Charity registration number: 200492

MITCHAM GARDEN VILLAGE INCLUDING THE LINKED CHARITY MARY TATE'S ALMSHOUSES (CHARITY NUMBER 200492-1)
TRUSTEES' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2025

KWSR & Co

Mitcham Garden Village Including the linked charity Mary Tate's Almshouses (Charity number 200492-1)
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Mitcham Garden Village Including the linked charity Mary Tate's Almshouses (Charity number 200492-1)
Reference and Administrative Details
For The Year Ended 30 September 2025

Trustees	P.E. Flowers - Chairman S. McDonagh MP E.J. Brunton S. Vogel C.P. Worley A. Malloy S. Langley
Charity Number	200492
Auditors	136 Merton High Street London SW19 1BA
Bankers	Lloyds Bank Plc 25 Gresham Street London EC2V 7HN

Company number: 00246884

Linked charity: Mary Tate's Almshouses: 200492-1

Registered office and principal address: 151 Wickham Road, Croydon, Surrey, CR0 8TE

Mitcham Garden Village is a charitable company limited by guarantee, incorporated in England and Wales under company number 00246884 and registered as a charity under number 200492. It is governed by its Memorandum and Articles of Association, incorporated on 27 March 1930 and subsequently amended, most recently on 8 June 2022.

Mitcham Garden Village Including the linked charity Mary Tate’s Almshouses (Charity number 200492-1)
Trustees' Report For The Year Ended 30 September 2025

The trustees present their report and the financial statements for the year ended 30 September 2025.

Objectives and Activities

Aims and Objectives

The charity’s principal activity is the management and maintenance of the memorial homes known as Mitcham Garden Village for the benefit of deserving persons in need. Its strategy is to provide and maintain suitable, affordable almshouse accommodation in accordance with its charitable objects.

Public Benefit

In planning the charity’s activities, the trustees have had regard to the Charity Commission’s guidance on public benefit. During the year, Mitcham Garden Village provided and maintained affordable almshouse accommodation for persons in need. Mary Tate’s Almshouses, linked charity number 200492-1, furthered its objects through the provision of almshouse accommodation and related support for its beneficiaries.

The trustees confirm that they have complied with the requirements of Section 17 of the Charities Act 2011 to have due regard to the Charity Commission’s guidance on public benefit.

Achievements and Performance

Main Achievements

Average occupancy during the year was 99% across the charity’s 86 flats. Through this accommodation, the charity continued to provide affordable homes to persons in need who might otherwise be unable to access suitable private housing.

The results for the year, and the financial position as at the year end, are as set out in the attached financial statements. The Trustees consider the results to be satisfactory.

Important events since the year end

There have not been any events since the balance sheet date which necessitate a revision of the amounts included in the financial statements, report and accounts for the year ended 30 September 2025.

During the year, Mitcham Garden Village received the net assets of the Mary Tate's Almshouses Charity following completion of a transfer approved by the trustees. The assets received comprised almshouse property valued at £1.25 million. Further details are set out in note 16.

Financial Review

Financial Position

The charity reported net income of £1,452,784 for the year ended 30 September 2025 (2024: £160,353). The significant increase in net income principally arose from the recognition of a property valued at £1,250,000 in connection with Mary Tate’s Almshouses becoming a linked charity. No consideration was paid for the property. The related accounting treatment and fund disclosures are set out in notes 3 to 9.

The Policy regarding reserve funds is that a minimum cash reserve fund of £25,000 be maintained.

The minimum level of cash reserves, whilst forming part of the working capital, is regarded by the Trustees as being available solely to meet unforeseen expenditure outside the scope of normal day-to-day activities. The requirement was fulfilled or exceeded throughout the year.

Risk Management

The trustees review the charity’s principal risks regularly and maintain appropriate financial and operational controls. The principal risks identified relate to the condition and safety of the housing stock, safeguarding of beneficiaries, occupancy and rental collection, liquidity, and legal and regulatory compliance. These risks are mitigated through planned maintenance and safety inspections, safeguarding procedures, monitoring of arrears and occupancy, cash-flow oversight, and periodic review of governance and compliance requirements.

Reserves

At 30 September 2025, the charity's free reserves were £1,729,174, compared with the minimum trustees' target of £25,000. The trustees consider this level appropriate because it is sufficient to meet unforeseen expenditure and short -term operating requirements. In setting the target, the trustees considered the Almshouse Association's Standards of Almshouse Management and the charity's obligations for the maintenance and long-term stewardship of its almshouse properties.

Future Developments

The Trustees plan to continue the charity's work in providing suitable affordable housing for deserving persons in the Mitcham area, whilst maintaining and improving the existing housing stock.

