

CHARITY REGISTRATION NUMBER: SC050572

**Douglas Community Development Company**  
**Unaudited Financial Statements**  
**For the year ended**  
**30 November 2024**

**I.A.STEWART & CO**  
Chartered Accountants  
The Mechanics Workshop  
New Lanark  
ML11 9DB

**Douglas Community Development Company**

**Financial Statements**

**Year ended 30 November 2024**

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	<b>Page</b>
Trustees' annual report	<b>1</b>
Independent examiner's report to the trustees	<b>5</b>
Statement of financial activities	<b>6</b>
Statement of financial position	<b>7</b>
Notes to the financial statements	<b>8</b>

Douglas Community Development Company

Trustees' Annual Report

Year ended 30 November 2024

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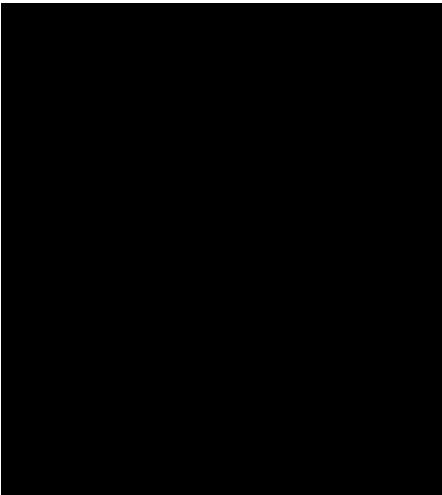
The trustees present their report and the unaudited financial statements of the charity for the year ended 30 November 2024.

Reference and administrative details

Registered charity name Douglas Community Development Company

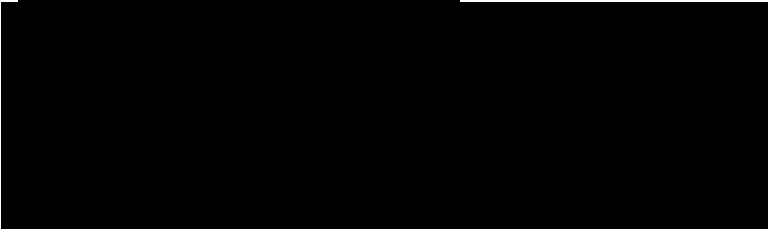
Charity registration number SC050572

Principal office



The trustees

Independent examiner



# **Douglas Community Development Company**

## **Trustees' Annual Report** *(continued)*

**Year ended 30 November 2024**

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

#### **Powers**

The organisation has power to do anything which is calculated to further its purposes or is conducive or incidental to doing so.

No part of the income or property of the organisation may be paid or transferred (directly or indirectly) to the members - either in the course of the organisation's existence or on dissolution - except where this is done in direct furtherance of the organisation's charitable purposes.

#### **Liability of members**

The members of the organisation have no liability to pay any sums to help to meet the debts (or other liabilities) of the organisation if it is wound up; accordingly, if the organisation is unable to meet its debts, the members will not be held responsible.

The members and charity trustees have certain legal duties under the Charities and Trustee Investment (Scotland) Act 2005; and clause 7 does not exclude (or limit) any personal liabilities they might incur if they are in breach of those duties or in breach of other legal obligations or duties that apply to them personally.

#### **The structure of the organisation consists of:-**

The members - who have the right to attend members' meetings (including any Annual General Meeting) and have important powers under the constitution; in particular, the members appoint people to serve on the Management Committee and take decisions on changes to the constitution itself;

The management committee - who hold regular meetings and generally control the activities of the organisation; for example, the Management Committee is responsible for monitoring and controlling the financial position of the organisation.

#### **Election, retiral, re-election**

1. At each AGM, the members may elect any member (unless he/she is debarred from membership under clause 54) to be a charity trustee, subject to clause 60.

2. The Management Committee may at any time appoint any member (unless he/she is debarred from membership under clause 54) to be a charity trustee, subject to clause 60.

3. At each AGM, half of the elected or appointed charity trustees must retire from office - but may then be re-elected under clause 56.

