THE MILLS CHARITY

ANNUAL REPORT

FOR THE YEAR ENDED 31 JANUARY 2026

Charity Number: 207259

Regulator of Social Housing Registration Number: 5122

Ensors
Floor 3, Connexions, 159 Princes Street
Ipswich
IP1 1QJ

THE MILLS CHARITY
FOR THE YEAR ENDED 31 JANUARY 2026

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THE MILLS CHARITY
FOR THE YEAR ENDED 31 JANUARY 2026

OFFICERS AND GENERAL INFORMATION

TRUSTEES:	Mrs J Blore Mr J Robbins Mr T M P Donsworth Dr R Bushaway Mr J R Tanner Mrs P Slater Mr C J East Mr P Hurst
REGISTERED OFFICE:	The Mills Charity PO Box No 1703 Framlingham IP13 9WW
CHARITY NUMBER:	207259
REGULATOR OF SOCIAL HOUSING REGISTRATION NUMBER:	5122 Registered on: 4 February 2021
BANKERS:	Barclays Bank plc Leicester LE87 2BB CCLA Investment Management Ltd Senator House 85 Queen Victoria Street London EC4R 3AB
INDEPENDENT AUDITORS:	Ensors Floor 3, Connexions 159 Princes Street Ipswich IP1 1QJ
SOLICITORS:	Birketts Providence House 141 – 145 Princes Street Ipswich IP1 1QJ
INVESTMENT ADVISORS:	Investec 30 Gresham Street London EC2V 7QN J M Finn 4 Coleman Street London EC2R 7AH Brewin Dolphin Fraser House 23 Museum Street Ipswich IP1 1HN

THE MILLS CHARITY
FOR THE YEAR ENDED 31 JANUARY 2026

TRUSTEES ANNUAL REPORT

The Trustees present their Report for the year ended 31 January 2026.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with Charity's Scheme, the Charities Act 2011, the Statement of Recommended Practice ''Accounting and Reporting by Charities'', and FRS 102.

Governing document

The Charity was established to execute the will of Thomas Mills who died in 1703 and a formal scheme was registered with the Charity Commission dated 16 November 1915. Various amendments have taken place over the years, from 9 January 1981 to the latest dated 11 December 2020. The Mills Charity is an unincorporated association. The Charity Registration number is 207259 and its registered address is PO Box No 1703, Framlingham, Woodbridge, Suffolk, IP13 9WW. The Charity registered as a Social Landlord with Homes England on 04/02/2021.

Trustees

The Trustees during the year and their appointing body were as follows: -

Mrs Jane Blore	Co-optative Trustee
Mr James Robbins	Co-optative Trustee
Mr Timothy M P Donsworth	Co-optative Trustee
Mr James R Tanner	Framlingham Town Council
Dr Ruth Bushaway	Co-optative Trustee
Mrs Paula Slater	Co-optative Trustee
Mr Philip Hurst	Co-optative Trustee
Mr Christopher East	Co-optative Trustee

Co-optative Trustees are appointed by the Board of Trustees with Nominative Trustees appointed by the respective bodies. The Nominative Trustees are appointed for a four-year period and the Co-optative Trustees for a five-year period. The Annual General Meeting is normally held in April, May or June. The Charity's advisors are set out on page 3.

When a vacancy occurs for a co-opted Trustee, the remaining Trustees seek to appoint an individual with skills and experience which they feel will be of benefit to the Charity. On appointment, new Trustees are given copies of the original Trust Deed, the latest Annual report and accounts. Trustees are encouraged to read the Charity Commission Essential Trustee guide, to attend Almshouse Way course and seminars to update themselves when they feel it necessary.

Aims and Organisation

The Charity's area of benefit is Framlingham and the surrounding area, where it is able to provide assistance for those in need, hardship, or distress, provide and maintain the Almshouses and more recently the Trustees may assist with other projects which are for the general benefit of the inhabitants of Framlingham and the surrounding area.

The Trustees are confident that the Charity's objectives described above are in accordance with the Charity Commission's general guidance on public benefit.

Review of Progress, Achievements, Investment Policy and Grant making policy

During the financial year to 2026, The Mills Charity helped in a variety of ways, the people and organisations in Framlingham and some of the contiguous parishes. This assistance included financial help to a number of people in need who had applied to the Charity for assistance, amounting during the year to £2,974 (2025: £1,063). Several organisations applied for assistance; generally, for improvements or repairs to existing facilities, for which grants for the year amounted to £60,209 (2025: £12,276). Trustees considered each application on its merits according to the terms of its Scheme and the Charities Commission guidance on public benefit, so not all requests were agreed.