Structure, Governance and Management

Governing Document

The affairs of the charity are governed by the Trustees, who meet regularly to oversee the activities and day-to-day running of the charity. All of the Trustees are volunteers, and no remuneration is paid to any trustee, apart from reimbursement of expenses incurred.

The Trustees, who are all directors of the charity as defined by the Companies Act 2006, are as set out below;

Mr. P.E. Flowers (Chairman)
Ms. S. McDonagh MP
Mr. E.J. Brunton
Ms. S. Vogel
Mr. C.P. Worley
Mr. A. Malloy
Mr. S. Langley

Trustee Selection Methods

Trustees are appointed by the Board of Trustees based on the skills needed by the board and the skills of potential board members. The trustees currently meet quarterly to review strategy and operational management.

Induction and Training of Trustees

New Trustees undergo an induction when they are appointed, to brief them on their legal obligations under charity and company law, the aims and procedures of the charity, the content of the memorandum and articles of association, the board and decision-making process, the business plan arid recent financial performance of the charity. The Trustee body as a whole is kept up to date with legal and statutory requirements via briefings. Updates are circulated of changes that may affect governance and operational best practice (e.g. Charity Commission and charity/company law updates).

Other Information

Funds Held as Custodian Trustee

The Charity does not hold funds on behalf of anyone.

Auditors

KWSR & Co. have indicated their willingness to continue in office in accordance with the Companies Act 2006.

Statement of disclosure to auditors

So far as the Trustees are aware, there is no relevant audit information of which our Company's Auditors are unaware. Additionally, the Trustees have taken all steps that they ought to have taken to ensure that the Company's Auditors are aware of that information.

Basis of Preparation

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

Linked Charity

...CONTINUED

Auditors - continued

Mary Tate's Almshouses (linked charity number 200492-1) is linked to Mitcham Garden Village for Charity Commission reporting purposes. It remains a separate charity with its own governing document, objects and assets. Its objects are the relief of need through almshouse accommodation for its beneficiaries and such other charitable purposes for their benefit as the trustee may decide. The accounts report separately the assets, liabilities, income and expenditure attributable to the linked charity.

Statement of Trustees' Responsibilities

The Trustees (who are also the directors of Mitcham Garden Village for the purposes of company law) are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the directors to prepare financial statements for each financial year. Under company law the directors 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 the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing these financial statements, the directors are required to

- select the most suitable accounting policies and then apply them consistently;
- observe the methods and principles set out in the Charity 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 a going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The Trustees are responsible for keeping proper accounting records that are sufficient to show and explain the charitable company's transactions, 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 and the provisions of the charity's constitution. They are also responsible for safeguarding the assets of the charitable company and ensuring their proper application under charity law and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charity's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

The trustees' report was approved by the board of trustees and signed on its behalf by:

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Paul Flowers (Sep 19, 2026, 9:52am)	Stephen Langley (Sep 20, 2026, 3:56pm)
P.E. Flowers	S. Langley
Trustee	Trustee
Date	

Independent Auditor's Report to the Members of Mitcham Garden Village Including the linked charity Mary Tate's Almshouses (Charity number 200492-1)

Opinion

We have audited the financial statements of Mitcham Garden Village Including the linked charity Mary Tate's Almshouses (the 'charitable company') for the financial year ended 30 September 2025, which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flow and the notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).
In our opinion, the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 30 September 2025, and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006 and the Charities Act 2011.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions Relating to Going Concern

In auditing the financial statements, we have concluded that the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorized for issue.

Our responsibilities and the responsibilities of the Trustees with respect to going concern are described in the relevant sections of this report.

Other Information

The other information comprises the information included in the Trustees' Report, other than the financial statements and our auditor's report thereon. The Trustees are responsible for the other information contained within the annual report.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on Which We Are Required to Report by Exception

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or the Trustees were not entitled to prepare the financial statements in accordance with the small companies' regime and take advantage of the small companies' exemption in preparing the directors' report and from the requirement to prepare a strategic report.

