

Charity Registration No. SC034511 (Scotland)

Company Registration No. SC250969 (Scotland)

**DUNBLANE DEVELOPMENT TRUST**  
**UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED**  
**31 MAY 2023**

**THE A9 PARTNERSHIP LIMITED**  
**Chartered Accountants**  
**Abercorn School**  
**Newton**  
**West Lothian**  
**EH52 6PZ**

# DUNBLANE DEVELOPMENT TRUST

## LEGAL AND ADMINISTRATIVE INFORMATION

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<b>Trustees</b>	I M Gill A Smiley P A Nelson A M Fleming S D Williamson M K Dougall S Corbett M Marchini S Hunter M Sharkey G Joynes  D Storrie	(Appointed 1 October 2022) (Appointed 1 October 2022) (Appointed 1 October 2022) (Appointed 11 March 2023) (Appointed 9 August 2023) (Appointed 9 August 2023) (Appointed 7 September 2023) (Appointed 20 September 2023)
<b>Secretary</b>	Ms M G Marchini	
<b>Charity number (Scotland)</b>	SC034511	
<b>Company number</b>	SC250969	
<b>Principal address and Registered Office</b>	Braeport Centre Dunblane FK15 0AT	
<b>Independent examiner</b>	Mr Grant Thomson CA Abercorn School Newton Broxburn West Lothian EH52 6PZ	
<b>Bankers</b>	The Royal Bank of Scotland Unit 22/23 Thistles Goosecroft Road Stirling FK8 2EA  Co-op Bank PO BOX 250 Delf House Southway Skelmerdale England WN8 6WT  Virgin Money Symington House 7-8 North Avenue Clydebank Business Park Clydebank G81 2NT	

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# DUNBLANE DEVELOPMENT TRUST

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# DUNBLANE DEVELOPMENT TRUST

## TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)

### FOR THE YEAR ENDED 31 MAY 2023

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The trustees who are also the directors of the charity for the purposes of the Companies Act 2006, present their annual report and financial statements for the year ended 31 May 2023.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's Memorandum and Articles of Association, the Charities and Trustee Investment (Scotland) Act 2005, the Charities Accounts (Scotland) Regulations 2006 (as amended) and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019).

#### **Objectives and activities**

The charity's aim and its principal activities are to deliver improvements in the local community in accordance with its objectives as set out in its Memorandum and Articles of Association and its priorities as contained within the DDT Strategic Plan 2021 – 2024, the Dunblane Community Plan 2009 and taking account of the outcome of the work of the Dunblane Community Partnership to take forward the Town Centre Charrette held in 2015.

#### **Achievements and performance**

##### **Membership**

As at 31 May 2023 there were 436 paid up members (2022: 431). There were 22 new members during the year. The Trustees have continued to ensure as far as possible that the membership information held is accurate and that any members who have moved away or died are excluded from the members' list. A data cleansing exercise was undertaken prior to financial year end resulting in the removal of 17 members' data which took account of all those who had died, moved away or chosen not to renew their membership.

##### **Policies**

Reviews and updates of our policies and procedures are something, as good practice, that we continue to do on a regular basis. We have continued to retain the services of Aventure to provide Human Resources and Health and Safety support to the DDT and they have advised on a number of minor employment matters this past year. On the Health and Safety side, they have produced a draft health and safety policy which the Board is still to adopt as it was felt that it did not adequately reflect the way our voluntary working groups operate on a day to day basis. We had hoped that the new Trustee who was a health and safety professional would assist us in this process but he has had to step down from the Board due to a change in his personal circumstances. The Board is now seeking another Trustee to take on this responsibility. Aventure provides a number of online training modules and the Braeport staff have all undergone training appropriate for their respective roles, such as fire safety, fire marshall, lone working and manual handling.

##### **Strategy**

As previously mentioned, as part of the strategy we carried out a community consultation. The results were then digested and new initiatives identified. These include health and well-being, family events and nature/outdoor events. Kirsty (Volunteer Coordinator) has been busy identifying and running some specific events involving the feedback from the consultation. We will continue to run these successful projects and engage with all of the Dunblane Community. The fundraising strategy has recently been redrafted and we are discussing our fundraising policies and procedures with the Development Trust Association Scotland.

The DDT relies on the time and talents of our incredible hard-working volunteers. We will continue to promote and raise awareness of the work that ALL our groups carry out and seek to recruit new volunteers from all areas of the community.

As always, the DDT will reflect the needs of the community. Where possible we will provide support, guidance and facilitate groups who wish to improve Dunblane.

Financially, we are in a situation where we need every piece of funding and support we can get. Donations, grants, memberships, legacies .... the list of how we can attract and raise monies is endless. As previously stated, we have an incredible group of volunteers who are committed to keeping our town looking as good as it does. Rising costs of fuel, materials and services means that we as a Trust have to work accordingly. Our expenditure budgets will be greatly affected by this. We will deal with this in a positive manner and we have the supports, Board and staff in place to be successful.



# DUNBLANE DEVELOPMENT TRUST

## TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

### FOR THE YEAR ENDED 31 MAY 2023

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#### **Volunteering and Community Engagement**

The Volunteer Coordinator's role has gradually changed to include a wider range of aspects, such as communications and fundraising. The job description has been updated, and the post renamed 'Support Officer'.

We currently have 218 registered volunteers, several of whom have come from new adverts on the Stirling Volunteer Portal. Our volunteer processes have all been reviewed, and updated policies and procedures are now in place for all groups. We ran another cheese and wine evening in May to celebrate our volunteers during Scottish Volunteers' Week.

The community consultation last year provided a wealth of ideas to take forward. This led to us trialling new events and activities and building new partnerships. Our first ceilidh in November was a sell-out which will be repeated this year – this time in partnership with the Dunblane Centre. We worked with St Mary's Church to broaden the scope of the Dunblane EcoFest in May, which ran across three venues (St Mary's, Holmehill and Braeport). We were successful in applying for funding from the Stirling Council Community Pride Fund to support EcoFest. This included working with Creative Dunblane and St Mary's Primary School to create a wooden wildlife trail and funding to provide free Recyke-a-bike repairs. This led to us being chosen as a venue for an upcoming free bike maintenance course also run by Recyke-a-bike. Funding from the Stirling Council 'Let's Get Together' Fund enabled us to run a free warm space Games Morning on Wednesdays from January to April. The money also allowed us to buy a new coffee machine which is now available to our volunteer groups and Braeport Centre users, for a small donation.

One of the trends running through the community consultation responses was an uncertainty about what the Trust's main areas of focus are. To improve communication we ran a focus group in March with a wide range of volunteers and staff from across the organisation. After much discussion we narrowed in on five themes that together cover all the Trust's areas of work. These will be used to revitalise our website, leaflets, and other marketing materials. The themes chosen are:

- Health and wellbeing
- Environment
- Community facilities and activities
- Local economic development
- Volunteering opportunities

We have changed to quarterly MailChimp newsletters for our main project updates, with smaller updates when needed to promote upcoming events and volunteer opportunities. Our MailChimp circulation list continues to grow and is now at 479. Facebook page followers have also increased from 1,672 to 1,751 in just over half a year. To further support these developments we have applied to the Erasmus for Young Entrepreneurs programme to provide a fully-funded placement from September to December. The Young Entrepreneur will work with the Support Officer on communications, fundraising, events and volunteer management.

To celebrate the 20th anniversary of DDT we have an anniversary appeal running until Christmas. We will also be running an anniversary raffle.

#### **The Braeport Community Centre**

The Braeport Management Committee, on behalf of the DDT Board, has continued to manage the Centre on a day-to-day basis: the DDT Board has ultimate responsibility for financial decisions and the Committee provides monitoring reports to Trustee Board meetings. DDT employs a part-time Caretaker/Manager, two casual caretakers and one part-time and one casual cleaner to help with the running of the Centre. They work closely with the Braeport Management Committee to ensure that issues or suggestions from users are raised and dealt with effectively.



