

CHARITY REGISTRATION NUMBER: SC050572

Douglas Community Development Company
Unaudited Financial Statements
For the year ended
30 November 2025

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

Douglas Community Development Company

Financial Statements

Year ended 30 November 2025

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Douglas Community Development Company

Trustees' Annual Report

Year ended 30 November 2025

The trustees present their report and the unaudited financial statements of the charity for the year ended 30 November 2025.

Reference and administrative details

Registered charity name	Douglas Community Development Company	
Charity registration number	SC050572	
Principal office	56D Ayr Road Douglas Lanark ML11 0QA Scotland	
The trustees	Mr J Gold	
	Mr G Archibald	
	Mr J Smith	
	Mr K McMillan	
	Mrs C Tweedie	(Resigned 15 December 2024)
	Mr P Thomas	
	Mr C Blyth	
	Mr N Skillen	(Appointed 22 June 2026)
Independent examiner	Stephen Bell Member of the Institute of Chartered Accountants of Scotland The Mechanics Workshop New Lanark ML11 9DB	

Douglas Community Development Company

Trustees' Annual Report *(continued)*

Year ended 30 November 2025

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 during 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 2025

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 OSCR in deciding what activities the Douglas Community Development Company should undertake.

Douglas Community Development Company

Trustees' Annual Report *(continued)*

Year ended 30 November 2025

Achievements and performance

During the year to 30 November 2025, Douglas Community Development Company continued to progress its two principal regeneration projects at 54 Ayr Road (the former Douglas Arms Hotel) and Crabtree Park.

During the early part of the financial year, DCDC continued to work closely with SBA and Page\Park Architects to complete the RIBA Stage 2 design work for both projects. The final Stage 2 reports were received by February 2025, representing an important milestone and providing DCDC with a much clearer understanding of the proposed designs, scope and requirements associated with progressing both projects.

Having reached this stage, the Board recognised that the scale and complexity of the projects had developed beyond what could reasonably be progressed by the Trustees alone on a voluntary basis. The Board therefore made a deliberate decision to temporarily focus its attention on securing dedicated professional development support before progressing into the next stages of design and delivery.

During the remainder of 2025, a significant amount of work was undertaken to develop and seek funding for a Specialist Development Services project. The intention was to bring additional professional capacity and expertise into DCDC to support the development of both projects, including business planning, project development and management, community and stakeholder engagement, economic impact assessment, funding acquisition and progression through the subsequent RIBA stages.

Securing the necessary funding involved a number of applications and some setbacks during the year. However, by November 2025, DCDC had successfully secured 50% of the funding required to support the proposed three-year Specialist Development Services position, with a further funding application awaiting a decision from the Clyde Wind Farm Community Fund for the remaining 50%.

Although much of 2025 was therefore focused on building the capacity required for the next phase rather than progressing directly into further design stages, the Board considered this an important and necessary step to ensure that both major regeneration projects could subsequently be progressed in a structured, sustainable and professionally supported manner.

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 2025 was £13,533 (2024: £116,025), a decrease of £102,492 on 2024.

Total expenditure decreased from £34,011 in 2024 to £13,108 in 2025. Costs continue to be monitored closely.

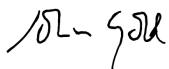
The resulting surplus for the year was £425 (2024: Surplus £82,014).

Douglas Community Development Company

Trustees' Annual Report *(continued)*

Year ended 30 November 2025

The trustees' annual report was approved on 17 September 2026 and signed on behalf of the board of trustees by:



Mr J Gold
Trustee



Mr K McMillan
Trustee

Douglas Community Development Company

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

Year ended 30 November 2025

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 2025.

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.

Stephen Bell

Stephen Bell
Member of the Institute of Chartered Accountants of Scotland

Independent Examiner

The Mechanics Workshop
New Lanark
ML11 9DB

17 September 2026

Douglas Community Development Company

Statement of Financial Activities

Year ended 30 November 2025

			2025		2024
	Note	Unrestricted funds £	Restricted funds £	Total funds £	Total funds £
Income and endowments					
Donations and legacies	4	500	13,033	13,533	116,025
Total income		500	13,033	13,533	116,025
Expenditure					
Expenditure on charitable activities	5,6	1,178	11,930	13,108	34,011
Total expenditure		1,178	11,930	13,108	34,011
Net income and net movement in funds		(678)	1,103	425	82,014
Reconciliation of funds					
Total funds brought forward		79,002	4,717	83,719	1,705
Total funds carried forward		78,324	5,820	84,144	83,719

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 9 to 15 form part of these financial statements.

