Company Registration Number: CEO18642 (England and Wales)

Charity Registration Number: 1185055

Low Mill Outdoor Education Centre CIO

Annual Report and Financial Statements

For the year ended 31 December 2025

Low Mill Outdoor Education Centre CIO

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Low Mill Outdoor Education Centre CIO

Reference and Administrative Details

Trustees	A S Civil A Gurden C A Hutchinson D G Liddell
Registered Office	Station Road Askrigg LEYBURN North Yorkshire DL8 3HZ The charity is incorporated in England
Company Reg No.	CEO18642 (England and Wales)
Charity Reg No.	1185055
Independent Examiner	Dawn Clarkson Clarksons Accountants Thornborough Hall Moor Road Leyburn North Yorkshire DL8 5AB
Bankers	HSBC Bank PLC 189 High Street Northallerton North Yorkshire DL7 8LQ

Low Mill Outdoor Education Centre CIO

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The Charitable Trust was established by a Deed of Trust dated 18 September 1975. The trustees recommended changing to a Charitable Incorporated Organisation at the EGM in July 2019 to help maintain good governance and secure Low Mill's operation into the future. The CIO was granted by the Charity Commission on the 27th August 2019 and operates in accordance with the constitution dated the 1st August 2019 which may be amended from time to time. The members of the CIO shall be its charity trustees who shall manage the affairs of the CIO and may for that purpose exercise all the powers of the CIO. Meetings of the trustees should be held at least every 3 months.

Recruitment and appointment of new trustees

The constitution requires a minimum of three trustees and the Committee of Trustees is to comprise no more than nine members, made up as:

i. Not less than three nor more than seven appointed trustees
ii. Not more than two nominated trustees.

Appointed Trustees

a) Apart from the first charity trustees, every appointed trustee must be appointed for a term of three years by a resolution passed at a properly convened meeting of the charity trustees.
b) In selecting individuals for appointment as appointed charity trustees, the charity trustees must have regard to the skills, knowledge and experience needed for the effective administration of the CIO.

Nominated Trustees

a) Askrigg & Low Abbotside Parish Council and St Oswald's Church, Askrigg (appointing bodies) may each appoint one charity trustee for a term of two years.
b) Any appointment must be made at a meeting held according to the ordinary practice of the appointing body.
c) The appointment will be effective from the later of the date of the vacancy and the date on which the charity trustees or their secretary or clerk are informed of the appointment.
d) The person appointed need not be a member of the appointing body but must be a resident in the Parish of Askrigg and Low Abbotside.
e) If the appointing body fails to make an appointment the position shall remain open until the vacancy is filled.
f) A trustee appointed by the appointing body has the same duty as the other charity trustees to act in the way he or she decides in good faith would be most likely to further the purposes of the CIO.

The charity trustees may create associate or other classes of non-voting membership, and may determine the rights and obligations of any such members (including payment of membership fees), and the conditions for admission to, and termination of membership of any such class of members.

In 2025 there were three appointed trustees and two nominated trustees. The Recruitment of trustees will continue in 2026 to support the growth and changing needs of Low Mill.

Organisational structure
Day to day responsibility for the running of the Centre was delegated to the Head of Centre until the summer of 2022 after which time it was undertaken by trustees on a voluntary basis. Since February 2023, the trustees delegated responsibility for day to day running of the Centre to the new Centre Manager.

The Management Committee meet at least quarterly and are ultimately responsible for the charity's activities and setting remuneration of key management personnel.

Low Mill Outdoor Education Centre CIO

Report of the Trustees for the Year Ended 31 December 2025

The trustees present their report and financial statements as a Charitable Incorporated Organisation (CIO) for the year ended 31 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

The original Low Mill charity was opened in 1976 to run courses for groups of young people of all ages and abilities. The aim of the trust was to 'help and educate young people through the provision of outdoor education to develop their physical, mental and spiritual capacities that they may grow to full maturity as individuals and members of society and that their conditions of life may be improved".

