CHARITY COMMISSION
FOR ENGLAND AND WALES

Trustees' Annual Report for the period Year end 2025

From 01 2025 Period start date To 12 2025 Period end date

Charity name: Don Miller Charitable Trust

Charity registration number:1162612

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	TO PROMOTE FOR THE BENEFIT OF THE INHABITANTS OF HIGH BEECH AND THE SURROUNDING AREAS THE PROVISION OF FACILITIES FOR THE RECREATION OR OTHER LEISURE TIME OCCUPATION OF INDIVIDUALS WHO HAVE NEED OF SUCH FACILITIES BY REASON OF THEIR YOUTH, AGE, INFIRMITY OR DISABLEMENT, FINANCIAL HARDSHIP OR SOCIAL AND ECONOMIC CIRCUMSTANCES.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	To allow local groups and people to use the facilities of Gardens of Hanbury to host events such as fetes, weddings, and celebratory events
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	The trustees are all aware of the guidance issued by the Charity Commission on Public benefit

Additional information (optional)
You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	No grants have been made to date and the Don Miller Charitable Trust is currently working on this policy.
Policy on social investment including program related investment	Para 1.38	The Charity owns several properties in London and the rents received from these properties allow for the maintenance, wages and upkeep of Gardens and Hanbury
		Volunteers make a small contribution to the

Contribution made by volunteers	Para 1.38	day to day running of Gardens of Hanbury.
Other		**N/A**

Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	The charity is a venue for a weekly pétanque club who use the grounds to practise and hold home competitions against other teams in the local area. This enables healthy living and a sociable atmosphere amongst all those involved. The charity has hosted a weekend fete for a local charity' The Scrathing Post'. The fete was held over a weekend in August and was in a large marquee, with teas and coffees been served within the grounds. The event was well attended by the local community over the two days. An estimated 200 people attended the fete. Items for sale included bric a brac, tea,coffee,cakes,snacks and local produce. People who attended spoke highly of the event. Informal conversations between staff and visitors allowed healthy positive conversations and the promotion of well being amongst the local and wider community

Additional information (optional)
You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	The governing document states that Gardens of Hanbury should promote for the benefit of inhabitants of High Beech and the surrounding areas the provision or facilities for the recreation or other leisure time occupation of individuals who have need of such facilities by reason of their: youth, age infirmity or disablement, financial hardship or social and economic circumstances
Performance of fundraising activities against objectives set	Para 1.41	No fundraising events were held.
		There was no investment performance during this time period

Investment performance against objectives	Para 1.41	
Other		

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	The Charity is in a positive financial place. The balance sheet for 31 December 2025 shows total funds of £3,122,524. This is made substantially of Tangible Assets and Investment Property
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	The reserves are currently held in a current account. This is currently the best option for the reserves.
Amount of reserves held	Para 1.22	£563,489
Reasons for holding zero reserves	Para 1.22	N/A
Details of fund materially in deficit	Para 1.24	N/A
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	Every few months, meetings are held with the trustees with an agreed agenda and outcomes agreed on. Some meetings, the employee of the Charity is also present, to report on the progress from items actioned on previous agendas.

Additional information (optional)
You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	The charities principal source of funding is tangible assets and Investment property.
Investment policy and objectives including any social investment policy adopted	Para 1.46	Currently there is no Investment policy including and social investment policy.
A description of the principal risks facing the charity	Para 1.46	The principal risks facing the charity are to have events scheduled at Gardens of Hanbury. To advertise the gardens of Hanbury to a wider audience, to host successful events and to use this to drive the portion of further successful events, to generate income to invest in the the provision or facilities for the recreation or other leisure time occupation of individuals who have need of such facilities by reason of their: youth, age infirmity or disablement, financial hardship or social and economic circumstances.
Other		

Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	We have a Governing Document that was completed 3 years ago by a previous trustee.
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	The Charity is a CIO, a Charitable Incorporated organisation
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Trustees were individually asked invited by the late Don Miller, to take up the role of a trustee. A few trustees have resigned or left and replacement trustees have been appointed. We currently have eight trustees.

