

**AVICH AND KILCHENAN COMMUNITY HERITABLES (SCIO)**

**AVICH AND KILCHRENAN COMMUNITY HERITABLES**

**BOARD REPORT AND ACCOUNTS**

**FOR THE YEAR ENDED 31<sup>st</sup> October 2024**

**Charity Registration number SCO52906**

# **AVICH AND KILCHENAN COMMUNITY HERITABLES (SCIO)**

## **LEGAL AND ADMINISRATIVE INFORMATION**

### **Members of the Interim Board**

**Chris Goldsmith - Chair and Founder Trustee**

**Brian Burnett – Treasurer and Founder Trustee**

**Carol Thomas – Company Secretary and Founder Trustee**

**Sheila Clark- Founder Trustee**

**Tina Goldsmith – Trustee (from May 2024)**

**Rhona Knox – Trustee (from April 2024)**

**Ann Urwin – Founder Trustee**

**Oscar Pearce – Youth Representative (from Sept 2024)**

**Arlene Colewell – Trustee (from April 2024)**

**Peter Gray – Trustee (from April 2024)**

### **Charity Number SCO 52906**

**Registered Address – The Old School, Dalavich, Taynuilt, Argyll, PA35 1HN**

**Bankers – Bank of Scotland, Station Road, Oban, Argyll, PA34 4LL**

# AVICH AND KILCHENAN COMMUNITY HERITABLES (SCIO)

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# **AVICH AND KILCHENAN COMMUNITY HERITABLES (SCIO)**

## **BOARD REPORT FOR THE YEAR ENDED 31<sup>st</sup> October 2024**

**The Interim Board presents its report and accounts for the year ended 31<sup>st</sup> October 2024**

Avich and Kilchrenan Community Heritables were registered as a charity by OSCR on the 25<sup>th</sup> October 2023. These Board Reports and accounts therefore represent our first year of operation.

AKCH is a Member owned and Trustee managed Community Development Trust that serves the people in the Avich and Kilchrenan Community Council area. The Primary Purpose of the charity is to further sustainable community development for the benefit of residents, visitors and the natural environment. Our Vision is that Kilchrenan, Dalavich and the surrounding areas are great places to live, work and visit and will be even better in the future. Our Mission is to protect, acquire and/or manage local assets that provide enduring benefit to the community. Our Values are Community led, enterprising, collaborative, sustainable and transparent. Our Strategic Objectives are to provide services to the Community, to create engaging attractions and viable enterprises, and secure the regeneration and restoration of the natural and man-made environment.

On the whole, our work is done by identifying assets within the Community Council area that would be beneficial for purchase, protection and/or restoration by the community. We then seek funding and other resource for the purchase and renovation/protection of such assets. Such activities are subject to a rigorous business plan to ensure long term financial and environmental sustainability.

During our first full year of operation, we have brought on to the AKCH Board, as Interim Trustees, a wide range of local skill sets. We have structured ourselves as a main Board, whose duties are primarily to set strategy, ensure its implementation and to fulfil our fiduciary and charitable obligations. Alongside this sit sub-groups covering areas of strategy, funding and individual projects who report to the Main Board for approvals.

A revised constitution was approved by an EGM on the 14<sup>th</sup> May 2024 in line with the standard template of the Scottish Government's Land Team for Community Development Trust. This provides a robust governance structure so easing the path to funding and the other work we do. Membership was opened to members of the community for a subscription of £10 and at the close of the year membership stood at 43.

Whilst eager to set off on a path of Community ownership and stewardship, the Board, with excellent support from Argyll & Bute Council (A&BC), the Development Trust Association of Scotland (DTAS) and others, set about first understanding the needs of the Community we serve. Initially this was done via drop in sessions held in both Kilchrenan and Dalavich in May to gauge support for the Churches project (see below).

## **AVICH AND KILCHENAN COMMUNITY HERITABLES (SCIO)**

Further engagement with the Community continued over the year. A website was created in September 2024 which has 180 active users. A highly successful photographic competition organised by Rhona Knox was held. This enabled the community not only to showcase its photographic skills but also to identify what they felt were the important things about the area in which they live. A selection of the photographs were used for Christmas Cards and a 2025 AKCH calendar. Given its success, we expect this to be an annual event.

These activities provided useful insight into the needs of the Community. However, in order to fully understand those needs and to set a strategy for fulfilling them, the Board agreed to undertake a Community Action Plan (CAP) which in turn could convert to a Local Place Plan to be adopted by Argyll and Bute Council.

As part of this, a survey has been published for the community to complete. The preliminary results are expected by Christmas 2024. This will then feed into the CAP and ultimately, through the Community Council and A&BC, to a Local Places Plan which will help shape our work for the next 5 years. These important documents are expected to be in place during the Spring of 2025.

As for specific projects, the first two buildings to be considered are the two historic churches at Kilchrenan and Dalavich that the Church of Scotland have declared redundant and have set a deadline for sale to be December 2026. The General Trustees of the Church of Scotland have agreed to the sale of the churches with preference given to a sale to AKCH at value.

