



Aird Community Trust (ACT)

Report of the Trustees and the Accounts for the year ended 31 August 2025



Registered Address:

c/o Secretary
Lean-Na-Creige
Lentran
Inverness
IV3 8RL

Registered Charity number:

SC012797

Trustees' Report and Accounts for year ended to 31 August 2025

We, the Trustees, have pleasure in presenting our report together with the financial statements and the Independent Examiner's report for the year from 1 September 2024 to 31 August 2025.

Trustees are either elected at an annual general meeting of the members or co-opted by the Board subsequently. During the period being reported on the Charity Trustees were:

Name:	Elected/Co-opted:	Office held:
Rachel Campbell-Hardiman	31/3/25	
Sarah Conroy	2/9/24	Treasurer
Tania Daschofsky	25/10/21	
Mark Drain	25/3/24	
Anita Duffy	1/9/20	
George Hogg	9/3/20	Chair
Erik Lundberg	27/3/23	
Suzi Macdonald	25/10/21	
Mike Miller	1/3/21 – 28/7/25	Treasurer
Jim Murray	27/3/23	
Charlotte Offord	22/4/24	
Alice Scriven	1/9/20 – 31/3/25	
Donald Shiach	1/9/20	Secretary
Charlotte Steel	27/8/25	
Karen Williamson	27/3/23	

Governing Document – Charity SC012797

We are a Scottish Charitable Incorporated Organisation, and our purposes and administration arrangements are set out in our [constitution](#). As a charity we are regulated by the [Scottish Charity Regulator](#) ("OSCR").

Charitable Purposes

Our purposes, as set out in our constitution, are to improve the conditions of life of the residents of Kirkhill and Bunchrew Community Council area, Cabrich and Clunes by providing for:

- The prevention or relief of poverty.
- The advancement of education.
- The advancement of health.
- The advancement of citizenship or community development.
- The advancement of the arts, heritage, culture, or science.
- The advancement of public participation in sport.
- The provision of recreational facilities, or the organisation of recreational activities.
- The advancement of environmental protection or improvement.
- The relief of those in need.

Activities and Achievements

We are managed by a Board who provide governance, manage the finances of the organisation and oversee, facilitate and support groups who deliver the services of the charity in pursuit of the above purposes. This creates a dynamic and flexible structure able to respond quickly to need and opportunity. The Board meets regularly to undertake its functions, and individual trustees maintain links to the groups ensuring good communication and integration despite our devolved structure.

General

We are a voluntary organisation and do not employ any staff directly. Almost all of what we do is delivered by volunteers. This provides a relatively low income/expenditure model which is sustainable and resilient. It is however dependent on our generous volunteers, and their support is much appreciated. Our money is raised from within the community, from our services and/or grant aid. We have a good track record of securing funding, where we apply for it, and delivering projects to a high standard. We are particularly indebted this year to Highland Council's Ward Discretionary Fund and the Highland & Island's Climate Fund for their support. The year has again been about maintaining our core services, meeting an increased demand and adding to the range of things we do.

As we are increasingly active within the community our membership continues to grow. This increased, over the course of the year, by around a third to over 200. We estimate our volunteers, across the range of our activities, commit almost 5,000 volunteer hours per year. What we achieve with this is outlined below. We are careful to ensure we provide opportunities for volunteers of all abilities, skills, experience, and availability. We take what opportunities we can to recognise and appreciate our volunteers and their endeavours. We will always look to increase our numbers so we can do more and better. We organised a Community Day in May 2025 as an opportunity to get the various Groups of the Trust, the local Scout Group and others to get together to appreciate, promote and share information on their activities. This was a great success.

We are a rural community but located close to the city of Inverness and between it and the village of Beaulieu. Residents are dispersed throughout our area with the main settlement being the village of Kirkhill. Communication within the community is a key issue for us. We will continue to work on this. Our main vehicle for this is our recently reintroduced quarterly community newsletter, Crannog. Our website is hosted on server space provided and supported, free of charge, by local company Teclan Ltd. We also have free access to Google Workspace and Canva. This support is much appreciated and invaluable to us.