Responsibilities of Trustees

As explained more fully in the Trustees Responsibilities Statement set out on page 6, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below:

Identifying and assessing potential risks related to irregularities

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non- compliance with laws and regulations, our procedures included the following:

- We obtained an understanding of the legal and regulatory frameworks applicable to the charitable company and the sector in which it operates. We determined that the following laws and regulations were most significant: the Companies Act 2006, Charities Act 2011 and Health and Safety legislation.
- We enquired of the Trustees, reviewed correspondence and reviewed Trustees meeting minutes for evidence of noncompliance with relevant laws and regulations. We also reviewed controls the Trustees have in place to ensure compliance.
- We gained an understanding of the controls that the Trustees have in place to prevent and detect fraud. We enquired about any incidences of fraud that had taken place during the accounting period.
- The risk of fraud and non-compliance with laws and regulations was discussed within the audit team, and tests were planned and performed to address these risks.
- We reviewed the financial statement disclosures and tested supporting documentation to assess compliance with relevant laws and regulations discussed above.
- We enquired of the trustees about actual and potential litigation and claims.
- In addressing the risk of fraud due to management override of internal controls we tested the appropriateness of journal entries and assessed whether the judgements made in making accounting estimates were indicative of a potential bias.
- We performed analytical procedures to identify any unusual or unexpected relationships that might indicate risk of material misstatement due to fraud.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements of non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities is available on the Financial Reporting Council's website, at: https://www.frc.org.uk/Our-Work/Audit/Audit-and-assurance/Standards-and-guidance/Standards-and- guidance-forauditors/Auditors-responsibilities-for-audit/Description-of-auditors-responsibilities-for-audit.aspx. This description forms part of our auditor's report.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Trustees report, incorporating the strategic report and the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the strategic report and the directors' report have been prepared in accordance with applicable legal requirements.

Use Of Our Report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.



Susan (Sep 22, 2026, 1:27pm)

Susan Rahman BSc FCA

Date

Susan Rahman BSc FCA
136 Merton High Street
London
SW19 1BA

Mitcham Garden Village Including the linked charity Mary Tate's Almshouses (Charity number 200492-1)
Statement of Financial Activities
For The Year Ended 30 September 2025

	Notes	Unrestricted funds	Restricted funds	2025 Total funds	2024 Unrestricted funds
		£	£	£	£
INCOME AND ENDOWMENTS FROM:					
Donations and legacies	**3**	-	1,250,000	1,250,000	-
Charitable activities:	**4**				
Charitable activties		638,103	-	638,103	626,047
Other trading activities	**5**	52,579	-	52,579	-
Investments	**6**	30,621	-	30,621	20,674
		721,303	1,250,000	1,971,303	646,721
EXPENDITURE ON:					
Charitable activities:	**8**				
Charitable activties		(298,428)	-	(298,428)	(311,578)
Governance cost		(20,135)	-	(20,135)	(4,887)
Support cost		(177,405)	-	(177,405)	(169,045)
Direct cost		(1,717)	-	(1,717)	(858)
		(497,685)	-	(497,685)	(486,368)
NET INCOME		223,618	1,250,000	1,473,618	160,353
Losses on revaluation of fixed assets		(339,499)	-	(339,499)	(339,499)
NET MOVEMENT IN FUNDS		(115,881)	1,250,000	1,134,119	(179,146)
RECONCILIATION OF FUNDS:					
Total funds brought forward		18,153,502	-	18,153,502	18,332,648
TOTAL FUNDS CARRIED FORWARD	**16**	18,037,621	1,250,000	19,287,621	18,153,502

The notes on pages 12 to 19 form part of these financial statements.

Mitcham Garden Village Including the linked charity Mary Tate's Almshouses (Charity number 200492-1)
Statement of Financial Position
As At 30 September 2025

	Notes	Unrestricted funds	Restricted funds	2025 Total funds	2024 Total funds
		£	£	£	£
FIXED ASSETS					
Tangible Assets	**12**	18,141,833	-	18,141,833	17,248,000
		18,141,833	-	18,141,833	17,248,000
CURRENT ASSETS					
Debtors	**13**	5,655	-	5,655	3,762
Cash at bank and in hand		1,163,376	-	1,163,376	905,063
		1,169,031	-	1,169,031	908,825
Creditors: Amounts Falling Due Within One Year	**14**	(13,243)	-	(13,243)	(3,323)
NET CURRENT ASSETS (LIABILITIES)		1,155,788	-	1,155,788	905,502
TOTAL ASSETS LESS CURRENT LIABILITIES		19,297,621	-	19,297,621	18,153,502
Creditors: Amounts Falling Due After More Than One Year	**15**	(10,000)	-	(10,000)	-
NET ASSETS		19,287,621	-	19,287,621	18,153,502
FUNDS OF THE CHARITY					
Restricted Funds				1,250,000	-
Unrestricted Funds:					
Unrestricted Funds				1,729,174	1,505,556
Revaluation Reserve				16,308,447	16,647,946
				18,037,621	18,153,502
TOTAL FUNDS	**16**			19,287,621	18,153,502

On behalf of the board

Paul Flowers (Sep 19, 2026, 9:52am)

P.E. Flowers

Trustee
Date

Stephen Langley (Sep 20, 2026, 3:56pm)

S. Langley

Trustee

The notes on pages 12 to 19 form part of these financial statements.