# DUNBLANE DEVELOPMENT TRUST

## TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

### FOR THE YEAR ENDED 31 MAY 2023

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This financial year saw a return to pre-pandemic hall usage and hall let income increased to £50,565 (2022: £41,733). This was still below our projected full year income mainly as a result of the disruption caused by the old gas boiler packing in at the end of January and a two-week closure in April to facilitate the installation of the new renewable energy heating system. While a boiler breakdown was always something anticipated we did not envisage the engineers being unable to source the parts for four months. The majority of our users were fantastic and agreed that they would rather continue to operate than cancel classes. We did purchase a number of portable heaters and gave a discount to their fees. Once we knew the parts were going to be so delayed we approached Ledi Renewables, our chosen installer for the solar panels and heat pumps, to see if they could bring the installation forward – they agreed to start at the beginning of April.

Much of the year was dominated by fundraising and preparation work for the new heating system. Initially this involved improving the insulation in the roof space above the rooms and corridors; there was also work required on the roof, in particular replacing the old ridge and two valleys, the flashings around the chimney and replacing a number of slates; internal joinery work was also required to strengthen roof supports. Despite the extensive roof works we did hit a snag when the installers began fitting the on-roof solar panels at the beginning of March. It was discovered that, despite having an engineer's report, the condition of the slates in the areas to be occupied by the panels were such that the installers were concerned that we would be repeatedly calling them out to remove panels to replace missing or broken slates due to leaks. We were advised to fit in-roof panels at additional cost. This now meant a delay to this part of the project while we checked that the planning approval would cover in-roof panels and indeed whether we could raise the additional finance required to cover the increased cost. All the grant bodies were seeking a new set of quotes which proved very difficult as the installers were already committed to new projects. Earlier in the process we had to revisit the planning application for the air source heat pumps which meant changing the system design to incorporate five smaller heat pumps (there were only three in the original design). Both of these changes meant the overall cost of the project increased to £117,358. We were fortunate to be awarded a total of £113,683.38 from five grant bodies: Local Energy Scotland – Community and Renewable Energy Scheme (£78,197.15), Clackmannanshire and Stirling Environment Trust (£15,000), Forth Valley and Lomond Community Led Local Action Group (£9,840.40), Stirling Council Business Growth and Resilience Fund (£9,145.83 and Stirling Council Community Pride (£1,500). Our crowdfunding appeal raised only £920 from the local community with the outstanding balance having to come out of Braeport reserves.

Installation of the heat pumps began at the beginning of April with a complete strip out of all the old pipework and radiators, necessitating the closure of the Centre for two weeks (partly over the Easter holidays); the solar panel installation re-commenced in April and the whole system – air source heat pump heating system, solar panels and battery storage - was completed by the end of May.

There have been no changes to our caretaking staff since George Glennie joined us in August 2022 and our regular cleaner has continued to provide an excellent service throughout. We have however been less lucky with our relief weekend/events cleaner and are again looking for someone to take on this role.

As with all businesses we have experienced increases to all our utilities (water, waste, telephone) and for cleaning supplies. We have now installed an antenna for internet which is much cheaper and more reliable than BT; we have also changed our fire and intruder alarm contract and the new provider will carry out the emergency lighting and fire extinguisher testing rather than use different providers; we are also hoping that the mid week group will be able to carry out the annual PAT testing of portable electrical equipment. Following the fire risk assessment in 2022 we were advised to fit new smoke detectors. Despite these improvements we have had no option but to increase the hall let fees again this year – the new rates will be effective from September. We hope that the new heating system and solar panels will mean that our ongoing heating and lighting costs will be capped and that we will not be adversely affected by the recent increase to energy costs. Our hall let fees remain competitive and in line with other facilities in Dunblane.

Plans to redevelop the Braeport Centre have had to be reconsidered due to the downturn in the economy and the accompanying difficulty in raising finance for capital projects. However, the Board wishes to proceed with a smaller development when the time is right and will be revisiting the Braeport business plan so that we are ready to move forward when the time is right.

#### **DDT's Volunteer Working Groups**

DDT makes practical improvements to the environment of Dunblane principally through the activities of its volunteer working groups:-



# DUNBLANE DEVELOPMENT TRUST

## TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

*FOR THE YEAR ENDED 31 MAY 2023*

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### **Dunblane in Bloom**

Dunblane in Bloom (DiB) has been running since 2004, as possibly the most visible face of DDT to the general public. We encourage civic pride through floral displays in permanent flower beds, and in annual planters, troughs and hanging baskets in public areas throughout the town.

During the hot, dry summer of 2022, our watering teams of volunteers were kept particularly busy on mid-week evenings, supplying water and feeding from our van's large water tank.

Ten years after we first built the wooden raised beds feature opposite the M&S store, one of the middle walkway walls had to be replaced this Spring with new, more sturdy sleepers. A continuous programme of repair and replacement will now be needed, whenever the remaining wooden sides show similar signs of decay.

Old age and rot in a long cold snap during December also caused the loss of most of our annually overwintered stock of begonia corms. So this year, we have had to make do with new seedling stock from our main suppliers, Pentland Plants. Their spring Friday Cash & Carry mornings has enabled us to keep our costs down for several thousand annual bedding plants, which are brought on from small plugs in our Ashfield Polytunnel.

We now supply, water and feed a total of 28 hanging baskets to local traders in the town, though business closures mean we don't always recover our purchasing cost for baskets which we now buy in from Homestead Nursery.

Many thanks are due to our sponsors and grant awarding bodies, without whom we couldn't provide these floral enhancements to the town's environment.

We have continued offering 3 month periods of gardening experience to local youngsters as part of their bronze Duke of Edinburgh awards training.

We were saddened to note the passing of 2 of our most loyal volunteers, who will be greatly missed. Our increasing age profile is reflected in our regular Sunday morning numbers having declined overall, despite a post-Covid temporary rise in interest.

We now desperately need new volunteers to join the group, otherwise we will be unable to sustain the level of planting displays that brighten up the town, so much appreciated by residents and visitors alike.

As an active, friendly group, we look forward to welcoming new and enthusiastic people, keen to learn about gardening as a healthy and rewarding pastime, whilst helping make our town a beautiful place in which to live. Should you wish to join in these worthwhile efforts on most Sundays from 10 - 12 am, please contact the DDT Braeport office on 822422, or email [ddtofficer@gmail.com](mailto:ddtofficer@gmail.com), as advertised monthly in "The Wire".

### **Environment Group**

We have had another successful twelve months, with the number of our volunteers now averaging around nine or ten every Wednesday morning. We spent some of the proceeds from the plant stall at the Fling 2022 on new polo shirts, fleeces and waterproof hi-viz jackets for our new volunteers.

As usual, we put in extra effort to make the Memorial Garden as attractive as possible for the wreath-laying ceremony on Remembrance Sunday, and we reinstated our Christmas get-together enjoying a lunch with quiz at the Buttercup Café in Doune in December. Our winter break then followed until early March 2023.

Nancy Anderson, who did a marvellous job keeping the container garden going at the Braeport, moved out of Dunblane early in 2023 and we were delighted that the team at the Memory Café agreed to take on the greenhouse and barrels.

We offered another successful plant stall at the 2023 Dunblane Fling at the end of May and the proceeds will be spent on new shrubs for the Haugh.

We have recently had talks with Stirling Council representatives about improvements that need to be made in the Haugh, including improving one of the paths, and felling some deciduous trees that do not add value. This will allow us to create another bed of shrubs and perennial plants for pollinators. We also hope they will take on board our request for Stirling Council signs to be put in place requesting that, out of respect, dogs are kept on leads within the Memorial Garden area. Unfortunately, we are advised that there is nothing that can be done about the growing rabbit population.



