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: Charity Name — THAXTED WINDMILL TRUST CIO

On accounts for the year ended: 31 DECEMBER 2025 | **Charity no (if any)**: 1199545

Set out on pages: 1 & 2 (remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended DD / MM / YYYY.

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 (other than that disclosed below *) 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.

** Please delete the words in the brackets if they do not apply.*

Signed: Susan Clark **Date:** 28/9/26

Name: SUSAN CLARK

Relevant professional qualification(s) or body (if any):

Address: 14 VICTORIA GARDENS
SAFFRON WALDEN
CB11 3AF

alan J Saville Chairman.

M. T. R. S SECRETARY

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.

THAXTED WINDMILL TRUST CIO

Registered Charity No 1199545

RECEIPTS AND PAYMENTS FOR THE YEAR TO 31st DECEMBER 2025

		31 December 2025 £		31 December 2024 £
INCOME				
Development Grants:				
Historic England	-		97,379.00	
National Lottery	31,768.19		91,728.81	
		31,768.19		189,107.81
Memory Philip Leeder		-		414.97
COIF Deposit Interest		963.30		1,098.51
Donations:		5,000.00		8,746.99
Fund Raising:		10,761.04		5,362.98
TOTAL INCOME		48,492.53		204,731.26
EXPENDITURE				
Development Expenditure				-
Development Costs	-		52,188.90	
Construction	102,482.04		-	
Construction Managemen	5,921.99		33,228.00	
Project Manager	6,960.00		23,820.00	
Finance Manager	-		8,750.00	
Actities Manager	7,701.00		-	
Sundry Development Cos	6,561.60		2,622.64	
		129,626.63		120,609.54
General Expenditure		5,043.76		6,871.06
TOTAL EXPENDITURE		134,670.39		127,480.60
EXCESS OF EXPENDITURE OVER INCOME		(86,177.86)		
SURPLUS OF INCOME OVER EXPENDITURE				77,250.66

THAXTED WINDMILL TRUST CIO

Registered Charity No 1199545

BALANCE SHEET AS AT 31st DECEMBER 2025

Accumulated Funds B/F 1st January 2025		£
COIF Deposit Account	22,539.22	
Co Operative Bank Plc	108,384.57	
Cash in hand	176.48	
		131,100.27
Deficit for the year		(86,177.86)
Accumulated Funds C/F 31st December 2025		44,922.41

Represented by:		
COIF Deposit Account	23,502.52	
Co Operative Bank Plc	21,108.03	
Cash in hand	311.86	
		44,922.41
		44,922.41

Accumulated Funds B/F 1st January 2024		£
COIF Deposit Account	21,440.71	
Co Operative Bank Plc	32,362.42	
Cash in hand	46.48	
		53,849.61
Surplus for the year		77,250.66
Accumulated Funds C/F 31st December 2024		131,100.27

Represented by:		
COIF Deposit Account	22,539.22	
Co Operative Bank Plc	108,384.57	
Cash in hand	176.48	
		131,100.27
		131,100.27

Thaxted Windmill Trust CIO

Registered Charity No 1199545

Secretary's Report for Year ending 31st December 2025

It has been both an interesting and challenging year for the Trust. Good news was received in the January as the National Lottery Heritage Fund and Historic England agreed to fund the majority of the costs involved with the repair and conservation of the of the Windmill. The Pilgrim Trust and The Essex Heritage Trust also agreed to support the project.

Initially, work was scheduled to start in the March. However, unfortunately, things stalled as the NLHF required some legal changes within the grant paperwork before allowing the project to start. This process ended up taking six months and the Trust was finally granted permission to commence work at the end of September. The laying of a new temporary roadway started in October along with the site set up taking place over the following months. The Scaffolding was started before the Christmas break with completion expected towards the end of January 2026.

The Trustees made good use of the six month dormant period by running fundraising events as usual but unfortunately, the Community activity programme was also not allowed to start. The Activities Project Manager had to reschedule everything during the latter months of the year in readiness for 2026.

The Trustees look forward to the New Year and are now assured that the rescheduling of the project will allow the planned repairs to take place throughout 2026.

Mark Rickards
Secretary to the Trustees

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Registered with CHARITY COMMISSION FOR ENGLAND AND WALES

Member of Museums Essex

Funded by UK Government

Funded by Historic England

Member of Heritage Network

Funded by ESSEX HERITAGE TRUST

Funded by Pilgrim Trust

Funded by The Thaxted Charities - Hunts and Yardleys
Thanks to National Lottery Players and the Generosity of the Residents of Thaxted