Mitcham Garden Village Including the linked charity Mary Tate's Almshouses (Charity number 200492-1)
Statement of Cash Flows
For The Year Ended 30 September 2025

	Notes	2025 £	2024 £
Cash flows from operating activities			
Net cash generated from operations	**1**	248,313	172,854
Interest income		(30,621)	-
Net cash generated from operating activities		217,692	172,854
Cash flows from investing activities			
Interest received		30,621	-
Cash flows from financing activities			
Proceeds from new bank borrowings		10,000	-
Increase in cash and cash equivalents		258,313	172,854
Cash and cash equivalents at beginning of year	**2**	905,063	732,209
Cash and cash equivalents at end of year	**2**	1,163,376	905,063

Mitcham Garden Village Including the linked charity Mary Tate's Almshouses (Charity number 200492-1)
Notes to the Statement of Cash Flows
For The Year Ended 30 September 2025

1. **Reconciliation of income to cash generated from operations**

	2025	2024
	£	£
Net income	1,473,618	160,353
Adjustments for:		
Donations of fixed assets	(1,250,000)	-
Depreciation of tangible assets	16,668	12,501
Movements in working capital:		
Increase in trade and other debtors	(1,892)	-
Increase in trade and other creditors	9,919	-
Net cash generated from operations	248,313	172,854

2. **Cash and cash equivalents**

Cash and cash equivalents, as stated in the Statement of Cash Flows, relates to the following items in the Balance Sheet:

	2025	2024
	£	£
Cash at bank and in hand	1,163,376	905,063

3. **Analysis of changes in net funds**

	As at 1 October 2024	Cash flows	As at 30 September 2025
	£	£	£
Cash at bank and in hand	905,063	258,313	1,163,376

1. General Information

Mitcham Garden Village is a charitable company limited by guarantee, incorporated in England and Wales under company number 00246884 and registered with the Charity Commission under charity number 200492. Its registered office is 151 Wickham Road, Croydon, Surrey, CR0 8TE. These financial statements include the reporting charity and Mary Tate's Almshouses, linked charity number 200492-1, while separately identifying each charity's assets and activities.

2. Accounting Policies

2.1. Basis of Preparation of Financial Statements

The financial statements have been prepared under the historical cost convention, modified to include freehold property at valuation, in accordance with FRS 102, the Charities SORP (FRS 102), the Charities Act 2011 and the Companies Act 2006. They are presented in pounds sterling and rounded to the nearest pound.

2.2. Going Concern Disclosure

The Trustees have prepared financial projections, taking into consideration the current economic conditions and have, at the time of approving these accounts, a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus, they continue to adopt the going concern basis of accounting in preparing the accounts.

2.3. Fund Accounting

Funds held by the charity are:

a) Unrestricted funds – these funds can be used in accordance with the charitable objects at the discretion of the trustees.

b) Restricted funds - the charity received £1,250,000 of restricted income towards charitable donations relating to the property. The funds are to be used solely for the specified purpose and not for any other expenses. The property was donated to the charity for no consideration and is recognised at fair value where reliably measurable.

2.4. Incoming Resources

Donations are recognised when the charity has entitlement to the income, receipt is probable and the amount can be measured reliably. Donated assets are recognised at fair value when their value can be measured reliably. Income subject to donor-imposed restrictions is credited to the relevant restricted fund. Rental and other income from charitable activities is recognised over the period to which it relates, with amounts relating to future periods deferred.

Donated property is recognised as income and an asset at its fair value on the date of donation, where reliably measurable. The property is subsequently accounted for in accordance with the charity's fixed asset policy.

2.5. Resources Expended

Expenditure is recognised when a present legal or constructive obligation exists at the balance sheet date as a result of a past event, it is probable that a transfer of economic benefits will be required to settle the obligation, and the amount can be estimated reliably. It is inclusive of VAT which cannot be recovered.

The charity had no employees during the year. Support costs are allocated to activities on the basis of actual allocation.

All costs, including governance costs, are allocated between the expenditure categories of the charity on a basis designed to reflect the use of the resource. Costs relating to a particular activity are charged directly; others are apportioned on an appropriate basis.

2.6. **Tangible Fixed Assets and Depreciation**

Tangible fixed assets, such as land and buildings, plant, vehicles and equipment, are held to provide an on-going economic benefit to a charity through their contribution, directly or indirectly, to the provision of goods or services by the charity.

