



KIRKMICHAEL DEVELOPMENT TRUST

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30TH SEPTEMBER 2025

TRUSTEES' ANNUAL REPORT

Kirkmichael Ayrshire Development Trust (SCIO SC053662) Trustees' Annual Report for the year ended 30th September 2025

The Trustees have the pleasure in presenting their report together with the financial statements for the year ended 30th September 2025.

Reference and Administrative Information

Charity Name

Kirkmichael Ayrshire Development Trust

Charity No.

SC053662

Address

McCosh Hall
19 Patna Road
Kirkmichael
KA19 7PJ

Current Trustees

Jan Torrance	Chair
Billy Thomson	Vice-Chair
Catriona Haston	Secretary
Caroline Lorimer	Treasurer
Patrick Lorimer	
Rab White	
Brian Calder	
Lindsay McQuater	
Brenda Byrne	
Joyce Byrne	
Andrew Hislop	Co-opted Trustee
Sheila McKechnie	Co-opted Trustee

TRUSTEES' ANNUAL REPORT

1. Structure, Governance and Management

Kirkmichael Ayrshire Development Trust ("the Trust") is a Scottish Charitable Incorporated Organisation (SCIO), registered on 20 September 2024. The Trust operates under a two-tier structure with a membership base and a Board of Trustees elected by ordinary members in accordance with its constitution.

The Board meets regularly to oversee governance, finance, risk and strategic direction. Sub-committees and working groups are used to support areas such as fundraising, community engagement and hall development.

2. Objectives and Activities

The charitable purposes of the Trust are:

- The advancement of citizenship or community development
- 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, consistent with sustainable development.

In this first operational year, the key objectives were to:

- Progress a Community Asset Transfer (CAT) of McCosh Hall from South Ayrshire Council
- Strengthen governance and financial management for the new SCIO
- Maintain and develop partnerships with local organisations and community groups
- Undertake consultations and surveys to inform the future development of the Hall

A part-time Community Development Worker was contracted to support these aims, engaging with residents, supporting local groups and the Community Asset Transfer of McCosh Hall.

3. Achievements and Performance

Kirkmichael Development Trust is dedicated to securing the long-term future of the McCosh Hall, supporting local groups, fostering community-led initiatives, and promoting active engagement across all generations. Through strong governance, strategic investment, and partnerships, we aim to safeguard vital services, encourage participation, and enrich the cultural and economic life of Kirkmichael for residents and visitors alike. At a Community Consultation on 29th September the Development Trust were given support from the community to pursue a Community Asset Transfer of McCosh Hall.

A funding sub-group was set up to look at the CAT application process and consider other funding sources. That led to a call with the Scottish Land Fund (SLF) on 20th November last year to register our interest in applying to the Fund to purchase the building. Along with this a Community Asset Transfer Stage form was completed for South Ayrshire Council (SAC). A Business Plan was developed which showed the financial viability of community ownership of McCosh Hall.

Funding was received from the NCCBC Community Project Fund to employ a part time self employed Community Project Worker from February 2025 to the end of June 2025 to support the work of the Trust

A local graphic designer was commissioned to create a Logo and Branding for the Trust. He engaged the younger generation in the process. The final logo was presented to Trustees on the 7th March.

Over the last year KADT has worked with architects and surveyors to update condition reports and options for the Hall as part of the CAT process, successfully met deadlines for the community asset transfer process, hosted community consultation events, achieved Stage 1 funding from the Scottish Land Fund; funding from North Carrick Community Benefit Company for 10% of the purchase cost of the McCosh Hall and hall improvements: approval from SAC Cabinet for a Community Asset Transfer and Advancing Community Asset Fund and submitted a final stage 2 funding application to SLF.

An events sub-group organised a Silent Auction fundraiser in September which proved to be a huge success raising over £1000. This included a donation from the Knit and Natter group, the community council and some individual donations. This was much needed funding for AGM costs, our Data Protection licence and a rebuild survey cost for insurance purposes.

Membership has increased to 89 members.

