

DINGWALL COMMUNITY DEVELOPMENT COMPANY
A COMPANY LIMITED BY GUARANTEE

UNAUDITED REPORT OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED
31 August 2025

CHARITY NO: SC047653
COMPANY NO: SC573492

Legal and Administrative information

Directors & Trustees

Jim Holden	Chair
Jane Chisholm	Secretary
Hazel Gordon	Resigned 12/08/2025
Miles Mack	
Derek Manson	
Mary Foley	
Anna Grela	
Elizabeth Sillars	Resigned 12/12/2024

Bankers

TSB
PO BOX 373
Leeds LS14 9GQ

Principal Office

C/o P Black Solicitors
2 Park Street
Dingwall
Ross-shire
IV15 9JJ

Accountants

Stephen Ilett
Delny Limited
Chartered Taxation Adviser
Gordonville
Delny
Invergordon
IV18 ONA

Dingwall Community Development Company (DCDC)
(Company Limited by Guarantee)
REPORT AND FINANCIAL STATEMENTS
YEAR ENDED 31 AUGUST 2025

CONTENTS	PAGE
Directors & Trustees' annual report	1
Independent examiner's report	4
Statement of Financial Activities	5
Balance Sheet	6
Notes to the financial statements	7

Dingwall Community Development Company (DCDC)
(Company Limited by Guarantee)
TRUSTEES' ANNUAL REPORT
FOR THE YEAR ENDED 31 AUGUST 2025

The trustees, who are also directors for the purpose of company law, have great pleasure in presenting their report and the unaudited financial statements for the year ended 31 August 2025.

OBJECTIVES AND ACTIVITIES

The companies' objects, as defined in the Articles of Association, are:

- i) The maintenance, regeneration and improvement of the community's physical, economic, social and cultural infrastructure.
- ii) The advancement of arts, culture, heritage, sports, recreation, environmental social and economic wellbeing.

The Trustees are pleased to report the Company's progress during the year September 2024 to August 2025. The Board of Directors has met on 10 occasions during this Reporting Period to formally report on progress, but the majority of its activity is undertaken at other meetings with partners, the Highland Council and individuals, which has a significant call on Directors' voluntary time.

The administration of the Company has absorbed more time than the Directors wish, particularly its Banking arrangements; normal tasks like changes of Company Directors and financial approval processes have been very difficult to undertake and the Company is actively seeking to change its bank.

The Company has over 100 Members but is always keen to welcome anyone with an interest in seeing Dingwall flourish and who is resident in the Dingwall Academy catchment area to join us as a Member of the Company. Anyone living further afield can join as an Associate Member.

I'd now like to review the Company's projects over the Reporting Period.

Sir Hector MacDonald Memorial Tower

Highland Council allocated significant funding to the Sir Hector MacDonald Memorial to address the structural and water ingress issues of which had been highlighted by Engineering Reports. This work started during the Reporting Period and after significant delay caused by seagull nests, is ongoing, with completion expected in January 2026.

The Company's Lease negotiations with Highland Council were put on hold, pending completion of the works, but we anticipate that the Lease will be concluded in time to enable public access to the Monument in 2026. The Community Council is actively seeking volunteers to train as guides for small groups of people to enjoy the magnificent views from the top of the Monument and celebrate its important role in the history of Dingwall.

St Clement's Aisle

The Company agreed the Lease of St Clements Aisle from The Highland Council and Directors and volunteers have fenced in the site and cleared the majority of the trees and encroaching vegetation. A local firm has offered to provide a schedule of practical works to help stabilise the Aisle while a full project brief is worked up. As noted at the last AGM, this will be a multi-year project requiring financial support from Historic Environment Scotland, charities and other organisations, but we are confident we can save this vitally important part of Dingwall's history.

Dingwall 800

DCDC has partnered with Dingwall Community Council and Feis Ros, which received funding from Highland Council for a Project Officer post to develop the Dingwall 800 programme of events. The Directors are involved in event planning and on the Steering Group for the celebrations.

Heritage Trail

The Company continued work to consolidate and rationalise the heritage routes around the town and once this work is complete, additional signage will be installed.

Pefferside Park

In January 2025, the Company partnered with Lockett Agri-Environmental to stage a public consultation of proposed improvements to the pond in Pefferside Park. The project was welcomed by the majority of people attending the drop-in session and feedback about the condition of the whole park prompted the Company to meet with the Highland Council and start work on a Master-plan for rejuvenation of the Park.

Sustainable Energy

The Company worked with Dingwall Wind Co-op to advance the proposal that DCDC would own a small local wind turbine, with the aim of generating substantial funds for the Dingwall community. The work was led by Company Director, Hazel Gordon, with Richard Lockett and Dennis Overton providing expert help. The Company received over £20,000 funding from the Scottish Government to prepare financial and legal analyses of the project and local Councillors were briefed on the project and were supportive. Planning Permission was sought from the Highland Council but was refused on what the Company considers to be unreasonable grounds: an Appeal is being considered by the Company and its partners.

