

REGISTERED COMPANY NUMBER: SC637544 (Scotland)

REGISTERED CHARITY NUMBER: 052690

Report of the Trustees and

Unaudited Financial Statements

for the Year Ended 31 December 2025

for

Dalgety Community Trust

(A company limited by guarantee)

Gemmell McGee VAT Solutions Ltd

Northend Cottage

Hopetoun House

South Queensferry

EH30 9SL

Dalgety Community Trust

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for the year ended 31 December 2025

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Dalgety Community Trust (Registered Number SC637544)

Chairman's Report

for the year ended 31st December 2025

Welcome to our Annual Report for the year ended December 2025.

The past year has marked a period of strong and meaningful progress against the aims, objectives, and plans set out in our 2024 Annual Report. This success has been driven by the commitment, dedication, and hard work of our Board, volunteers, and professional contractors and advisers. Everyone involved has continued to demonstrate genuine passion, enthusiasm, and commitment to serving our local community.

During 2025, we made significant advances on both of our flagship community projects. For the Community Pump Track, we successfully secured funding commitments totalling £370,000, fully meeting the amount required to deliver the project. A major milestone was achieved in November when Fife Council granted full planning consent, allowing us to move confidently toward construction. We now look forward to completing the build in the first half of 2026.

Equally encouraging progress was made on the Community Hub project. In early December, we were delighted to receive full planning consent, representing a key step forward in our journey to deliver modern, much-needed community facilities for our town.

Throughout our project work in 2025, we have placed a renewed emphasis on securing broad, cross-community support while continuing to strengthen our fundraising efforts. The funding environment for community organisations remains highly competitive, particularly against the backdrop of the ongoing cost-of-living crisis. As the funding landscape continues to evolve, we are adapting our approach to remain resilient and effective. To support this, we have worked closely with Community Enterprise and Fife Council to progress our funding strategy for the Community Hub. In November, we were pleased to reach the second round of a major Scottish Government capital funding programme, and we now await the outcome of our £1.5 million application in spring 2026.

While grant funding is essential to the development of our projects, we remain committed to ensuring the Trust's long-term financial sustainability. Our aim is to meet day-to-day operational costs from unrestricted income rather than relying on project grants. The Trust remains in a strong financial position, having consistently maintained unrestricted reserves of at least £10,000 during 2025.

We continue to work closely with volunteers, partners, and stakeholders both locally and beyond, ensuring that the Trust remains a positive and proactive force for good within our community.

We would like to take this opportunity to thank our volunteers, funders, members, and everyone who has supported the Trust and the people of our community throughout the year.



Phil Evans
Chair, Dalgety Community Trust

Trustee's Report

for the year ended 31st December 2025

Introduction

The Trustees, who are also directors of the charity for the purposes of the Companies Act 2006, are pleased to present their annual directors' and trustees' report together with financial statements of the Charity for the year ended 31 December 2025. This report and the financial statements are prepared to meet the requirements for a directors' report and financial statements for Companies Act purposes.

The financial statements presented herein comply with the Charities and Trustee Investment (Scotland) Act 2005, the Charities Accounts (Scotland) Regulations 2006 (as amended), the Companies Act 2006, our Memorandum and Articles of Association and Accounting and Reporting by Charities: 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).

In accordance with the legal framework for charities in Scotland, all charities must have their accounts externally scrutinised each year. This must be carried out by someone who is independent of the charity and include a report, attached to the accounts, highlighting any relevant issues to the reader. In accordance with our governing documents and our current income and assets position, we are required to have our accounts submitted for an independent examination. The report from our independent examiner is included in this Annual Report.

Objectives and Activities

Dalgety Community Trust has been formed to benefit principally, those parts of KY11 9 and KY11 7 postcodes that lie within the Community Council area of Dalgety Bay and Hillend Community Council. The Trust aims to make positive changes for everyone in our community by carrying out projects for the common good. We will enable residents to take direct action in their local community for the benefit of everyone.

In accordance with our Memorandum and Articles of Association, the Trust works within the boundaries of the Objectives set out below which have not changed since the previous Annual Report for year ended 2024.

Objectives

- The advancement of community development (including urban and rural regeneration) principally within the Community
- The advancement of citizenship
- The advancement of environmental protection or improvement
- 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.
- The advancement of the arts, heritage, culture or science
- The relief of those in need by reason of age, ill-health, disability, financial hardship or other disadvantage.

