountants
19-20 Bourne Court
Southend Road
Woodford Green
Essex
IG8 8HD

27 March 2026