APPENDIX 1

OSCR
Scottish Charity Regulator

Trustees' Annual Report for the period							
	Period start date				Period end date		
	Day	Month	Year		Day	Month	Year
From	01	October	2024	To	30	September	2025

Office of the Scottish **Charity Regulator**

Reference and administration details

Charity name	St John's Town of Dalry Community Properties Trust	
Other names charity is known by	Dalry Community Properties Trust	
Registered charity number	**SC046005**	
Charity's principal address	39 Main Street	
	Dalry	
	Castle Douglas	
	Dumfries & Galloway	**Postcode** DG7 3UP

Names of the charity trustees on date of approval of Trustees' Annual Report

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Michele Owen	Chair		
2	Sarah McCusker	Vice Chair		
3	Amy Fowler	Treasurer		
4	Kathryne Peters	Secretary		
5	David Taylor	Trustee		
6				
7				
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17				
18				
19				
20				

APPENDIX 1

Reference and administration details

Names of all other charity trustees during the period, if any, (for example, those who resigned part way through the financial period)

Name	Dates acted if not for whole year

Structure, governance and management

Type of governing document	SCVO Model SCIO Constitution
Trustee recruitment and appointment	When necessary by local advertisement or from principal users of the facility.

Objectives and activities

Charitable purposes	The advancement of citizenship and community development
Summary of the main activities in relation to these objects	Acquire, own, manage, maintain and improve community properties in St John's Town of Dalry for the advancement of community wellbeing in the village and surrounding areas. Provide a safe, pleasant and fit-for-purpose environment at these properties in order to best meet the needs of the relevant User Groups. Engage with the wider community to promote and facilitate the ongoing use of these properties by as many residents of the village and surrounding areas as possible.

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Achievements and performance

Summary of the main achievements of the charity during the financial period	User group activity continued to grow at our main facility for the first half of the year. For the second half of the year a retrofit of our main facility, the Glenkens Community Centre, was carried out, installing insulation, heat pumps, solar panels, solar batteries and energy-efficient lighting. A new kitchen was installed and bathrooms were upgraded. An asset transfer was completed for the acquisition of the Multi-Use Games Area (MUGA) in Dalry, which is still pending, and the Trust raised its first grant funding from D&G Council for the resurfacing of the area.

Financial review

Brief statement of the charity's policy on reserves	The charity aims to hold the equivalent of 3 months' operating costs in reserve for unexpected requirements or dips in income.
Details of any deficit	
Donated facilities and services (if any)	

APPENDIX 1

Other optional information

Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s) *OSCR will accept digital or typed signatures*	Amy Fowler	Michele Owen
Full name(s)	AMY FOWLER	MICHELE OWEN
Position (e.g. Chair)	Treasurer	Chair
Date	18.9.26	18.9.26

APPENDIX 2

Enter charity name below

St John's Town of Dalry Community Properties Trust

Enter SC No. below

SC046005

OSCR Scottish Charity Regulator

Receipts and payments accounts

For the period from	Period start date			to	Period end date		
	01	October	2024		30	September	2025

Section A Statement of receipts and payments

	Unrestricted funds to nearest £	Restricted funds to nearest £	Expendable endowment funds to nearest £	Permanent endowment funds to nearest £	Total funds current period to nearest £	Total funds last period to nearest £
A1 Receipts						
Donations					-	
Legacies					-	
Grants		151,661			151,661	4,470
Receipts from fundraising activities					-	
Gross trading receipts	6,813				6,813	6,212
Income from investments other than land and buildings					-	
Rents from land & buildings					-	
Gross receipts from other charitable activities					-	
					-	
A1 Sub total	6,813	151,661	-	-	158,474	10,682
A2 Receipts from asset & investment sales						
Proceeds from sale of fixed assets					-	
Proceeds from sale of investments					-	
A2 Sub total	-	-	-	-	-	-
Total receipts	6,813	151,661	-	-	158,474	10,682
A3 Payments						
Expenses for fundraising activities					-	
Gross trading payments	5,564				5,564	7,040
Investment management costs					-	
Payments relating directly to charitable activities		147,933			147,933	1,332
Grants and donations					-	
Governance costs:					-	
Audit / independent examination					-	
Preparation of annual accounts					-	
Legal costs					-	
Other					-	
					-	
A3 Sub total	5,564	147,933	-	-	153,497	8,372
A4 Payments relating to asset and investment movements						
Purchases of fixed assets					-	
Purchase of investments					-	
A4 Sub total	-	-	-	-	-	-
Total payments	5,564	147,933	-	-	153,497	8,372
Net receipts / (payments)	1,249	3,728	-	-	4,977	2,310
A5 Transfers to / (from) funds					-	
Surplus / (deficit) for year	1,249	3,728	-	-	4,977	2,310