TRUSTEES ANNUAL REPORT (Continued)

The risks involved with the Almshouses and tenanted properties are mitigated by the Trustees having adequate insurance, undergoing regular property reviews and a programme of repair work, alarm systems are installed for elderly residents at the Almshouses.

There are no restrictions on the Charity's power to invest. Trustees consider the risk profile and the investment manager's view of the market prospects, with a view to ensuring capital appreciation of the fund exceeds inflation. Our strategy is reviewed with our investment managers annually.

Welcome to the Chairman's Report for the financial year.

Over the past twelve months, the Charity has upheld its commitment to maintaining and enhancing its properties through a structured programme of repairs and maintenance. These efforts are crucial to ensuring that our Almshouses remain safe, comfortable, and well-kept homes for our residents, while also safeguarding the Charity's assets for future generations.

The programme has carried out various repairs and improvements across the estate, enhancing the condition of the properties and the quality of the accommodation offered. The Trustees remain dedicated to maintaining the Almshouses and responding to maintenance needs in a prompt and efficient manner.

The ongoing programme of repairs and improvements places considerable demands on the Charity's management team. I would therefore like to extend my sincere thanks to our Manager, Karren Piper, and her Assistant, Gemma Yeatts, who continue to work diligently to ensure the smooth day-to-day running of the Charity, the successful delivery of these projects, and the ongoing support they offer to our residents. Through their regular engagement with residents, they help foster a strong sense of community and ensure that concerns are addressed promptly and with sensitivity. Their dedication, professionalism, and commitment to both the Charity and its residents are highly valued by the Trustees.

Our interactions with residents clearly show that ongoing cost-of-living pressures continue to impact individuals and families in various ways. Although the operating costs of the Almshouses, including repairs and maintenance, keep rising, the Charity aims to keep occupancy charges in line with the Local Housing Authority benefit cap threshold wherever possible.

We have continued engaging with residents through regular meetings and daily contact. This engagement has been invaluable in helping us understand residents' concerns, identify areas where we are performing well, and highlight opportunities for further improvement.
Through the Mills Educational Foundation, the Charity has continued supporting local state schools by offering grants to families who might otherwise find it difficult to enable their children to take part in educational trips and activities.

Additionally, the Charity has maintained its support by providing financial aid to local residents facing need, hardship, or distress, as well as grants to local causes and community organisations. Throughout the year, grants amounting to £73k were awarded, reflecting Thomas Mills' lasting commitment to helping those in need in the community we serve.

The Board of Trustees continues to benefit from the dedication, experience, and commitment of its members. The charity remains well supported by Trustees who generously give their time and expertise to aid our residents and the wider community.

The Mills Charity is very much a team effort, and I would like to take this opportunity to thank my fellow Trustees for their commitment, support, and stewardship of the Charity throughout the year. I would also like to express my appreciation to our Manager, Karren Piper, and her Assistant, Gemma Yeatts, whose professionalism, dedication, and care for our residents greatly contribute to the ongoing success of the Charity.

Mr James R Tanner (Chairman)

TRUSTEES ANNUAL REPORT (Continued)

Financial review

The Charity holds investments and short-term deposits with a value of £7,475,202 (2025: £6,940,211). During the year the investment portfolio produced an income of £149,246 (2025: £147,437), and the investment properties produced an income of £27,469 (2025: £7,965).
The Mills Charity made contributions totaling £63,183 (2025: £13,339) to the local community in the form of donations to individuals and community groups.

Unrestricted Funds

The unrestricted fund had a value of £1,431,797 as at 31 January 2026, divided as follows:

Designated Fund is the Cyclical Maintenance fund established for the regular maintenance and repair of the Almshouses and other property belonging to the Charity. The amount held within this reserve at the balance sheet date is £112,901.

Unrestricted Funds are held by the Trustees for the purposes of the Charity's aims and organisation as discussed above. The fund value has a value of £1,318,896 as at the balance sheet date.

Restricted Funds

The restricted fund had a value of £316,885 as at 31 January 2026, divided as follows:

Extraordinary Repair Fund, established to provide for the extraordinary repair, improvement or rebuilding of the Almshouses and other property belonging to the Charity. The amount held within this reserve at the balance sheet date was £316,885.