Tangible fixed assets, other than freehold land, are restated at cost or valuation less depreciation and any provision for impairment. Depreciation is provided at rates calculated to write off the cost or valuation of fixed assets, less their estimated residual value, over their expected useful lives on the following basis:

Freehold	Not depreciated
Buildings	2% Straight Line Method
Fixtures & Fittings	20% Reducing Balance Method

The charity's freehold property is restated in the balance sheet at its revalued amount. The revalued amount equates to the fair value of the asset at the date of revaluation, less any subsequent accumulated depreciation and subsequent accumulated impairment losses. Revaluations are carried out periodically so that the carrying amount of the asset does not materially differ from its fair value at the balance sheet date.

Transfers are made annually between the revaluation reserve and the charity's unrestricted funds equivalent to the excess depreciation that has been charged in respect of the revalued asset.

2.7. **Cash and Cash Equivalents**

Cash and cash equivalents are basic financial assets and include cash in hand and deposits held at call with banks, other short-term highly liquid investments that mature in no more than three months from the date of acquisition and are readily convertible to a known amount of cash with insignificant risk of change in value, and bank overdrafts.

2.8. **Financial Instruments**

The charity holds only basic financial instruments. Trade and other debtors are recognised at the settlement amount due after any impairment. Cash and cash equivalents comprise cash at bank and in hand and deposits repayable on demand. Creditors and borrowings are recognised at the settlement amount due; where financing arrangements apply, they are initially measured at present value and subsequently at amortised cost.

2.9. **Taxation**

The charity is registered in England and Wales and is not liable to income tax or corporation tax on income and gains applied for charitable purposes. Irrecoverable VAT is charged as part of the expenditure or asset cost to which it relates.

2.10. **Interest receivable**

The charity follows the accrual basis of accounting. Interest income is recognised when earned, not when received. Interest receivable is classified as a current asset on the balance sheet. The amount of interest receivable is calculated based on the principal amount of the investment and the applicable interest rate.

3. **Income from Donations and Legacies**

	2025 Restricted funds £	**2024 Restricted funds £**
Donations and gifts:		
Donation income	1,250,000	-

The donation of £1,250,000 has been designated exclusively towards expenses of Mary Tate's Almshouses (linked charity). The amount shall be utilized solely for the intended purpose and shall not be applied towards any other expenses. No consideration was paid for the property, and the amount has been recognised based on the property's valuation at the date of transfer.

During the year the charity received the net assets of the Mary Tate's Almshouses Charity following completion of a transfer approved by the trustees. Assets with a value of £1.25m were received comprising Almshouse property. The transfer has been recognised as donation income within the Statement of Financial Activities.

Subject to any further direction, the Commission directs that as of 25 June 2025 the charity called Mary Tate's Almshouses (200492 - 1) ('the linked charity') shall be treated as forming part of the charity called Mitcham Garden Village (200492) ('the reporting charity') for the purposes of Part 4 (registration) and Part 8 (accounting) of the Charities Act 2011.

4. **Income from Charitable Activities**

	2025	2024
	Unrestricted funds	Unrestricted funds
	£	£
Charitable activties:		
Rental income	638,103	626,047

5. **Income from Other Trading Activities**

	2025	2024
	Unrestricted funds	Unrestricted funds
	£	£
Income from other trading activities	52,579	-

Weekly maintenance contributions comprise amounts payable by residents of the Mary Tate's Almshouses towards the cost of providing and maintaining their almshouse accommodation. The charity does not charge rent to almshouse residents.

6. **Investment Income**

	2025	2024
	Unrestricted funds	Unrestricted funds
	£	£
Interest on bank deposits	30,621	20,674

Interest income on bank deposits, including fixed-term deposits, is recognised using the effective interest method over the period to which it relates. Fixed-term bank deposits are classified as cash equivalents only where they are readily convertible to known amounts of cash, subject to an insignificant risk of changes in value, and had an original maturity of three months or less; otherwise, they are presented separately as bank deposits.

7. **Net Income/(Expenditure)**

The net income is stated after charging/(crediting):

	2025	2024
	£	£
Depreciation of tangible fixed assets - owned	16,668	12,501

8. **Analysis of Expenditure**

	2025
	Support costs (see note 9)
	£
Charitable activties	298,428
Governance cost	20,135
Support cost	177,405
Direct cost	1,717
	497,685

	2024 Support costs (see note 9) £
Charitable activties	311,578
Governance cost	4,887
Support cost	169,045
Direct cost	858
	486,368