Additional information (optional)
You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	Currently trustees must agree to a 2 year fixed period to be a trustee and to attend regular meetings as dictated by the chairperson, currently Bill Pondy.
The charity's organisational structure and any wider network with which the charity works	Para 1.51	The Charity currently has 8 trustees and 3 paid employees. Donna Collister works 15 hours per week as the point of contact for the Charity. There is one gardener and general handyman that work the same hours.
Relationship with any related parties	Para 1.51	Donna Collister's son, Tom, works for the Charity as a general handyman.
Other		

Reference and Administrative details

Charity name	Don Miller Charitable Trust
Other name the charity uses	
Registered charity number	1162612
Charity's principal address	Gardens of Hanbury Pynest Green Lane Waltham Abbey Essex EN9 3QL

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	B Dowding	Chair		
2	V Nicolouzos			
3	Ms J Farrer			
4	V Nicolouzos			
5	Ms J Farrer			
6	Mr J Pretty			
7	S Lordan	Treasurer		
8	Ms S Delaney	secretary	Appointed 09.07.25	
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

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

Director name		
N/A		

Name of trustees holding title to property belonging to the charity

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

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	N/A
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	N/A
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	N/A

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
N/A		

Name of chief executive or names of senior staff members (Optional information)

N/A

Exemptions from disclosure

Reason for non-disclosure of key personnel details

N/A

Other optional information

Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)	Simon Lordan	
Full name(s)	Simon Lordan	
Position (eg Secretary, Chair, etc)	Treasurer	
Date	31/10/2026	

REGISTERED CHARITY NUMBER: 1162612

REPORT OF THE TRUSTEES AND

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31ST DECEMBER 2025

FOR

THE DON MILLER CHARITABLE TRUST CIO

DRAFT

Cobbin Floyd Ltd
Chartered Accountants Statutory Auditors
15a Station Road
Epping
Essex
CM16 4HG

THE DON MILLER CHARITABLE TRUST CIO

CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST DECEMBER 2025

	Page
Report of the Trustees	1 to 2
Independent Examiner's Report	3
Statement of Financial Activities	4
Balance Sheet	5
Notes to the Financial Statements	6 to 10
Detailed Statement of Financial Activities	11

DRAFT

THE DON MILLER CHARITABLE TRUST CIO

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31ST DECEMBER 2025

The trustees present their report with the financial statements of the charity for the year ended 31st December 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 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The CIO subsists for the benefit of the inhabitants of High Beech and the surrounding area through the provision of facilities for their recreation and good health.

Public benefit

The trustees have had regard to the Charity Commission's guidance on public benefit.

FINANCIAL REVIEW

Reserves policy

The nature of the CIO's activities is such that there are fluctuations in it's income. The CIO's Reserves Policy is to aim to achieve a position where a cash reserve amounting to no less than 6 months estimated total expenditure is held at each balance sheet date.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The CIO is controlled by its governing document and is incorporated as a charitable incorporated organisation.

Recruitment and appointment of new trustees

New trustees are selected on their ability to improve the operation of the CIO irrespective of their gender, age, religious or sexual orientation or background.

Induction and training of new trustees

New trustees are fully briefed on the charities activities, constitution and management before being able to undertake their role.

Risk management

The trustees seek to identify and review the risks to which the CIO is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

1162612

Principal address

Gardens of Hanbury
Pynest Green Lane
Waltham Abbey
Essex
EN9 3QL

Trustees

B Dowding
V Nicolouzos
Ms J Farrar
Ms K Godfrey (resigned 4.6.25)
J Pretty (resigned 28.5.26)
D Cretten (resigned 19.2.26)
S Lordan
Ms S Delaney (appointed 9.7.25)

DRAFT

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31ST DECEMBER 2025

REFERENCE AND ADMINISTRATIVE DETAILS

Independent Examiner

Cobbin Floyd Ltd
Chartered Accountants Statutory Auditors
15a Station Road
Epping
Essex
CM16 4HG

Approved by order of the board of trustees on ..... and signed on its behalf by:

.....
B Dowding - Trustee

DRAFT

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE DON MILLER CHARITABLE TRUST CIO

Independent examiner's report to the trustees of The Don Miller Charitable Trust CIO
I report to the charity trustees on my examination of the accounts of The Don Miller Charitable Trust CIO (the Trust) for the year ended 31st December 2025.

Responsibilities and basis of report
As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Trust's accounts carried out under Section 145 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under Section 145(5)(b) of the Act.

Independent examiner's statement
I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by Section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and 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.