H M Turner Trust is a fund established by a bequest from the late Mr H M Turner, a former Chairman of the Trustees, the income from which is to be distributed amongst the residents of the Almshouses at Christmas each year.

A T Sheen Trust is a fund established by the late Mr A T Sheen, the income from which is to be distributed amongst the residents of the Almshouses at Easter each year. The amount held within this reserve and the H M Turner Trust at the balance sheet date is £nil.

Endowment funds

This fund was established by original deed as a permanent endowment of which income is available for general charity purposes. The capital may not be spent without permission from the Charity Commission. The Trustees have committed to the refurbishment of the Almshouses in Framlingham from the annual surplus from general income. The amount held within this reserve at the balance sheet date is £9,400,961

Reserves policy and going concern

Our balance sheet remains strong with net assets of £11,149,643 and the ownership of the Almshouses in Station Road and other various properties. The Trustees have reviewed the circumstances of the Mills Charity and consider that adequate resources continue to be available to fund the activities for the foreseeable future. The Trustees are of the view that the charity is a going concern.

Due to the Charity's funding status the Trustees do not consider it necessary to have a formal policy on holding reserves.

TRUSTEES ANNUAL REPORT (Continued)

Fundraising activities

The Charity did not undertake fundraising activities during the year.

Statement of Trustees' Responsibilities

The Trustees are responsible for preparing the accounts in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice.

Law applicable to charities in England and Wales requires the Trustees to prepare Financial Statements for each financial year which give a true and fair view of the Charity's financial activities during the year and of its financial position at the year-end being 31 January 2026.

In preparing those Financial Statements the Trustees are required to:

a) select suitable accounting policies and then apply them consistently;
b) observe the methods and principles in the Charities SORP
c) make judgements and estimates that are reasonable and prudent;
d) state whether applicable accounting standards and statements of recommended practice have been followed, subject to any departures disclosed and explained in the accounts; and
e) prepare the accounts on the going concern basis unless it is inappropriate to assume that the Charity will continue in operation.

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy the financial position of the Charity and which enable them to ensure that the Financial Statements comply with the Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations and provisions of the Charity's Scheme. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the Trustees are aware:

- there is no relevant audit information of which the Charity's auditors are unaware, and
- the Trustees have taken all steps they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

Auditors

A resolution will be proposed at the Annual General Meeting that Ensors Accountants LLP be re-appointed as auditors to the charity for the ensuing year.



……..
Mr James R Tanner , (Chairman)
(On Behalf of the Trustees)
Dated…21/07/2026……

INDEPENDENT AUDITORS REPORT TO THE TRUSTEES OF THE MILLS CHARITY

Opinion

We have audited the financial statements of the Mills Charity for the year ended 31 January 2026 which comprise the Balance Sheet, the Statement of Financial Activities, the Statement of Cash Flows and the notes to the financial statements, including a summary of 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 Charity's affairs as at 31 January 2026 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 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 Charity 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 charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised 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 annual report, other than the financial statements and our auditor's report thereon. The Trustees are responsible for the other information.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, 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 audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. 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.

INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF THE MILLS CHARITY (Continued)

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the Trustees' Report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of Trustees

As explained more fully in the Statement of Trustees' Responsibilities, the Trustees 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.

In preparing the financial statements, the Trustees are responsible for assessing the Charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditors' 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.

Our audit was designed to include tests of detail together with an assessment of the control environment to enable us to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement due to fraud. This included work on areas where we consider there is a higher risk of fraud including revenue recognition, management override of systems and control, transactions with related parties, accounting estimates, commitments and contingencies.

We also obtained an understanding of the legal and regulatory framework that the charity operates in, through discussions with the Trustees and other management, and from our own knowledge and experience of the sector.

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud, the audit engagement team:

- obtained an understanding of the nature of the industry and sector, including the legal and regulatory framework that the charity operates in and how the charity are complying with the legal and regulatory framework both at the planning stage and reminded to remain alert throughout the audit;
- inquired of management, and those charged with governance, about their own identification and assessment of the risks of irregularities, including any known actual, suspected or alleged instances of fraud;

INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF THE MILLS CHARITY (Continued)

- audited the risk of management override of controls, including through testing journal entries and other adjustments for appropriateness, and evaluating the business rationale of significant transactions outside the normal course of business;
- discussed matters about non-compliance with laws and regulations and how fraud might occur including assessment of how and where the financial statements may be susceptible to fraud;
- robustly challenged accounting estimates to ensure no indication of management bias.
- review of meeting minutes of Trustees.