The objectives of the CIO are consistent with those of the original Low Mill and are: "The aim of the trust is to advance the education of children and young people through:-

- Maintaining and managing an outdoor education centre, facilities and equipment.
- The provision of accessible and affordable adventurous outdoor education and recreational activities to support and develop children and young people's physical, mental and social capabilities.
- Such other charitable means as the trustees may think appropriate."

PUBLIC BENEFIT

The Trustees have complied with the duty under section 4 of the Charities Act 2006 to have due regard to public benefit guidance published by the Charities Commission in deciding what activities the Centre should undertake and believe this is achieved by providing outdoor adventure activities to groups from around the country. These groups can be able bodied or special needs and range from primary schools through tertiary level education and youth groups. It is the trustees' intention to revive Low Mill's historic close working relationship with local primary and secondary schools, to offer every local pupil the opportunity to visit Low Mill.

ACHIEVEMENT AND PERFORMANCE

Low Mill reopened in March 2023 to residential groups after three years of effective closure due to the pandemic. The financial year ended 31 December 2025 is the third full year of operating after the period of closure. It has been a successful year, building on the solid foundation of the new operating model introduced in 2023.

Nearly every single school, charity or youth group who visits Low Mill on a residential stay re-books annually or biannually. This repeat business strongly indicates satisfaction and confidence in Low Mill's offer and provision. This is further highlighted by Low Mill working with a Yorkshire-based trust of schools that is planning residential provision for their entire trust for the 2026/27 academic year and beyond, following repeated successful visits from individual schools within the trust since 2023.

It is also notable that 2025 has seen a rise in new bookings from schools and colleges based on recommendations from existing customers. Total residential occupancy increased from 89 nights in 2024 to 99 nights in 2025, an increase of 11%.

The financial results in 2025 reflect lower residential fees turnover than before the pandemic but represent an encouraging performance year on year from restarting after a three-year break. Residential fees turnover in the year ended 31 December 2025 was £237,725, compared to £201,009 in the previous year, an increase of 18.3%. The trustees confidently expect turnover to continue to rise and profitability to improve as Low Mill rebuilds its business.

Low Mill's 2025 (and 2026) self-catering and catered activities have continued to make a valuable contribution to income generation (towards the CIO's charitable objectives) and opened up the building for exclusive use to walking, cycling, caving, running and open water swimming clubs throughout periods of the year when residential activity bookings have been fewer, such as during the school holidays and winter months.

Low Mill provides nature walks to introduce visiting young people to life-long learning, interest and attachment to the outdoor environment. In 2025, Low Mill successfully raised grant funding and donations to repurpose a room at the Centre into a modern 'nature room' with interactive iPad kiosk stations and learning materials. The nature room will enable Low Mill to broaden, diversify and modernise its ecological outdoor educational offering, and provide a bespoke growing suite of accessible digital learning in areas such as nature and wildlife, ecosystems, biodiversity, conservation and sustainability. The materials in the nature room will reinforce learning gained during nature walks and the adventurous outdoor activity already offered at the Centre.

Following a successful grant bid to the UK SPF Grant Scheme, during early 2025 Low Mill completed a project to convert an office space into a downstairs bedroom with ensuite, raising Low Mill's residential capacity from forty to forty-two which has proved to be a successful and viable investment with visiting schools and self-catering groups having used the Centre at its new full capacity.

FINANCIAL REVIEW

Low Mill funds its activities by charging the groups who visit the Centre. The level of charge is set to cover the direct costs incurred with each visit, to make a contribution to the general running cost and provide a small surplus to provide for the necessary renewal and expansion of the facilities provided. Donations are also sought whenever possible to contribute to these costs and general fundraising activities are also undertaken. Major expenditure for new facilities has in the past been provided from specific targeted fundraising, including the application for grants from other charitable bodies.

Reserves policy

The nature of the charitable activities is such that they are mostly funded from external sources at the point of delivery. Low Mill's activities are seasonal, with less income earned over the winter months. The activities also require continued investment in the facilities provided. The trustees' policy is therefore to reserve deposits until the time of delivery and aim to build free reserves at a minimum level commensurate with being able to meet ongoing costs in periods of

low activity or in the event of a temporary closure of the centre. Free reserves at the balance sheet date are represented by net current assets on unrestricted funds.