DRAFT

Natalie Floyd, ACA

Cobbin Floyd Ltd
Chartered Accountants Statutory Auditors
15a Station Road
Epping
Essex
CM16 4HG

Date: .....

THE DON MILLER CHARITABLE TRUST CIO

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31ST DECEMBER 2025

	Notes	**2025 Unrestricted funds £**	2024 Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies		**3,657**	4,203
Investment income	2	**70,079**	86,133
Total		**73,736**	90,336
EXPENDITURE ON			
Investment management costs		**2,787**	1,901
Charitable activities			
General activities		**99,283**	123,221
Total		**102,070**	125,122
NET INCOME/(EXPENDITURE)		**(28,334)**	(34,786)
RECONCILIATION OF FUNDS			
Total funds brought forward		**3,122,524**	3,157,310
TOTAL FUNDS CARRIED FORWARD		**3,094,190**	3,122,524

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The notes form part of these financial statements

THE DON MILLER CHARITABLE TRUST CIO

BALANCE SHEET
31ST DECEMBER 2025

	Notes	2025 Unrestricted funds £	2024 Total funds £
FIXED ASSETS			
Tangible assets	5	**1,359,743**	1,359,743
Investment property	6	**1,201,653**	1,175,000
		2,561,396	2,534,743
CURRENT ASSETS			
Debtors	7	**6,212**	3,443
Cash at bank and in hand		**563,489**	621,839
		569,701	625,282
CREDITORS			
Amounts falling due within one year	8	**(36,907)**	(37,501)
NET CURRENT ASSETS		**532,794**	587,781
TOTAL ASSETS LESS CURRENT LIABILITIES		**3,094,190**	3,122,524
NET ASSETS		**3,094,190**	3,122,524
FUNDS	9		
Unrestricted funds		**3,094,190**	3,122,524
TOTAL FUNDS		**3,094,190**	3,122,524

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

.....
S Lordan - Trustee

.....
B Dowding - Trustee

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The notes form part of these financial statements

1. ACCOUNTING POLICIES

Basis of preparing the financial statements
The financial statements of the charity, 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 Charities Act 2011. The financial statements have been prepared under the historical cost convention.

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.

Freehold property - not provided

Investment property
Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

Taxation
The charity is exempt from tax on its charitable activities.

2. INVESTMENT INCOME

	2025	2024
	£	£
Rents received	**70,079**	86,133

3. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31st December 2025 nor for the year ended 31st December 2024.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31st December 2025 nor for the year ended 31st December 2024.

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4. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £
INCOME AND ENDOWMENTS FROM	
Donations and legacies	4,203
Investment income	86,133
Total	90,336
EXPENDITURE ON	
Investment management costs	1,901
Charitable activities	
General activities	123,221
Total	125,122
NET INCOME/(EXPENDITURE)	(34,786)
RECONCILIATION OF FUNDS	
Total funds brought forward	3,157,310
TOTAL FUNDS CARRIED FORWARD	3,122,524

5. TANGIBLE FIXED ASSETS

	Freehold property £
COST OR VALUATION	
At 1st January 2025 and 31st December 2025	**1,359,743**
NET BOOK VALUE	
At 31st December 2025	**1,359,743**
At 31st December 2024	1,359,743

Cost or valuation at 31st December 2025 is represented by:

	Freehold property £
Valuation in 2023	**750,000**
Cost	**609,743**
	1,359,743

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6. INVESTMENT PROPERTY

	£
FAIR VALUE	
At 1st January 2025	**1,175,000**
Additions	**26,653**
At 31st December 2025	**1,201,653**
NET BOOK VALUE	
At 31st December 2025	**1,201,653**
At 31st December 2024	1,175,000

Fair value at 31st December 2025 is represented by:

	£
Valuation in 2023	**215,000**
Cost	**986,653**
	1,201,653

7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Other debtors and prepayments	**6,212**	3,443

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Other creditors	**36,907**	37,501

9. MOVEMENT IN FUNDS

	At 1.1.25	Net movement in funds	At 31.12.25
	£	£	£
Unrestricted funds			
General fund	**2,157,524**	**(28,334)**	**2,129,190**
Revaluation reserve fund	**965,000**	**-**	**965,000**
	3,122,524	**(28,334)**	**3,094,190**
TOTAL FUNDS	**3,122,524**	**(28,334)**	**3,094,190**

