

Westburn Development Trust SCIO

Scotland · Charity number SC050078

Details

Status Active

Legal form SCIO (Scottish Charitable Incorporated Organisation)

Registered 2020-04-09

Register [View on the OSCR register](#)

Contact

Address 87 Cairnfield Place
Midstocket
Aberdeen
AB15 5LX

Activities

Activities: 'It carries out activities or services itself'

Purposes: 'the advancement of the arts, heritage, culture or science', 'the provision of recreational facilities, or the organisation of recreational activities, with the object of improving the conditions of life for the persons for whom the facilities or activities are primarily intended'

What the charity does: Our charity was set up with the primary objective of saving Westburn House in Aberdeen, a building with a significant historical and architectural value to the community

Beneficiaries: 'No specific group, or for the benefit of the community'

Objectives: The Organisation has been formed to benefit the community served by the Community residing in the catchment area as defined in Attachment 1 Community Designed (the "Community"), with the following purposes (the "Purposes"): 4.1 The advancement of the arts, heritage, culture and science. 4.2 The provision of recreational facilities, or the organisation of recreational activities, with the object of improving the conditions of life for the persons for whom the facilities or activities are primarily intended, and in furtherance of this by. Acting as a Community Asset Transfer body for Westburn House and any associated outbuildings in the city of Aberdeen Working in partnership with other bodies to achieve the purposes.

Geography

- **Main operating location:** Aberdeen
- **Geographical spread:** A specific local point, community or neighbourhood

Finances

Period end	Income	Expenditure	Assets	Employees
2025-04-30	£0	£0	-	0
2024-04-30	£0	£0	-	0
2023-04-30	£0	£0	-	0
2022-04-30	£0	£2,229	-	0
2021-04-30	£5,072	£1,955	-	0

Westburn Development Trust SCIO

Scotland - Charity number SC050078

Accounts



WESTBURN DEVELOPMENT TRUST SCIO

SC050078

TRUSTEES' ANNUAL REPORT

Year ended 30 April 2025





CONTACT INFORMATION

COMPANY NUMBER:

SC050078

ADDRESS:

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

EMAIL:

[REDACTED]

WEBSITE:

[REDACTED]



LIST OF TRUSTEES

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



OBJECTIVES AND ACTIVITIES

Why was the SCIO set up?

Westburn Development Trust SCIO was set up in April 2020 with the primary objective of saving Westburn House, a building with significant historical and architectural value to the community (**Project**).

What is our governing document?

The SCIO is governed by a constitution, adopted on 24 January 2022 (**Constitution**). The Constitution sets out the SCIO's purposes, how the charity operates and what activities it can undertake.

What are the SCIO's main aims?

The organisation's purposes are:

- the benefit of the community residing in the catchment area;
- the advancement of the arts, heritage, culture and science;
- the provision of recreational facilities, or the organisation of recreational activities, with the object of improving the conditions of life for the persons for whom the facilities or activities are primarily intended, and in furtherance of this by:
- acting as a community asset transfer body for Westburn House and any associated outbuildings within the City of Aberdeen; and
- working in partnership with appropriate other bodies to achieve these purposes.

What activities will the SCIO undertake?

The primary initial activity of the SCIO shall be the instruction of a Project Viability Report (**PVR**), which will determine the potential feasibility of the proposed Project, namely the saving and restoration of Westburn House.

Following this, and subject to the outcome of the PVR, the priority of the SCIO shall be arresting the decay to the Westburn House building and surrounding site.



The first phase of the proposed Project will focus on site safety in order for further feasibility studies and restoration proposals to be made.

In order to achieve these activities, an important activity of the SCIO shall be the raising of funds through the application for charitable grants and funding as well as public support.



STRUCTURE, GOVERNANCE AND MANAGEMENT

Trustees

The trustees of the SCIO may, subject to the Constitution, exercise all the powers of the SCIO.

There is a minimum number of 4 trustees and a maximum of 20 which can be appointed in accordance with the provisions of the Constitution.

At each Annual General Meeting of the members of the SCIO, those Trustees who are appointed by the board or elected by the members shall retire from office and will be deemed to be re-elected, subject to the provisions of the Constitution.

The Constitution allows for the appointment of Trustees by the board on the basis that they have specialist experience and/or skills which could be of assistance to the board.

Code of Conduct and Policy on Reserves

The conduct of the Trustees is also subject to the SCIO's Code of Conduct and Policy on Reserves.