4. A charity trustee retiring at an AGM will be deemed to have been re-elected unless: -

- he/she advises the Management Committee prior to the conclusion of the AGM that he/she does not wish to be re-appointed as a charity trustee; or
- an election process was held at the AGM and he/she was not among those elected/re-elected through that process; or
- a resolution for the re-election of that charity trustee was put to the AGM and was not carried.

# Douglas Community Development Company

## Trustees' Annual Report *(continued)*

### Year ended 30 November 2024

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#### Objectives and activities

##### Constitution

The Charity is a Scottish Charitable Incorporated Organisation (a SCIO). It was registered in its current legal form on 16th November 2020.

The principal office of the organisation will be in Scotland (and must remain in Scotland).

The Douglas Community Development Company's objectives are :

- the advancement of citizenship or community development by supporting other community-based organisations in response to local needs, inspiring residents and young people in the community and offering volunteering opportunities which will help to relieve need, advance health, well-being, education, employability, aspiration and community cohesion.
- the advancement of arts, heritage, cultural or science by preserving, for the benefit of the public the historical, architectural and constructional heritage that may exist in and around the Community in buildings.

There has been no change in these during the year.

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the Douglas Community Development Company should undertake.

#### Achievements and performance

During the financial year ending 30 November 2024, Douglas Community Development Company (DCDC) made significant progress towards advancing two major regeneration projects in the village of Douglas: the redevelopment of the Douglas Arms Hotel and the reinstatement of the sports pavilion at Crabtree Park.

At the start of the year, we successfully commissioned two architectural firms to develop design proposals for each project. Sanderson Borland Architects were appointed to lead on the Crabtree Park Sports Pavilion, while Page\Park Architects were selected for the Douglas Arms Hotel. Both appointments followed a competitive process and were funded through grants secured in the previous year.

Extensive community consultation took place throughout the year. We hosted multiple engagement sessions with local residents, community groups, sports clubs, businesses, and other stakeholders. These sessions included interactive design workshops and public exhibitions, allowing participants to contribute directly to shaping the vision for both sites. Feedback gathered was used to inform the emerging designs and ensure that both projects reflected the aspirations and needs of the wider community.

By the end of the period, we had successfully completed RIBA Stage 2 (Concept Design) reports for both projects. These design reports represent a significant milestone, providing a clear and costed vision for each project and establishing the foundations for future development.

Towards the end of the year, DCDC received a major anonymous donation intended to support the potential acquisition of the Douglas Arms Hotel property at 54 Ayr Road. While this positioned us to move forward with the purchase, the Management Committee made a strategic decision to delay acquisition and instead prioritise the establishment of a Specialist Development Services function to ensure the next phase of both projects could be delivered professionally and sustainably.

The Specialist Development Services project is designed to bring in skilled external support - either through a single expert or a multidisciplinary team - to provide professional capacity in areas such as capital project planning, stakeholder management, funding strategy, business modelling, and community engagement. As a voluntary board of trustees, we recognised that progressing two large-scale capital projects simultaneously would require resources beyond what could reasonably be

Douglas Community Development Company

Trustees' Annual Report (continued)

Year ended 30 November 2024

expected of a volunteer committee. Investing in this professional capacity will ensure that both the Douglas Arms and Crabtree Park projects can be delivered efficiently, at pace, and to a high standard.

In November 2024, we began the process of identifying suitable funding sources to enable the recruitment of these specialist services and laid the groundwork for applications to several funders. The aim for the coming year will be to secure funding for the Specialist Development Services project, move forward with the acquisition of the hotel, and progress both projects through the next stages of design and delivery. DCDC is proud of the progress made during this reporting period and remains committed to our mission of delivering long-term, community-led regeneration in Douglas. We thank our funders, partners, and community members for their continued support.

Financial review

It is the policy of the Douglas Community Development Company that unrestricted funds which have not been designated for a specific use should be maintained at a level equivalent to between three- and six-month's expenditure. The trustees consider that reserves at this level will ensure that, in the event of a significant drop in funding, they will be able to continue the Douglas Community Development Company's current activities while consideration is given to ways in which additional funds may be raised. This level of reserves has been maintained throughout the year.

The trustees have assessed the major risks to which the Douglas Community Development Company is exposed and are satisfied that systems are in place to mitigate exposure to the major risks.

Total income for 2024 was £116,025 (2023: £2,834), an increase of £113,191 on 2023.