Achievement and Performance

2025 Planned Activities

In our 2024 Annual Report the key planned activities for 2025 included: -

Pump Track

- Completion of our free to use, open access community Pump Track at Dalgety Bay Sports and Leisure Centre, including closing the then funding gap of £50,000, securing planning consent and completing construction.
- Meeting the necessary conditions to allow committed funding held by grant funders to be released to the Trust.

Community Hub

- Complete the work necessary to enable the Trust to submit a full planning application for the new Community Hub by end of June 2025.
- Achieve Planning Consent for the new Community Hub in 2025.
- Achieve £1million of further grant funding commitments for the New Community Hub in 2025
- Continue with meaningful community engagement on the plans for the new Hub, ensuring at each stage of development, the widest possible understanding and support from the community.

Dalgety Heritage Trail

- Grow the Dalgety Heritage Trail – building information and knowledge, completing current archiving and sharing information through expanded communication channels.
- Developing proposals for the digital heritage centre to form an integral part of the new Community Hub.

Dalgety Bay Community Woodlands

- Work closely with Dalgety Bay Community Woodlands Group to ensure the community woodlands are protected and enhanced and continue to be enjoyed by the local community.

Governance & Financial Management

- Deliver our core financial management target of continuing to meet our day-to-day running costs from self-fundraising, with a focus on maintaining the level of unrestricted funds to a minimum of £10,000.
- Where possible and our funds allow, to continue to provide small grants to local groups who provide community wide benefit.

Community

- Build membership of the Trust to 300 members through appropriate marketing and promotion.
- Commit to supporting the Annual Dalgety Bay and Hillend Gala in a meaningful way and co-leading the annual Christmas Fair for the town.
- Work positively with local volunteers, partners and other groups for the benefit of our local community.

2025 Achievements

At the point of writing this report, we are pleased to say that all our key planned activities have been implemented or have made significant progress this year.

Pump Track

Although we were unable to begin construction of the Pump Track in 2025 as originally planned, the year nonetheless marked a period of substantial progress for the project. The funding environment for projects of this scale and nature remains challenging; however, despite these pressures, we are delighted to report that we have now secured the full funding required to deliver the track.

In early 2025, the Trust took the strategic decision to increase the overall project budget from £320,000 to £370,000. This adjustment reflected rising costs identified by our principal track contractor, alongside significantly increased requirements for the design and construction of a comprehensive drainage scheme to meet Fife Council's stringent sustainable drainage standards. To address these additional costs, we successfully raised a further £100,000 during the year.

At the same time, we undertook a thorough value-engineering exercise to ensure that the specification and build standards remain appropriate to our ambition of delivering a high-quality, durable facility. This work identified several efficiencies, resulting in cost savings without compromising quality. In addition, during 2025 we retained the services of a specialist VAT adviser who supported the development of a VAT strategy, which will enable a degree of VAT recovery on the capital cost of the track.

Taken together, these measures give us strong confidence that the necessary funding is now in place to proceed with construction of the Pump Track in early 2026.

The amount raised for the Pump Track in 2025 includes:

- £20,000 granted to the project by The National Lottery Communities Fund in addition to the £10,000 already granted.
- £15,000 granted to the project by McDonalds in the Community Foundation in addition to the £15,000 already granted.
- A further £65,000 committed by Fife Council in addition to £50,000 already granted.
- Small miscellaneous grants totalling approximately £1,200 from members of the community.

Of the £370,000 of funding committed to the Pump Track, around £218,000 of this is being held on our behalf by the grant funders pending the Trust meeting certain pre-conditions and is therefore not yet recognised in our annual accounts. This is normal practice for many funders, and we expect this funding to be released to us as we meet the conditions set by the funders.

In May 2025, we submitted our planning application for the Pump Track. This had taken longer than anticipated to prepare due to the additional work required to design a sustainable drainage scheme to meet the council's strict requirements of managing a 1 in 200year flood event plus 40% safety margin. This required us to redesign an initial proposal which whilst meeting the standard was deemed unaffordable to achieve a scheme that meets the council's requirements at reasonable cost to the Trust. We were delighted in November when the council granted us planning consent for the project. The planning consent has come with a small number of conditions we need to discharge before build can start, but these are not seen as onerous or overly difficult to deliver.

Over 2025 we have maintained close contact with Fife Council who are both financial investors in the project through grant funding, as well as the landlord for the lease of the site for the track at Dalgety Bay Sports and Leisure Centre. Towards the end of 2025 as it became clear that planning consent was imminent, we restarted discussions with the Council to finalise the 25year lease of the property. This should be completed to facilitate the start of construction in Spring 2026.