FUTURE PLANS

Losses during the pandemic resulted in Low Mill borrowing funds from the government and privately, the latter loan secured against the Centre's property assets. The trustees aim to repay these debts over the duration of the loan terms. Priority will also be given to fundraising for the bursary fund, continuing the development and refurbishment of the building and an appeal to replace one of the mini buses. Donations and applications for grants from other charitable bodies will be sought whenever possible to contribute to the bursary fund and the costs of improving Low Mill. General fund raising activities will also be undertaken. Major expenditure for new facilities has in the past been provided from specific targeted fund raising.

Not having to fund these projects through revenue from course fees helps to keep the course fees down and enables Low Mill to offer outdoor education to clients that help us meet our charitable objectives.

It remains an aspiration of the charity to raise funds to be able to offer bursaries in order to enable those most in need to benefit from the educational outdoor experience Low Mill Outdoor Education Centre provides.

There is potential for growth in accepting residential bookings at weekends throughout the year and on weekdays in the November to March period. The Centre Manager and trustees are developing strategies to increase bookings at these times, particularly in relation to the increasing demand for school and community provision for outdoor learning and development.

EVENTS SINCE THE END OF THE YEAR

Trading to date during 2026 has improved on the year ended 31 December 2025. The outlook for 2026 and beyond demonstrates continued year on year growth since re-opening in 2023.

Statement of Trustees' Responsibilities

The trustees (who are also the directors of Low Mill Outdoor Education Centre CIO for the purposes of company law) are responsible for preparing the trustees' report and the financial statements in accordance with the United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) and applicable law and regulations.

Company law requires the trustees to prepare financial statements for each financial year. Under company law the trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable company and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the trustees are required to:

- Select suitable accounting policies and apply them consistently;
- Observe the methods and principles in the Charities SORP;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charitable company's transactions and disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the trustees of the charity on 30 October 2026 and signed on its behalf by:



.....
A Civil
Trustee

Low Mill Outdoor Education Centre CIO
Independent Examiner's Report to the trustees of Low Mill Outdoor Education Centre CIO

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 December 2025 which are set out on pages 9 – 25.

Respective responsibilities of trustees and examiner
As the charity's trustees of Low Mill Outdoor Education Centre CIO (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 Low Mill Outdoor Education Centre CIO 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 Low Mill Outdoor Education Centre CIO 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.

Dawn Clarkson 30 Oct 2026

..... Date: .....
Dawn Clarkson
Thornborough Hall
Leyburn
North Yorkshire
DL8 5AB

Low Mill Outdoor Education Centre CIO
Statement of Financial Activities for the Year Ended 31 December 2025
(Including Income and Expenditure Account
and Statement of Total Recognised Gains and Losses)

	Note	Unrestricted funds £	Restricted funds £	Total 2025 £	Total 2024 £
Income and Endowments from:					
Donations, Grants and Legacies	3	115,195	1,700	116,895	30,997
Charitable Activities	4				
Outdoor education provision		241,415	0	241,415	204,359
Other income	5	48,580	12,889	61,469	31,270
Investment income	6	1,595	0	1,595	7
		406,785	14,589	421,374	266,633
Expenditure on:					
Charitable Activities	7				
Outdoor education provision		281,234	1,760	282,994	269,554
Governance costs	8	25,964	0	25,964	17,833
Total Expenditure		307,198	1,760	308,958	287,387
Net movement in funds		99,587	12,829	112,416	-20,754
Reconciliation of funds					
Total funds brought forward		515,913	62,200	578,113	598,867
Total funds carried forward	20	615,500	75,029	690,529	578,113

The notes form part of these financial statements

Low Mill Outdoor Education Centre CIO
(Company Registration Number CEO18642)
Balance Sheet as at 31 December 2025