# DUNBLANE DEVELOPMENT TRUST

## TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

### FOR THE YEAR ENDED 31 MAY 2023

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#### Mid Week Group

The Mid-Week Volunteer Group activities during the year ended 31st May 2023 included:

- **Continuation of rolling programme:** maintenance of public seating and town railings
- **Braeport Community Centre Support:** general maintenance, the Sensory Garden and the 2023 Renewable Energy Heating Project
- **Town centre Christmas lighting:** replacement of old lights and relocation of storage within Dunblane Burgh Chambers
- **Community Events Participation:** Christmas Extravaganza, Dunblane EcoFest and Dunblane Fling
- **Partnership Projects with other community groups:** Dunblane Bowling Club (railings), Dunblane Golf Club (commemorative seating), Dementia Friendly Dunblane (seating & signage) & Dunblane in Bloom (van/trailer sharing).
- **Community Workshop:** active exploration for accommodation & service opportunities to provide community wide facilities for practical activities.

#### Paths Group

For the period of this report the Path Group has carried out 18 jobs.

As usual, most of the jobs related to the clearing of vegetation to prevent paths being lost or difficult to walk, especially after wet weather. Other non-vegetation jobs were as follows:

- Board renewal on Darn Walk near cave;
- Clearing overhead vegetation from B8033 opposite Dunblane Police Office as well as clearing litter in the section beyond M&S and southwards toward the dip;
- Erecting a direction post at Dunblane end of Darn Walk;
- Collecting and disposal of 560kg of plastic tree tubes in Laighhills.

The average number attending the sessions was 5.5 volunteers.

During the year we were supported by Fiona Miller the Stirling Council Access officer who has unfortunately moved on. However, at the time of writing this report, I understand a replacement is to be appointed shortly. Grateful thanks are to Stirling Council for supporting us with materials and also to local landowners who grant us access to their properties.

Thanks are also due to our stalwart team who give up their time and energy to carry out this important work on behalf of the community.

#### Dementia Friendly Dunblane

Dementia Friendly Dunblane, (DFD) has had a remarkably busy year. In October Dunblane celebrated becoming a dementia friendly community with over one hundred guests. Members of STAND (Striving Towards a New Day) a dementia support group gave personal presentations on their experiences of living with dementia.

One hundred and twenty Christmas hampers created by the QV school pupils were delivered by the 25TH Stirling (Dunblane) Boys Brigade. Funding for this came from the Stirling and Bridge of Allan Classic Cars rally.

The Braeport Memory Café on Wednesdays continues to be vibrant and well attended. The Meeting Centre café on Fridays has a stable number of members attending each week. Since June 2022, the Meeting Centre has supported an average of twenty members each month, with approximately twelve members attending on Fridays and seventy attendances per month on average. Preliminary plans are in progress to open the third Meeting Centre in September. This will follow the same model as the Friday group. To date we have supported forty-three individuals with dementia and fourteen carers.

The team take part in fortnightly Zoom meetings, alternating with Worcester University and the Scottish National Meeting Centre which provide a platform of support and latest ideas.

The Meeting Centre Manager, Project Co-ordinator, an individual with the lived experience of dementia and a carer visited Orkney on a knowledge exchange trip in April. It was interesting to learn how support is provided in an island community. The services provided are funded by Orkney Health & Social Care Partnership & Dementia Friendly Orkney who own their premises. This visit was funded by Age Scotland About Dementia.



# DUNBLANE DEVELOPMENT TRUST

## TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

### FOR THE YEAR ENDED 31 MAY 2023

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#### *Awareness raising*

The following presentations were given:

Stirling & Clackmannan Health & Social Care Forum

Dunblane Civic Society

Stirling & Clackmannan Health & Social Care Consultation event

Clackmannan Locality Planning Meeting

Stirling Locality Planning Meeting - we were successful in getting Dementia as a priority action in the plans.

Age Scotland invited us to present at Stirling University to a Danish Delegation of Politicians and Health and Social Care senior managers to share our story of creating a Dementia Friendly Community.

DFD steering group meet bi-monthly and review the action plan and progress with grants. Two individuals with the lived experience of dementia and two carers have been recruited onto the steering group. Focus was placed on reviewing our financial strategy to enable DFD activities to remain sustainable post Legacy Funding. The team have worked hard with fundraising events all of which were successful. The team have estimated that £55k per annum will be required to fund all the activities post LCT grant in 2025. Due to a mixed model of income from donations, fundraising and grants we are in a healthy financial position.

#### *Grants*

*Life Changes Trust Legacy Fund* - on target

*Volunteer Support Fund* - on target

*Mental Health & Wellbeing Fund* - on target. 237 rejuvenate lunches at the Free Church have been provided and we have delivered 561 fish suppers to date. Deliveries have been suspended until the autumn.

*Our Connected Neighbourhood Grant* - four benches have been purchased and awaiting installation. Two to the left of the entrance to the Cathedral and two at the cemetery. The DDT's Midweek Group are in the process of refurbishing the directional signs in the centre of the Fourways roundabout and will add one pointing towards the Braeport Centre. Stirling Council has been approached regarding placing additional 'Braeport Centre' signs on lighting columns in the vicinity of the Cathedral.

#### *Intergenerational Engagement*

We are working with the five schools in Dunblane and have children visiting the cafe from St Mary's School and Newton Primary School. Dunblane nursery school attend. Five students from Dunblane High School attend and are working towards their Duke of Edinburgh Awards. Six students from Forth Valley College completed a "Ready for Work" placement at the Friday Meeting Centre. We have supported a PhD student and an undergraduate psychology student from Stirling University. We support one individual with Autism in a volunteering role.

#### *Volunteers*

Thirty-four volunteers support our activities. A committed team of volunteer drivers ensure transport is available for individuals to attend the Meeting Centres. Volunteers have received training on bereavement, dementia, food hygiene and manual handling. A total of 2432 hours of volunteering were provided.

#### *Visitors*

Dementia Friendly Dunblane welcome visitors and are happy to share our knowledge and experiences in creating a dementia friendly community. We have hosted guests from academia, Age Scotland About Dementia team, care homes, crafters, Health & Social Care Partnership, medical & nursing students, People Direct, politicians, Provost.

#### **Community E-bike Loan Scheme**

The DDT E-bike Loan Scheme has now run in its present form for 4 years; operating between April and October with some longer-term loans available during the winter months.

- During the year to 31st May 2023, there were 18 trial/loans episodes representing a significant reduction from previous years despite increased effort and expenditure on community promotion in early 2022.
- In May 2023 we attended 2 community events and set up a continuing advertising programme with the local community 'Wire' magazine.
- Ensuring that the income derived from loan fees covers all our cost is a challenge; increasing these fees could be counter-productive so a critical review of how we continue to effectively use our volunteer and equipment resources will be required before the end of 2023.



# DUNBLANE DEVELOPMENT TRUST

## TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

### FOR THE YEAR ENDED 31 MAY 2023

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#### **Burgh Chambers Development Group (BCDG)**

This DDT working group has fulfilled its function in assisting the development of a new initiative in Dunblane and has now been stood down.

In 2022, the members of BCDG set up Creative Dunblane CIC (Community Interest Company). This is the group that established the Digital Makerspace in the Burgh Chambers - an initiative which continues to flourish and increase its membership.

In order to be able to pursue the asset transfer of the Burgh Chambers (from the Council to the community) and to develop the building as a community resource, the CIC needed to transform itself into a Charity. This was achieved in August 2023 when Creative Dunblane became a SCIO (Scottish Charitable Incorporated Organisation). It is hoped that the Burgh Chambers will become a community resource over the next two years.

The CIC still exists but is now called Dunblane Digital Makerspace CIC and will be run by the Makerspace's volunteers.