9. **Support Costs**

	Charitable activties	Governance cost	Support cost	Direct cost	2025 Total
	£	£	£	£	£
Premises expenses:					
Rates & water	35,910	-	-	-	35,910
Property management and service charges	256	-	177,405	-	177,661
Utilities	5,955	-	-	-	5,955
Repairs and maintenance	223,802	-	-	-	223,802
Council tax	3,247	-	-	-	3,247
General administration:					
Insurance	12,281	-	-	-	12,281
Printing, postage and stationery	209	-	-	-	209
Telephone & Internet	-	-	-	1,504	1,504
Audit & accountancy fees	-	11,333	-	-	11,333
Legal & professional fees	-	6,909	-	-	6,909
Community support service	-	1,893	-	-	1,893
Subscriptions	100	-	-	-	100
Bank charges	-	-	-	213	213
Depreciation:					
Depreciation of freehold land and property	12,501	-	-	-	12,501
Depreciation of buildings	4,167	-	-	-	4,167
	298,428	20,135	177,405	1,717	497,685

	Charitable activties	Governance cost	Support cost	Direct cost	2024 Total
	£	£	£	£	£
Premises expenses:					
Rates & water	28,276	-	-	-	28,276
Property management and service charges	-	-	169,045	-	169,045
Utilities	6,864	-	-	-	6,864
Repairs and maintenance	252,193	-	-	-	252,193

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Council tax	1,861	-	-	-	1,861
General administration:					
Insurance	9,883	-	-	-	9,883
Telephone & Internet	-	-	-	572	572
Audit & accountancy fees	-	3,790	-	-	3,790
Legal & professional fees	-	15	-	-	15
Community support service	-	1,082	-	-	1,082
Bank charges	-	-	-	146	146
Sundry expenses	-	-	-	140	140
Depreciation:					
Depreciation of freehold land and property	12,501	-	-	-	12,501
	311,578	4,887	169,045	858	486,368

10. **Auditor's Remuneration**

Remuneration received by the charity's auditors and their associates during the year was as follows:

	2025	2024
	£	£
Audit Services		
Audit of the company's financial statements	7,200	3,790
Other Services		
Other non-audit services	4,133	-

11. **Average Number of Employees**

Support costs are allocated to activities on a basis consistent with the use of resources. Average number of employees during the year was: NIL (2024: NIL)

12. **Tangible Assets**

	Land & Property			
	Freehold	Buildings	Fixtures & Fittings	Total
	£	£	£	£
Cost				
As at 1 October 2024	17,600,000	-	283,639	17,883,639
Additions	-	1,250,000	-	1,250,000
As at 30 September 2025	17,600,000	1,250,000	283,639	19,133,639
Depreciation				
As at 1 October 2024	352,000	-	283,639	635,639
Provided during the period	352,000	4,167	-	356,167
As at 30 September 2025	704,000	4,167	283,639	991,806
Net Book Value				
As at 30 September 2025	16,896,000	1,245,833	-	18,141,833
As at 1 October 2024	17,248,000	-	-	17,248,000

During the year, Building with a value of £1,250,000 was donated in connection with Mary Tate's Almshouses. Legal title is held by Mary Tate's Almshouses and the asset is held for the objects of charity. The amount recognised was determined by reference to valuation certificate. No consideration was paid for the property, and the amount has been recognised based on the property's valuation at the date of transfer.

Freehold land is not depreciated. Buildings are depreciated at 2% per annum on a straight-line basis, and fixtures and fittings at 20% per annum on a reducing-balance basis. Freehold property is carried at valuation less subsequent depreciation and impairment. Revaluations are undertaken with sufficient regularity to ensure that carrying amounts do not differ materially from fair value.

13. **Debtors**

	2025	2024
	£	£
Due within one year		
Trade debtors	1,895	-
Prepayments and accrued income	3,718	3,718
PAYE recoverable	42	44
	5,655	3,762

14. **Creditors: Amounts Falling Due Within One Year**

	2025	2024
	£	£
Other creditors	10,243	323
Accruals	3,000	3,000
	13,243	3,323

15. **Creditors: Amounts Falling Due After More Than One Year**

	2025	2024
	£	£
Loan - Mary Tate's Almshouses	10,000	-

The charity received a loan of £10,000 from Mary Tate's Almshouses, a linked charity. The loan is interest-free, is secured, and is repayable on demand. At 30 September 2025, £10,000 was due after more than one year.

16. **Movement in Funds**

	As at 1 October 2024	Income	Expenditure	Gains and losses	As at 30 September 2025
	£	£	£	£	£
Unrestricted funds					
General:					
General unrestricted fund	1,505,556	721,303	(497,685)	-	1,729,174
Revaluation reserve fund	16,647,946	-	-	(339,499)	16,308,447
Total unrestricted funds	18,153,502	721,303	(497,685)	(339,499)	18,037,621

...CONTINUED

Restricted funds					
Restricted Reserve Fund	-	1,250,000	-	-	1,250,000
Total funds	18,153,502	1,971,303	(497,685)	(339,499)	19,287,621

	As at 1 October 2023	Income	Expenditure	Gains and losses	As at 30 September 2024
	£	£	£	£	£
Unrestricted funds					
General:					
General unrestricted fund	1,345,203	646,721	(486,368)	-	1,505,556
Revaluation reserve fund	16,987,445	-	-	(339,499)	16,647,946
Total unrestricted funds	18,332,648	646,721	(486,368)	(339,499)	18,153,502
Total funds	18,332,648	646,721	(486,368)	(339,499)	18,153,502

Mary Tate's Almshouses fund – represents the assets and liabilities held for the separate objects of Mary Tate's Almshouses (linked charity 200492-1). These funds may be applied only for that charity's objects and are not available for the general purposes of Mitcham Garden Village.