We are naturally disappointed that we have not been able to complete the construction of the Pump Track in 2025. However, we remain committed to delivering this fantastic new facility for our town, a facility which will provide a great additional outdoor space for future generations of our young people to enjoy.

The total spend on the Pump Track in 2025 was £1,971 the majority of which relates to the costs for submitting our planning application.

Our aim is to now complete the build of the track ready for opening in mid 2026.

Community Hub

We made strong and meaningful progress in 2025 on the design and planning of our proposed Community Hub and civic space, while also continuing to build broad cross-community support for this exciting and transformative project in the heart of our town.

Throughout the year, we worked closely with Fife Council and our local elected councillors to strengthen the case for the Hub and ensure alignment with local priorities. Following an extensive period of collaboration with our architects (Lee Boyd) and wider design team, alongside sustained community engagement, we submitted our planning application in August 2025.

In December 2025, we were delighted to receive full planning consent for our new hub from the Council. This decision represents a major milestone for the Trust and marks the culmination of almost two years of dedicated work developing the design, consulting widely, and listening carefully to the views of our community. The approval is a strong vote of confidence in both the vision for a new Community Hub and the Trust's role as a trusted and positive focal point for the community's voice.

The next phase of our work will focus on completing the detailed design, engineering, and specialist studies required to support an application for a Building Warrant and then once this is achieved moving ahead to the point at which we have everything in place to award a construction contract for the Community Hub. This represents the next natural step in the development of the Community Hub. To progress to this stage, however, we must first secure additional funding. We estimate that the total cost of completing the work required to obtain Building Warrant and prepare the tendering and contract stages will be approximately £350,000 (excluding VAT), with the process expected to take between ten and twelve months.

A core principle of our approach is that we do not commission work unless the funding is in place to complete it in full. This ensures that we remain financially responsible and deliver each stage of the project to a high standard.

With this in mind, we are actively working to secure the next phase of funding for the Hub. In November 2025, we were pleased to successfully progress to Stage 2 of a major Scottish Government Capital Grant programme, with the outcome of our £1.5 million application expected in Spring 2026. Alongside this, we are preparing applications to a number of other significant grant funders. This work is being undertaken in partnership with Community Enterprise, whose proven expertise, experience, and professional credentials give us the strongest possible chance of securing major capital funding.

The total projected cost of delivering the Community Hub is £6.3 million. With £2 million already committed by Fife Council, the importance of Community Enterprise's role in helping us secure the remaining funding cannot be overstated.

As we move into the next phase, the Trust intends to continue with the successful strategy adopted to date by retaining a full professional Design Team, including:

- Award-winning architects
- Quantity surveyors and cost consultants
- Environmental strategists
- Structural designers and engineers
- Landscape architects

The team is led by our experienced architect, Lee Boyd. Our overarching aim remains to prepare the Building Warrant submission to the highest possible standard, providing our community with confidence that the proposals are robust, credible, and deliverable. Through this work, we will continue to provide clarity on construction costs, environmental performance, and how best to integrate the building with its surroundings, particularly in relation to the creation of a high-quality civic space at the heart of our town.

Community engagement has remained central to our approach throughout 2025. This builds on extensive consultation carried out in previous years, including the wide-ranging community survey undertaken in 2023, which gathered feedback from 689 local residents. The overwhelming majority expressed strong support for the development of a new Community Hub.

During 2025, we met with numerous members of the community, culminating in a public open day held in July, prior to the submission of the planning application. At this event, residents were invited to review the latest plans and provide feedback. For the first time, samples of proposed construction materials and finishes were also presented. This engagement proved invaluable, reinforcing the need for new community facilities and further endorsing the Trust's plans.

In March 2025, we also hosted a series of one-to-one meetings with the majority of users of the existing community facilities, representing a wide range of active groups. Feedback from these sessions has had a direct and meaningful influence on the evolving design and internal layout of the new Hub.

We remain committed to working closely with our community at every stage of the project. The key messages shared by residents have been firmly embedded within the planning application: the new Hub must be inclusive, accessible, welcoming, bright, open, and modern. It must also be environmentally sustainable, flexible, affordable, and well managed. Total expenditure on the Community Hub during 2025 was just under £104,000. This expenditure covered the detailed design and engineering work to secure our planning consent as well as ongoing community engagement and the work on securing funding.