	Note	Unrestricted Funds £	Restricted Funds £	2025 Total Funds £	2024 Total Funds £
Fixed Assets					
Tangible assets	12	775,638	47,066	822,704	819,468
Current assets					
Stocks	13	2,645	0	2,645	4,230
Debtors	14	11,963	0	11,963	7,728
Cash at bank and in hand		1,343	27,963	29,306	28,533
		15,951	27,963	43,914	40,491
Creditors: Amounts falling due within within one year	15	-26,090	0	-26,090	-21,208
Net current assets (liabilities)		-10,139	27,963	17,824	19,283
Total Assets less current liabilities		765,499	75,029	840,528	838,751
Creditors: Amounts falling due after more than one year	16	-150,000		-150,000	-260,639
Net assets		615,499	75,029	690,528	578,112
Funds of the charity:					
Restricted funds				75,029	62,200
Unrestricted funds				615,500	515,913
Total funds	20			690,529	578,113

For the financial year ending 31 December 2025 the charity was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Trustees' responsibilities

The members have not required the charity to obtain an audit of its accounts for the year in question in accordance with section 476; and

The trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

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

The financial statements on pages 9 to 25 were approved by the trustees, and authorised for issue on 30 October 2026 and signed on their behalf by:

David Liddell

… .....

D G Liddell

Trustee

The notes form part of these financial statements

Low Mill Outdoor Education Centre CIO
Notes to the Financial Statements for the Year Ended 31 December 2025

1 Charity status

The charity is limited by guarantee, incorporated in England, and consequently does not have share capital. Each of the trustees is liable to contribute an amount not exceeding £NIL towards the assets of the charity in the event of liquidation.

The address of the registered office is:
Station Road
Askrigg
LEYBURN
North Yorkshire
DL8 3HZ

These financial statements were authorised for issue by the trustees on 19 October 2026 .

2 Accounting policies

Summary of significant accounting policies and key accounting estimates

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

Statement of compliance

The financial statements of the charitable incorporated organisation, which is a public benefit entity under FRS102, have been prepared in accordance with the Charities SORP (FRS102) "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 (FRS102) (effective 1 January 2019)", Financial Reporting Standard 102 "The Financial Reporting standard applicable in the UK and Republic of Ireland". They also comply with the Companies Act 2006 and Charities Act 2011.

Basis of preparation

Low Mill Outdoor Education Centre CIO meets the definition of a public benefit entity under FRS102. The financial statements have been prepared under the historical cost convention, as modified by the revaluation of certain assets.

Financial reporting standard 102 - reduced disclosure exemptions

The charitable incorporated organisation (CIO) has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by FRS 102 "The Financial Reporting Standard applicable in the Uk and Republic of Ireland":

-the requirements of Section 7 Statement of Cash Flows;
-the requirement of paragraph 3.17(d);
-the requirement of paragraph 33.7.

2 Accounting policies (Cont)

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.

Income from residential and day activities is recognised when courses commence. Amounts received in advance of commencement of activities are included within accruals and deferred income.

Donations including those on restricted funds are taken to income on receipt. Any donations received on bursary fund are transferred to general fund when courses take place.

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 costs related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to acivities on a basis consistent with the use of resources.

Charitable activities
Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries.

Governance costs
These include the costs attributable to the charity's compliance with constitutional and statutory requirements, including the Independent Examiner's fees, strategic management and trustees' meetings and reimbursed expenses.

Allocation and apportionment of costs
All costs are allocated between the expenditure categories of the SOFA on a basis designed to reflect the use of the resource.

Taxation
The charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes. Value Added Tax is not recoverable by the charity, and as such is included in the relevant costs in the Statement of Financial Activities.

2 Accounting policies (Cont)

Tangible Fixed Assets

Depreciation and Amortisation
Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life or, if held under a finace lease, over the lease term, whichever is the shorter.

Freehold property	- 2% on cost
Property improvements-general	- 2% on cost
Property improvements-restricted	- 2% on cost
Equipment- general	- 10% on cost
Fixtures and fittings	- 10% on cost
Motor vehicles	- 25% on cost

Property, plant and equipment is initially stated at cost, but freehold property was stated at an open market value on transfer to the charitable incorporated organisation, and is reviewed annually. Land included in freehold property is not depreciated.