Total expenditure increased from £8,522 in 2023 to £34,011 in 2024. Costs continue to be monitored closely.

The resulting surplus for the year was £82,014 (2023: Deficit £5,688).

The trustees' annual report was approved on 6 November 2025 and signed on behalf of the board of trustees by:

Trustee

Trustee

# **Douglas Community Development Company**

## **Independent Examiner's Report to the Trustees of Douglas Community Development Company**

**Year ended 30 November 2024**

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I report to the trustees on my examination of the financial statements of Douglas Community Development Company ('the charity') for the year ended 30 November 2024.

### **Responsibilities and basis of report**

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities and Trustee Investment (Scotland) Act 2005 (the '2005 Act') and the Charities Accounts (Scotland) Regulations 2006 (as amended). You are satisfied that your charity is not required by charity law to be audited and have chosen instead to have an independent examination.

I report in respect of my examination of the charity's financial statements as carried out under section 44(1)(c) of the 2005 Act. In carrying out my examination I have followed the requirements of Regulation 11 of the Charities Accounts (Scotland) Regulations 2006 (as amended).

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

Since the charity has prepared its accounts on an accruals basis your examiner must be a member of a body listed in Regulation 11(2) of the Charities Accounts (Scotland) Regulations 2006 (as amended). I can confirm that I am qualified to undertake the examination because I am a registered member of ICAS which is one of the listed bodies.

I have completed my examination. I confirm that no matters have come to my attention giving me cause to believe that in any material respect:

1. accounting records were not kept as required by section 44(1)(a) of the 2005 Act and Regulation 4 of the Charities Accounts (Scotland) Regulations 2006 (as amended); or
2. the financial statements do not accord with those records; or
3. the financial statements do not comply with the accounting requirements of Regulation 8 of the Charities Accounts (Scotland) Regulations 2006 (as amended).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



06 November 2025

# Douglas Community Development Company

## Statement of Financial Activities

Year ended 30 November 2024

			2024		2023
	Note	Unrestricted funds £	Restricted funds £	Total funds £	Total funds £
<b>Income and endowments</b>					
Donations and legacies	4	80,000	36,025	116,025	2,834
<b>Total income</b>		<u>80,000</u>	<u>36,025</u>	<u>116,025</u>	<u>2,834</u>
<b>Expenditure</b>					
Expenditure on charitable activities	5,6	1,173	32,838	34,011	8,522
<b>Total expenditure</b>		<u>1,173</u>	<u>32,838</u>	<u>34,011</u>	<u>8,522</u>
<b>Net income/(expenditure) and net movement in funds</b>		<u>78,827</u>	<u>3,187</u>	<u>82,014</u>	<u>(5,688)</u>
<b>Reconciliation of funds</b>					
Total funds brought forward		175	1,530	1,705	7,393
<b>Total funds carried forward</b>		<u>79,002</u>	<u>4,717</u>	<u>83,719</u>	<u>1,705</u>

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

All income and expenditure derive from continuing activities.

The notes on pages 8 to 13 form part of these financial statements.



Douglas Community Development Company

Statement of Financial Position

30 November 2024

	Note	2024 £	£	2023 £
<b>Current assets</b>				
Cash at bank and in hand		84,439		2,424
<b>Creditors: amounts falling due within one year</b>	<b>10</b>	<u>720</u>		<u>719</u>
<b>Net current assets</b>			83,719	1,705
<b>Total assets less current liabilities</b>			<u>83,719</u>	<u>1,705</u>
<b>Net assets</b>			<u>83,719</u>	<u>1,705</u>
<b>Funds of the charity</b>				
Restricted funds			4,717	1,530
Unrestricted funds			<u>79,002</u>	<u>175</u>
<b>Total charity funds</b>	<b>11</b>		<u>83,719</u>	<u>1,705</u>

These financial statements were approved by the board of trustees and authorised for issue 6 November 2025, and are signed on behalf of the board by:

Trustee

Trustee

# **Douglas Community Development Company**

## **Notes to the Financial Statements**

**Year ended 30 November 2024**

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### **1. General information**

The charity is a public benefit entity and a registered charity in Scotland and is unincorporated. The address of the principal office is 56D Ayr Road, Douglas, Lanark, ML11 0QA, Scotland.