However, it is the primary responsibility of management, with the oversight of those charged with governance, to ensure that the entity's operations are conducted in accordance with the provisions of laws and regulations and for the prevention and detection of fraud.

A further description of our responsibilities is available on the Financial Reporting Council's website at: https://www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report
This report is made solely to the Charity's Trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the trustees those matters we are required to state to them in an auditors' 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 Charity and its Trustees as a body, for our audit work, for this report, or for the opinions we have formed.



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Ensors
Chartered Accountants & Statutory Auditors
Ipswich

Dated: 23/07/2026

BALANCE SHEET

	Note	Total Funds 2026 £	Total Funds 2025 £
Fixed Assets			
Tangible assets			
Freehold land & buildings	**8**	3,777,494	3,776,263
Plant & equipment	**8**	825	237
Investments	**7**	7,318,147	6,868,160
		11,096,466	**10,644,660**
Current Assets			
Debtors	**9**	20,496	38,636
Cash in bank and in hand			
Bank accounts		157,055	72,051
		177,551	110,687
Current Liabilities	**10**	106,374	143,615
Net Current Assets		**71,177**	**(32,928)**
Total Assets less Current Liabilities		**11,167,643**	**10,611,732**
Non-Current Liabilities	**11**	(18,000)	**-**
Net Assets		**11,149,643**	**10,611,732**
The Funds of the Charity			
Endowment funds	**14**	9,400,961	8,932,626
Restricted funds	**15**	316,885	342,643
Unrestricted funds	**17**	1,431,797	1,336,463
		11,149,643	**10,611,732**

The notes on pages 14 to 24 form part of these accounts.

Approved by the Trustees on 21/07/2026 and signed on their behalf by:

Mr James R Tanner (Chairman)

James Robbins
James.Robbins (Jul 23, 2026 09:35:37 GMT+1)
Mr James Robbins

THE MILLS CHARITY
FOR THE YEAR ENDED 31 JANUARY 2026

STATEMENT OF FINANCIAL ACTIVITIES

	Note	Unrestricted Funds	Restricted Funds	Endowment Funds	Total Funds 2026	Total Funds 2025
		£	£	£	£	£
Income and endowments from						
Investments	**19**	148,695	551	-	149,246	147,437
Charitable activities						
Rents & wayleaves		264,893	-	-	264,893	242,759
Grants		-	-	-	-	-
Insurance claims		6,593	-	-	6,593	11,000
Total Income		420,181	551	-	420,732	401,196
Expenditure on						
Raising funds						
Investment management		-	-	39,290	39,290	39,098
Charitable activities						
Almshouses	**20**	277,329	551	-	277,880	174,107
Let property expenses	**20**	(30,938)	-	-	(30,938)	121,366
Grants - relief in need	**22**	7,936	-	-	7,936	5,887
Grants - general benefit	**21**	65,169	-	-	65,169	17,100
Total expenditure		319,496	551	39,290	359,337	357,558
Operating surplus		**100,685**	**-**	**(39,290)**	**61,395**	**43,638**
Net gains & (losses) on investments:						
Realised		-	-	(3,716)	(3,716)	21,705
Unrealised		-	(25,758)	505,990	480,232	600,571
Losses on revaluation of assets		-	-	-	-	(115,000)
Net Income		**100,685**	**(25,758)**	**462,984**	**537,911**	**550,914**
Transfers between funds		(5,351)	-	5,351	-	-
Net movement in funds		**95,334**	**(25,758)**	**468,335**	**537,911**	**550,914**
Reconciliation of funds:						
Total funds brought forward		1,336,463	342,643	8,932,626	10,611,732	10,060,818
Total funds carried forward	**18**	1,431,797	316,885	9,400,961	11,149,643	10,611,732

The notes on page 14 to 23 form part of these accounts.

Approved by the Trustees on 21/07/2026 and signed on their behalf by:

James Robbins
James Robbins (Jul 23, 2026 09:35:37 GMT+1)

Mr James R Tanner (Chairman)

Mr James Robbins

THE MILLS CHARITY
FOR THE YEAR ENDED 31 JANUARY 2026

STATEMENT OF CASHFLOWS

	Note	2026 £	2025 £
Cash flows from operating activities	**24**	**(88,529)**	**(73,905)**
Cash flow from investing activities			
Investment income		149,246	147,437
Fixed asset additions		(2,242)	(155,428)
Purchases and sale of investments		26,529	28,877
Movement between investments and cash and cash equivalents		-	-
		173,533	**20,886**
Decrease in cash and cash equivalents		**85,004**	**(53,019)**
Cash and cash equivalents at beginning of the year		72,051	125,070
Cash and cash equivalents at end of the year		**157,055**	**72,051**

NOTES TO THE ACCOUNTS

1. ACCOUNTING POLICIES

The principal accounting policies are summarised below. The accounting policies have been applied consistently throughout the year and in the preceding year.