Stock
Stock consists of consumable stores and is valued at the lower of cost and net realisable value.

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.

Financial instruments
The charity only has financial assets and liabilties of a kind that qualify as basic financial instruments in accordance with section 11 of FRS 102. Basic financial instruments are initially recognised at the transaction value and are subsequently measured at their settlement value.

Hire purchase and leasing commitments
Rentals payable under operating leases are charged to the statement of financial activities as they occur.

Pensions costs and other post retirement obligations
The charity operates a defined contribution pension scheme which is a pension plan under which fixed contributions are paid into a pension fund and the charity has no legal or constructive obligation to pay further contributions even if the fund does not hold sufficient assets to pay all employees the benefits relating to employee service in the current and prior periods. Contributions to defined contribution plans are recognised in the Statement of Financial Activities when they are due. If contribution payments exceed the contribution due for service, the excess is recognised as a prepayment.

2 Accounting policies (Cont)

Government grants
Government grants relate to:
Converting an office into an additional bedroom

Going concern
Based on cash flows and budgets drawn up to at least the end of 2026, the trustees consider that Low Mill will be able to meet its liabilties as they fall due and that any deficit on ordinary charitiable activites may reasomably be filled by donations or loan finance. As a result the trustees are confident that the CIO will remain a going concern for a period in excess of twelve months from the date of approval of these financial statements.

3 Income from donations and legacies

	Unrestricted funds £	Restricted funds £	Total 2025 £	Total 2024 £
Donations	115,195	1,700	116,895	30,997
	115,195	1,700	116,895	30,997

4 Income from charitable activities

Outdoor education provision	Unrestricted funds £	Restricted funds £	Total 2025 £	Total 2024 £
Residential fees	237,725	0	237,725	201,009
Tuck shop income	3,690	0	3,690	3,350
	241,415	0	241,415	204,359

5 Other income

	Unrestricted funds £	Restricted funds £	Total 2025 £	Total 2024 £
Non-educational income	23,580	0	23,580	26,270
Government grants	0	8,049	8,049	0
Other Grants	0	4,840	4,840	0
Gift Aid refunded	25,000	0	25,000	5,000
	48,580	12,889	61,469	31,270

6 Investment income

	Unrestricted funds £	Restricted funds £	Total 2025 £	Total 2024 £
Deposit account interest	1,595	0	1595	7

7 Expenditure on charitable activities

		Unrestricted funds £	Restricted funds £	Total 2025 £	Total 2024 £
Outdoor education provision	Direct costs	281,234	1,760	282,994	269,554
Governance costs	Support costs (see note 8)	25,964	0	25,964	17,833
		307,198	1,760	308,958	287,387

8 Analysis of governance and support costs

	Unrestricted funds £	Restricted funds £	Total 2025 £	Total 2024 £
Governance costs	25,964	0	25,964	17,833

Support costs, included in the above, are as follows:	Unrestricted funds £	Restricted funds £	Total 2025 £	Total 2024 £
Wages	8,258	0	8,258	3,821
Employers NI	826	0	826	401
Pensions	248	0	248	114
Postage & stationery	574	0	574	275
Independent examiner's fees	4,818	0	4,818	1,372
Payroll & bookkeeping services	6,600	0	6,600	6,600
Legal fees	47	0	47	0
Bank charges	60	0	60	78
Bank loan interest	407	0	407	665
Other interest	4,125	0	4,125	4,507
	25,964	0	25,964	17,833

9 Net income/(expenditure)

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

	Unrestricted funds £	Restricted funds £	Total 2025 £	Total 2024 £
Depreciation - owned assets	10,625	1,474	12,100	11,323
Other operating leases	0	0	0	1,172
Deficit on disposal of fixed assets	79	0	79	0

10 Trustees' remuneration and benefits

There were no trustees' remuneration or other benefits for the year ended 31 December 2025 or in the year ended 31 December 2024.