### **2. Statement of compliance**

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Charities and Trustee Investment (Scotland) Act 2005 and the Charity Accounts (Scotland) Regulations 2006 (as amended).

### **3. Accounting policies**

#### **Basis of preparation**

The financial statements have been prepared on the historical cost basis.

The financial statements are prepared in sterling, which is the functional currency of the entity.

#### **Going concern**

At the time of approving the financial statements, the trustees have a reasonable expectation that the Douglas Community Development Company 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.

#### **Judgements and key sources of estimation uncertainty**

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. Actual results may differ from these estimates.

The trustees are of the opinion that there are no matters of significant judgements, estimates or assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities in the next financial year.

#### **Fund accounting**

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

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 Douglas Community Development Company.

# Douglas Community Development Company

## Notes to the Financial Statements *(continued)*

### Year ended 30 November 2024

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#### 3. Accounting policies *(continued)*

##### Incoming resources

All incoming resources are included in the statement of financial activities when entitlement has passed to the charity; it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

- income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.
- legacy income is recognised when receipt is probable and entitlement is established.
- income from donated goods is measured at the fair value of the goods unless this is impractical to measure reliably, in which case the value is derived from the cost to the donor or the estimated resale value. Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.
- income from contracts for the supply of services is recognised with the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.

##### Resources expended

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

##### Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

# Douglas Community Development Company

## Notes to the Financial Statements *(continued)*

Year ended 30 November 2024

### 4. Donations and legacies

	Unrestricted Funds £	Restricted Funds £	Total Funds 2024 £
<b>Donations</b>			
Donations and gifts	80,000	—	80,000
<b>Grants</b>			
Grants receivable	—	36,025	36,025
	<u>80,000</u>	<u>36,025</u>	<u>116,025</u>
	Unrestricted Funds £	Restricted Funds £	Total Funds 2023 £
<b>Donations</b>			
Donations and gifts	900	200	1,100
<b>Grants</b>			
Grants receivable	—	1,734	1,734
	<u>900</u>	<u>1,934</u>	<u>2,834</u>

### 5. Expenditure on charitable activities by fund type

	Unrestricted Funds £	Restricted Funds £	Total Funds 2024 £
54 Ayr Road project costs	—	15,497	15,497
Planters project costs	—	—	—
Marketing/Website project costs	—	188	188
Christmas event costs	—	—	—
Village Maintenance project	—	89	89
Weavers Yard & Crabtree project costs	—	17,064	17,064
Support costs	1,173	—	1,173
	<u>1,173</u>	<u>32,838</u>	<u>34,011</u>
	Unrestricted Funds £	Restricted Funds £	Total Funds 2023 £
54 Ayr Road project costs	—	—	—
Planters project costs	—	326	326
Marketing/Website project costs	—	1,588	1,588
Christmas event costs	—	1,088	1,088
Village Maintenance project	—	—	—
Weavers Yard & Crabtree project costs	—	4,800	4,800
Support costs	720	—	720
	<u>720</u>	<u>7,802</u>	<u>8,522</u>

# Douglas Community Development Company

## Notes to the Financial Statements *(continued)*

### Year ended 30 November 2024

#### 6. Expenditure on charitable activities by activity type

	Activities undertaken directly £	Support costs £	Total funds 2024 £	Total fund 2023 £
54 Ayr Road project costs	15,497	—	15,497	—
Planters project costs	—	—	—	326
Marketing/Website project costs	188	—	188	1,588
Christmas event costs	—	—	—	1,088
Village Maintenance project	89	—	89	—
Weavers Yard & Crabtree project costs	17,064	—	17,064	4,800
Governance costs	—	1,173	1,173	720
	<u>32,838</u>	<u>1,173</u>	<u>34,011</u>	<u>8,522</u>

#### 7. Independent examination fees

	2024 £	2023 £
Fees payable to the independent examiner for: Independent examination of the financial statements	<u>720</u>	<u>720</u>

#### 8. Staff costs

The average head count of employees during the year was Nil (2023: Nil).

No employee received employee benefits of more than £60,000 during the year (2023: Nil).

#### 9. Trustee remuneration and expenses

No remuneration or other benefits from employment with the charity or a related entity were received by the trustees in the year.

