

Scottish Charity No SC007457

ST PAUL'S EPISCOPAL CHURCH, KINROSS

Annual Report and Accounts  
for the year ended  
30 September 2025

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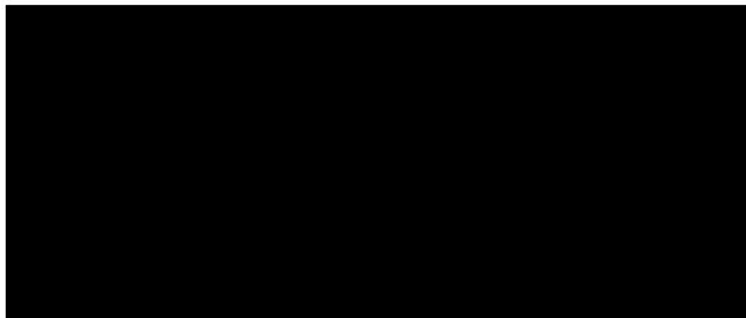
**ST PAUL'S EPISCOPAL CHURCH, KINROSS**

**Reference and administrative information**

Charity name and address      St Paul's Episcopal Church  
53 Muirs  
Kinross  
KY13 8AU

Scottish Charity Number      SC007457

Charity Trustees              Members of the Vestry & Officers



Bankers                      Bank of Scotland

Independent Examiner



Solicitors                      Andersons, LLP  
40 High Street  
Kinross  
KY13 8AN

**Report of the Vestry ( Trustees' report )**  
**Year ended 30 September 2025**

As the Charity Trustees of St Paul's Episcopal Church, the Vestry presents its report and accounts for the year ended 30 September 2025. These have been prepared in accordance with the requirements of the Statement of Recommended Practice: Accounting and Reporting by Charities ( March 2005 ).

**Structure, governance and management**

The Church is an unincorporated association, governed by its Constitution dated 23 January 1983. For the purposes of charities law, members of the Vestry are the Charity Trustees of the Church. The Church is a member congregation of the Diocese of St Andrews, Dunkeld and Dunblane in the Scottish Episcopal Church. The Bishop of St Andrews, Dunkeld and Dunblane has pastoral oversight of all congregations within the diocese and all congregations are subject to the Canon Law of the Scottish Episcopal Church. The members of the Vestry normally hold office for four years and are elected at an Annual Church Meeting. The Lay Representative who represents the church at Diocesan Synod is elected annually by the lay members of the congregation at the Annual Church Meeting. The People's Warden is elected by the congregation at the Annual Church Meeting and holds office for five years. The Vestry Secretary and Treasurer are appointed by the Vestry. The Vestry has delegated specific powers to its three sub-committees: Finance, Property and Mission. These sub-committees report to and submit recommendations to the Vestry. The Interim Pastor is appointed by the Bishop of the diocese.

Day to day management is delegated to the ministry team with the Vestry authorising policy relating to temporal affairs and appointing staff. The Interim Pastor is responsible for the spiritual affairs of the Church and delegates aspects of the Church's operations to the lay team.

The Vestry reviews on a regular basis the major risks to which the Church is exposed and systems or procedures have been established to manage those risks.

**Objectives and activities**

The objectives of the Vestry are to advance the mission of the Christian Church, through worship, service and fellowship. These objectives are carried out through mission and pastoral activities. The principal activities of the Church are public worship and the spiritual development of its members.

Donations are made regularly to charitable causes that provide benefits to disadvantaged people and organisations in Scotland, the rest of the United Kingdom and overseas.

In carrying out its objectives, the Vestry depends upon the contribution, both human and material, of many volunteers from the congregation. Activities carried out include contributions preparatory to and during worship, service on sub-committees and through group activities, the maintenance of premises and fabric, and a variety of pastoral and social activities. These contributions are all highly valued and members of the congregation are encouraged to participate in them.