Trustees' expenses

No trustee expenses were reimbursed in the years ended 31 December 2025 or 31 December 2024

11 Staff costs

	2025	2024
	£	£
Wages and salaries	82,583	83,786
Employers NI	1,689	3,006
Other pension costs	1,919	1,940
	86,192	88,732

The average monthly number of employees during the year was as follows:

	2025	2024
	£	£
Manager and ancillary staff	3	3

No employees received emoluments in excess of 60,000.

The centre made employer's contributions to personal pension policies on behalf of two staff members.

12 Tangible Fixed Assets

	Motor vehicles £	Freehold property £	Property improvements -general £	Property improvements -restricted £
Cost or valuation				
At 1 January 2025	95,098	822,641	128,160	52,687
Additions	0	0	1,112	11,359
Disposals	0	0	0	0
At 31 December 2025	95,098	822,641	129,272	64,046
Depreciation				
At 1 January 2025	95,098	45,265	123,303	18,596
Charge for the year	0	9,053	576	1,244
Disposals	0	0	0	0
At 31 December 2025	95,098	54,318	123,879	19,840
Net book value				
At 31 December 2025	0	768,323	5,392	44,206
At 31 December 2024	0	777,376	4,857	34,091

	Equipment-general £	Equipment-restricted £	Fixtures & fittings - general £	Fixtures & fittings - restricted £	Total £
Cost or valuation					
At 1 January 2025	107,232	0	21,794	2,911	1,230,523
Additions	0	2,945	0	0	15,415
Disposals	-4,386	0	0	0	-4,386
At 31 December 2025	102,846	2,945	21,794	2,911	1,241,552
Depreciation					
At 1 January 2025	104,829	0	21,199	2765	411,056
Charge for the year	731	85	265	146	12,100
Disposals	-4,307	0	0	0	-4,307
At 31 December 2025	101,252	85	21,465	2,911	418,848
Net book value					
At 31 December 2025	1,594	2,859	329	0	822,704
At 31 December 2024	2,403	0	595	146	819,467

Included in cost or revaluation of land and buildings is freehold land of £370,000 (2023 - £370,000) which is not depreciated.

12 Tangible Fixed Assets (cont)

Cost or valuation at 31 December 2025 is represented by:

	Motor vehicles	Freehold property	Property improvements -general	Property improvements -restricted
	£	£	£	£
Valuation in 2020	0	446,267	0	0
Cost	95,098	376,374	129,272	64,046
	95,098	822,641	129,272	64,046

	Equipment-general	Equipment-restricted	Fixtures & fittings - general	Fixtures & fittings - restricted	Total
	£	£	£	£	£
Valuation in 2020	0	0	0	0	446,267
Cost	102,846	2,945	21,794	2,911	795,285
	102,846	2,945	21,794	2,911	1,241,552

If land and buildings had not been revalued they would have been included at the following historical cost:

	2025	2024
	£	£
Cost	376,374	376,374
Aggregate depreciation	150,102	145,175
Value of land in freehold land & buildings	370,000	370,000

Freehold property transferred to the CIO was revalued to an amount of £820,000 determined for insurance purposes to the land registry in February 2020. The valuation was determined on an open market basis following advice from a local estate agent.

13 Stocks

	2025	2024
	£	£
Stocks	2,645	4,230

14 Debtors: amounts falling due within one year

	2025	2024
	£	£
Trade debtors	4,130	5,880
Other debtors	0	672
Prepayments	7,833	1,176
	11,963	7,728

15 Creditors: amounts falling due within one year

		2025	2024
		£	£
Bank loans and overdrafts	(see note 17)	10,640	10,378
Trade creditors		9,251	4,069
Employers NI and other taxes		978	2,902
Other creditors		319	431
Income in Advance		0	2,000
Accruals		4,902	1,428
		26,090	21,208

16 Creditors: amounts falling after more than one year

		2025	2024
		£	£
Bank loans	(see note 17)	0	10,639
Other loans	(see note 17)	150,000	250,000
		150,000	260,639