APPENDIX 2

St John's Town of Dalry Community Properties Trust SC046005

Section B Statement of balances

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Expendable endowment funds to nearest £	Permanent endowment funds to nearest £	Total current period to nearest £	Total last period to nearest £
B1 Cash funds	Cash and bank balances at start of year	5,580	17,999			23,579	21,269
	Surplus / (deficit) shown on receipts and payments account	1,249	3,727			4,976	2,310
						-	
						-	
	Cash and bank balances at end of year	6,829	21,726	-	-	28,555	23,579
	(Agree balances with receipts and payments account(s))	-	- 1	-	-	- 1	-

	Details	Fund to which asset belongs	Market valuation to nearest £	Last year to nearest £
B2 Investments				
		Total	-	-

	Details	Fund to which asset belongs	Cost (if available) to nearest £	Current value (if available) to nearest £	Last year to nearest £
B3 Other assets					
		Total	-	-	-

	Details	Fund to which liability relates	Amount due to nearest £	Last year to nearest £
B4 Liabilities				
		Total	-	-

	Details	Fund to which liability relates	Amount due (estimate) to nearest £	Last year to nearest £
B5 Contingent liabilities				
		Total	-	-

Signed by one or two trustees on behalf of all the trustees	Signature*	Print Name	Date of approval
	Amy Fowler	AMY FOWLER	18th September 2026
	Michele Owen	MICHELE OWEN	18th September 2026

St John's Town of Dalry Community Properties Trust SC046005

Section C Notes to the Accounts

C1 Nature and purpose of funds *(may be stated on analysis of funds worksheets)*

The purpose of the unrestricted funds is principally maintenance and daily operation of the major asset, namely Glenkens Community Centre. The restricted funds relate to the development, upgrade and retrofit of parts of the main facility, which include installing solar panels, insulation in external walls, heat pumps and energy-efficient lighting, as well as WIFI and upgrades to the kitchen and bathrooms. Additional restricted funds awarded last year are being kept in reserve for a future refurbishment of the Multi-Use Games Area (MUGA) in Dalry, for which an asset transfer has recently been completed.

C2 Grants

Type of activity or project supported	Individual / institution	Number of grants made	£
Retrofit of Glenkens Community Centre	SP Energy Networks	1	144,502
Upgrade of kitchen	South of Scotland Enterprise (SOSE)	1	5,000
Wifi Installation and tablets, art materials for Summer of Play childrens events	Dumfries & Galloway Council	2	1,859
Community Land Scotland - Land Use Festival grant	Community Land Scotland	1	300
		Total	151,661

C3a Trustee remuneration

If no remuneration was paid during the period to any charity trustee or person connected to a trustee cross this box (otherwise complete section 3b)	

C3b Trustee remuneration - details

Authority under which paid	£
Section 67 and 68 of the 2005 Act, our Governing Document, and a meeting of trustees held on 20th November 2024, plus approval via email from our members.	

C4a Trustee expenses

If no expenses were paid to any charity trustee during the period then cross this box (otherwise complete section 4b)	

C4b Trustee expenses - details

	Number of trustees	£
Building materials (reimbursement)	1	2,374
Building warrant (reimbursement)	1	276
Building warrant (reimbursement)	1	1,036
Art materials purchase (reimbursement)	1	361

C5 Transactions with trustees and connected persons

Nature of relationship	Nature of transaction	Transaction amount (£)	Balance outstanding at period end (£)

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C6 Other information

One of our trustees, Sarah McCusker, carried out some project management work specifically in relation to the energy efficience retrofit of our main facility. This was outside of the scope of her work as a trustee and was agreed at a trustee meeting and cleared by the project's funders. We also sought approval from our members via email who approved the appointment.