ACHIEVEMENTS AND PERFORMANCE

Having had previous success in obtaining funding from the Aberdeen City Heritage Trust as well as the Common Good Fund during previous years the Trustees continued to carry out a review of potential funding sources available to the project, noting that until the fundamental viability of the redevelopment project had been established it would be inappropriate to conduct any public fundraising.

The Trustees have had exploratory conversations with potential commercial partners – notably in the construction and property sector – to gauge interest in the project. Such interest remains very low, particularly in light of the lack of engagement from Aberdeen City Council which ultimately remains the only party with any legal interest in the building. The Trustees noted that Aberdeen City Council remains (rightly) unable to prioritise the redevelopment of the building due to the prevailing economic conditions and spending priorities, which are likely to continue for the foreseeable future.

Due to personal commitments the Trustees have also continued to find it difficult to dedicate as much time and resources to the project as they would like to.



FINANCIAL REVIEW

Policy on Reserves

The Trustees consider that the ideal level of reserves as at 30 April 2024 would be £500.

The Trustees consider that:

- (a) at present, the SCIO has little need to maintain a higher level of reserves on the basis that it has no ongoing expenditures commitments; and
- (b) for the foreseeable future, the SCIO's expenditure shall consist of:
 - (i) specific outlays concerned with obtaining initial reports connected with the Project; and
 - (ii) the potential expenditure of costs associated with arresting the decay of Westburn House,

in respect of which, both (i) and (ii), specific funding shall be sought from funding bodies, including the Common Good Fund, and with the help of public fundraising efforts.

The Trustees undertake to keep this Policy on Reserves under review as the activities of the SCIO progress.

Current Finances

The SCIO had a balance of £887.81 in its bank account as at 30 April 2025.

There is no deficit shown in the SCIO's accounts for this financial year.



FUTURE PLANS

The Trustees are continuing in the process of working to establish the fundamental viability of the project including identifying potential providers of the PVR on behalf of the SCIO.



DECLARATION

This Trustees' Annual Report is signed on behalf of all the Trustees of Westburn Development Trust SCIO by:



Independent Examiner's Report

For the Year Ended 30th April 2025

to the Trustees of Westburn Development Trust SCIO

I report on the accounts of the charity for the year ended 30th April 2025.

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 (as amended). The charity's trustees consider that the audit requirement of Regulation 10(1) (d) of the 2006 Regulations does not apply. It is my responsibility to examine the accounts as required under section 44(1) (c) of the 2005 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 2006 Regulations. 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 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 Regulations, and
 - to prepare accounts which accord with the accounting records and comply with Regulation 9 of the 2006 Regulations have 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.

Relevant professional qualification/professional body: Chartered Accountant, ICAS

Address: [REDACTED]

WESTBURN DEVELOPMENT TRUST SCIO, SC050078
STATEMENT OF INCOME & EXPENDITURE
FOR THE YEAR TO 30 APRIL 2025

	YEAR TO 30 APRIL 2024	
	Unrestricted Funds	Unrestricted Funds
	£	£
Income		
Total income	0	0
Expenditure		
Total expenditure	0	0
Net movement in funds	0	0
TOTAL FUNDS BROUGHT FORWARD	(2,229)	(2,229)
TOTAL FUNDS CARRIED FORWARD	(2,229)	(2,229)

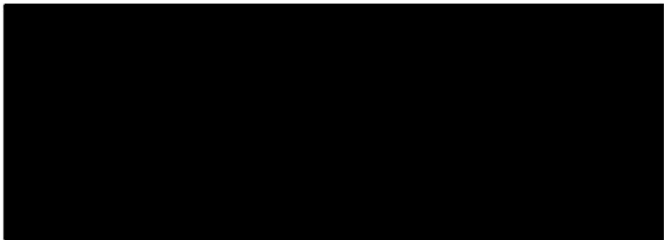
These accounts were appronoved by the Trustees on 28th January 28th January 2026 and signed on their behalf by:



WESTBURN DEVELOPMENT TRUST SCIO, SC050078
STATEMENT OF BALANCES AS AT 30 APRIL 2025

		30 APRIL 2024
	£	£
Bank Account		
Opening balance	888	888
Surplus (Deficit) for year	0	0
Closing balance	888	888

These accounts were approved by the Trustees on 28th January 2026 and signed on their behalf by:



WESTBURN DEVELOPMENT TRUST SCIO, SC050078
NOTES TO THE ACCOUNTS

1 Basis of Accounting

These accounts have been prepared on the Receipts & Payments basis in accordance with the Charities & Trustee Investment (Scotland) Act 2005 and the Charities Accounts (Scotland) Regulations 2006 (as amended).