17 Loans

An analysis of the maturity of loans is given below:

	2025	2024
	£	£
Amounts falling due within one year on demand:		
Bank loans	10,640	10,378

	2025	2024
	£	£
Amounts falling due between two and five years:		
Bank loans	0	10,639
Other loans	0	100,000
	0	110,639

	2025	2024
	£	£
Amounts falling due in more than five years:		
Repayable otherwise than by instalments:		
Other loans repayable after five years	150,000	150,000

18 Leasing agreements

Minimum lease payments under non-cancellable operating leases fall due as follows:

	2025	2024
	£	£
Within one year	0	0
Between one and five years	0	0
	0	0

19 Secured debts

The following secured debts are included within creditors:

	2025	2024
	£	£
Bank loans	10,640	21,016
Other loans	150,000	150,000
	160,640	171,016

Bank loans consist of a "bounce back loan" guaranteed by HM government as part of its response to the Covid 19 pandemic.

Other loans include £150,000 secured by a charge over land and buildings owned by the CIO and carry interest at a rate of 3% per annum.

20 Movement in Funds

	At 01/01/2025	Net movement in funds	Transfers between funds	At 31/12/2025
	£	£	£	£
Unrestricted funds				
General fund	515,913	99,587	0	615,500
	515,913	99,587	0	615,500
Restricted funds				
Building refurbishments	37,102	12,829	0	49,931
Minibus Replacement Fund	14,721	0.00	0	14,721
Bursary Fund	10,377	0.00	0	10,377
	62,200	12,829	0	75,029
TOTAL FUNDS	578,113	112,416	0	690,529

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

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds			
General fund	406,785	-307,198	99,587
Restricted funds			
Building refurbishments	14,589	-1,760	12,829
	421,374	-308,958	112,416

Comparatives for movement in funds

	At 01/01/2024	Net movement in funds	Transfers between funds	At 31/12/2024
	£	£	£	£
Unrestricted funds				
General fund	535,427	-19,514	0	515,913
	535,427	-19,514	0	515,913
Restricted funds				
Building refurbishments	38,342	-1240		37,102
Minibus Replacement Fund	14,721			14,721
Bursary Fund	10,377			10,377
	63,440	-1,240	0	62,200
TOTAL FUNDS	598,867	-20,754	0	578,113

20 Movement in Funds (cont)

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	266,633	-286,147	-19,514
Restricted funds			
Building refurbishments	0	-1,240	-1,240
	266,633	-287,387	-20,754

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

	At 01/01/2024 £	Net movement in funds £	Transfers between funds £	At 31/12/2025 £
Unrestricted funds				
General fund	535,427	80,073	0	615,500
	535,427	80,073	0	615,500
Restricted funds				
Building refurbishments	38,342	11,589		49,931
Minibus Replacement Fund	14,721	0		14,721
Bursary Fund	10,377	0		10,377
	63,440	11,589	0	75,029
TOTAL FUNDS	598,867	91,662	0	690,529

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	673,418	-593,345	80,073
Restricted funds			
Building refurbishments	14,589	-3,000	11,589
	688,007	-596,345	91,662

20 Movement in Funds (cont)

(i) Prior to the transfer of funds to the CIO donations were received towards building refurbishment of £66,284. These works are continuously being undertaken.

(ii) Prior to the transfer of funds to the CIO donations were received towards a new minibus of £14,721. This is to be carried forward for a future purchase.

(iii) The Bursary Fund represents donations received to fund places at the centre for those who would otherwise be unable to benefit from the centre's resources.

Where fixed assets had been purchased from restricted funds but the use of the asset, once purchased, is for the general purpose of the charity, a transfer has been made from restricted to unrestricted funds.

21 Employee Benefit Obligations

The charity operates a defined contribution pension scheme on behalf of certain employees. Contributions paid to the scheme during the year were £1,919. (2024 £1,939) and outstanding amounts at 31 December 2025 were £319. (2024: £431). All were unrestricted funds.