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Additional analysis (1)

Analysis of receipts and payments

1 Donations

	Unrestricted funds to nearest £	Restricted funds to nearest £	Expendable endowment funds to nearest £	Permanent endowment funds to nearest £	Total current period to nearest £	Total last period to nearest £
					-	
					-	
					-	
					-	
Total	-	-	-	-	-	-
	-	-	-	-	-	-

2 Grants

	Unrestricted funds to nearest £	Restricted funds to nearest £			Total current period to nearest £	Total last period to nearest £
SP Energy Networks - Retrofit of Community Centre		144,502			144,502	
SOSE (South of Scotland Enterprise) - Kitchen refurb		5,000			5,000	
Community Land Scotland - Land Use Festival grant		300			300	
Dumfries & Galloway Council - grant to install WIFI and purchase tablets		1,166			1,166	
Dumfries & Galloway Council - Summer of Play grant for children's activities		693			693	
Glenkens Community Shop re front garden upgrade						470
D&G Council re MUGA refurbishment					-	4,000
Total	-	151,661			151,661	4,470
	-	-			-	-

3 Gross receipts from other charitable activities

	Unrestricted funds to nearest £	Restricted funds to nearest £	Expendable endowment funds to nearest £	Permanent endowment funds to nearest £	Total current period to nearest £	Total last period to nearest £
					-	
					-	
					-	
					-	
					-	
					-	
					-	
					-	
Total	-	-	-	-	-	-
	-	-	-	-	-	-

4 Payments relating directly to charitable activities

	Unrestricted funds to nearest £	Restricted funds to nearest £	Expendable endowment funds to nearest £	Permanent endowment funds to nearest £	Total current period to nearest £	Total last period to nearest £
McKay & Partners Structural Engineers - bathroom/basement structural survey		474			474	
Building warrant reimbursement to S McCusker		1,036			1,036	
Building warrant reimbursement to S McCusker		276			276	
Cool & Easy Renewables - heat pumps, lighting, heating system and solar panels		76,180			76,180	
Parc Construction - insulation and joinery services		58,657			58,657	
Sarah McCusker - project management services		8,575			8,575	
Sarah McCusker - reimbursement of building materials for kitchen upgrade		2,374			2,374	
Michele Owen - art materials for summer childrens activities		361			361	
Structural engineer to assess roof and attic space for solar panel installation						540
Structural engineer to inspect floor over basement to assess the installation of floor hatch						222
Resources for garden upgrade - reimbursement to K Peace						100
Resources for garden upgrade - reimbursement to K					-	58
Resources for garden upgrade - reimbursement to A					-	157
Resources for garden upgrade - reimbursement to A					-	73
Resources for garden upgrade - reimbursement to A					-	182
					-	
					-	
Total	-	147,933	-	-	147,933	1,332
	-	-	-	-	-	-

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Additional analysis (2)

5 Breakdown of unrestricted funds

	Unrestricted fund 1 - enter name of fund below DCPT Operating fund	Unrestricted fund 2 - enter name of fund below	Unrestricted fund 3 - enter name of fund below	Unrestricted fund 4 - enter name of fund below	Total unrestricted funds	Total unrestricted funds last period
Receipts						
Donations					-	
Legacies					-	
Grants					-	
Receipts from fundraising activities					-	
Gross trading receipts	6,813				6,813	6,212
Income from investments other than land and buildings					-	
Rents from land & buildings					-	
Gross receipts from other charitable activities					-	
Sub total	6,813	-	-	-	6,813	6,212
					-	
Receipts from asset & investment sales						
Proceeds from sale of fixed assets					-	
Proceeds from sale of investments					-	
Sub total	-	-	-	-	-	-
Total receipts	6,813	-	-	-	6,813	6,212
					-	
Payments						
Expenses for fundraising activities					-	
Gross trading payments	5,564				5,564	7,040
Investment management costs					-	
Payments relating directly to charitable activities					-	640
Grants and donations					-	
Governance costs:					-	
Audit / independent examination					-	
Preparation of annual accounts					-	
Legal costs					-	
					-	
					-	
Sub total	5,564	-	-	-	5,564	7,680
					-	
Payments relating to asset and investment movements						
Purchases of fixed assets					-	
Purchase of investments					-	
Sub total	-	-	-	-	-	-
					-	
Total payments	5,564	-	-	-	5,564	7,680
					-	
Net receipts / (payments)	1,249	-	-	-	1,249	(1,468)
Transfers to / (from) funds					-	
Surplus / (deficit) for year	1,249	-	-	-	1,249	(1,468)
					-	