Find out more about Creative Dunblane at website [www.creativedunblane.info](http://www.creativedunblane.info)

#### **Town Centre Group**

The Town Centre Group was set up in December 2021 to try to provide a forum for tourist attractions, businesses, volunteers and the general public who have an interest in the Town Centre of Dunblane in an effort to stimulate visits to the High Street. We have had several meetings and have had speakers from the Council, Scottish Towns Partnership and Dunblane Bank Group amongst others.

Through the forum we have made representations to the Council on behalf of the High Street and have had positive responses from the Councillors and Council staff, leading in some cases to improved signage and cleaning. There is much more to do and for that we need to formally constitute ourselves as a working group of the DDT with a representative committee. Grant funding will be available from the Council if this takes place.

One great success that we had in 2022 was the organisation of the Extravaganza. In six short weeks Sue Lockwood with support from Amanda Cunningham-Gray pulled off the first Extravaganza in 3 years. The event made a small loss which was covered by the DDT. This was because of the short notice period. Three thousand people attended the event and it received very favourable reviews. We have a committee with fifteen representatives who have already started organising the 2023 Extravaganza which can be followed on Dunblane Christmas Extravaganza's Facebook page.

#### **DDT (Projects) Ltd**

DDT (Projects) Ltd (DDTPL) is the wholly owned subsidiary of DDT and its primary aim continues to be the management of the Riverview building in the High Street together with minor works of a commercial nature on behalf of DDT. Riverview is a mixed-use building on five and a half floors comprising commercial floors from the High Street down to Millrow with four one-bedroom flats and one two-bedroom flat in the upper floors and roof.

During the year to 31st May 2023 DDTPL returned to a full turnover of £41,100 as compared with £31,983 the previous year. The four one-bedroom flats which DDTPL still own have again been fully occupied throughout the year. The commercial floors this year which are now occupied by Craft Central CIC a holding company for two craft schools, the Central Scotland Schools of Jewellery and Crafts, are the main reason for the return to full turnover. Craft Central are now well established in Riverview and are attracting an increased footfall from Central Scotland and beyond to Dunblane much to the benefit of other traders in the area.

Unfortunately, DDTPL had to terminate the contract of our factor due to their failure to manage and properly maintain the common areas of Riverview which resulted in a significant increase in the running costs this year. As a result, as of 1st March 2023, DDTPL have taken over this function themselves. Despite these increased costs, DDTPL have made an increased profit this year of £10,702 and have for the first time been able to make a charitable donation of £6,000 by way of Gift Aid to DDT in the year while at the same time maintaining a reasonable working capital. It is anticipated that DDTPL's income will be more stable in future years and regular charitable donations by way of Gift Aid will be able to be increased next year and continue in the future.

# DUNBLANE DEVELOPMENT TRUST

## TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

*FOR THE YEAR ENDED 31 MAY 2023*

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### Working with others

#### **Braes of Doune Windfarm**

DDT administers the annual funding received for Dunblane community group projects from the Braes of Doune Windfarm via the Windfarm Committee. In 2022 the sum of £19,785.60 was received and distributed as grants to 20 local groups. The DDT is grateful to Christine Campbell, a former Trustee, for her work in taking forward the administration of the Windfarm Committee.

#### **Glen Road**

There has been plenty of rampant vegetation to control this past year with fallen branches, brambles, saplings and scraping back sessions assisted by the Paths Team. Duncan and Stewart had many leaves to clear in the annual leaf blow, and we were granted our own electric leaf blower by Sustrans to help in between times – it can conveniently ride on the back of a bike. Thanks to engineer Ian's solution and Stirling Council for repairing an opening tarmac seam at the high Wharryburn bridge and helping with the nearby ditch.

In the ancient woodland, some trees are succumbing to ash die back and were removed from the road, some by a landowner who also had the inconvenience of 16 mattresses being fly tipped, which Friends of Bridge of Allan helped to remove. A vehicle managed to bend the bollards at the Dunblane end but the popular usage does help to minimise these antisocial events.

Annual appreciation was expressed to the maintenance volunteers by Stirling Council, Sustrans, Scotways and Bridge of Allan Community Council chair who wrote;

*"Many thanks for the update outlining the outstanding work of the volunteer group to maintain the road and the drainage. I know without fear of contradiction that our residents and visitors greatly value the continued use of the route, and the unstinting commitment of your volunteers is very much appreciated."*

#### **Dunblane Area Green Travel Maps**

The maps continue to be available from local outlets for locals and visitors. The Improvements Report gathers local suggestions to help people to walk, wheel or cycle to school, work, shops, public transport etc such as off-road routes to Bridge of Allan, Kinbuck, across the Laighills, to Newton School, and also dropped kerbs, road crossings, removing barriers, all weather surfaces. The strategic overview and detail assists with local planning, and the forthcoming Local Place Plan survey will add to this process



# DUNBLANE DEVELOPMENT TRUST

## TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

### FOR THE YEAR ENDED 31 MAY 2023

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#### Financial Review

The statement of financial activities on page 15 shows total incoming resources of £234,334 (2022: £268,570) and total resources expended of £226,043 (2022: £204,252), leaving a surplus for the year of £8,291 (2022: Surplus £64,318).

Total income for the year decreased by £34,236. This was due mainly to a reduction in performance related grants (£50,744). These decreases were offset by increased donations (£19,639) with Dementia Friendly Dunblane raising £20,950 in unrestricted income this financial year. There was also a significant increase in Braeport Centre hall let income (£8,832) as Centre use returned to pre-Covid levels. However, this was still below the forecasted income as the Centre was closed for two weeks to facilitate the installation of the new heating system and discounts were given for the period that there was no heating due to the gas boiler break down.

Performance related grants received this financial year were awarded by the Local Energy Trust [Community and Renewable Energy Scheme] (£52,721 with more to follow in the 2023/24 financial year), and Stirling Council [Business Growth and Resilience Fund (£9,146) and Community Pride (£1,500)] and Forth Valley & Lomond Local Action Group (£9,840) all in respect of the Braeport Centre renewable energy heating project, Impact Funding Partners [Volunteering Support Fund] (£12,698) to facilitate Dementia Friendly Dunblane set up a Meeting Centre and Stirlingshire Voluntary Enterprise [Communities Mental Health & Wellbeing Fund] (£13,580) for improving the mental health and wellbeing of individuals with dementia.

Total expenditure for the year increased by £21,791. This was mainly due to an increase in staff costs of £24,635 which have predominantly been paid for by grants received by Dementia Friendly Dunblane for running the Meeting Centre. It was also the first full year that the DDT has had to cover the costs of the part time Support Officer. The depreciation charge has risen significantly this year due to the impact of the new Braeport heating system. There was a significant increase to water rates as the DDT lost its charitable exemption due to increased income in 2021/22 as a result of the upfront payment of the full Life Changes Trust (Legacy) grant that year. There were also increases to insurance premiums, heat & light, post & stationery, motor & travel costs and costs of computer licences.

Whilst the overall financial position looks healthy it should be noted that 86% of the funds represent restricted or designated funds. As such these cannot be used for general ongoing expenses of the Trust. During this year the Trust made a deficit on unrestricted funds of £10,953. In the coming year Trustees will be looking closely at all expenditure lines as well as ways to increase unrestricted income including raising awareness of the work carried out by the DDT, increasing membership numbers and fees and fundraising.

#### Reserves policy

The DDT needs reserves to:

- meet contractual liabilities should the organisation have to close – this includes redundancy pay for any employees, amounts due to creditors and commitments under any leases or service agreements;
- meet unexpected costs, such as breakdown of essential equipment, staff cover for illness;
- replace equipment as it wears out; and
- ensure the DDT can continue to provide a stable service to those who use the Braeport Centre.