**Reserves Policy**

The Vestry's reserves policy is to maintain reserves in cash sufficient to meet three months normal operating costs and any other committed expenditure. The unrestricted cash balances held at 30 September 2025 were £24,170.

**Investment Policy**

All of our investments have been converted to cash at the present.

**Results**

The General Fund produced a loss of £1,494 together with the loss in the income and expenditure account of £1,494 for the year.



### **Statement of Responsibilities of Members of Vestry**

Charities Law requires the persons concerned in the management or control of every recognised body to prepare accounts for each financial year which give a true and fair view of its state of affairs and of its results for that period. In preparing those financial statements the members of the Vestry are required to :

- \* Select suitable accounting policies and then apply them consistently.
- \* Make judgements and estimates that are reasonable and prudent.
- \* Prepare the accounts on the going concern basis unless it is inappropriate to presume that the Church will continue in operation.

The members of the Vestry are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Church and to enable to ensure that the financial statements comply with the relevant legislation. The members of the Vestry are also responsible for safeguarding the assets of the church and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

As part of this process the Vestry met on a number of occasions at specially convened meetings to discuss key issues and also consulted throughout the membership of the church community.

### **St Paul's Fabric**

Apart from routine maintenance some pointing has been done and there is more of that to do. The Chancel arch needs repainting. The tower has been repointed.

Repairs to the old hut have been completed

The Quinquennial is due which may well show more work needs to be done.

The Rectory has been redecorated and improved and is to be let.

### **St Paul's and the Community**

The Meeting Room is well established as a focal point to link the congregation with the local community, including an AA group. Members have worked hard to set up an arts group for exhibitions in the room which has proved successful.

We have an established Foodbank in the Old Hall, with the aid of Broke not Broken, a local charity which is working very hard due to the cost of living crisis.

## Achievements and Performance

### Report of vestry chair to OSCR and ACM 2025

I finished my report last year by referring to how hard the vestry had had to work in that year. If anything they have had to do even more this year. At our first meeting of the year I proposed two objectives for the year; that by the end of it we should have a settled basis for future ministry and that we should have a plan for the refurbishment of the church building in place to be ready for fund raising. We are well on with the first, and have made a start with the second.

Preliminary meetings with the Dollar vestry had already taken place before the start of the year to discuss the possibility of linking with them to share the costs of a rector. This proposal received the encouragement of the Bishop, including financial encouragement, and the proposal was put to a special congregational meeting on 25th May. The proposal to link was unanimously approved by that meeting. Since then a lot of work has been done to prepare for the situation. Dollar have a rectory which needed to be put in order for the joint priest-in-charge (which is what the joint "rector" will technically be) to live in. At the time of writing they have received grant approval to help with the cost of some of the work and they anticipate work will begin before Christmas. We have a rectory which needed to be put in good decorative order to be attractive to potential tenants. That work has been done at a cost approaching £17,000 and the house is about to be advertised for let. I hope to be able to say that we have found a tenant by the time of the ACM.

In parallel with the property work we have been working on the necessary preliminaries for advertising jointly for our priest-in-charge. These include the drafting of an agreement between us and Dollar, profiles of each charge and a profile of the person we would like to see in post. All of these have to be approved by the bishop and dean. We are waiting for that approval to come. [REDACTED] and I have been our nominees on the Joint Liaison committee formed with three representatives from Dollar to carry on the discussion. That committee will continue to liaise on behalf of the two vestries with the priest-in-charge after being appointed. The preparation of an advertisement for the post and the conduct of the procedure for choosing a candidate to recommend to the vestries will be in the hands of a Joint Vacancy Committee. Our representatives on that vital committee are [REDACTED]. The diocese will also be involved at all stages and the bishop will chair the meetings with candidates. I hope that the placing of advertisements will take place early in the New Year, in which case we are unlikely to have someone in place before early June. Getting the right person is crucial for everybody.