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9. MOVEMENT IN FUNDS - continued

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	**73,736**	**(102,070)**	**(28,334)**
TOTAL FUNDS	**73,736**	**(102,070)**	**(28,334)**

Comparatives for movement in funds

	At 1.1.24 £	Net movement in funds £	At 31.12.24 £
Unrestricted funds	3,157,310	(34,786)	3,122,524
TOTAL FUNDS	3,157,310	(34,786)	3,122,524

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds	90,336	(125,122)	(34,786)
TOTAL FUNDS	90,336	(125,122)	(34,786)

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.1.24 £	Net movement in funds £	At 31.12.25 £
Unrestricted funds	3,157,310	(63,120)	3,094,190
TOTAL FUNDS	3,157,310	(63,120)	3,094,190

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9. MOVEMENT IN FUNDS - continued

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

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds	164,072	(227,192)	(63,120)
TOTAL FUNDS	164,072	(227,192)	(63,120)

10. RELATED PARTY DISCLOSURES

The estate of Don Miller (deceased), a former trustee of the CIO is owed £33,109 (2024 - £33,109) by the CIO at the balance sheet date.

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THE DON MILLER CHARITABLE TRUST CIO

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31ST DECEMBER 2025

	2025 £	2024 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Gifts	**3,657**	4,203
Investment income		
Rents received	**70,079**	86,133
Total incoming resources	**73,736**	90,336
EXPENDITURE		
Raising donations and legacies		
Property repairs	**2,787**	1,901
Charitable activities		
Salaries and national insurance	**77,418**	77,902
Rates and water	**1,738**	3,268
Light and heat	**1,563**	1,945
Telephone	**2,323**	2,102
Postage and stationery	**247**	434
Sundries	**292**	926
Premises expenses	**4,887**	8,715
Travel	**6**	724
Computer consumables and software	**431**	752
	88,905	96,768
Support costs		
Other		
Insurance	**1,709**	2,061
Governance costs		
Accountancy and legal fees	**8,669**	24,392
Total resources expended	**102,070**	125,122
Net expenditure	**(28,334)**	(34,786)

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REGISTERED CHARITY NUMBER: 1162612

REPORT OF THE TRUSTEES AND

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31ST DECEMBER 2025

FOR

THE DON MILLER CHARITABLE TRUST CIO

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Cobbin Floyd Ltd
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THE DON MILLER CHARITABLE TRUST CIO

CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST DECEMBER 2025

	Page
Report of the Trustees	1 to 2
Independent Examiner's Report	3
Statement of Financial Activities	4
Balance Sheet	5
Notes to the Financial Statements	6 to 10
Detailed Statement of Financial Activities	11

DRAFT

THE DON MILLER CHARITABLE TRUST CIO

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REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31ST DECEMBER 2025

REFERENCE AND ADMINISTRATIVE DETAILS

Independent Examiner

Cobbin Floyd Ltd
Chartered Accountants Statutory Auditors
15a Station Road
Epping
Essex
CM16 4HG

Approved by order of the board of trustees on ..... and signed on its behalf by:

.....
B Dowding - Trustee

DRAFT

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE DON MILLER CHARITABLE TRUST CIO

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Natalie Floyd, ACA

Cobbin Floyd Ltd
Chartered Accountants Statutory Auditors
15a Station Road
Epping
Essex
CM16 4HG

Date: .....

THE DON MILLER CHARITABLE TRUST CIO

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31ST DECEMBER 2025

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THE DON MILLER CHARITABLE TRUST CIO

BALANCE SHEET
31ST DECEMBER 2025

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FIXED ASSETS			
Tangible assets	5	**1,359,743**	1,359,743
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CREDITORS			
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NET CURRENT ASSETS		**532,794**	587,781
TOTAL ASSETS LESS CURRENT LIABILITIES		**3,094,190**	3,122,524
NET ASSETS		**3,094,190**	3,122,524
FUNDS	9		
Unrestricted funds		**3,094,190**	3,122,524
TOTAL FUNDS		**3,094,190**	3,122,524

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

.....
S Lordan - Trustee

.....
B Dowding - Trustee

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The notes form part of these financial statements

1. ACCOUNTING POLICIES

Basis of preparing the financial statements
The financial statements of the charity, 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 Charities Act 2011. The financial statements have been prepared under the historical cost convention.