22 Related party disclosures

One of the trustees, Mr C A Hutchinson, advanced funds on loan account to Low Mill. At 31 December 2024 this amounted to £100,000. On 16 July 2025, Mr C A Hutchinson declared the loan of £100,000 to be considered as a gift with immediate effect.

23 Post balance sheet events and going concern

The financial results in 2025 reflect an increase in residential fees and a decrease in self catering fees.
The Trustees believe there will be sufficient resources to repay the loan from A Rayner within 6 years.

Low Mill Outdoor Education Centre CIO

Detailed statement of financial activities for the year ended 31 December 2025

	Unrestricted funds £	Restricted funds £	2025 Total £	2024 Total £
Income and endowments from:				
Donations and legacies				
Donations	115,195	1,700	116,895	30,997
Investment income				
Deposit account interest	1,595	0	1,595	7
Charitable activities				
Residential fees	237,725	0	237,725	201,009
Non Educational Income	23,580	0	23,580	26,270
Tuck shop income	3,690	0	3,690	3,350
	264,995	0	264,995	230,629
Other income				
Government grants	0	8,049	8,049	0
Other grants	0	4,840	4,840	0
Gift aid tax refunded	25,000	0	25,000	5,000
	25,000	12,889	37,889	5,000
Total income	406,785	14,589	421,374	266,633
Expenditure on:				
Charitable activities				
Wages	74,325		74,325	79,965
Employers NI	864		864	2,605
Pensions	1,672		1,672	1,825
Centre running costs	46,806		46,806	46,280
Food	13,751		13,751	14,082
Tuck shop expenses	859	200	1,059	1,199
Insurance	5,978		5,978	6,425
Computer and Office expenses	1,393		1,393	4,567
Travelling expenses	86		86	448
Staff training expenses	1,127		1,127	106
Rent and Rates	7,981		7,981	5,569
Equipment replacement & repair	8,139	86	8,225	1,793
Vehicle expenses	15,058		15,058	12,503
Subscriptions & sundries	331		331	265
Marketing costs	1,173		1,173	640
Freelance staffing	90,987		90,987	79,959
Depreciation of tangible fixed assets	10,625	1,474	12,100	11,323
Loss on sale of tangible fixed assets	79		79	0
	281,234	1,760	282,994	269,554

Low Mill Outdoor Education Centre CIO
Detailed statement of financial activities for the year ended 31 December 2025

(cont)	Unrestricted funds £	Restricted funds £	2025 Total £	2024 Total £
Support costs				
Governance costs				
Wages	8,258		8,258	3,821
Employers NI	826		826	401
Pensions	248		248	114
Postage & stationery	574		574	275
Independent examiner's fees	4,818		4,818	1,372
Payroll & bookkeeping services	6,600		6,600	6,600
Legal fees	47		47	0
Bank charges	60		60	78
Bank loan interest	407		407	665
Other interest	4,125		4,125	4,507
	25,964	0	25,964	17,833
Total expenditure	307,198	1,760	308,958	287,387
Net expenditure/income	99,587	12,829	112,416	-20,754
Net movement in funds	99,587	12,829	112,416	-20,754

These pages do not form part of the statutory financial statements.

Signable

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Parties involved with this document

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Fri, 30th Oct 2026 14:40:40 GMT	Mr Andrew Civil - Signer (04e7c5ebf4a1246ffaf07a9fb074c79d)

Audit history log

Date	Action
Fri, 30th Oct 2026 12:36:31 GMT	Envelope generated with fingerprint 5f70be1ff3362a3a04c5bf05ac9034d5 (35.176.231.177)
Fri, 30th Oct 2026 12:36:31 GMT	Envelope has been set to automatically remind the active signer every 1 day(s). (35.176.231.177)
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Fri, 30th Oct 2026 12:36:32 GMT	Dawn Clarkson has been assigned to this envelope. (35.176.231.177)
Fri, 30th Oct 2026 12:36:32 GMT	Mr David Liddell has been assigned to this envelope. (35.176.231.177)
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