The financial statements have been prepared in accordance with 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 2015) - (Charities SORP (FRS 102)) and the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

The Mills Charity meets the definition of a public benefit entity under FRS 102.

a) Basis of preparation and assessment of going concern

These financial statements have been prepared under the historical cost convention except that investment assets are carried at market value. The currency of the accounts is the pound and the figures shown have been rounded to the nearest pound.

The Charity has prepared its financial statements in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their financial statements in accordance with FRS 102, in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has since been withdrawn.

The financial statements have been prepared to give a ‘true and fair’ view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a ‘true and fair view’ as described above.

The Trustees consider that there are no material uncertainties about the charity’s ability to continue as a going concern.

b) Fund accounting

- Unrestricted funds are available for use at the discretion of the Trustees in the furtherance of the general objectives of the Charity.
- Designated funds are unrestricted funds earmarked for particular purposes.
- Restricted funds are subject to restrictions on their expenditure imposed by the donor or through the terms of an appeal.
- Endowment fund was established by original deed as a permanent endowment of which income is available for general charity purposes. Any capital gains or losses arising on the investments form part of the fund. Investment management charges and advice relating to the fund are charged against the fund.

c) Income

All incoming resources are included in the statement of financial activities when receipt is probable and the amount can be quantified with reasonable accuracy. The following specific policies are applied to particular categories of income:

- Voluntary income received by way of donations, grants and gifts is included in full in the Statement of Financial Activities when receivable at fair value, except insofar as they are incapable of financial measurement;
- Investment income is included when receivable; and
- Incoming resources from charitable activities are accounted for when earned.

NOTES TO THE ACCOUNTS CONTINUED

1. ACCOUNTING POLICIES CONTINUED….

d) Resources expended

Liabilities and expenditure are included on an accruals basis and are recognised when there is a legal or constructive obligation to pay. Grants expended in the year are charged in the same manner, grants offered at the balance sheet date are noted as commitments where there is no obligation to pay. Liabilities and expenditure include VAT which the Charity is unable to recover, and is reported as part of the expenditure to which it relates. Most costs are directly attributed to the relevant category of resources expended in the Statement of Financial Activities. Charitable activities costs include costs of preparation and audit of statutory accounts, the costs of Trustee meetings and cost of any legal advice to Trustees on governance or constitutional matters.

e) Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

f) Creditors

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are recognised at their settlement amount after allowing any trade discounts.

g) Fixed assets, Investment properties and Investments

Freehold Land and Buildings are let out to further the Charity's own purposes by providing accommodation to the Charity's beneficiaries and are classified as fixed assets accordingly. They are initially measured at cost and subsequently at cost less impairment. The Charity undertakes an ongoing programme of renovation such that depreciation is not considered to be material.

Assets costing more than £500 are capitalised.

Plant & equipment comprises of computer equipment and is depreciated at a rate of 1/3rd per annum on a straight-line basis.

Investment Property held as fixed assets is stated at market value at the balance sheet date with any gain or loss taken to the statement of financial activities in the underlying fund. Investment property will be re-valued on a rolling five-year basis. Investments held as fixed assets are revalued at mid-market value at the balance sheet date and the gain or loss taken to the statement of financial activities in the underlying fund.

Investments are classified as fixed asset investments when the Charity does not expect to realise them within 12 months of the balance sheet date.

The Charity holds investments with stockbrokers which are initially recognised at transaction value and subsequently measured at the year end at bid value.

h) Financial Instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the balance sheet when the charity becomes party to the contractual provisions of the instrument.

ACCOUNTING POLICIES CONTINUED….

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic Financial Assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method, unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Classification of Financial Liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the charity after deducting all of its liabilities.

Basic Financial Liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group undertakings and preference shares that are classified as debt, are initially recorded at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are initially recognised at transaction price and subsequently measured at amortised cost using the effective interest method.

Cash at bank and in hand

Cash at bank and in hand are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less.