Sir Hector MacDonald Monument at Mulbuie

The Company was asked by the Mulbuie community to assist with renovation of the Mulbuie Monument. We provided a conduit for donations and payment of the invoice for a new door for the Monument, together with volunteer assistance with renovation works which are ongoing.

Allotments in Dingwall

The Company continued to develop its project to create Allotments and a Community Garden in Dingwall. Issues identified in the Pre-Planning Advice received from Highland Council on the site at Old River Road, are being addressed by Directors, with Network Rail, Highland Council Housing Service and other organisations. Further meetings with interested allotmenters are being arranged.

Jumelage with Saint- Andiol

The Company has continued to liaise with Officials in France about the potential for a 'Jumelage' between Saint-Andiol and Dingwall, which both towns have confirmed by formal exchange of letters, as an opportunity for cultural and social exchange. French Local Elections have put the project on hold until summer 2026.

Thanks

The Company welcomes the support it has had from local businesses, and we will continue to work with them to our mutual benefit.

The Company has received generous donations from local individuals towards specific projects, without which we would not have been able to do what we have done this Reporting Period. We are very grateful for this.

Hazel Gordon resigned in 2025 after the refusal of Planning Permission for the Wind Turbine. Hazel's huge contribution to the work of the Company, particularly with that project and in representing the local Business community, has been sorely missed by the Board since her resignation. Elizabeth Sillars also resigned as a Director in December 2024 and I wish to thank her for her enthusiasm and input to the Board.

Finally, I want to thank all the Company Directors who freely give their time, expertise and enthusiasm to the Company so that it can achieve its aim to ***support Dingwall to flourish for all who live, work and visit here.***

Financial Review

Income from designated donations totalled £18,611.

General expenditure for bank charges, accountancy, insurance, and website activities totalled £507 during the year.

A deficit of £658 was generated in the year, with the closing bank balance at 31 August 2025 reducing to £9,734 (2024 £10,392).

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing Document

The organisation is a charitable company limited by guarantee, incorporated on 11 August 2017. The Articles of Association establishes the objects and powers of the charitable company. In the event of the company being wound up, members are required to contribute an amount not exceeding £1.

Recruitment and appointment of management committee

The Board of the charitable company is made up of individuals serving in a voluntary capacity.

The articles provide that there shall be a maximum of 12 directors. No minimum figure is given. However, there is a quorum of 4 required for meetings.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees, who are also the directors of DCDC for the purpose of Company Law, are responsible for preparing annual financial statements in accordance with applicable law and regulations.

Company Law requires the trustees to prepare financial statements for each financial year. Under the Law the trustees have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice, (United Kingdom Accounting Standards and Applicable Law). Under Company Law the trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charity and of the surplus or deficit of the charity for that year.

In preparing these financial statements, the Trustees are required to:

- i) select suitable accounting policies and then apply them consistently;
- ii) make adjustments and estimates that are reasonable and prudent; and
- iii) adopt a 'going concern' basis unless it is inappropriate to presume that the charity will continue its activities.

Dingwall Community Development Company (DCDC)
(Company Limited by Guarantee)
TRUSTEES' ANNUAL REPORT
FOR THE YEAR ENDED 31 AUGUST 2025

STATEMENT OF TRUSTEES' RESPONSIBILITIES (CONT'D)

The trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charity's transactions and disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Companies Act 2016. They are also responsible for the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report was approved by the Trustees on

and signed on their behalf by:

Jim Holden
(Chairman)

Dingwall Community Development Company (DCDC)
(Company Limited by Guarantee)
INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF DINGWALL
COMMUNITY DEVELOPMENT COMPANY
FOR THE YEAR ENDED 31 AUGUST 2025

I report on the accounts of the charity for the year ended 31 August 2025 which are set out on pages 5 to 7.

RESPECTIVE RESPONSIBILITIES OF TRUSTEES AND EXAMINER

The charity's trustees (who are also the directors of the company for the purposes of company law) 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. The charity trustees consider that the audit requirements of Regulation 10(1) (d) of the 2006 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 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 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 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:
 - to keep accounting records in accordance with Section 44(1) (a) of the 2005 Act and Regulation 4 of the 2006 Accounts Regulations
 - 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 understanding of the accounts to be reached.



Stephen George Ilett LLB CTA DipPFS
Delny Limited

Member of The Chartered Institute of Taxation
Gordonville Delny Invergordon IV18 0NA

21 April 2026

Dingwall Community Development Company (DCDC)
(Company Limited by Guarantee)
Statement of Financial Activities
FOR THE YEAR ENDED 31 AUGUST 2025

	2025 £	2025 £	2025 £	2024 £	Further Details
INCOME	Restricted	Un - restricted	Total Funds	Total Funds	
Donations and legacies	18,611	25	18,636	6,071	3
Total Income	18,611	25	18,636	6,071	
EXPENDITURE					
Charitable activities	18,787	507	19,294	4,025	
Total expenditure	18,787	507	19,294	4,025	
Net Income and movement of funds	(176)	(482)	(658)	2,046	4
Reconciliation of funds:					
Total funds brought forward	9,282	1,110	10,392	8,346	
Total funds carried forward	9,106	628	9,734	10,392	

The charity has no recognised gains or losses other than the results for the year as detailed above.

