



Charity Registration Number: **SC051700 (Scotland)**

Aultbea Community Centre and Football Field Trust
(Aultbea Hall Trust)

Annual Report and Unaudited Financial Statements
for the year ended 31 December 2022

Aultbea Community Centre and Football Field Trust (Aultbea Hall Trust)

Contents	Page
Legal and Administrative Information	1
Trustees' Report	2-4
Independent Examiner's Report	5
Balance sheet	6

Aultbea Community Centre and Football Field Trust (Aultbea Hall Trust)

Legal and Administrative Information

Trustees

Elected committee members

Charity number (Scotland) SC051700

Registered office

Independent Examiner

Aultbea Community Centre and Football Field Trust (Aultbea Hall Trust)

Trustees' Report for the year ended 31 December 2022

Background to the Report

Aultbea Community Centre and Football Field Trust, usually known as Aultbea Hall Trust, was established by deed in December 1960. For almost sixty years, the trustees and management committee members fulfilled the purpose of its feu charter in managing "a hall and a football or sports field for the use of the inhabitants of Aultbea and surrounding district ... for the purposes of physical and mental training and recreation and social, moral and intellectual development ...".

However, Aultbea Hall was closed to the public in 2018, the consequence of a visual structural survey which indicated corrosion of the roof supports. The two-storey block was shut down the following year owing to concerns about fire evacuation, should this be necessary. Proposals put forward in autumn 2021 to sell the site and dissolve the Trust were discussed at a well-attended public meeting on 6 October 2021. The overwhelming view was that the closure decision should be revisited. Three new trustees were elected to explore the options and opportunities arising.

Constitutional changes

As the original Trust was an unincorporated association, the new trustees were limited in their powers, particularly with respect to planning for significant improvements which would require financial support, and they were at risk of incurring personal liability should matters go awry. As a priority therefore, an application was made to OSCR for the Trust to become a Scottish charity. Aultbea Hall [SCIO] SC051608 was registered on 23 February 2022, with a new constitution.

The Trust's assets are Aultbea Hall (a.k.a. Aultbea Community Centre), a parcel of land once used as a football/sports field and monies held in the Trust's two bank accounts. In order to facilitate the transfer of these assets to the new organisation, Aultbea Hall [SCIO], the trustees were advised by OSCR to register the original Trust as a charity in its own right, having the same name and same objectives. The application was successful, with recognition of the new status being confirmed on 22 April 2022. At the Trust's AGM on 7 April 2022, the three new trustees had been confirmed in office and a further five members elected to the committee.

On 3 November 2022, after due process, OSCR gave its approval for the intended charity reorganisation scheme. The two property assets of the Trust had already been entered on the Land Registry, (ROS25831 & ROS25977), in the names of now-retired trustees of the unincorporated association. The legal work required to transfer the two titles to Aultbea Hall [SCIO] was, as of 31 December 2022, in hand. The balance of the two bank accounts of the original Trust were transferred to the bank accounts of Aultbea Hall [SCIO] just after 31 December 2022.

The two charitable organisations have operated in tandem through 2022. At the 2023 AGM, it is intended to finalise the implementation of the resolution passed at the public meeting, held on 7 April 2022 in accordance with the requirements of the Deed of Trust, "that the Aultbea Community Hall Trust (established by Deed in December 1960) be dissolved and its assets be transferred to the Aultbea Hall [SCIO] SC051608, a new charitable organisation (established

23 February 2022) to retain the Hall and associated land in community ownership for the benefit of the inhabitants of Aultbea Community Council area."

Activities and achievements

The committee has met on a monthly basis throughout 2022, with members attending in person or by Zoom. Several other volunteers from the community have also regularly attended these meetings. They have specific functions supporting the project which has been the overriding priority for the organisation this year - namely the planning, fundraising for and delivery of *Aultbea Hall Revival!*, which aims to fulfil the commitment to explore every opportunity to reopen Aultbea Hall for community use once it became clear that it did have a viable future.

The way forward has been based on the outcomes of extensive testing and analysis undertaken, *pro bono*, by a chartered engineer whose expertise is in steel structures in exposed coastal/sea conditions. His report concludes that the work required to repair the roof supports is both physically and economically feasible and will give the Hall decades more of productive life. Other work necessary to bring the Hall back into use has also been carefully assessed and costed. Considerable savings have been possible, thanks to the hundreds of hours of work contributed by an increasing band of willing volunteers.