This Reserves Policy was updated in 2023 to ensure sufficient unrestricted funds were set aside to cover three months' running costs of the DDT, including the Braeport Centre. This should be sufficient to cover all fixed running costs (including utilities – gas, electric, telephone, water, and waste management), insurances, professional fees and any redundancy costs for all paid staff. As at July 2022 this amounted to £32,475. This was revised by the Board in June 2023 taking account of those costs which are covered by restricted funds and is now set at £25,925. The unrestricted reserves at the year end are £85,233 (2022: £96,188) and the Board is satisfied that this meets the requirements of the Reserves Policy.



# DUNBLANE DEVELOPMENT TRUST

## TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 MAY 2023

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### **Risk Management**

The Trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against any fraud and error. The Risk Register was updated in the light of Covid-19 in October 2020 and again in January 2023.

### **Future plans**

#### **Braeport**

The installation of a new renewable energy heating system for the Braeport is now complete. The next stage of the development with the toilets and kitchen area will need to wait until the economic climate is more favourable. These areas are very dated and are in need of upgrading to ensure we have suitable facilities for all of our current users and any future clients who may wish to let the rooms.

#### **Volunteering**

We will continue to recruit new volunteers and support our existing volunteers. It is hoped we will be able to access more training opportunities via Stirling Council as well as in house. The Board will reach out to our local schools and youth organisations and offer volunteering opportunities to those doing JASS and DofE badges. This will be a great way to build a more diverse and strong volunteering community within Dunblane.

#### **Communications**

We have a very active social media presence and this will continue over the coming year as will newsletters, adverts in The Wire and notice boards in the High Street and Braeport Centre. Attendance at local events such as The Fling and Christmas Extravaganza will also be important ways of communicating with Dunblane residents.

#### **Partnership Working**

We partner with other organisations in supporting development and funding applications. This will continue as we realise the benefits to our community. As mentioned previously, we have already facilitated the creation of a Town Centre Development Group, we have a close relationship with the Community Council, DTAS, local churches, youth organisations and businesses. These working relationships are important to our community and to the success of the DDT. This summer we were visited by DTAS who gave us some great advice as well as getting a tour to show off the work of the DDT.

#### *Place Plan.*

The Local Place Plan is about to move into a crucial community engagement phase. This will begin with the Big Dunblane Survey. This survey gives ALL Dunblane residents the opportunity to have their say on what we need in our community. Examples of topics may include: transport, leisure, retail, health and wellbeing, history etc. The DDT and Community Council will gather all the information and then liaise with the Dunblane Community and determine our key priorities for improving Dunblane.

#### *Holmehill*

The meadow behind the Braeport has had some significant planting and path work carried out. A pedestrian only gate is being proposed from the Braeport car park to provide access to this area. The proposed gate will have the capacity to provide access for a small tractor-like vehicle to carry out maintenance work only on the meadow and the DDT will be key holders for the gate. The gate and meadow will not have an adverse effect on the Braeport or Memory Garden.

#### *Bank Building*

The DDT are in support of the community development of the former Bank of Scotland building in the High Street. Although still in it's early stages, the DDT have written a letter of support for plans to make the building a community facility that will benefit residents and visitors to our Town.

### **Structure, governance and management**

The charity is constituted as a company limited by guarantee and is governed by a Memorandum and Articles of Association approved by its members at the annual general meeting held on 8 October 2016.

# DUNBLANE DEVELOPMENT TRUST

## TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

### FOR THE YEAR ENDED 31 MAY 2023

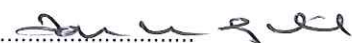
The trustees, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

A Booth	(Resigned 30 September 2023)
I M Gill	
D N Macpherson	(Resigned 1 October 2022)
A Smiley	
H R Cowan	(Resigned 1 October 2022)
P A Nelson	
D Young	(Resigned 30 September 2023)
A Fraioli	(Appointed 24 October 2022 and resigned 28 May 2023)
J Knight	(Appointed 18 July 2022 and resigned 7 June 2023)
K Yousef-Nejad	(Resigned 27 June 2022)
A M Fleming	
S D Williamson	(Appointed 1 October 2022)
M K Dougall	(Appointed 1 October 2022)
S Corbett	(Appointed 1 October 2022)
M Marchini	(Appointed 11 March 2023)
S Hunter	(Appointed 9 August 2023)
M Sharkey	(Appointed 9 August 2023)
G Joynes	(Appointed 7 September 2023)
D Storrie	(Appointed 20 September 2023)

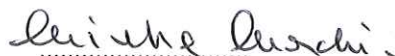
The charity is organised so that the Trustees meet regularly to manage its affairs with Board meetings held every second month and other training or strategic events usually held every other month. Member Trustees are elected at the annual general meeting of the Dunblane Development Trust and the Board of Trustees, in accordance with the approved Memorandum and Articles of Association, are also able to appoint Co-opted Trustees between annual general meetings. Two Trustees were co-opted during the year to 31 May 2023; the Board also appointed three Member Trustees all of whom, in accordance with the approved Memorandum and Articles of Association, will be standing down at the AGM.

The Trustees rely on the Development Trusts Association Scotland, the Scottish Council for Voluntary Organisations and Stirlingshire Voluntary Enterprise for information and seminars.

The trustees' report was approved by the Board of Trustees.



I M Gill  
Trustee



M Marchini  
Trustee

Date: 23/10/2023



# DUNBLANE DEVELOPMENT TRUST

## STATEMENT OF TRUSTEES' RESPONSIBILITIES

*FOR THE YEAR ENDED 31 MAY 2023*

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The trustees, who are also the directors of Dunblane Development Trust for the purpose 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 trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities and Trustee Investment (Scotland) Act 2005, the Charities Accounts (Scotland) Regulations 2006 (as amended) and the Companies Act 2006. 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.

# DUNBLANE DEVELOPMENT TRUST

## INDEPENDENT EXAMINER'S REPORT

### TO THE TRUSTEES OF DUNBLANE DEVELOPMENT TRUST

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I report on the financial statements of the charity for the year ended 31 May 2023, which are set out on pages 14 to 32.

#### **Respective responsibilities of trustees and examiner**

The charity's trustees, who are also the directors of Dunblane Development Trust for the purposes of company law, are responsible for the preparation of the financial statements in accordance with the terms of the Charities and Trustee Investments (Scotland) Act 2005 and the Charities Accounts (Scotland) Regulations 2006. The trustees consider that the audit requirement of Regulation 10(1)(a) to (c) of the 2006 Accounts Regulations does not apply. It is my responsibility to examine the financial statements as required under section 44(1)(c) of the Act and to state whether particular matters have come to my attention.

#### **Basis of independent examiner's statement**

My examination is carried out in accordance with Regulation 11 of the 2006 Accounts Regulations. An examination includes a review of the accounting records kept by the charity and a comparison of the financial statements presented with those records. It also includes consideration of any unusual items or disclosures in the financial statements, and seeks explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently I do not express an audit opinion on the view given by the financial statements.

#### **Independent examiner's statement**

In the course of my examination, no matter has come to my attention:

- (a) which gives me reasonable cause to believe that in any material respect the requirements:
  - (i) to keep accounting records in accordance with section 44(1) (a) of the 2005 Act and Regulation 4 of the 2006 Accounts Regulations; and
  - (ii) to prepare financial statements which accord with the accounting records and comply with Regulation 8 of the 2006 Accounts Regulations;have not been met or
- (b) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the financial statements to be reached.