In the meantime we are enormously grateful to [REDACTED] and [REDACTED] for covering us during this interregnum. It is not just the hour or so of a service on Sunday morning. There is an immense amount of preparation to be done, the sermon of course, but a lot more including choosing the hymns, and setting up their music on the computer, preparing pew sheets, and taking communion to those unable to get to church. And we have been well served by those other priests who have helped out on the rare occasions when neither [REDACTED] has been available.

We have made a start on the church refurbishment. The pointing on the outside of the tower has at last been completed. A lot of what had been done before used inappropriate cement. That has been replaced. The inside of the tower appears to be drier as a result but that may just be the dry summer. We have had an engineer inspect the stability of the tower, in particular the iron work, as recommended in the last quinquennial report. The work recommended in that report will be included in the refurbishment works. We have instructed an architect to draw up preliminary plans for re-ordering the inside of the church which will form the central part of the refurbishment. The purpose of that re-ordering is to introduce more flexibility into the lay out of the main body of the building. That means having moveable seating and that in turn necessitates the levelling of the floor. Into that can be incorporated an underfloor heating system and insulation, which should make the place warmer. The architect is keen to replace the overhead heating with modern and more effective heaters. The other structural matter is to tidy up and make draught proof the entrance into the bottom of the tower. I have gone into this in some detail as the vestry would welcome ideas as to how we can improve the building for the twenty first century over and beyond what we already have in mind. This is a once in a generation opportunity to put together a large scale scheme to put forward to potential funders.

To finish off the property section of this report I should mention the old hall. We have arranged for the replacement of rotten woodwork (and are waiting for the bill!) and our tenant has painted the outside. BnB are also going to paint the inside. We shall have to paint and carpet the office for the priest in charge. We are due to have a quinquennial report but have held off until completion of the work in the rectory.

It has been an active year, but also good from the cash point of view. This is not only the result of our having spent thirty five percent less than last year, expenditure on the rectory notwithstanding, but also the result of the cash coming in having increased by some twenty percent. There was an increase in receipts from the new hall again but also an increase in the various forms of giving from you, the congregation; so well done and thank you. But the good work must be kept up. As I said at the special meeting in May, the contribution from the diocese and sharing of the expense of the priest-in-charge is not an opportunity for a giving holiday. It is an opportunity for us to get back on our financial feet which we must not pass up.

My thanks to my colleagues on the vestry for all their hard work during the year and to [REDACTED]. The next year is going to be hard work too, but an exciting one with new beginnings to look forward to.  
M.G.S.S. 21/10/2025.

## **Independent Examiner's Report to the Vestry of St Paul's Episcopal Church, Kinross**

I report on the accounts of the charity for the year ended 30 September 2025 which are set out on the following pages.

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

The charity's trustees are responsible for the preparation of the accounts in accordance with the terms of the Charities and Trustee Investment ( Scotland ) Act 2005 and the Charities Accounts ( Scotland ) Regulations 2006. The charity trustees consider that the audit requirement of Regulation 10(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.

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

My examination is carried out in accordance with Regulation 11 of the Charities Accounts ( Scotland ) Regulations 2006. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with these records. It also includes consideration of any unusual items or disclosures in the accounts, 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 accounts.

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

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

- 1 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 Accounts Regulations, and
  - \* to prepare accounts which accord with the accounting records and comply with Regulation 8 of the 2006 Accounts Regulationshave not been met, or
- 2 to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



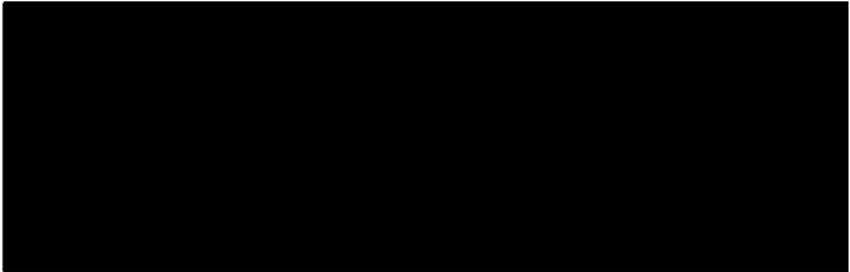
**St Paul's Episcopal Church, Kinross**  
**Statement of Financial Activities for the year ended 30 September 2025**