The actual work on the building has been planned as two stages. Phase I is the remedial work to the fabric, kitchens and toilets, and upgrading of the fire security (alarms and fire doors) and electrical system to meet current specifications, to enable the reopening of the two-storey block. This will be followed by Phase II which concentrates on the main hall repairs and external improvements.

Local contractors from the Aultbea Community Council area have been engaged whenever possible and all work has been undertaken by companies based in this part of the Highlands. As of December 2022, most of the work on the two-storey block is complete and it should reopen for public use in spring 2023.

To finance the repairs and improvements for Phase I, the Trust secured grants from the North Highland Initiative and, via the Highland Council, the Place-based Investment Programme. This funding has been matched by the income from a number of generous donations, and various fund-raising (and fun) initiatives:

Monday 2 May	BBQ and tea tent at the Boom Car Boot sale organised by Aultbea Area Together
Friday 3 June	Jubilee Flotilla & Street Party @ Pier Road, Aultbea
Monday 1 August	BBQ at the Boom Car Boot sale organised by Aultbea Area Together
Friday 30 September	Grand Raffle Draw of the 70 winners from the ticket sales ongoing through the summer
Friday 28 October	Halloween Dance in Poolewe Hall.

The amount raised through the year has surpassed our most optimistic predictions. The trustees and committee members are extremely grateful to:
- the many volunteers who have given their time and skills to help organise and publicise these activities and events

- all the local businesses and organisations which have supported the cause, hosted donations boxes, provided supplies for events, given raffle prizes and sold tickets
- everyone, resident and visitor, who has given encouragement, endorsed the project and, in whatever way, contributed so generously towards the fund-raising.

In December, quotations and costings were finalised for the repairs planned for the main hall, external drainage, improved access and painting and the first applications were made for further grant support from a range of potential external funders. Phase II will be the focus of all our endeavours through 2023.



APPENDIX 3



Independent examiner's report on the accounts

v2

Report to the trustees/members of Charity name
Aultbea Community Hall and Football Field Trust

Registered charity number SC051700

On the accounts of the charity for the period

Period start date			Period end date		
Day	Month	Year	Day	Month	Year
22	April	2022	31	12	2022

Set out on pages

(remember to include the page numbers of additional sheets)

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) 2005 Act and the Charities Accounts (Scotland) Regulations 2006 (as amended). The charity trustees consider that the audit requirement of Regulation 10(1) (d) 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 2006 Accounts 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 ~~(other than that disclosed on the attached page*)~~

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 9 of the 2006 Accounts Regulations

have not been met, or

2. to which, in my opinion, attention should be drawn in order to enable a proper view to be reached.

Signed:

Name:

Date:

4th March 2023

Relevant professional qualification(s) or body (if any):

Address:

*Please delete the words in the brackets if they do not apply. If the words do apply, set out those matters which have come to your attention on the following page.

Aultbea Community Hall and Football Field Trust (SC051700)

INCOME & EXPENDITURE 22nd April 2022 to 31st Dec 2022

Income	Year	Expenses	Year
	2022		2022
Donations non gift aid	8,473.94	Electricity	-
Hall Hire	-	Water	-
Donations Gift Aid	2,781.63	Insurance	695.95
Grants	21,409.40	Fund raising exp	1,592.47
Fund raising	12,275.52	Adverts/comms	14.00
Interest	6.03	Phase 1	31,525.70
misc	-	Misc	-
Tax refund	-	Phase 2	859.08
Loans	15,000.00	Loan repaid	15,000.00
Total	- 59,946.52	Total	- 49,687.20

Statement of profit and loss

	2022	Bank account split	1967	2667 Total
Opening Balance in bank	6,040.24	118	160	-
Income	59,946.52	580.87	5,459.37	6,040.24
Loans				
Expenditure	49,687.20			
Closing balance in Bank	16,299.56	714.17	15,585.39	-
				16,299.56

Float for events (cash)

Debtors/creditors

Profit/loss

plus Tax refund potential after FYE

10,259.32

695.41

11/02/2023

4th March 2023