Work of our Groups:

Active Travel Group

We continue to lobby for the development of an active travel route, on minor roads and new paths, between Beaulieu and Inverness. This is a long-term strategic goal. In addition, we have continued to raise our safety concerns around the way in which the new stretch of path from Dunballoch to the Kiltarlity road junction emerges onto the busy A862. A solution to this has been found and we hope to see it implemented by Highland Council soon.

More locally we continue to champion active travel in its various forms. As part of this we again supported a visit by pupils of Kirkhill Primary School to the Upper Reelig Community Wood by bike and organised an Adaptive Cycling Event.

Crannog Newsletter Group

We continue to produce a free quarterly community newsletter. This is primarily distributed digitally, and we have over 300 subscriptions and rising. We also do a small print run which is distributed to local public places and over 30 individuals unable to access the digital version. A Gala Week special edition was also produced in recognition of the importance of that week to the community. The print run was originally funded from grants but is now covered by advertising income.

Crannog has now featured and promoted over 60 local voluntary groups, clubs, societies and events as well as other institutions such as the Highlife Highland Library Service. This has led to an increase in engagement with those promoted. We also supply several NHS groups and community health workers to benefit their patients and clients.

Kirkhill Community Café Group

We ran a weekly café in the Community Centre for most of the year and on Gala Day – 41 openings in all. The café is a much-valued social asset for the community. We served some 1,325 customers utilising 1,110 volunteer hours and producing 1,500 slices of cake! We are always looking for more volunteers, and particularly to help with busy cafés on Kirkhill Market and Gala Days. The café is a great opportunity to socialise for both volunteers and customers.

Kirkhill Gritting Group

We have a team of around 9 volunteers who grit pavements within Kirkhill during icy or snowy weather. This is because of the withdrawal of Highland Council's own gritting services from pavements within small communities. Unfortunately we would need a much bigger team to cover most of Kirkhill's pavements. We will continue to recruit further volunteers as opportunity presents.

Aird Heritage Group

Much of the year was spent navigating the complex legal process of transferring ownership of Wardlaw Mausoleum from Lovat Estates to us. This was successfully completed shortly after the end of the year. The Heritage Group will perform a key role on our behalf for the maintenance, management and promotion of this important historic building - the final resting place for several generations of Lovat Frasers. The building has strong links to the 18th century Jacobite cause and the events before and after Culloden. Our aim is to enhance the visitor experience, boost income to cover running costs, and raise awareness of this iconic ancient building. We are indebted to the enthusiasm of local volunteers and support from Lovat Estates. The group is already exploring options to renovate a second historic building in Kirkhill.

We have an enthusiastic core membership who meet monthly to explore all aspects of local heritage, update and correct official records, attend field trips, establish an on-line local archive, and welcome visiting specialists to give presentations. A good collaborative relationship has been established this year with a similar group in the neighbouring parish of Beaully.

Kirkhill Community Centre Group

We continue to own and manage the Kirkhill Community Centre ("KCC") as our most significant community asset. A big group of volunteers look after it and run some of the major activities in it. The effort required to operate the KCC efficiently and ensure it is available as an attractive venue should not be underestimated. Again, this year we maintained the KCC and carried out improvements. We provided new Black stage curtains, opened up doors between the main hall and the Williamson Room (to improve flexible use of the space), fitted cladding to the walls of the main hall, upgraded the sound equipment, and planted out 100 additional trees within the grounds. Our efforts saw an increase in both the numbers of users and income generated. This is essential given the ongoing increase in running costs if raising user prices is to be kept to a minimum.

We saw the return of football to the village consolidated with Kirkhill FC's use of our facilities. We reached a new agreement with the 7th Inverness (Aird) Scout Group which will see their continued presence in the village. We also set up an NHS Near Me facility which will allow locals to attend some hospital appointments remotely. We have also agreed how a new ACT Community Food Growing Group can be established within the grounds of KCC. We also organised an Adaptive Cycling event in the KCC grounds.

In addition to maintaining the KCC and expanding its use we ran several important community events. This included the annual Gala Week. A week of daily activities leading up to Gala Day itself, which saw a record attendance of over 800! The week is both a great social event for the community and important fundraiser for KCC and the many local organisations who participate. We also ran a very successful monthly market – promoting local food production and another opportunity for locals to get together. At Christmas time we again organised a very popular Christmas Fayre and Senior Citizens' Christmas Party.