The general unrestricted fund is available for the charity's general objects. The revaluation reserve represents cumulative unrealised gains on revalued property. The Mary Tate's Almshouses fund represents assets held solely for the objects of linked charity 200492-1 and is not available for the general purposes of Mitcham Garden Village.

Particulars	Mitcham Garden Village	Mary Tate's Almshouses (200492-1)	Combined Total
Income	668,724.00	1,302,579.00	1,971,303.00
Expenditure	(487,869.00)	(9,817.00)	(497,685.00)
Gains/losses	(339,499.00)	-	(339,499.00)
Net movement in funds	**(158,643.00)**	**1,292,762.00**	**1,134,119.00**
Tangible fixed assets	16,896,000.00	1,245,833.00	18,141,833.00
Current assets	1,112,102.00	56,929.00	1,169,031.00
Liabilities	(13,243.00)	(10,000.00)	(23,243.00)
Total funds	**17,994,859.00**	**1,292,762.00**	**19,287,621.00**

17. **Transactions with Trustees**

None of the trustees received any remuneration or any other benefits from an employment with the charity or a related entity during the current or previous year.

No trustee expenses have been incurred.

18. **Related Party Disclosures**

Mary Tate's Almshouses is a linked charity of Mitcham Garden Village. During the year, transactions with the linked charity comprised income of £1,250,000 and loan proceeds of £10,000. At 30 September 2025, £10,000 was payable to Mary Tate's Almshouses. The terms of the loan are disclosed in note 15. No amounts were written off and no security was provided. The trustees considered and managed any conflicts of interest in accordance with the charity's policy.

Mitcham Garden Village Including the linked charity Mary Tate's Almshouses (Charity number 200492-1)
Detailed Statement of Financial Activities
For The Year Ended 30 September 2025

	2025 Total funds £	2024 Total funds £
INCOME AND ENDOWMENTS FROM:		
Donations and legacies		
Donation income	1,250,000	-
	1,250,000	-
Charitable Activities:		
Charitable activties		
Rental income	638,103	626,047
	638,103	626,047
Other trading activities		
Maintenance contributions	52,579	-
	52,579	-
Investments		
Interest on bank deposits	30,621	20,674
	30,621	20,674
	1,971,303	646,721
EXPENDITURE ON:		
Charitable Activities:		
Charitable activties		
Rates & water	(35,910)	(28,276)
Property management and service charges	(256)	-
Utilities	(5,955)	(6,864)
Repairs and maintenance	(223,802)	(252,193)
Council tax	(3,247)	(1,861)
Insurance	(12,281)	(9,883)
Printing, postage and stationery	(209)	-
Subscriptions	(100)	-
Depreciation of freehold land and property	(12,501)	(12,501)
Depreciation of buildings	(4,167)	-
	(298,428)	(311,578)
Governance cost		
Audit & accountancy fees	(11,333)	(3,790)
Legal & professional fees	(6,909)	(15)
Community support service	(1,893)	(1,082)
	(20,135)	(4,887)
Support cost		
Property management and service charges	(177,405)	(169,045)
	(177,405)	(169,045)
Direct cost		
Telephone & Internet	(1,504)	(572)

...CONTINUED

Bank charges	(213)	(146)
Sundry expenses	-	(140)
	(1,717)	(858)
	(497,685)	(486,368)
NET INCOME	1,473,618	160,353

Signable

Issuer	KWSR and Co LTD
Document generated	Fri, 18th Sep 2026 11:48:51 BST
Document fingerprint	4a5ef93306d5c903488707aa1c841ce7

Parties involved with this document

Document processed	Party + Fingerprint
Sat, 19th Sep 2026 9:52:48 BST	Paul Flowers - Signer (8e5bd6b3e4ecd338a393201a09410cd2)
Sun, 20th Sep 2026 15:56:36 BST	Stephen Langley - Signer (7b6c6b9d92cda83ad8a6bc9c742703a1)
Tue, 22nd Sep 2026 13:27:52 BST	Susan - Signer (8618931fe49db7bddbf55857c80229d6)