Mr Grant Thomson CA

ICAS  
Abercorn School  
Newton  
Broxburn  
West Lothian  
EH52 6PZ

Dated: 30/10/2023



**DUNBLANE DEVELOPMENT TRUST**  
**STATEMENT OF FINANCIAL ACTIVITIES**  
**INCLUDING INCOME AND EXPENDITURE ACCOUNT**

**FOR THE YEAR ENDED 31 MAY 2023**

	Notes	Unrestricted funds general	Unrestricted funds designated	Restricted funds	Total	Unrestricted funds general	Unrestricted funds designated	Restricted funds	Total
		2023	2023	2023	2023	2022	2022	2022	2022
		£	£	£	£	£	£	£	£
<b>Income from:</b>									
Donations and legacies	3	1,250	-	-	1,250	15,523	1,000	-	16,523
Charitable activities	4	-	-	104,466	104,466	-	1,500	153,710	155,210
Other trading activities	5	100,984	26,425	1,209	128,618	68,494	28,343	-	96,837
<b>Total income</b>		<b>102,234</b>	<b>26,425</b>	<b>105,675</b>	<b>234,334</b>	<b>84,017</b>	<b>30,843</b>	<b>153,710</b>	<b>268,570</b>
<b>Expenditure on:</b>									
Charitable activities	6	127,830	26,157	72,056	226,043	105,099	33,109	66,044	204,252
<b>Net (outgoing)/incoming resources before transfers</b>		<b>(25,596)</b>	<b>268</b>	<b>33,619</b>	<b>8,291</b>	<b>(21,082)</b>	<b>(2,266)</b>	<b>87,666</b>	<b>64,318</b>
Gross transfers between funds		14,643	43,932	(58,575)	-	(7,719)	(5,074)	12,793	-
<b>Net (expenditure)/income for the year/ Net movement in funds</b>		<b>(10,953)</b>	<b>44,200</b>	<b>(24,956)</b>	<b>8,291</b>	<b>(28,801)</b>	<b>(7,340)</b>	<b>100,459</b>	<b>64,318</b>
Fund balances at 1 June 2022		96,186	28,537	470,606	595,329	124,989	35,876	370,146	531,011
<b>Fund balances at 31 May 2023</b>		<b>85,233</b>	<b>72,737</b>	<b>445,650</b>	<b>603,620</b>	<b>96,188</b>	<b>28,536</b>	<b>470,605</b>	<b>595,329</b>

The statement of financial activities includes all gains and losses recognised in the year.

**DUNBLANE DEVELOPMENT TRUST**

**STATEMENT OF FINANCIAL ACTIVITIES (CONTINUED)  
INCLUDING INCOME AND EXPENDITURE ACCOUNT**

**FOR THE YEAR ENDED 31 MAY 2023**

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All income and expenditure derive from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

# DUNBLANE DEVELOPMENT TRUST

## BALANCE SHEET

AS AT 31 MAY 2023

	Notes	2023 £	£	2022 £	£
<b>Fixed assets</b>					
Tangible assets	10		435,671		369,493
Investments	11		100		100
			<u>435,771</u>		<u>369,593</u>
<b>Current assets</b>					
Debtors	12	11,132		3,770	
Cash at bank and in hand		160,980		226,282	
		<u>172,112</u>		<u>230,052</u>	
<b>Creditors: amounts falling due within one year</b>	13	(4,263)		(4,316)	
Net current assets			167,849		225,736
<b>Total assets less current liabilities</b>			<u>603,620</u>		<u>595,329</u>
<b>Income funds</b>					
Restricted funds	16	445,650		470,605	
Unrestricted funds - designated	17	72,737		28,536	
Unrestricted funds - general		85,233		96,188	
			<u>603,620</u>		<u>595,329</u>


The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 May 2023.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

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

The financial statements were approved by the Trustees on 23/10/2023



I M Gill  
Trustee

Company registration number SC250969

# DUNBLANE DEVELOPMENT TRUST

## NOTES TO THE FINANCIAL STATEMENTS

**FOR THE YEAR ENDED 31 MAY 2023**

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### 1 Accounting policies

#### Charity information

Dunblane Development Trust is a private company limited by guarantee incorporated in Scotland. The registered office is Braeport Centre, Dunblane, FK15 0AT.

#### 1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's Memorandum and Articles of Association, the Charities and Trustee Investment (Scotland) Act 2005, the Charities Accounts (Scotland) Regulations 2006 (as amended), FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Charities SORP "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019). The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities not to prepare a Statement of Cash Flows.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

#### 1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

#### 1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives unless the funds have been designated for other purposes.

Designated funds comprise funds which have been set aside at the discretion of the trustees for specific purposes. The purposes and uses of the designated funds are set out in the notes to the financial statements.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

#### 1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

#### Donations

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.



# DUNBLANE DEVELOPMENT TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 MAY 2023

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#### 1 Accounting policies

(Continued)

##### Legacies

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

##### Donations of assets, goods and services

Assets for distribution are recognised only when distributed. Assets given for use by the charity are recognised when receivable. Stocks of undistributed donated goods are not valued for balance sheet purposes.

##### Grants receivable

Grants receivable are credited to the Statement of Financial Activities (SOFA) in the year in which they are receivable.

##### Capital Grants

Grants received to fund the purchase or construction of a fixed asset are retained in a restricted fund until the asset is purchased or completed. Thereafter the grant is transferred to designated funds and released in line with the depreciation of the relevant asset.

##### Income from charitable activities

Income from charitable activities includes income from activities or where entitlement is subject to specific performance conditions is recognised as earned (as the related service is provided).

##### Membership income

Membership Subscriptions are included in the year in which the charity becomes entitled to the resource.

##### Investment income, rental income and similar income

Income from investments and from rental income and similar sources is included in the Statement of Financial Activities in the year in which it is receivable.

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the Bank.

#### 1.5 Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.

All expenditure is included on an accruals basis and is recognised when there is a legal or constructive obligation to pay for expenditure. All costs have been directly attributed to one of the functional categories of resources expended in the Statement of Financial Activities, the charity is not registered for VAT and accordingly expenditure is shown gross.

Costs of raising funds are costs incurred in attracting voluntary income, and those incurred in activities that raise funds.

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Support costs are those costs incurred directly in support of expenditure on the objects of the Charity. Governance costs are those incurred in connection with administration of the Charity and compliance with constitutional and statutory requirements.

# DUNBLANE DEVELOPMENT TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 MAY 2023

#### 1 Accounting policies

(Continued)

##### 1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	Not provided
Plant and equipment	20% and 10% on cost
Fixtures and fittings	20% on cost
Motor vehicles	20% on cost

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

Freehold land and buildings are not depreciated as the trustees believe that the residual value of the asset at least equals the carrying value. Therefore, any depreciation would be nil.

##### 1.7 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

A subsidiary is an entity controlled by the charity. Control is the power to govern the financial and operating policies of the entity so as to obtain benefits from its activities.

##### 1.8 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

##### 1.9 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

##### 1.10 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 charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

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.



# DUNBLANE DEVELOPMENT TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MAY 2023

---

### 1 Accounting policies

(Continued)

#### 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.

#### Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised 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 operations 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 recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

#### Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

#### 1.11 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

#### 1.12 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

### 2 Critical accounting estimates and judgements

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.