Funding Environment

The funding environment for all third sector groups and projects remains challenging. There are more and more groups seeking financial support and many grant funders have very narrow or specific criteria for funding which our community does not naturally fit within. The General Election in 2024 led to many significant, capital focussed funds pausing their activity and the direction and priorities of the new government in supporting major capital grants is still not clear in many respects. This continues to act as a 'drag' on the funding landscape. Nevertheless, and despite the challenging funding environment, 2025 was a year of good progress for the Trust, particularly with the Pump Track project now being fully grant funded.

The pace of our projects is largely determined by our success with grant funding. Whilst we have had considerable success with raising funds in 2025, we have to face up to the realities of the funding environment. In delivering our charitable aims and objectives, the board of the Trust have worked hard to adapt to these challenges and make the most of our limited resources to make progress.

Continuing to grow the Dalgety Heritage Trail

Our core aim of researching and preserving the history of our parish roots continued steadily throughout 2025. We now hold more than 10,000 images, documents, and artefacts, stored both digitally and physically. By the end of 2026, we plan to complete an audit of our cataloguing and tagging processes, and we will seek guidance from Dunfermline Library, the Fife Council Archive Centre, National Museums Scotland, and the National Library of Scotland on the most appropriate and cost-effective digital archiving software to support the future growth and accessibility of our collection within the new Hub.

Given the relative rarity and local cultural value of the material we hold, it is timely to review how our collection is stored and how securely both our physical hardware and cloud-based archives are protected. It is also important to consider how we can enable multiple researchers to work on the collection simultaneously while maintaining the copyright integrity and provenance of all stored material. We will seek funding to support this essential activity.

Although we have made good progress this year, we know there remains a wealth of untapped local knowledge and material within the community. Over the coming year, we will be approaching local groups and individual local-history authors to help create specific legacy collections. A recent example of this collaborative approach is our work with the Dalgety Bay Probus Digipix Group, where we are developing targeted “now and then” images and sharing the results on Facebook. We believe initiatives like this will open up new channels for expanding our archive and inspiring more people to get involved as volunteers.

On a day-to-day basis, our Heritage Trail work continues to be supported by a small, dedicated team of volunteers who help build the archive, share local stories through regular features, and provide expert guidance to ensure our historical information is accurate and well presented. They also respond to enquiries from members of the public who wish to learn more about their connections to the local area.

Community

As an integral part of our activity this year, we participated in several community events, most notably the annual Dalgety Bay and Hillend Gala in June, where we hosted a stall providing information on both the new Community Hub and the Pump Track projects. This was visited by dozens of residents on the day who, without exception, voiced their support for the projects and the work of the Trust.

Alongside our colleagues from the Dalgety Bay and Hillend Gala team We also co-led the annual Christmas Fair at Dalgety Parish Church. This has now established itself as one of the key annual community events for our town and attended by hundreds of local people. Each year this event goes from strength to strength as well as raising important funds for the Trust and other local groups.

2025 was the 60th anniversary of the formation of Dalgety Bay as a new town. To mark this occasion, the Trust developed a range of celebration products including a heritage calendar, anniversary mugs and Christmas cards, the sales from which have continued to generate income for the Trust. These together with the proceeds from fund raising events have contributed almost £2000 to the Trust’s unrestricted funds in 2025.

Throughout 2025, we continued to focus on expanding the reach and visibility of the Trust. Our membership has grown steadily, and while we did not quite reach our target of 300 members by the end of the year, we achieved an important milestone by surpassing 250 members drawn from across our local community.

Our digital presence has also strengthened significantly. Through regular, engaging updates across both our Trust and Heritage Trail social media pages, our reach continues to grow. In December 2025 alone, our combined platforms achieved over 100,000 views within a 28-day period—an important milestone and clear evidence that our work, messages, and ambitions are resonating strongly with both local audiences and beyond.

Partnership Working

We continue to work positively with our volunteers and other community groups across the town. We currently work alongside approximately 40 regular community volunteers who support the work of the trust across our range of projects and in the community woodlands.

In March, we hosted a series of one-to-one meetings for local users of the existing community facilities. This followed on from group meetings with them in June 2023 and August 2024. These meetings are part of our ongoing dialogue and engagement with key community groups in the town to ensure the plans for the new Community Hub are community led and meet the expectations of those who will benefit from the development of new facilities. We also continue to work closely with the Dalgety Bay and Hillend Gala Team to support the fantastic work they do in our community as well as the

Community Council and Fife Council ensuring that we maintain meaningful, positive relationships with these bodies as we continue our work.