Going forward key challenges will include completing the current improvement works, negotiating a new electricity contract so we can optimise use of our solar panels and battery system, recruiting new volunteers for Gala Week and keeping on top of maintenance of an attractive building and grounds for our users.

Kirkhill Toddlers Group

We continue to run a weekly Toddlers session. Attendance numbers fluctuate but have generally been increasing. Parents/carers run a rota to manage the session. Facebook continues to be used for organising sessions and general communication. The annual gala disco is good fun, and a key fundraising opportunity for the Group. Funds raised provide for additional activities such as messy play events and gift for children attending their Christmas Party. In addition, much of our play equipment is getting aged so it's intended to have a good clean out and replace much of this. Toddlers is important socially for both the children attending and their carers!

Light Up Kirkhill Group

We once again provided Christmas Lights for Kirkhill and a Christmas Tree. In 2024 this was once again kindly donated by the Wotherspoons family. The tree was decorated by P7's from Kirkhill Primary School and enjoyed along with hot chocolate and cookies!

The switching on of the lights itself continues to be a very popular mid-Winter community event with increasing numbers attending and enjoying the start of the festive season.

We currently have 19 lights up in the village. Once we have settled outstanding invoices for maintenance we plan to invest in additional lights to make next year's display even more spectacular!

Paths and Access Group

We have continued our work to keep key local paths clear of vegetation, clear of litter - and useable. The active travel path from Dunballoch to the Kiltarlity road is two years old and inevitably requires more attention, but this has not detracted from our other work on the wider network of local paths. We are hopeful that the link from the Kiltarlity road to the Cabrich will be complete soon, and that will give us another short stretch to maintain.

Our work is all carried out by volunteers, with approximately 120 hours of strimming, edging, leaf-blowing and litter-picking in the past year. We were delighted to welcome new volunteers, but more are always needed. It's always nice to get a thumbs up or a cheery greeting from passing motorists, but the best way to thank us is boots on the ground! Wearing our hi-vis ACT jackets is a good way of highlighting the work of the Trust and raising its profile.

We also maintained dialogue with Highland Council's Access Officer over local access issues as and when these are raised by members of the community.

Thanks are due to Highland Council's roads team for dealing so quickly and efficiently with trees and branches which briefly blocked the active travel paths following storms this year.

Woodland Group

2025 marked the 25th anniversary of our activities to manage and promote this popular area of amenity woodland. A new 10-year management plan has been finalised with Forestry & Land Scotland along with a management agreement. These two documents provide a framework for the effective maintenance of the footpath network, forestry operations and the promotion of biodiversity. All this is carried out by volunteers who meet fortnightly from Autumn through to Spring. We also work closely with the local primary school, scout groups and others to promote recreational and outdoor learning opportunities. Controlled felling of timber coupled with the clearing of windblow generates an income stream for ACT through the sale of firewood. Sales for 2025 were comparable with previous years. Health and safety is a high priority, with all activities and the operation of equipment risk assessed to an industry level standard. Additionally, around a dozen regular volunteers are certificated first aiders. A recruitment drive to attract younger volunteers needs to be prioritised, as most of our members are above (or approaching) retirement age.

Future work

Going forward we will continue to deliver our established work across the range of our Groups (no mean feat!) and look to:

- Work with the Community Council to investigate the possibility of a Shop/ community hub in Kirkhill.
- Get the Community Food Growing Group up and running.
- Investigate the opportunities for preserving the Cruck/Groam cottage.
- Consolidate our management of the Wardlaw Mausoleum.

Financial review

Total receipts for the year were £47,450 (2024: £90,076). The income includes KCC hire totalling £13,445, Gala income of £8,654 Café income of £5,485, Grant income of £5,550 FIT payments for excess electricity generated by our PV panels of £2,952 and firewood sales of £975.

Fundraising events and other income generated £15,464 with expenses of £3,581. The primary sources of fundraising came from the Gala Day £8,654 Market receipts £1,170, Reverse raffle and Bingo 1,174 and £1,329 raised for the Christmas Light fund along with £802 raised from the Craft Fayre.