2. Judgements and key sources of estimation uncertainty

In the application of the charity's accounting policies, the Trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

Valuation of investments

We are placing reliance on the expert for the estimates and judgements in the valuation of quoted investments values provided by investment managers at market value and also for valuation of Investment properties by Chartered Surveyors.

3. Trustee remuneration & related party transactions

No Trustee or other person related to the Charity had any personal interest in any contract or transaction entered into by the Charity during the year (2026 – £nil). In the period £nil (2026: £nil) was donated to The Mills Educational Foundation. This Charity has the same Trustees as The Mills Charity.

4. Taxation

As a Charity, The Mills Charity is exempt from tax on income and gains falling within section 505 of the Taxes Act 1988 or s256 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects. No tax charges have arisen in the Charity.

5. Fees for audit of the accounts

	2026 £	2025 £
Auditors fee for reporting on the accounts and provision of services	13,095	12,240
Accountancy fee for preparation of year end accounts	13,095	12,240

6. Employees

During the current year the Charity paid one full time Clerk (2025: 1), one part time Clerk for the Charity and no ad hoc employees (2025: 1), the gross salaries for this amounted to £54,684 (2025: £51,054) and Employers National Insurance Contributions amounted to £nil (2025: £nil) with employer pension contributions of £1,636 (2025: £1,527).

7. Fixed asset investments

Total fixed asset investments comprise £6,453,147 (2025: £6,003,160) of financial assets and £865,000 (2025: £865,000) of property investments.

a) Movement in fixed asset investments

	2026 £	2025 £
Market value at 1 February 2025	6,003,160	5,409,761
(Loss) / Profit on disposal of investments	(3,716)	21,705
Change in year-end market value	480,233	600,571
Fees	(39,298)	(39,098)
Money invested	12,768	10,221
Transferred	-	-
Market value as at 31 January 2026	**6,453,147**	6,003,160

b) Investments at market value comprised:

Equities	5,361,362	4,970,850
Fixed interest securities	858,622	908,927
Cash	233,163	123,383
Market value as at 31 January 2026	**6,453,147**	6,003,160

The Charity, as at the balance sheet date, has no deposits which are due to mature within the next 12 months (2025: Nil).

c) Stock exchange investments comprise	2026 £	2025 £
Holding of more than 5% of total investments:		
COIF Charities Investment Fund	316,886	342,644
UK	1,682,989	1,416,440
Europe	362,972	302,312
North America	1,089,133	1,161,189
Other international	894,687	833,080
Other alternative assets	675,072	570,422
	5,021,739	4,626,087

d) Property investments		
Market value brought forward	865,000	980,000
Revaluation of transferred land and buildings – Loss -		(115,000)
Market value carried forward	865,000	865,000

The investment properties brought forward consist of 3 properties. These properties were valued in July 2025 by Clarke & Simpson on an open market basis and have been adjusted in line with the revaluation policy. On an historical cost basis these would have been included at an original cost of £175,536.

8. Tangible Fixed Assets

	Land & Buildings £	Plant & Equipment £	Total £
Cost			
At 1 February 2025	3,776,263	2,900	3,779,163
Additions	1,231	1,012	2,243
Disposals	-	(384)	(384)
At 31 January 2026	3,777,494	3,528	3,781,022
Depreciation			
At 1 February 2025	-	2,663	2,663
Charge for the year	-	424	424
Depreciation on disposal	-	(384)	(384)
At 31 January 2026	-	2,703	2,703
Net book values			
At 31 January 2025	3,776,263	237	3,776,500
At 31 January 2026	3,777,494	825	3,778,319

9. Debtors

	2026	2025
	£	£
Investment income	10,782	31,534
Prepayments	9,714	7,102
Loan - MEF	-	-
	20,496	38,636

10. Current Creditors

Creditors and accruals	45,636	113,492
Rental deposits	14,184	10,635
PAYE and NIC	1,138	1,094
Loan – MEF	33,416	18,394
Grants due current portion	12,000	-
	106,374	143,615

11. Non-Current Creditors

Grants due non-current portion	18,000	-
	18,000	-

12. Pensions

Employees are automatically enrolled into a multi-employer, defined contribution occupational pension scheme with NEST, unless they exercise their right to opt-out of the scheme membership. The Mills Charity makes a 5% contribution to the pension scheme. The employer's contribution is charged to the Statement of Financial Activities in the period in which the salary to which the pension relates is due.

13. Commitments

At the Balance Sheet date, the Charity did not have any grant commitments which were not provided for within the accounts. (2025: £nil commitment).