Nature and purpose of funds

The purpose of the unrestricted funds is principally maintenance and daily operation of the major asset, namely Glenkens Community Centre.

St John's Town of Dalry Community Properties Trust SC046005

Additional analysis (3)

6 Breakdown of restricted funds

	Restricted fund 1 - enter name of fund below	Restricted fund 2 - enter name of fund below	Restricted fund 3 - enter name of fund below	Restricted fund 4 - enter name of fund below		
	SP Energy Networks - Retrofit of Community	SOSE (South of Scotland Enterprise) - Kitchen refurb	Community Land Scotland - Land Use Festival grant	Dumfries & Galloway Council grants	Total restricted funds	Total restricted funds last period
Receipts						
Donations					-	
Legacies					-	
Grants	144,502	5,000	300	1,859	151,661	
Receipts from fundraising activities					-	
Gross trading receipts					-	
Income from investments other than land and buildings					-	
Rents from land & buildings					-	
Gross receipts from other charitable activities					-	
Sub total	144,502	5,000	300	1,859	151,661	-
					-	
Receipts from asset & investment sales						
Proceeds from sale of fixed assets					-	
Proceeds from sale of investments					-	
Sub total	-	-	-	-	-	-
Total receipts	144,502	5,000	300	1,859	151,661	-
					-	
Payments						
Expenses for fundraising activities					-	
Gross trading payments					-	
Investment management costs					-	
Payments relating directly to charitable activities	144,162	2,374		1,397	147,933	
Grants and donations					-	
Governance costs:					-	
Audit / independent examination					-	
Preparation of annual accounts					-	
Legal costs					-	
					-	
					-	
Sub total	144,162	2,374	-	1,397	147,933	-
					-	
Payments relating to asset and investment movements						
Purchases of fixed assets					-	
Purchase of investments					-	
Sub total	-	-	-	-	-	-
					-	
Total payments	144,162	2,374	-	1,397	147,933	-
					-	
Net receipts / (payments)	340	2,626	300	462	3,728	-
Transfers to / (from) funds					-	
Surplus / (deficit) for year	340	2,626	300	462	3,728	-
					-	

Nature and purpose of funds

The restricted funds relate to the development, upgrade and retrofit of parts of the main facility, which include installing solar panels, insulation in external walls, heat pumps and energy-efficient lighting, as well as WIFI and upgrades to the kitchen and bathrooms. Additional funds awarded last year are being kept in reserve for a future refurbishment of the Multi-Use Games Area (MUGA) in Dalry, for which an asset transfer has recently been completed.

APPENDIX 3

OSCR
Scottish Charity Regulator

Independent examiner's report on the accounts V2

Report to the trustees/members of: St Johns Town of Dalry Property Trust

Registered charity number: **SC046005**

On the accounts of the charity for the period

Period start date				Period end date		
Day	Month	Year		Day	Month	Year
01	10	2024	**to**	30	09	2025

Set out on pages: 6-12

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 understanding of the accounts to be reached.

Signed**: DGBell **Date:** 25/09/2026

Name: Douglas Gerald Bell

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

Address:
3 Wayside
Dalry
Castle Douglas
DG7 3UY

*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.
** OSCR will accept digital or typed signatures

APPENDIX 3

Disclosure section

Only complete if the examiner needs to highlight material problems.

Give here brief details of any items that the examiner wishes to disclose