AKCH is now embarked on an assessment of the feasibility and desirability of bringing one or both churches into sustainable Community ownership.

Stage 1 funding totalling £6,420 has been obtained from the Scottish Land Fund to carry out that assessment, including building surveys, planning assessments and independent valuations on both churches. This vital reference work, together with the ongoing work on Community needs through the CAP/LPP, will then inform a sustainable funding and operational strategy for acquisition, improvement and management of one or both buildings. This Business Plan work is well underway and, if the outcome is positive, AKCH expects to submit an application for Stage 2 funding from the SLF to fund the purchase of the church buildings early in 2025.

In terms of other projects, the charity has expressed interest in a Community Asset Transfer to A&BC in respect of Kilchrenan school following its closure. A Loch recreation group is also looking at the benefits and challenges of Community loch access in Kilchrenan.

Financially, the year to the end of October saw a modest amount of transaction but ones which generated a net cash surplus of £1,023.60. This translates into Restricted Funds of £177.10 and Unrestricted ones of £846.50. Over the year 4 successful Micro Grant funding applications were received totalling £1,200.00.

## **AVICH AND KILCHENAN COMMUNITY HERITABLES (SCIO)**

Overall, a lot has been achieved in the first year of operation and the Board would like to express thanks to those who have worked very hard and put in a lot of hours to get us to where we are now. That is a strong position from which to take forward our work for the Community we serve.

# AVICH AND KILCHENAN COMMUNITY HERITABLES (SCIO)

## INDEPENDENT EXAMINER'S REPORT ON THE ACCOUNTS

Reports to the Trustees and members of Avich and Kilchrenan Community Heritables.  
Registered Charity Number SCO 52906 on the accounts of the Charity from 25<sup>th</sup> October 2023 to 31<sup>st</sup> October 2024.

The Charity's Trustees are responsible for the preparation of the accounts in accordance with the terms of the Charity and Trustees Investment (Scotland) Act 2005 and the Charity Accounts (Scotland) Regulations 2006.

The Charity trustees consider that the audit requirements of Regulations (1) (a) to (c) of the Accounts Regulations does not apply. It is my responsibility to examine the accounts as required under section 44 (1) (c) of the Act and to state whether particular matters have come to my attention.

My examination is carried out in accordance with Regulation 11 of the Charities Account (Scotland) Regulations 2006. An examination includes a review of the accounting records kept by the Charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeks explanations from the Board concerning 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 accounts.

In the course of my examination no matter has come to my attention which gives me reasonable cause to believe that in any material respect the requirements:

To keep accounting records in accordance with Section 44 (1) (a) of the 2005 Act and regulation 4 of the 2006 Accounting Regulations.

and to prepare accounts which accord with the accounting records and comply with Regulation 9 of the 2006 Accounting Regulations.

have not been met, or to which in my opinion attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed:

Date:

Name: Finlay Kerr McFee (Non practising member , Institute of Chartered Accountants of Scotland)

Brae House,  
Kilchrenan  
Argyll PA35 1HD

# AVICH AND KILCHENAN COMMUNITY HERITABLES (SCIO)

## RECEIPTS AND PAYMENTS ACCOUNTS

**YEAR ENDED 31<sup>st</sup> OCTOBER 2024**

<u>Receipts</u>	<u>Total</u>	<u>Unrestricted</u>	<u>Restricted</u>
	£   p	£   p	£   p
Micro Grants_	300.00		300.00
Micro Grants	200.00		200.00
Micro Grants	500.00		500.00
Micro Grants	200.00		200.00
Membership Subs.	460.00	460.00	
Bank of Scot. Compensation	25.00	25.00	
Donations at Photo Competition	7.50	7.50	
Calendar and Christmas Card Sales	410.00	410.00	
Other Income	47.00	47.00	
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	2149.50	949.50	1200.00
 <b><u>Payments</u></b>			
Legal Fees	108.00		108.00
Web Design	460.88		460.88
Other Set Up	52.63		52.63
Drop In Expenses	151.39		151.39
Printing	45.00	45.00	
Photo Competition	258.00	8.00	250.00
Kilchrenan Village Hall Hire	15.00	15.00	
Information Commissioner	35.00	35.00	
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## AVICH AND KILCHENAN COMMUNITY HERITABLES (SCIO)

### RECEIPTS AND PAYMENTS ACCOUNTS CONT.

Total Payments	1125.90	103.00	1022.90
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<b>Net Surplus for the year</b>	<b>1023.60</b>	<b>846.50</b>	<b>177.10</b>
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### MOVEMENT OF FUNDS

	Total	Unrestricted	Restricted
	£ p	£ p	£ p
Balance as at 25-10-2023	0.00	0.00	0.00
Cash Deposits	2149.50	949.50	1200.00
Payments	(1125.90)	(103.00)	(1022.90)
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Balance at Bank 31-10-2024	1023.60	846.50	177.10
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