14. Endowment Funds

The Mills Charity Endowment Fund was established in 1703 as a Permanent Endowment for the benefit of the local community. The H M Turner and A T Sheen funds are expendable endowments which were received later, and the Trustees have resolved that the income from these funds should follow the donor's wishes to support the residents of the Almshouses. The funds are represented by tangible fixed assets and investments.

	Mills Charity	H M Turner	A T Sheen	2026	2025
	£	£	£	£	£
Balance at 1 February 2025	8,913,416	18,960	250	8,932,626	8,487,631
Income	-	-	-	-	-
Management fees	(39,145)	(145)	-	(39,290)	(39,098)
Reinvested income	5,351	-	-	5,351	7,716
Gains & investments -Realised	(3,716)	-	-	(3,716)	21,705
Loss on revaluation of assets	-	-	-	-	(115,000)
-Change in year end market value	505,478	512	-	505,990	569,672
Balance at 31 January 2026	9,381,384	19,327	250	9,400,961	8,932,626

15. Restricted funds – Income funds

	Turner/ Sheen Income	Extraordinary Repair Fund	2026	2025
	£	£	£	£
Balance at 1 February 2025	-	342,643	342,643	311,744
Income	552	-	552	629
Additions in the year	-	-	-	-
Expenditure	(552)	-	(552)	(629)
Change in market value	-	(25,758)	(25.758)	30,899
Disposals	-	-	-	-
Balance at 31 January 2026	-	316,885	316,885	342,643

The Extraordinary Repair Funds are required under the Charity's Scheme and transfers must be made each year from the income resources of the Charity. The funds are maintained at a relatively high level in case major repairs are required.

16. Designated Funds – Income funds

Cyclical maintenance fund	2026 £	2025 £
Balance at 1 February 2025	110,778	108,463
Funds introduced	960	960
Interest allocation from unrestricted funds	1,163	1,355
Balance at 31 January 2026	112,901	110,778

The Cyclical Maintenance Funds comprise funds set aside for cyclical repairs at the Almshouses and other properties owned by the Charity.

17. Unrestricted funds

	Designated Fund £	Unrestricted Funds £	Total Funds 2026 £	Total Funds 2025 £
Balance at 1 February 2025	110,778	1,225,685	1,336,463	1,261,443
Income	-	420,181	420,181	400,567
Allocation in year	2,123	(2,123)	-	-
Fund transfer	-	(5,351)	(5,351)	(7,716)
Expenditure	-	(319,496)	(319,496)	(317,831)
Balance at 31 January 2026	112,901	1,318,896	1,431,797	1,336,463

18. Analysis of net assets between funds

	Designated Funds £	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total Funds 2026 £	Total Funds 2025 £
Freehold land and buildings	-	863,495	-	2,913,999	3,777,494	3,776,263
Plant and equipment	-	825	-	-	825	237
Investment assets	-	514,300	316,885	6,486,962	7,318,147	6,868,160
Current assets	112,901	64,650	-	-	177,551	110,687
Current liabilities	-	(106,374)	-	-	(106,374)	(143,615)
Non-current liabilities	-	(18,000)	-	-	(18,000)	-
	112,901	1,318,896	316,885	9,400,961	11,149,643	10,611,732

19. Investment income

	2026 £	2025 £
Dividends UK Equities	62,757	65,731
Interest UK Fixed Interest Securities	13,890	8,312
Interest UK Unit Trusts	21,224	21,403
Overseas Securities - Dividends	22,673	25,265
Overseas Securities – Interest	4,504	2,412
Overseas Securities – Unit Trusts	-	671
Interest on Deposits	4,268	6,213
Dividends UK Unit Trusts	18,812	14,502
Dividends Real Estate Investment Trust	1,118	1,264
Accrued Interest	-	1,664
	149,246	147,437

20. Resources expended

	2026 £	2025 £
Payments re Almshouses:		
Rates, electricity, gas & water	16,989	25,329
Gardener	11,646	8,513
Insurance	5,616	5,700
Repairs & maintenance & alarms	159,234	53,978
Equipment hire	-	360
Donations - Turner/ Sheen distribution	884	799
Professional fees	2,569	731
Governance and support costs (note 23)	80,942	78,697
	277,880	174,107
Let Property:		
Insurance	3,744	3,800
General maintenance and property costs	(65,491)	64,671
Rates and electric	-	9,005
Professional fees	15,887	12,566
Gardener	204	6,324
Rent	-	14,000
Equipment hire	-	2,860
Commission	6,346	-
Governance and support costs (note 23)	8,374	8,140
	(30,938)	121,366