All of the activities of the charity are classed as continuing.

Dingwall Community Development Company (DCDC)
(Company Limited by Guarantee)
Balance Sheet
AS AT 31 AUGUST 2025

	2025	2024
CURRENT ASSETS		Total Funds
	£	£
Bank	9,734	10,392
NET ASSETS	9,734	10,392

The funds of the charity:

Restricted Funds	9,106	9,282
Unrestricted Funds	628	1,110
Total charity funds	9,734	10,392

For the year ending 31 August 2025 the company was entitled to exemption under section 477 of the Companies Act 2006 relating to small companies.

No members have required the company to obtain an audit of its accounts for the year ended 31 August 2025 in accordance with section 476 of the Companies Act 2006.

The trustees acknowledge their responsibility for complying with the requirements of the Act with respect to accounting records and for the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

These financial statements were approved by the members of the charity on 25 April 2026 and are signed on their behalf by:

Jane Chisholm
 (Secretary)

Dingwall Community Development Company (DCDC)
(Company Limited by Guarantee)
FOR THE YEAR ENDED 31 AUGUST 2025
NOTES TO THE FINANCIAL STATEMENTS

1 BASIS OF ACCOUNTING

The financial statements have been prepared under the historical cost convention, with items recognised at cost or transaction value, unless otherwise stated in the relevant note(s) in accordance with:

- (a) The Charities Act 2011
- (b) The Charities and Trustee Investment (Scotland) Act 2005
- (c) The Charities Accounts (Scotland) Regulations 2006 (as amended)
- (d) The Companies Act 2016
- (e) Accounting & Reporting by Charities: Statement of Recommended Practice (Charities SORP FRS 102) (effective January 2015)

2 ACCOUNTING POLICIES

Fund accounting

Funds held by charity are either:

Unrestricted general funds -

- *General funds* - are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

- *Designated funds* - Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes.

Restricted funds - funds to be used for particular restricted purposes within the objectives of the charity. Restrictions arise when specified by the donor or when funds are raised for particular purposes.

Income

All incoming resources are included in the Statement of Financial Activities when the charity is legally entitled to the income, receipt is probable and the amount can be quantified with reasonable accuracy.

The following specific policies are applied to particular categories of income:

- Donations are received by way of grants, donations and gifts and are included in full when the definition criteria is met.

- Investment income (bank interest) is recognised when credited to the account.

- Income from charitable activities includes income recognised as earned (as the related goods or services are provided) under contract or where entitlement to grant funding is subject to specific performance conditions. Grant income included in this category provides funding to support programmed activities and is recognised where there is entitlement, certainty of receipt and the amount can be measured with sufficient reliability.

Dingwall Community Development Company (DCDC)
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FOR THE YEAR ENDED 31 AUGUST 2025
NOTES TO THE FINANCIAL STATEMENTS

2 ACCOUNTING POLICIES (CONT'D)

Expenditure

Expenditure is recognised on the accruals basis as a liability is incurred. Expenditure includes any VAT and is reported as part of expenditure to which it relates.

- Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

All costs are allocated between the expenditure categories of the SOFA on a basis designed to reflect the use of resources. Costs relating to a particular activity are allocated directly, others are apportioned on an appropriate basis e.g. floor areas, per capita or estimated usage as set out in the notes.

3 ANALYSIS OF DONATIONS

	Restricted £	Un - Restricted £	Total 2025 £	Total 2024 £
Energy Savings Trust	15,996	0	15,996	0
Local Business Donations	0	0	0	0
Glenwyvis Distillery	0	0	0	2,500
Gough Trust	0	0	0	500
Mulbuie Monument	2,215	0	2,215	0
North Highlands	400	0	400	0
Other	0	25	25	3,071
Total Receipts	18,611	25	18,636	6,071

Dingwall Community Development Company (DCDC)
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FOR THE YEAR ENDED 31 AUGUST 2025
NOTES TO THE FINANCIAL STATEMENTS

4 MOVEMENT IN FUNDS

	01-Sep 2024	Receipts	Payments	31-Aug 2025
	£	£	£	£
Restricted Funds				
General Fund	9,282	18,611	18,787	9,106
Unrestricted Fund				
General Fund	1,110	25	507	628
Total Funds	10,392	18,636	19,294	9,734

5 TRUSTEES REMUNERATION AND RELATED PARTY TRANSACTIONS

There were no payments to Trustees during the year.