No trustee expenses have been incurred in the year.

Voluntary donations received during the year from trustees amounted to £nil (2023: £50).

#### 10. Creditors: amounts falling due within one year

	2024 £	2023 £
Accruals and deferred income	<u>720</u>	<u>719</u>

# Douglas Community Development Company

## Notes to the Financial Statements *(continued)*

### Year ended 30 November 2024

#### 11. Analysis of charitable funds

##### Unrestricted funds

	At 1 Dec 2023	Income	Expenditure	Transfers	At 30 Nov 2024
	£	£	£	£	£
General funds	175	80,000	(1,173)	—	79,002

	At 1 Dec 2022	Income	Expenditure	Transfers	At 30 Nov 2023
	£	£	£	£	£
General funds	(808)	900	(720)	803	175

The unrestricted funds were overdrawn due to timing and recharge of governance costs against trading activities in the unrestricted funds.

##### Restricted funds

	At 1 Dec 2023	Income	Expenditure	Transfers	At 30 Nov 2024
	£	£	£	£	£
54 Ayr Road Project	260	21,879	(15,497)	—	6,642
Planters Project	278	—	—	—	278
Marketing/Website Project	1,871	—	(188)	—	1,683
Christmas Event	236	—	—	—	236
Village Maintenance Projects	—	—	(89)	—	(89)
Weavers Yard & Crabtree Project	(1,115)	14,146	(17,064)	—	(4,033)
	<u>1,530</u>	<u>36,025</u>	<u>(32,838)</u>	<u>—</u>	<u>4,717</u>

	At 1 Dec 2022	Income	Expenditure	Transfers	At 30 Nov 2023
	£	£	£	£	£
54 Ayr Road Project	212	—	—	48	260
Planters Project	554	50	(326)	—	278
Marketing/Website Project	3,225	1,234	(1,588)	(1,000)	1,871
Christmas Event	50	650	(1,088)	624	236
Village Maintenance Projects	474	—	—	(474)	—
Weavers Yard & Crabtree Project	3,686	—	(4,800)	(1)	(1,115)
	<u>8,201</u>	<u>1,934</u>	<u>(7,802)</u>	<u>(803)</u>	<u>1,530</u>

# Douglas Community Development Company

## Notes to the Financial Statements *(continued)*

### Year ended 30 November 2024

#### 11. Analysis of charitable funds *(continued)*

Restricted funds nature and purpose by project:

##### **54 Ayr Road Project**

The acquisition and redevelopment of the former Douglas Arms Hotel property to create serviced accommodation and a restaurant.

##### **Planters Project**

The purchase and maintenance of a quantity of large planters to enhance the local environment.

##### **Marketing Project**

The creation of [www.douglaslanarkshire.scot](http://www.douglaslanarkshire.scot), associated videography and promotional materials.

##### **Christmas Event**

Contributions to local festivities including live reindeer and fairground rides.

##### **Village Maintenance Projects**

Contributions to local village maintenance requirements, including AED at Crossburn Service Station.

##### **Weavers Yard & Crabtree Park Project**

###### *Weavers Yard*

Environmental improvements and installation of lighting at this prominent public space.

###### *Crabtree Park*

Taking forward proposals to reintroduce a sports pavilion and improve facilities at the local playing fields.

#### 12. Analysis of net assets between funds

	Unrestricted Funds £	Restricted Funds £	Total Funds 2024 £
Current assets	79,722	4,717	84,439
Creditors less than 1 year	(720)	—	(720)
<b>Net assets</b>	<u>79,002</u>	<u>4,717</u>	<u>83,719</u>

	Unrestricted Funds £	Restricted Funds £	Total Funds 2023 £
Current assets	(106)	2,530	2,424
Creditors less than 1 year	(1,619)	—	(1,619)
<b>Net assets</b>	<u>(1,725)</u>	<u>2,530</u>	<u>805</u>

#### 13. General volunteers

DCDC benefits greatly from the involvement and enthusiastic support of its volunteers, who oversee the general running of the charity. In accordance with FRS 102 and the Charities SORP (FRS 102), the economic contribution of general volunteers is not recognised in the accounts.

#### 14. Related parties

There were no disclosable related party transactions during the year.