Audit history log

Date	Action
Fri, 18th Sep 2026 11:48:51 BST	Envelope generated with fingerprint 04b2ca16405ad6c1c94bbc2bb6ffd4d1 by hello@kwsr.co.uk (182.77.72.253)
Fri, 18th Sep 2026 11:48:51 BST	Document generated with fingerprint 4a5ef93306d5c903488707aa1c841ce7 (182.77.72.253)
Fri, 18th Sep 2026 11:50:35 BST	Paul Flowers has been assigned to this envelope. (182.77.72.253)
Fri, 18th Sep 2026 11:50:35 BST	Paul Flowers has been assigned to this envelope. (182.77.72.253)
Fri, 18th Sep 2026 11:50:35 BST	Susan has been assigned to this envelope. (182.77.72.253)
Fri, 18th Sep 2026 13:28:42 BST	Sent the envelope to Paul Flowers (chairperson@mitchamgardenvillage.co.uk) for signing (182.77.72.107)
Fri, 18th Sep 2026 13:28:42 BST	Sent the envelope to Stephen Langley (sandra@svogel.com) for signing (182.77.72.107)
Fri, 18th Sep 2026 13:28:42 BST	Document emailed to chairperson@mitchamgardenvillage.co.uk
Fri, 18th Sep 2026 13:28:42 BST	Sent the envelope to Susan (hello@kwsr.co.uk) for signing (182.77.72.107)
Fri, 18th Sep 2026 13:28:42 BST	Document emailed to sandra@svogel.com
Fri, 18th Sep 2026 13:28:42 BST	Document emailed to hello@kwsr.co.uk
Fri, 18th Sep 2026 13:58:02 BST	Susan opened the document email. (45.148.14.15)
Fri, 18th Sep 2026 14:22:51 BST	Stephen Langley opened the document email. (85.210.241.8)
Fri, 18th Sep 2026 14:23:32 BST	Stephen Langley viewed the envelope (85.210.240.70)
Sat, 19th Sep 2026 9:51:17 BST	Paul Flowers viewed the envelope (77.97.85.75)
Sat, 19th Sep 2026 9:52:48 BST	Paul Flowers signed the envelope (77.97.85.75)
Sat, 19th Sep 2026 13:10:09 BST	Stephen Langley opened the document email. (146.75.174.12)

Sat, 19th Sep 2026 17:47:07 BST	Stephen Langley opened the document email. (87.248.114.212)
Sat, 19th Sep 2026 18:43:27 BST	Stephen Langley opened the document email. (87.248.116.147)
Sun, 20th Sep 2026 8:49:28 BST	Stephen Langley opened the document email. (2a06:98c0:3600::103)
Sun, 20th Sep 2026 8:49:39 BST	Stephen Langley opened the document email. (2a06:98c0:3600::103)
Sun, 20th Sep 2026 12:35:26 BST	Stephen Langley opened the document email. (87.248.116.78)
Sun, 20th Sep 2026 12:35:41 BST	Stephen Langley opened the document email. (87.248.116.78)
Sun, 20th Sep 2026 12:36:11 BST	Stephen Langley viewed the envelope (46.64.83.87)
Sun, 20th Sep 2026 12:42:35 BST	Stephen Langley opened the document email. (87.248.116.78)
Sun, 20th Sep 2026 15:49:42 BST	Stephen Langley opened the document email. (87.248.116.215)
Sun, 20th Sep 2026 15:49:51 BST	Stephen Langley viewed the envelope (46.64.83.87)
Sun, 20th Sep 2026 15:55:25 BST	Stephen Langley viewed the envelope (46.64.83.87)
Sun, 20th Sep 2026 15:56:36 BST	Stephen Langley signed the envelope (46.64.83.87)
Tue, 22nd Sep 2026 13:27:12 BST	Susan viewed the envelope (182.77.73.74)
Tue, 22nd Sep 2026 13:27:52 BST	Susan signed the envelope (182.77.73.74)
Tue, 22nd Sep 2026 13:27:53 BST	This envelope has been signed by all parties (182.77.73.74)
Tue, 22nd Sep 2026 13:27:53 BST	Signed document confirmation emailed to chairperson@mitchamgardenvillage.co.uk (182.77.73.74)
Tue, 22nd Sep 2026 13:27:53 BST	Signed document confirmation emailed to sandra@svogel.com (182.77.73.74)
Tue, 22nd Sep 2026 13:27:53 BST	Signed document confirmation emailed to hello@kwsr.co.uk (182.77.73.74)
Tue, 22nd Sep 2026 13:27:53 BST	Signed document confirmation emails have been sent to all parties (182.77.73.74)