Notes	Unrestricted Funds		Restricted Funds		Flower Fund	Stipend Fund	Re-order Fund	Total 2025	Total 2024
	General Fund	Designated Funds	New Hall Fund	Property Fund					
	£	£	£	£	£	£	£	£	£
<b>Incoming Resources</b>									
Incoming Resources from generated funds									
Voluntary income									
Congregational giving	39,154							39,154	34,462
Donations New Hall	4,460							4,460	3,755
Fees	2,110							2,110	2,010
Activities for generating funds									
Fundraising	2							2	97
Grants	4,300							4,300	7,326
Investment income portfolio	66							66	1,059
Deposit A/C interest	294							294	-
	<u>50,386</u>							<u>50,386</u>	<u>48,709</u>
<b>Resources Expended</b>									
Net Clergy and ministry costs	19,510							19,510	56,335
Worship costs	129							129	254
Mission and education costs	848							848	90
Fabric costs	25,394							25,394	6,668
Quota	5,999							5,999	5,340
Governance costs	-							-	325
Total Resources Expended	<u>51,880</u>							<u>51,880</u>	<u>69,012</u>
Net Incoming(Outgoing)									
Resources before Transfers	(1,494)								(20,303)
Transfers between funds		8,695					(8,695)	-	-
Unrealised profit on valuation	-							-	1,010
Net Movement in Funds	<u>(1,494)</u>	<u>8,695</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(8,695)</u>	<u>(1,494)</u>	<u>(19,293)</u>
Fund Balances at 30 September 2024	23,866	5,640	171,421	246,441	475	-	8,695	456,538	475,831
Fund Balances at 30 September 2025	<u>22,372</u>	<u>14,335</u>	<u>171,421</u>	<u>246,441</u>	<u>475</u>	<u>-</u>	<u>-</u>	<u>455,044</u>	<u>456,538</u>



**St Paul's Episcopal Church, Kinross**  
**Balance Sheet as at 30 September 2025**

	2025 £	2024 £
<b>Fixed Assets ( note 5)</b>		
Heritable Properties at book value	413,618	413,618
Investments at market value	-	-
	<u>413,618</u>	<u>413,618</u>
<b>Current Assets</b>		
Debtors ( note 6)	5,731	5,214
Bank Accounts	44,464	16,435
Rathbones Savings	-	21,471
	<u>50,195</u>	<u>43,120</u>
<b>Creditors: amounts falling due within one year</b>		
Creditors ( note 7)	<u>8,769</u>	<u>200</u>
<b>Net Current Assets</b>	41,426	42,920
<b>TOTAL ASSETS LESS LIABILITIES</b>	<u>455,044</u>	<u>456,538</u>
<b>Represented by :</b>		
<b>Unrestricted Funds:</b>		
General Fund	22,372	23,866
Restoration fund	14,335	5,640
	<u>36,707</u>	<u>29,506</u>
<b>Restricted Funds</b>		
<b>Stipend Fund</b>	-	-
Hall Fund	171,421	171,421
Property Fund	246,441	246,441
Reorder Fund	-	8,695
Flower Fund	475	475
<b>TOTAL FUNDS ( Note 9)</b>	<u>455,044</u>	<u>456,538</u>



**St Paul's Episcopal Church, Kinross**  
**NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 30 SEPTEMBER 2025**

**1 Accounting policies**

**Basis of preparation of accounts**

The accounts have been prepared under the historical cost convention as modified by the revaluation of investment assets and are in accordance with applicable accounting standards, the Charities Accounts ( Scotland ) Regulations 2006 and Accounting and Reporting by Charities: Statement of Recommended Practice ( SORP ) issued in 2005.