Total operating costs, including cleaning, repairs/maintenance and professional fees, and upgrades for the year were £32,637 (2024: £96,108). The main difference between years came from upgrades in 2024 of £64,806 compared to £2,667 in 2025 (see note 11).

Trustee Remuneration and expenses

The Trustees did not receive any remuneration or expenses during the year.

Reserves Policy

The Trustees of Aird Community Trust have identified the need for the following reserves. The policy is reviewed annually at the end of the financial year.

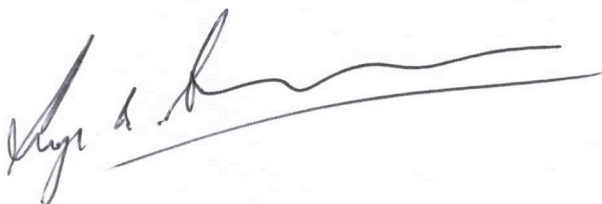
General reserves

The Trustees believe that around six months of annual expenditure, including routine maintenance and replacement of equipment, is an appropriate level of reserves to cover timing differences between receipts and payments and to allow for any unexpected items of expenditure or reduction of income. This reserve is held at £6,000.

Repairs and maintenance reserve

Trustees have agreed that no separate reserve is currently required as all items of repair and maintenance of the building, car park and MUGA are being fully address on an ongoing basis. There are no proposals being considered of a capital nature.

Approved by the Trustees and signed on their behalf by:



Chairperson

Date: 19th MAY '26

Independent Examiners Report to the Trustees of Aird Community Trust

I report on the financial statements of the charity for the year ended 31 August 2025 which are set out on pages 9-14.

Respective responsibilities of Trustees and Examiner

The charity's trustees are responsible for the preparation of the accounts in accordance with 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) (d) 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 the Regulation 11 of the Charities Accounts (Scotland) Regulations 2006. An examination includes a review of the accounting records kept by the Group 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 connection with 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 the Regulations, and
 - to prepare accounts which accord with the accounting records and comply with the Regulation 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.

Name: Lorraine MacLeod

Relevant professional qualification/professional body:
Member of Solas

Address: Mayfield Holme Farm Lentrán, Inverness

Signature: L. MacLeod

Date: 14th May, 2026.

**STATEMENT OF RECEIPTS AND PAYMENTS
FOR THE YEAR ENDED 31 AUGUST 2025**

	Non-Restrict ed funds	Restricted funds	Total 2025	<i>Total 2024</i>
Receipts				
Community Centre Hires	14,222	(777)	13,445	11,259
MUGA & Football Hires	960		960	1,991
Donations	99	2,520	2,619	1,479
Grants	400	5,150	5,550	52,833
Fund raising	1,170	12,495	13,665	10,785
FIT payments	2,952		2,952	3,282
Firewood Sales	975		975	1,030
Café	5,485		5,485	6,037
Other Income	866	933	1,799	1,380
TOTAL RECEIPTS	27,129	20,321	47,450	90,076
Payments				
Cost of fund raising		3,581	3,581	2,483
Cost of charitable activities	17,734	1,348	19,082	19,161
Renewals, Repairs & Maintenance	9,501	4,054	13,555	76,947
SUBTOTAL PAYMENTS	27,235	8,983	36,218	98,591
Asset and Investment Purchases				
Loans Repaid				7,472
Surplus/(Deficit) for year	(106)	11,338	11,232	(15,987)

STATEMENT OF BALANCES AS AT 31 AUGUST 2025

Movement in Funds Reconciliations

Opening Cash at bank	46,252
Surplus/(Deficit) in Year	<u>11,232</u>
Closing Cash at Bank and on hand	<u>57,484</u>

Other Assets

Land (valued at cost) Purchase 1979	2,500
Community Centre including MUGA and Woodland Hut (re-instatement value 2024)	<u>2,500,000</u>
	<u>0</u>
	<u>2,502,500</u>

The notes on pages 11 to 14 form an integral part of these accounts

Approved by the Trustees and signed on their behalf by:



Chairperson

Date 19/5/26

NOTES TO THE FINANCIAL STATEMENTS

1. Basis of Accounting

These accounts have been prepared on a receipts and payment basis in accordance with the Charities and Trustees Investment (Scotland) Regulations 2006 (as amended).