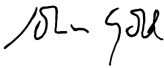
Douglas Community Development Company

Statement of Financial Position

30 November 2025

	Note	2025 £	£	2024 £
Current assets				
Debtors	10	12,281		—
Cash at bank and in hand		73,303		84,439
		85,584		84,439
Creditors: amounts falling due within one year	11	1,440		720
Net current assets			84,144	83,719
Total assets less current liabilities			84,144	83,719
Net assets			84,144	83,719
Funds of the charity				
Restricted funds			5,820	4,717
Unrestricted funds			78,324	79,002
Total charity funds	12		84,144	83,719

These financial statements were approved by the board of trustees and authorised for issue on 17 September 2026, and are signed on behalf of the board by:


Mr J Gold
Trustee


Mr K McMillan
Trustee

Douglas Community Development Company

Notes to the Financial Statements

Year ended 30 November 2025

1. General information

The charity is a public benefit entity and a registered charity in Scotland and is a Scottish Charitable Incorporated Organisation (SCIO). The address of the registered 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 2025

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 2025

4. Donations and legacies

	Unrestricted Funds £	Restricted Funds £	Total Funds 2025 £
Donations			
Donations and gifts	–	752	752
Grants			
Grants receivable	500	12,281	12,781
	<u>500</u>	<u>13,033</u>	<u>13,533</u>
	Unrestricted Funds £	Restricted Funds £	Total Funds 2024 £
Donations			
Donations and gifts	80,000	–	80,000
Grants			
Grants receivable	–	36,025	36,025
	<u>80,000</u>	<u>36,025</u>	<u>116,025</u>

5. Expenditure on charitable activities by fund type

	Unrestricted Funds £	Restricted Funds £	Total Funds 2025 £
54 Ayr Road project costs	–	5,673	5,673
Marketing/Website project costs	–	188	188
Village Maintenance project	–	–	–
Weavers Yard & Crabtree project costs	–	6,069	6,070
Support costs	1,178	–	1,177
	<u>1,178</u>	<u>11,930</u>	<u>13,108</u>
	Unrestricted Funds £	Restricted Funds £	Total Funds 2024 £
54 Ayr Road project costs	–	15,497	15,497
Marketing/Website project costs	–	188	188
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>

Douglas Community Development Company

Notes to the Financial Statements *(continued)*

Year ended 30 November 2025

6. Expenditure on charitable activities by activity type

	Activities undertaken directly £	Support costs £	Total funds 2025 £	Total fund 2024 £
54 Ayr Road project costs	5,673	–	5,673	15,497
Marketing/Website project costs	188	–	188	188
Village Maintenance project	–	–	–	89
Weavers Yard & Crabtree project costs	6,069	–	6,069	17,064
Governance costs	–	1,178	1,178	1,173
	<u>11,930</u>	<u>1,178</u>	<u>13,108</u>	<u>34,011</u>

7. Independent examination fees

	2025 £	2024 £
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 (2024: Nil).

No employee received employee benefits of more than £60,000 during the year (2024: 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 (2024: £Nil).

10. Debtors

	2025 £	2024 £
Other debtors	<u>12,281</u>	<u>–</u>

11. Creditors: amounts falling due within one year

	2025 £	2024 £
Accruals and deferred income	<u>1,440</u>	<u>720</u>

Douglas Community Development Company

Notes to the Financial Statements *(continued)*

Year ended 30 November 2025

12. Analysis of charitable funds

Unrestricted funds

	At 1 Dec 2024	Income	Expenditure	Transfers	At 30 Nov 2025
	£	£	£	£	£
General funds	<u>79,002</u>	<u>500</u>	<u>(1,178)</u>	<u>—</u>	<u>78,324</u>

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

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 2024	Income	Expenditure	Transfers	At 30 Nov 2025
	£	£	£	£	£
54 Ayr Road Project	6,642	752	(5,673)	—	1,721
Planters Project	278	—	—	(89)	189
Marketing/Website Project	1,683	—	(188)	—	1,495
Christmas Event	236	—	—	—	236
Village Maintenance Projects	(89)	—	—	89	—
Weavers Yard & Crabtree Project	<u>(4,033)</u>	<u>12,281</u>	<u>(6,069)</u>	<u>—</u>	<u>2,179</u>
	<u>4,717</u>	<u>13,033</u>	<u>(11,930)</u>	<u>—</u>	<u>5,820</u>

	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	<u>(1,115)</u>	<u>14,146</u>	<u>(17,064)</u>	<u>—</u>	<u>(4,033)</u>
	<u>1,530</u>	<u>36,025</u>	<u>(32,838)</u>	<u>—</u>	<u>4,717</u>

Douglas Community Development Company

Notes to the Financial Statements *(continued)*

Year ended 30 November 2025

12. 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, 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.

13. Analysis of net assets between funds

	Unrestricted Funds £	Restricted Funds £	Total Funds 2025 £
Current assets	79,764	5,820	85,584
Creditors less than 1 year	(1,440)	—	(1,440)
Net assets	<u>78,324</u>	<u>5,820</u>	<u>84,144</u>

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

14. 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.

Douglas Community Development Company

Notes to the Financial Statements *(continued)*

Year ended 30 November 2025

15. Related parties

There were no disclosable related party transactions during the year.