21. Grants - General Benefit

	2026 £	2025 £
The Granary Nursey	-	522
Citizens Advice Bureaux	-	1,000
Badingham Play School	-	1,380
FTFC Youth Section	-	2,500
TMHS	2,000	2,000
FAYAP	5,000	2,000
The Shelley Centre	-	224
J Cadman	-	400
The Nest Farms	-	2,250
Hour Community	52,671	-
Swim On The Hill	250	-
Framlingham Retail	288	-
Governance and support costs (note 23)	4,960	4,824
	65,169	17,100

22. Grants - relief in need

	2026 £	2025 £
Grants - relief in need	2,974	1,063
Governance and support costs (note 23)	4,962	4,824
	7,936	5,887

23. Management and administration – Support and governance costs

	Alms houses £	Let property £	Relief in need £	General benefit £	2026 Total £	2025 Total £
Office costs	8,668	897	531	531	10,627	11,245
Staff costs	45,936	4,752	2,816	2,816	56,320	52,581
Travelling	-	-	-	-	-	4
Audit and Accountancy Fees	21,355	2,209	1,309	1,309	26,182	26,080
Bookkeeping, payroll fee and other	898	93	55	54	1,100	1,615
Bank charges	89	9	6	5	109	114
Insurance	605	63	37	37	742	301
Professional fees	-	-	-	-	-	-
Sundry expenses	3,005	311	184	184	3,684	3,914
Depreciation of equipment	345	36	21	22	424	22
Advertising	41	4	3	2	50	609
Profit/(loss) on disposal	-	-	-	-	-	-
	80,942	8,374	4,962	4,960	99,238	96,485
No. of properties	*28*	*4*	*-*	*-*	*32*	*32*

The basis of allocation of the above governance and support costs were 90% allocated to alms houses and let property based on the number of dwellings and 5% to each of the grants for relief in need and general benefit.

24. Cash flow from operating activities

	2026 £	2025 £
Net movements in funds	537,911	550,914
Depreciation	424	22
(Profit)/ loss on disposal	3,716	(21,705)
Market value movements	(480,233)	(600,571)
Income from investments	(149,246)	(147,437)
Loss on revalued assets	-	115,000
	(87,428)	(103,777)
Increase in debtors	18,141	(12,527)
Increase/ (decrease) in creditors	(19,242)	42,399
Net generated used in operating activities	88,529	(73,905)

THE MILLS CHARITY
FOR THE YEAR ENDED 31 JANUARY 2026

STATEMENT OF FINANCIAL ACTIVITIES (PRIOR YEAR 31 JANUARY 2025)

	Note	Unrestricted Funds	Restricted Funds	Endowment Funds	Total Funds 2025	Total Funds 2024
		£	£	£	£	£
Income and endowments from						
Investments	**18**	146,808	629	-	147,437	138,549
Charitable activities						
Rents & wayleaves		242,759	-	-	242,759	232,957
Grants		-	-	-	-	476
Insurance claims		11,000	-	-	11,000	20,594
Total Income		400,567	629	-	401,196	392,576
Expenditure on						
Raising funds						
Investment management		-	-	39,098	39,098	36,182
Charitable activities						
Almshouses	**19**	173,478	629	-	174,107	145,007
Let property expenses	**19**	121,366	-	-	121,366	40,479
Grants - relief in need	**21**	5,887	-	-	5,887	6,707
Grants - general benefit	**20**	17,100	-	-	17,100	17,153
Total expenditure		317,831	629	39,098	357,558	245,528
Operating surplus		**82,736**	**-**	**(39,098)**	**43,638**	**147,048**
Net gains & (losses) on investments:						
Realised		-	-	21,705	21,705	(1,678)
Unrealised		-	30,899	569,672	600,571	40,876
Losses on revaluation of assets		-	-	(115,000)	(115,000)	-
Net Income		82,736	30,899	437,279	550,914	186,246
Transfers between funds		(7,716)	-	7,716	-	-
Net movement in funds		75,020	30,899	444,995	550,914	186,246
Reconciliation of funds:						
Total funds brought forward		1,261,443	311,744	8,487,631	10,060,818	9,874,572
Total funds carried forward	**17**	1,336,463	342,643	8,932,626	10,611,732	10,060,818