Independent Examiner's Report to the Trustees of The Mill Community Hub, Cottingham and Middleton – Registered Charity Number: 1185835

I report to the trustees on my examination of the accounts of The Mill Community Hub, Cottingham and Middleton (the Trust) for the year ended 31st December 2025.

Responsibilities and Basis of the 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 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent Examiner's Statement

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.

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.

Signed: Caroline A Boucher

Name: Caroline Amanda Boucher

Address: Barley House
1 Lambert Close
Middleton
Market Harborough
LE16 8ZB

Date: 14/10/2026

CHARITY COMMISSION FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Section A Independent Examiner's Report

Report to the trustees/ members of	**The Mill Community Hub, Cottingham and Middleton**		
On accounts for the year ended	**31st December 2025**	**Charity no (if any)**	1185835
Set out on pages	*1 and 2.*		

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **31 / 12 / 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 2011 Act and in carrying out my examination, I have followed the 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 which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act; or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed:	Caroline A Boucher	**Date:**	14/10/2026
Name:	Caroline Amanda Boucher		
Relevant professional qualification(s) or body (if any):	Not applicable		
Address:	Barley House, 1 Lambert Close Middleton, Market Harborough LE16 8ZB		

Section B	Disclosure
	Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).
Give here brief details of any items that the examiner wishes to disclose.	Not applicable

Chair Report

The Mill Community Hub

February 2026

This year has been one of consolidation, development and refocus, and I am incredibly proud of what has been achieved on behalf of our community.

The Mill project the vision to build a new community facility on the land alongside Mill Road has been progressing quietly for over a decade. During the past year, significant steps were taken in continuing to move this long-held ambition forward.

However, changes in funding opportunities, alongside research conducted across our two villages, made it clear at the beginning of this year that building a new facility is not currently viable. Our existing Village Hall, while in need of investment, remains significantly underutilised, and the business case for a new build simply does not stack up at this stage.

After many months of discussion, reflection and consultation — including guidance from Northampton ACRE the trustees made the considered decision to refocus our efforts on revitalising and maximising the potential of the Village Hall we already have.

The Mill project therefore remains part of our longer-term strategy. Should the Village Hall reach full and sustained utilisation, and no longer meet the needs of our growing community, that will be the time to reprioritise the new-build project.

Funds raised to date, originally earmarked for a new hall, have supported the completion of Phases 1 and 2 of a three-phase car park development. This car park will serve both the current hall and any future facility. Achieving this milestone came with considerable challenges, particularly in working with the North Northamptonshire Council planning department and the Highways Authority. Thanks to the relentless drive and commitment of Simon Hempson Medwell, this phase is now complete. The final phase will be delivered when demand requires it.

We continue to add to the capital fund through events held at the hall. The remaining funds will support the capital improvements required to bring the Village Hall up to the standard our community expects and deserves. Finalising plans and preparing tender documents for potential builders has been a major focus this year, and progressing these works will be central to our priorities in 2026.

During the year, we were delighted to welcome Glynn Lowe, Alan Smith and Alice Fitzpatrick as trustees. They have each hit the ground running and are already integral members of the team.

We also said farewell to Sarah Brant, our long-standing trustee and sectary. Sarah remained on the board of both The Mill and the Village Hall whist we stabilised the Management committee despite having moved from the village some time before. We extend our gratitude to Sarah. Will Lawson also stepped down due to personal commitments. I would like to thank Will sincerely for his generosity of time, insight and donations during his time on the committee.

During the year, Simon Hempson Medwell also stepped back from his role as Chair due to personal circumstances. Simon remains very much part of the team and will be concentrating on matters outside the hall for a few more months.

Finally, I would like to thank every member of the committee for their continued hard work, dedication and willingness to stand behind some difficult but necessary decisions this year. I would also like to thank everyone who has used the hall, volunteered their time, or attended an event your support is seen, valued and greatly appreciated.

The year ahead is one of delivery, progress and renewed focus, and I look forward to seeing our Village Hall thrive at the heart of our community.

Leigh Morrell

Acting Chair



The Mill Community Hub

AGM

18th February 2026

Treasurer's Report

See attached Income and Expenditure Summary Report.

Year ending balances 31 December 2025

Current Assets	2025	2024
Bank and cash accounts:-		
BARCLAYS	11,158.85	14,336.27
MARKET HARBOROUGH BUILDING SOCIETY	38,452.51	37,977.52
CASH	748.06	906.38
STOCK	448.57	473.55
ASSETS AS AT END	50,807.99	53,693.72

Value of assets at year end was £2,885.73 down on that as at end 2024

Income and Expenditure Summary

	2025	2024	Difference
Income	25,672.03	23,063.67	2,608.36
Expenditure	28,557.76	14,711.10	12,456.08

The significant increase in expenditure reflects a number of factors in particular:

- increased levels of donations to Cottingham Middleton Village Hall to fund improvements such as the bifold doors and signage
- More direct funding of costs associated with Mill sponsored fund raising such as the wine tastings and wine safari
- Bar costs including purchase of new lockable fridge

In terms of Mill sponsored fund raising the most significant generators of nett revenue (income less expenditure) have been:

- The summer fete
- The Pop Up Bar
- Wine tastings
- Wine safari
- Quiz night

The Mill Community Hub, Cottingham and Middleton

INCOME AND EXPENDITURE SUMMARY FOR 2025

		2025		2024		2023	
INCOME							
MHBS Interest	Banking	474.99		576.24		295.22	
Wine Tasting Events	Charitable activities	4,719.12		2,942.45		2684.75	
School for fence	Donation			500.00			
Donation for marquee	Donation			2,299.00			
Donation for Fees	Donation			1,750.00			
Sundry donations	Donation	1,356.35		37.00			
Floyd concert	Donation			250.00			
Copper/Shop collections	Donation			100.00			
Race night	Charitable activities			551.60			
Wreath making bar	Charitable activities			269.50		241.00	
Attic Sale	Charitable activities			1,118.90		314.00	
Summer fete	Charitable activities	8,109.00		6,223.78		6890.48	
Quiz	Charitable activities	1,057.50		396.00			
Bar	Charitable activities	6,517.75		6,049.20			
Wine Safari	Charitable activities	3,437.32				600.00	
Chilli Cook Off donation						748.06	
Royal George Sweepstake donation						80.00	
Amazon						35.90	
Xmas Fayre						1283.00	
TOTAL INCOME			**25,672.03**		**23,063.67**		**13,172.41**
EXPENDITURE							
BC Anywhere charges	Bank charges	106.36		102.63		18.26	
NNC Planning	Car park			3,250.00		295.00	
ADC Infrastructure	Car park			540.00			
Premises alcohol licence	Cost of fundraising	90.00		70.00		350.32	
Tablet	Cost of fundraising	279.00					
Mill event expenses	Cost of fundraising	421.32		2,224.87		2,259.45	
Hall hire	Cost of fundraising	520.50					
Quiz night	Cost of fundraising	566.50					
Wine tasting expenses	Cost of fundraising	2,142.91					
Fete expenses	Cost of fundraising	1,630.60					
Wine Safari expenses	Cost of fundraising	1,885.84					
Bar costs	Cost of fundraising	3,860.17		2,298.90			
Bar stock	Cost of fundraising			290.00			
Floyd concert	Cost of fundraising			105.00			
Lottery licence	Cost of fundraising			20.00			
Donations to CMVH	Donations	11,328.80					
Ionos (website)	Internet	84.00		73.20		21.60	
Cleaning products/consumable:	Other	45.01					
Thank you flowers	Other	51.00					
J Beattie (Survey)	Other			750.00		750.00	
ACRE membership fee	Professional fees	48.00					
Small claims fee	Professional fees	80.00					
Lamb & Holmes = tx of land	Professional fees	680.00					
TMS Consulting	Professional fees	1,194.00					
S W Architects	Professional fees	543.75		937.50		1,929.18	
Architect – hall	Professional fees	3,000.00		1,750.00			
Purchase of marquee	Asset			2,299.00			
BC Anywhere machines						104.40	
J Bradshaw (Hedge clearance)						4,500.00	
Harborough Fencing						3,771.82	
Steve Mound (Temp fence)						1,092.00	
TOTAL EXPENDITURE			**28,557.76**		**14,711.10**		**15,092.03**
EXCESS OF INCOME OVER EXPENDITURE			(2,885.73)		8,352.57		(1,919.62)

BALANCE SHEET AS AT 31ST DECEMBER 2025

		2025		2024		2023	
Current Assets							
Bank and cash accounts:-							
BARCLAYS		11,158.85		14,336.27		7281.12	
MARKET HARBOROUGH BS		38,452.51		37,977.52		37401.28	
CASH		748.06		906.38		658.75	
STOCK		448.57		473.55			
TOTAL CURRENT ASSETS			50,807.99		53,693.72		45,341.15
Current Liabilites			**nil**		NIL		-
TOTAL CURRENT LIABILITIES							-
NET ASSETS			**50,807.99**		**53,693.72**		**45,341.15**
Represented by:-							
Accumulated Fund	Balance B/F		53,693.72		45,341.15		47,260.77
	Excess of income over expenditure		(2,885.73)		8,352.57		(1,919.62)
			50,807.99		53,693.72		45,341.15
			0		0		0

CHARITY COMMISSION FOR ENGLAND AND WALES

Charity Name	No (if any) 1185835

Receipts and payments accounts

CC16a

For the period from	Period start date 01/01/2025	To	Period end date 31/12/2025

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Donations	1,356	-	-	1,356	-
Charitable activities	23,841	-	-	23,841	-
Other trading Activities	-	-	-	-	-
Investments	475	-	-	475	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
***Sub total** (Gross income for AR)*	25,672	-	-	25,672	-
A2 Asset and investment sales, (see table).					
	-	-	-	-	
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	25,672	-	-	25,672	-
A3 Payments					
Cost of fundraising	11,397	-	-	11,397	-
Car park costs	-	-	-	-	-
Internet	84	-	-	84	-
Bank and interest charges	106	-	-	106	-
Architects & misc	5,642	-	-	5,642	-
Donations	11,329	-	-	11,329	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total	28,558	-	-	28,558	-
A4 Asset and investment purchases, (see table)					
		-	-	-	
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	28,558	-	-	28,558	-
eipts/(payments)	- 2,886	-	-	- 2,886	-
A5 Transfers betw	-	-	-	-	-
A6 Cash funds las	53,693	-	-	53,693	-
ıds this year end	50,807	-	-	50,807	-

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Bank, Building Society & cash	50,807	-	-
			-	-
		-	-	-
	Total cash funds	50,807	-	-
	(agree balances with receipts and payments account(s))	OK	OK	OK

	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets			-	-
			-	-
			-	-
			-	-
			-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees	Signature	Print Name	Date of approval
	[signature]	Gemma Louise Leigh Morrell.	14-10-24 14.10.24