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.

Freehold property - not provided

Investment property
Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

Taxation
The charity is exempt from tax on its charitable activities.

2. INVESTMENT INCOME

	2025	2024
	£	£
Rents received	**70,079**	86,133

3. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31st December 2025 nor for the year ended 31st December 2024.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31st December 2025 nor for the year ended 31st December 2024.

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4. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £
INCOME AND ENDOWMENTS FROM	
Donations and legacies	4,203
Investment income	86,133
Total	90,336
EXPENDITURE ON	
Investment management costs	1,901
Charitable activities	
General activities	123,221
Total	125,122
NET INCOME/(EXPENDITURE)	(34,786)
RECONCILIATION OF FUNDS	
Total funds brought forward	3,157,310
TOTAL FUNDS CARRIED FORWARD	3,122,524

5. TANGIBLE FIXED ASSETS

	Freehold property £
COST OR VALUATION	
At 1st January 2025 and 31st December 2025	**1,359,743**
NET BOOK VALUE	
At 31st December 2025	**1,359,743**
At 31st December 2024	1,359,743

Cost or valuation at 31st December 2025 is represented by:

	Freehold property £
Valuation in 2023	**750,000**
Cost	**609,743**
	1,359,743

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6. INVESTMENT PROPERTY

	£
FAIR VALUE	
At 1st January 2025	**1,175,000**
Additions	**26,653**
At 31st December 2025	**1,201,653**
NET BOOK VALUE	
At 31st December 2025	**1,201,653**
At 31st December 2024	1,175,000

Fair value at 31st December 2025 is represented by:

	£
Valuation in 2023	**215,000**
Cost	**986,653**
	1,201,653

7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Other debtors and prepayments	**6,212**	3,443

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Other creditors	**36,907**	37,501

9. MOVEMENT IN FUNDS

	At 1.1.25	Net movement in funds	At 31.12.25
	£	£	£
Unrestricted funds			
General fund	**2,157,524**	**(28,334)**	**2,129,190**
Revaluation reserve fund	**965,000**	**-**	**965,000**
	3,122,524	**(28,334)**	**3,094,190**
TOTAL FUNDS	**3,122,524**	**(28,334)**	**3,094,190**

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continued...

9. MOVEMENT IN FUNDS - continued

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	**73,736**	**(102,070)**	**(28,334)**
TOTAL FUNDS	**73,736**	**(102,070)**	**(28,334)**

Comparatives for movement in funds

	At 1.1.24 £	Net movement in funds £	At 31.12.24 £
Unrestricted funds	3,157,310	(34,786)	3,122,524
TOTAL FUNDS	3,157,310	(34,786)	3,122,524

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds	90,336	(125,122)	(34,786)
TOTAL FUNDS	90,336	(125,122)	(34,786)

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.1.24 £	Net movement in funds £	At 31.12.25 £
Unrestricted funds	3,157,310	(63,120)	3,094,190
TOTAL FUNDS	3,157,310	(63,120)	3,094,190

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9. MOVEMENT IN FUNDS - continued

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

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds	164,072	(227,192)	(63,120)
TOTAL FUNDS	164,072	(227,192)	(63,120)

10. RELATED PARTY DISCLOSURES

The estate of Don Miller (deceased), a former trustee of the CIO is owed £33,109 (2024 - £33,109) by the CIO at the balance sheet date.

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THE DON MILLER CHARITABLE TRUST CIO

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31ST DECEMBER 2025

	2025 £	2024 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Gifts	**3,657**	4,203
Investment income		
Rents received	**70,079**	86,133
Total incoming resources	**73,736**	90,336
EXPENDITURE		
Raising donations and legacies		
Property repairs	**2,787**	1,901
Charitable activities		
Salaries and national insurance	**77,418**	77,902
Rates and water	**1,738**	3,268
Light and heat	**1,563**	1,945
Telephone	**2,323**	2,102
Postage and stationery	**247**	434
Sundries	**292**	926
Premises expenses	**4,887**	8,715
Travel	**6**	724
Computer consumables and software	**431**	752
	88,905	96,768
Support costs		
Other		
Insurance	**1,709**	2,061
Governance costs		
Accountancy and legal fees	**8,669**	24,392
Total resources expended	**102,070**	125,122
Net expenditure	**(28,334)**	(34,786)

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