Note 2 explains the general purposes of St Paul's funds.

**Tangible fixed assets and depreciation**

Heritable properties are shown at cost. Depreciation is not provided on heritable properties. The heritable properties have useful lives in excess of fifty years. No depreciation has been provided against the book value of heritable properties as, in the opinion of the Vestry, due to the long useful economic lives of the properties and their high residual values, any depreciation charge and resultant accumulated depreciation are immaterial. In the opinion of the Vestry, no impairment of carrying values has occurred during the year.

**Fixed asset investments**

Investments are shown at market value and unrealised gains and losses are included in the Statement of Financial Activities. Our investments have been converted to a cash basis and have been placed in a bank deposit account.

**Congregational giving, donations, legacies and similar income**

Congregational giving is accounted for when received. Donations, legacies and similar income are accounted for when received. Gift Aid tax recoverable is accounted for at the point the tax reclaim is calculated.

**Disposals of investments**

None left.

**Governance Costs**

Governance Costs relate to those costs necessary to provide governance infrastructure which allows St Paul's to operate and to generate the information required for public accountability.

**Apportionment of Support costs**

Resources expended are shown in the Statement of Financial Activities categorised by charitable activity and governance costs in accordance with the requirements of the Statement of Recommended Practice. The costs and grants awarded are capable of direct attribution to the categories.

## 2 Funds

Unrestricted funds are available for use at the Vestry's discretion in furtherance of the Church's objectives; restricted funds are those given for specific purposes. Designated funds are unrestricted funds that have been allocated for a specific purpose by the Vestry. St Paul's has seven funds:-

### Unrestricted Funds:

General Fund	Funds held for general work of the church
Restoration Fund	Specific fund set aside by the Vestry for capital maintenance of the church buildings ( including the rectory ) in this designated fund.

### Restricted Funds

Rectors Stipend Fund	Currently Nil
New Hall Fund	A plan to build a meeting room was initiated in 2000. All appeal funds and grants given specifically for this construction have been credited to the New Hall Fund. Expenditure on professional fees and payments to contractors have been debited to this fund. The value of this fund as at 30 September 2025 is £171,421.
Property Fund	This fund was created to reflect the value of the property purchased by the church ie the Rectory purchased in 2005 for £171,869. The Diocese held this fund which has been utilised in the extension and refurbishment of the Rectory. There was a transfer of funds from general fund to fully meet the cost of the works which has resulted in the the balance at 30 September 2025 being £246,441
Re-order Fund	This fund was established to collect monies for a major project to make our church more comfortable and create an area for the wider community use. The value of the fund as at 30 September 2025 is £0.
Flower Fund	Money for the purchase of flowers in the church. As at 30 September 2025 the fund stood at £475.

### 3 Clergy and staff costs and emoluments

	2025 £	2024
Gross Stipends and salaries	2,779	29,033
Pension Contributions	<u>855</u> <u>3,634</u>	<u>13,788</u> <u>42,821</u>

Average number of employees during the year ( full time equivalent )	1	1
Employers NIC no longer exists.		

No employee received emoluments in excess of £60,000.

Employees are eligible to join the Scottish Episcopal Church Pension Fund which is a non contributory defined benefit scheme with benefits based on final pensionable salary. The Rector is a member of the Fund. St Paul's is unable to identify its share of the underlying assets and liabilities of the Fund on a consistent and reasonable basis and so accounts for its contributions as if the scheme was a defined contribution scheme. The contribution rate for the year under review was 32.2%. There were no contributions outstanding at 30 September 2025 in relation to St Paul's employees.

No Vestry Member received mileage reimbursement or other remuneration other than expenses incurred on behalf of the church.