4. Financial Review

For the period 1st October 2024 – 30th September 2025:

- Total Receipts (Income): £7,412.20
- Total Payments (Expenditure): £7,099.30
- Net Surplus / Closing Bank Balance: £312.90

Income was derived from:

- Grants (including NCCBC Community Project Fund, National Lottery and Scottish Land Fund)
- Donations from individuals and local groups
- Fundraising, including a silent auction

Expenditure covered:

- Community Development Worker fees/salaries and expenses
- Design and branding for the Trust
- Hall-related project costs (surveyors, rebuild cost assessment)
- Insurance for events, ICO registration, printing and catering for events

No loans were taken out and no investments were held. The Board considers the financial position reasonable for an early-stage SCIO and appropriate to the scale of activities.

5. Reserves Policy

Given the short initial operating period and the early stage of development, reserves at year-end are modest. The Trustees intend to develop a formal Reserves Policy once the Community Asset Transfer of McCosh Hall is completed and longer-term income and cost profiles are clearer. The future policy will balance:

- Building a prudent reserve for maintenance and emergencies
- Supporting ongoing operational costs
- Sustaining community activity and access for local residents

6. Plans for Future Period

The Development Trust hopes to secure the funding to purchase McCosh Hall and carry out repair and maintenance works. Once ownership is secured, projected income will include lease payments from KVR's Community Shop and Café. Additionally, income is expected from the Kirkmichael Bowling Club, which will lease two meeting rooms and outdoor grounds. While the Bowling Club's payment will be modest, it will reflect a cost-offset agreement due to their voluntary maintenance of the grounds. KDT is seeking funding for the employment of a Development Officer.

INDEPENDENT EXAMINER'S REPORT

Independent Examiner's Report to the Trustees of Kirkmichael Ayrshire Development Trust (SCIO SC053662)

I report on the Receipts & Payments Accounts of Kirkmichael Ayrshire Development Trust for the year end 30th September 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).

I have been appointed to carry out an independent examination of these accounts as permitted by the Regulations.

Basis of Independent Examination


My examination has been 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 those records. It also considers 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 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 of Regulation 4 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.

Signed: 

Name: _____ Carol-Anne Dunlop

Date: _____ 09/12/2025

Address: _____ Balminnoch Cottage, Straiton, KA19 7LX

STATEMENT OF RECEIPTS AND PAYMENTS FOR THE YEAR ENDED 30TH SEPTEMBER 2025

INCOME FROM CHARITABLE ACTIVITIES	UNRESTRICTED FUNDS	RESTRICTED FUNDS	YEAR ENDED 30/09/2025
DONATIONS	£270.00	£0.00	£270.00
GRANTS	£0.00	£6,311.60	£6,311.60
FUNDRAISING	£830.60	£0.00	£830.60
BANK INTEREST	£0.00	£0.00	£0.00
TOTAL RECEIPTS	£1,100.60	£6,311.60	£7,412.20
EXPENDITURE ON CHARITABLE ACTIVITIES			
GRAPHIC DESIGN	£0.00	£350.00	£350.00
CATERING & EVENTS	£0.00	£260.00	£260.00
COMMUNITY WORKER FEES	£0.00	£4,912.60	£4,912.60
COMMUNITY WORKER EXPENSES	£0.00	£99.95	£99.95
PRINTING	£0.00	£65.00	£65.00
SURVEYOR & TECHNICAL REPORTING	£0.00	£600.00	£600.00
EVENTS INSURANCE	£565.00	£0.00	£565.00
ICO REGISTRATION	£47.00	£0.00	£47.00
REBUILD COST ASSESSMENT	£199.75	£0.00	£199.75
TOTAL PAYMENTS	£811.75	£6,287.55	£7,099.30
(DEFICIT)/SURPLUS FOR YEAR	£288.85	£24.05	£312.90

BALANCE SHEET AS AT 30TH SEPTEMBER 2025

	UNRESTRICTED FUNDS	RESTRICTED FUNDS	YEAR ENDED 30/09/2025
CURRENT ASSETS			
CASH AT BANK AND IN HAND			
OPENING BALANCE	£0.00	£0.00	£0.00
(DEFICIT)/SURPLUS FOR YEAR	£288.85	£24.05	£312.90
CLOSING BALANCE	£288.85	£24.05	£312.90
TOTAL	£288.85	£24.05	£312.90

FUNDS			
UNRESTRICTED	£288.85		£288.85
RESTRICTED		£24.05	24.05
TOTAL FUNDS	£288.85	24.05	£312.90

The financial statements were approved by the Board of Trustees and authorised for issue on09/12/2025..... and were signed on its behalf by:

Trustee.......... Position.....Treasurer

Trustee.......... Position.....Chair