# DUNBLANE DEVELOPMENT TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MAY 2023

### 3 Donations and legacies

	Unrestricted funds general 2023 £	Unrestricted funds general 2022 £	Unrestricted funds designated 2022 £	Total 2022 £
Legacies receivable	-	-	1,000	1,000
Grants receivable	1,250	15,523	-	15,523
	<u>1,250</u>	<u>15,523</u>	<u>1,000</u>	<u>16,523</u>
<b>Donations and gifts</b>				
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Grants receivable for core activities</b>				
Stirling Council	1,250	7,625	-	7,625
HMRC	-	798	-	798
Tesco	-	2,250	-	2,250
Foundation Scotland	-	3,000	-	3,000
Other	-	1,850	-	1,850
	<u>1,250</u>	<u>15,523</u>	<u>-</u>	<u>15,523</u>



# DUNBLANE DEVELOPMENT TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 MAY 2023

#### 4 Charitable activities

	2023 £	2022 £
Performance related grants	104,466	155,210
	<u>104,466</u>	<u>155,210</u>
<b>Analysis by fund</b>		
Unrestricted funds - designated	-	1,500
Restricted funds	104,466	153,710
	<u>104,466</u>	<u>153,710</u>
<b>Performance related grants</b>		
Local Energy Trust (Community and Renewable Energy Scheme)	52,721	1,404
Stirling Council (Business Growth & Resilience Fund)	9,146	-
Stirling Council (Community Pride)	1,500	-
Forth Valley & Lomond Local Action Group	9,840	-
Paths for All	-	4,500
Impact Funding Partners (Volunteer Support Fund)	12,698	10,500
Life Changes Trust Legacy Fund	-	124,455
Stirlingshire Voluntary Enterprise (Communities Mental Health & Wellbeing Fund)	13,580	6,671
Other	4,981	7,680
	<u>104,466</u>	<u>155,210</u>

# DUNBLANE DEVELOPMENT TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 MAY 2023

5 Other trading activities	Unrestricted funds general		Unrestricted funds designated		Restricted funds		Total Unrestricted funds general		Total Unrestricted funds designated		Total	
	2023	£	2023	£	2023	£	2023	£	2022	£	2022	£
Interest receivable	330		15		-		345		31		1	32
Membership subscriptions	3,324		-		-		3,324		3,746		-	3,746
Fundraising	7,016		4,499		168		11,683		5,589		4,962	10,551
Donations	38,304		2,035		921		41,260		16,395		5,226	21,621
Braeport lettings	50,565		-		-		50,565		41,733		-	41,733
Windfarm	-		19,786		-		19,786		-		17,612	17,612
Gift aid	1,445		90		120		1,655		1,000		542	1,542
	<u>100,984</u>		<u>26,425</u>		<u>1,209</u>		<u>128,618</u>		<u>68,494</u>		<u>28,343</u>	<u>96,837</u>
Other trading activities												



# DUNBLANE DEVELOPMENT TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MAY 2023

### 6 Charitable activities

	Charitable Expenditure 2023 £	Charitable Expenditure 2022 £
Staff costs	94,839	70,204
Depreciation and impairment	25,860	11,620
Purchases	12,445	16,890
Repairs and maintenance	29,346	39,441
Heat and light	6,264	5,656
Rent, rates and water	7,446	3,185
Insurance	5,176	4,614
Advertising and communication	2,586	2,622
Telephone	2,055	2,104
Post and stationery	1,134	543
Motor and travel costs	2,026	1,879
Legal and professional fees	8,212	14,375
Windfarm Awards	17,161	17,562
Computer costs	3,559	2,445
Sundries	4,108	5,844
Training	900	1,536
	<u>223,117</u>	<u>200,520</u>
Share of governance costs (see note 7)	2,926	3,732
	<u>226,043</u>	<u>204,252</u>
<b>Analysis by fund</b>		
Unrestricted funds - general	127,830	105,099
Unrestricted funds - designated	26,157	33,109
Restricted funds	72,056	66,044
	<u>226,043</u>	<u>204,252</u>

# DUNBLANE DEVELOPMENT TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MAY 2023

### 7 Support costs

	Support costs £	Governance costs £	2023 £	2022 £
Accountancy	-	2,926	2,926	3,732
	-	2,926	2,926	3,732
Analysed between Charitable activities	-	2,926	2,926	3,732

Governance costs includes payments to the independent examiner of £2,280 (2022- £2,280) for the independent examination.

### 8 Trustees

None of the trustees (or any persons connected with them) received any remuneration during the year, but 1 was reimbursed a total of nil in respect of travelling expenses (2022- £45).

### 9 Employees

The average monthly number of employees during the year was:

	2023 Number	2022 Number
	10	8
<b>Employment costs</b>	<b>2023</b>	<b>2022</b>
	£	£
Wages and salaries	92,819	69,615
Other pension costs	2,020	589
	94,839	70,204

The charity considers its key management personnel to comprise of the trustees.

There were no employees whose annual remuneration was more than £60,000.



# DUNBLANE DEVELOPMENT TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MAY 2023

### 10 Tangible fixed assets

	Freehold land and buildings	Plant and equipment	Fixtures and fittings	Motor vehicles	Total
	£	£	£	£	£
<b>Cost</b>					
At 1 June 2022	350,000	52,022	17,082	18,032	437,136
Additions	-	92,039	-	-	92,039
At 31 May 2023	350,000	144,061	17,082	18,032	529,175
<b>Depreciation and impairment</b>					
At 1 June 2022	-	45,175	13,015	9,454	67,644
Depreciation charged in the year	-	20,358	2,323	3,179	25,860
At 31 May 2023	-	65,533	15,338	12,633	93,504
<b>Carrying amount</b>					
At 31 May 2023	350,000	78,528	1,744	5,399	435,671
At 31 May 2022	350,000	6,848	4,067	8,578	369,493

The company acquired Stirling Council's freehold interest in the Braeport Centre on 21 June 2019 for £1 and accordingly the depreciated cost of the leasehold interest was transferred from leasehold to freehold tangible assets.

The freehold land and property are subject to standard security in favour of Stirling Council. The security restricts use of the freehold property.

The freehold property is held under the valuation model. The value of the freehold property has been arrived at on the basis of a valuation carried out in October 2020 by DM Hall, who are not connected with the company. The valuation was made on an open market basis. If the freehold property was held at cost the closing carrying amount would be £85,109 (2022: £86,957).

### 11 Fixed asset investments

		Other investments
<b>Cost or valuation</b>		
At 1 June 2022 & 31 May 2023		100
<b>Carrying amount</b>		
At 31 May 2023		100
At 31 May 2022		100
Other investments comprise:	<b>Notes</b>	<b>2023</b> £
Investments in subsidiaries	<b>15</b>	100
		<b>2022</b> £

# DUNBLANE DEVELOPMENT TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MAY 2023

### 11 Fixed asset investments (Continued)

#### Fixed asset investments not carried at market value

The investments in subsidiaries are stated at historical cost

### 12 Debtors

	2023	2022
	£	£
<b>Amounts falling due within one year:</b>		
Trade debtors	9,194	1,188
Prepayments and accrued income	1,938	2,582
	<u>11,132</u>	<u>3,770</u>

### 13 Creditors: amounts falling due within one year

	2023	2022
	£	£
Other taxation and social security	593	904
Trade creditors	-	56
Other creditors	558	155
Accruals and deferred income	3,112	3,201
	<u>4,263</u>	<u>4,316</u>

### 14 Related party transactions

At the year end Dunblane Development Trust (Projects) Ltd owes £Nil (2022: £Nil) to the charity.

### 15 Subsidiaries

Details of the charity's subsidiaries at 31 May 2023 are as follows:

Name of undertaking	Registered office	Nature of business	Class of shares held	% Held	
				Direct	Indirect
Dunblane Development Trust (Projects) Ltd	Scotland	Property	Ordinary	100.00	

The investments in subsidiaries are stated at cost.