2. Nature and purpose of funds

Unrestricted funds are those that may be used at the discretion of the Trustees in furtherance of the objects of the charity. The Trustees maintain designated funds for the day to day running of the Groups. Restricted funds may only be used for specific purposes, restrictions arise when specified by the donor or when funds are raised/granted for specific purposes.

3. Related party transactions – None**4. ACT Profit £11,232**

Kirkhill Community Centre - £5,099

Including operations deficit of £2,523 offset by Gala and other fundraising of £6,648 and grant income after expenditures of £986 (further expenditures from grant income will be made in 2026)

Christmas Lights - £1,753 – donations and fundraising

Café Group - £1,557 from Café operations

Wardlaw Mausoleum - £1,000 donation

Other Groups - £1,823 from other group operations

5. ACT Donations received – £2,619

Senior Lunch	£1,020
Wardlaw Mausoleum	£1,000
Lights	£ 500
Other	£ 99

6. ACT Grants received - £5,550

The Highland Council – KCC upgrades	£ 5,000
Other	£ 550

7. ACT Fundraising receipts - £13,665

Gala Day – Community Centre	£ 8,654
Christmas Lights	£ 1,329
Market Income – Community Centre	£ 1,170
Reverse Raffle & Bingo – Community Centre	£ 1,174
Craft Fayre – Community Centre	£ 802
Seniors Lunch	£ 299
Toddlers fund raising	£ 237

8. Cost of ACT fundraising - £3,581

Gala Day – Community Centre	£ 3,563
Craft Fayre – Community Centre	£ 18

9. Other Incomes - £ 1,799

Toddlers Group	£ 683
Community Centre	£ 444
Crannog	£ 364
Miscellaneous other	£ 308

10. Cost of ACT Charitable activities

	Total 2025	Total 2024
Administration	918	775
Insurance, Licences etc	3,201	3,742
Cleaning Services and materials	7,326	5,071
Electricity & Gas	3,361	3,853
Senior Lunch Costs	925	805
First Aid Training	0	1,000
Café Costs	2,697	2,827
Crannog	334	
Tots Costs	251	292
Misc Exp	69	796
TOTAL	19,082	19,161

11. ACT Renewals, Repairs and Maintenance

	Total 2025	Total 2024
Replacement Equipment	2,295	4,568
Fire Protection / Safety	1,486	268
Internal Repairs	2,927	1,058
Emergency Lighting repair	0	1,395
External Repairs	2,152	2,396
Landscaping	1,613	1,316
Concrete repair	0	1,140
Other	415	0
Upgrades		
Solar Panels and Batteries	0	49,552
Changing rooms	0	9,427
Wall Cladding	1,477	0
Container	0	4,291
Other	1,190	1,536
TOTAL	13,555	76,947

12. Fund Movement in year to 31 August 2025

	Opening Funds 1/9/24	Movement In Year	Total Funds 31/8/25
Aird Community Trust	6,664	705	7,369
Hub/Café Group	7,337	1,557	8,894
Christmas Lights Group	2,439	1,753	4,192
Crannog	0	508	508
Heritage Group	0	-60	-60
Kirkhill Comm Centre	28,207	5,099	33,306
Toddlers Group	539	-124	415
Senior Lunch	1,066	795	1,861
Wardlaw Mausoleum	0	1,000	1,000
TOTAL	46,252	11,232	57,484

13. Funds Categorisation at 31 August 2025

	Opening Funds 31/08/2024	Movement in Year	Closing Funds 31/08/2025
UNRESTRICTED			
Aird Community Trust	5,714	364	6,078
DESIGNATED			
Hub/Café Group	7,337	1,557	8,894
Community Centre	2,530	-2,535	-5
Crannog	0	508	508
RESTRICTED			
Aird Community Trust	950	341	1,291
Christmas Lights Group	2,439	1,753	4,192
Pathways Group	0	0	0
Community Centre	25,677	7,634	33,311
Toddlers Group	539	-124	415
Heritage Group	0	-60	-60
Senior Lunch	1,066	795	1,861
Wardlaw Mausoleum	0	1,000	1,000
TOTAL	46,252	11,232	57,484