#### 4 Mission

	£
Aberlour	283.00
	<u>283.00</u>

5 Fixed Assets	Investments	Heritable Property	Total
	£	£	
	-	413,618	413,618
Balance at 30 September 2025	<u>-</u>	<u>413,618</u>	<u>413,618</u>

The church buildings at 53 Muirs, Kinross are owned by St Paul's. The original cost of these assets and the cost of improvements are not known and have not been included because, in the opinion of the Vestry, the cost of professionally valuing them to include a value in the accounts outweighs the benefits to users of the accounts.

The Rectory which was purchased in 2005 is included at cost price under Heritable Property with the addition of the expenditure on extension and refurbishment

The new church hall was built in 2007/9 and the total cost is included under Heritable Property.

On 30 September 2025 the main church building and contents were insured for £7,320,000. This is the maximum loss limit. Replacement building cost does not represent market value of the properties and does not include valuation of the land on which the properties are situated.

6 Debtors	2025	2024
	£	£
Gift Aid tax reclaim	5,731	5,214
	<u>5,731</u>	<u>5,214</u>
7 Creditors	2025	2024
	£	
200 club	200	200
Repairs & Architect fee	8,569	-
	<u>8,769</u>	<u>200</u>



## 8 Reconciliation of movement in funds

	Balance at 01-Oct-24	Incoming Resources	Resources Expended	Transfers	Unrealised gains and losses	Balance at 30-Sep-25
	£	£	£	£	£	£
<b>Unrestricted Funds</b>						
General Fund	23,866	50,386	51,880		-	22,372
Restoration Fund	5,640	-	-	8,695		14,335
	<u>29,506</u>	<u>50,386</u>	<u>51,880</u>	<u>8,695</u>	<u>-</u>	<u>36,707</u>
<b>Restricted Funds</b>						
New Hall Fund	171,421	-	-			171,421
Property Fund	246,441					246,441
Reorder Fund	8,695			8,695		-
Flower Fund	475					475
Stipend Fund	-	-	-			-
	<u>427,032</u>	<u>-</u>	<u>-</u>	<u>8,695</u>	<u>-</u>	<u>418,337</u>
<b>Total Funds</b>	<u>456,538</u>	<u>50,386</u>	<u>51,880</u>	<u>-</u>	<u>-</u>	<u>455,044</u>

The level of loss has been considerably been reduced. The rectory has been mostly refurbished and is ready to be let as part of our future linkage with St.James,Dollar.

## 9 Analysis of net assets between funds

	Unrestricted General Fund	Designated Funds	Restricted New Hall Fund	Property Fund	Reorder Fund	Stipend Fund	Flower Fund	Total
	£	£	£	£	£	£	£	
<b>Fund balances at 30 September 2024 are represented by:</b>								
<b>Fixed Assets</b>								
Heritable Property	-	-	167,177	246,441	-	-	-	413,618
Investments at market value	-	-	-	-	-	-	-	-
<b>Current Assets</b>								
Debtors & Prepayments	5,731							5,731
Bank & Cash	25,410	14,335	4,244	-	-	-	475	44,464
<b>Current Liabilities</b>								
Creditors & Accruals	(8,769)	-	-	-	-	-	-	(8,769)
	<u>22,372</u>	<u>14,335</u>	<u>171,421</u>	<u>246,441</u>	<u>-</u>	<u>-</u>	<u>475</u>	<u>455,044</u>

The unrestricted fund includes General and the Restoration Fund  
Restricted Funds are New Hall & Property Funds, Re-order,Flower and Stipend Fund

## 10 Quota

Quota is paid by St Paul's to the Diocese of St Andrews, Dunkeld and Dunblane to support the work of the Diocese and of the Scottish Episcopal Church as a whole.  
Quota currently stands at 16.5% of relevant income.

## 11 Governance costs

The cost of managing the investment portfolio was £0 compared to £325 in 2024.