# DUNBLANE DEVELOPMENT TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MAY 2023

### 16 Restricted funds

The income funds of the charity include restricted funds comprising the following unexpended balances of donations and grants held on trust for specific purposes:

	Balance at 1 June 2021		Movement in funds			Movement in funds			Balance at 31 May 2023		
	£	£	Incoming resources	Resources expended	Transfers	Balance at 1 June 2022	Incoming resources	Resources expended	Transfers	£	£
Green Travel Maps	626	-	4,500	(4,555)	-	571	-	(132)	-	439	-
Revenue Grants Fund	9,875	-	2,580	(15,248)	2,793	-	-	-	-	-	-
Dementia Friendly Dunblane	2,350	-	-	(2,350)	-	-	-	-	-	-	-
Glen Road Stabilisation	7,295	-	3,600	(9,060)	-	1,835	-	-	-	1,835	-
Braeport Centre	350,000	-	-	-	-	350,000	-	-	-	350,000	-
Life Changes Trust	-	-	15,000	(10,174)	-	4,826	-	(4,412)	(414)	-	-
Impact Funding Partners	-	-	10,500	(5,006)	-	5,495	12,696	(13,556)	-	4,635	-
Life Changes Trust (Legacy Partners)	-	-	109,455	(5,633)	10,000	113,822	-	(33,864)	66	80,024	-
SVE Communities Mental Health	-	-	4,933	(4,933)	-	-	-	-	-	-	-
SVE (Ideas, Innovation, Improvement)	-	-	1,738	(751)	-	987	-	(987)	-	-	-
Braeport Renewable Energy Project	-	-	1,404	(8,334)	-	(6,930)	74,418	(9,788)	(57,700)	-	-
Mental Health and Wellbeing	-	-	-	-	-	-	13,580	(6,342)	-	7,238	-
Artlink/Our Connected Neighbourhood	-	-	-	-	-	-	4,981	-	(3,502)	1,479	-
Foundation IT Grant	-	-	-	-	-	-	-	(2,975)	2,975	-	-
	370,146		153,710	(66,044)	12,793	470,606	105,675	(72,056)	(58,575)	445,650	

# DUNBLANE DEVELOPMENT TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 MAY 2023

#### 16 Restricted funds

(Continued)

##### **Green Travel Maps**

Funding was received from Paths for All to update the Green Travel Map for the Dunblane area. The map was created through community consultation to help people walk, cycle and use public transport, and to enjoy the rich natural and historical heritage of the local people. The maps were published in 2021.

##### **Glen Road Stabilisation Group**

This community led project is conserving the popular Glen Road active travel route and NCN765 which runs through Kippenrait Glen between Dunblane and Bridge of Allan used by walkers, runners, health groups, cyclists and commuters. This fund holds the remaining balance of donations and grants received towards this project from a variety of donors including Clackmannanshire and Stirling Environmental Trust, Sustrans, Paths for All, Stirling Council, Scotways, Bridge of Allan Community Council and Bridge of Allan and Stirling Round Table.

##### **Dunblane Community Support Group**

This is a new group established in March 2020 offering to help during the difficult time of COVID-19. They work in partnership with the Development Trust. Activities involve local volunteers support in the form of shopping, collecting prescriptions, delivering urgent supplies, and providing a friendly voice on the end of the phone. The project wound up in the spring of 2023 as the demand for its services had fallen away. The funds were transferred to the DDT's general unrestricted funds.

##### **Braeport Centre**

This fund represents the value of the Braeport Centre which was acquired from Stirling Council in 2019. Stirling Council have a standard security over the land and buildings which restricts the use of the property.

##### **Life Changes Trust (Creating a Meeting Centre)**

Funding towards the setting up of a Meeting Centre for dementia sufferers and their carers - payment of part time salaries (Project Coordinator and Volunteer Coordinator), volunteer expenses, office and operational costs. This project completed in August 2022 and Life Changes Trust approved the transfer of the remaining funds balance (£414) to the new Life Changes Trust (Legacy Partners) project.

##### **Impact Funding Partners**

Funding of three year programme of developing the volunteer base and improving organisational capacity for our Dementia Friendly Dunblane initiatives including salaries for part time project coordinator and volunteer coordinator. This project ends on 31st March 2024.

##### **Life Changes Trust (Legacy Partners)**

Funding towards the development of a Meeting Centre (3 days a week) from the existing Memory Cafe for Dementia sufferers and their carers - payment of part time salaries (project manager and activities coordinator, volunteer costs, operational costs and contribution to overheads. This is a three year project which ends on 31st March 2025.



# DUNBLANE DEVELOPMENT TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 MAY 2023

#### 16 Restricted funds

(Continued)

##### **SVE Ideas, Innovation, Improvement**

Funding to help communities recover from COVID and reconnect them with their community - provision of a range of outdoor activities for families. This project ended in November 2022.

##### **Braeport Renewable Energy Project**

Funding from Local Energy Scotland (Community and Renewable Energy Scheme), Stirling Council (Community Pride Fund), Forth Valley & Lomond Local Action Group and Stirling Council (Business Growth and Resilience Fund) towards the installation of Air Source Heat Pumps, Solar Panels and Battery Storage for the Braeport Centre.

##### **Mental Health and Recovery**

Funding to improve the mental health and wellbeing of individuals with dementia.

##### **Artlink/Our Connected Neighbourhood**

Funding to implement physical changes to make Dunblane more dementia inclusive

##### **Foundation IT Grant**

Funding to provide audio visual equipment at the Braeport Centre

**DUNBLANE DEVELOPMENT TRUST**  
**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
**FOR THE YEAR ENDED 31 MAY 2023**

**17 Designated funds**

The income funds of the charity include the following designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes:

	Balance at 1 June 2021		Movement in funds			Movement in funds			Balance at 31 May 2023		
	£	£	Incoming resources	Resources expended	Transfers	Balance at 1 June 2022	Incoming resources	Resources expended	Transfers	£	£
Braeport Redevelopment	3,744	-	-	(3,600)	-	144	-	-	-	144	-
Windfarm Award Capital Fund	56	17,612	17,612	(17,563)	-	105	19,786	(17,211)	(2,680)	-	-
Dunblane in Bloom	12,344	-	-	-	(5,074)	7,270	-	-	48,036	55,306	-
Dunblane Community Support Group	16,474	9,721	9,721	(8,515)	-	17,681	4,236	(6,630)	2,000	17,287	-
	3,259	3,510	3,510	(3,432)	-	3,337	2,403	(2,316)	(3,424)	-	-
	<u>35,877</u>	<u>30,843</u>	<u>30,843</u>	<u>(33,110)</u>	<u>(5,074)</u>	<u>28,537</u>	<u>26,425</u>	<u>(26,157)</u>	<u>43,932</u>	<u>72,737</u>	<u>-</u>



# DUNBLANE DEVELOPMENT TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 MAY 2023

#### 17 Designated funds

(Continued)

##### Braeport Redevelopment

The DDT Board has agreed to earmark funding for professional fees which will be incurred in connection with the future redevelopment of the Braeport Centre.

##### Windfarm

The DDT administers the annual funding received for Dunblane community groups from the Braes of Doune Windfarm through the Windfarm Committee which assesses the applications and distributes the awards to local groups. Any award to a DDT Working Group is shown as a transfer.

##### Capital Growth Fund

This fund represents the book value of certain of the Trust's fixed assets which have been funded by various grants such as the Stirling Council Community Pride Fund and Climate Challenge Fund to facilitate capital projects. Transfers to this fund represents capital expenditure.

##### Dunblane in Bloom

This fund represents the funding held by the Dunblane in Bloom working group. Dunblane in Bloom was formed in 2004 with the purpose of making Dunblane an attractive town to both live in and to visit; and to encourage civic pride and community spirit. As well as planting and maintaining flowerbeds, planters and half barrel tubs including those on the Station Platform, this group aims to carry out a specific project each year.

##### Dunblane Community Support Group

This is a new group established in March 2020 offering to help during the difficult time of COVID-19. They work in partnership with the Development Trust. Activities involve local volunteers support in the form of shopping, collecting prescriptions, delivering urgent supplies, and providing a friendly voice on the end of the phone.

#### 18 Analysis of net assets between funds

	Unrestricted funds		Designated funds		Restricted funds		Total Unrestricted funds		Designated funds		Restricted funds		Total	
	2023	£	2023	£	2023	£	2023	£	2022	£	2022	£	2022	£
Fund balances at 31 May 2023 are represented by:														
Tangible assets	27,725		57,946		350,000		435,671		8,723	10,770		350,000		369,493
Investments	100		-		-		100		100	-		-		100
Current assets/(liabilities)	57,408		14,791		95,650		167,849		87,365	17,766		120,605		225,736
	85,233		72,737		445,650		603,620		96,188	28,536		470,605		595,329