The Trust has also provided several small community grants in the year including providing £500 to a group of local community activists to support their project to rejuvenate a local children's playpark. Our support was instrumental in helping them achieve other grant funding and we are proud to have been able to support this endeavour. This year we have also supported the Dalgety Bay Horticultural Society in their 50th anniversary celebrations and donating to the Lady Haig Fund to place a wreath at our local war memorial on remembrance Sunday. Total donations made by the Trust in 2025 were £630.

Protecting our Community Woodlands

The Trust owns and is responsible for three local community woodlands. We take great pride in the fantastic amenity these natural areas provide for our wider community. Our aim is to ensure that the woodlands are properly maintained and enhanced so that they remain safe and accessible to everyone. To achieve this, we are proud to work alongside Dalgety Bay Community Woodland Group (DBCWG), itself a local charity, staffed by volunteers, to manage the woodlands on behalf of the Trust.

In accordance with our ownership responsibility, the Trust provides ongoing financial support to DBCWG. Due to the natural change in the woodlands over time, the costs for maintenance and upkeep are cyclical and difficult to predict precisely. In 2025, we started the year with storm Eowyn, which caused damage to some of the trees in our community woodlands. This necessitated emergency work by our tree surgeon and consequential costs. In addition, as part of our ongoing responsible management, we undertake periodic tree surveys to assess the condition of the woodlands. This is a necessary requirement to ensure they continue to be safe for the public to access. In 2025 total expenditure in our community woodlands amounted to £2,658.

As part of our agreement to take over responsibility of the community woodlands from the Community Council in 2022, the Community Council agreed to provide the Trust with an annual grant of £500 towards the upkeep of the woodlands. These funds are ringfenced within the Trust for use solely on the woodlands.

Financial management and performance

A key objective underpinning the prudent management of the Trust is to ensure that we are financially self-sufficient in meeting our day-to-day operating costs through self-generated unrestricted income, rather than relying on grant funding.

In 2023, we set a target to grow our unrestricted reserves to £10,000 by the end of 2024. We are pleased to report that this target has not only been met but exceeded, with unrestricted funds standing at £13,296 at the end of December 2025. Our unrestricted reserves have increased again this year, reflecting both careful financial stewardship and the success of our direct fundraising and income-generating activities. We take our responsibility seriously to ensure that all assets held on behalf of the community are used in ways that deliver clear, measurable, and long-term community benefit.

In 2024, the Trust agreed to lease a small parcel of land it owns to a local hospitality business, generating both a recurring annual rental income and a one-off upfront payment. Building on this approach, in early 2025 we also entered into a new 30-year lease with the local Squash and Tennis Club for a portion of the Trust-owned land in the town centre. These arrangements are now well established and operating successfully, providing a stable and sustainable income stream of almost £4,000 per annum to support our community projects well into the future.

One of the most significant ongoing cost considerations for the Trust is Value Added Tax (VAT). Despite our charitable status, we are required to pay VAT on many goods and services, including major capital projects where VAT represents a substantial proportion of overall costs. Recognising the importance of managing this effectively, we initiated a comprehensive review of our VAT position in 2025 to ensure full compliance while maximising opportunities for recovery.

In June 2025, we successfully secured grant funding from Development Trust Association Scotland to commission a specialist VAT study and develop a VAT strategy for the Trust. This work identified significant opportunities to recover VAT on construction costs for both the Community Hub and the Pump Track projects. During 2026, we will take this work forward by implementing the recommended strategy, including registering the Trust for VAT, introducing updated accounting practices and procedures, and beginning the recovery of eligible VAT on project expenditure already incurred.

As a charity, we carefully scrutinise all expenditure and continually seek efficiencies. During 2025, we continued to benefit from discounts and preferential rates available to registered charities, including securing improved value for our core information technology services. This alone has delivered savings of over £1,000 per annum compared with costs prior to obtaining charitable status.

Strong financial governance remains central to the Trust's operations. In addition to producing our annual report and statutory accounts, we prepare monthly management accounts which are reviewed and approved by Trustees at each Board meeting. These accounts provide regular oversight of the Trust's financial position and include detailed expenditure tracking, bank reconciliations, and ring-fenced reporting for each project. This approach enables Trustees to closely monitor the use of grant funding alongside the Trust's unrestricted reserves.

During 2025, the Trust received total grants and donations of £175,862. In addition, at the end of the year, a further £218,000 of funding had been secured but is not yet reflected in the accounts, as its release is subject to specific conditions being met.

Total expenditure across all projects and Trust activities in 2025 amounted to £130,459 ¹. As of 31 December 2025, the Trust held total unrestricted reserves of £13,296, from a total bank balance of £163,942.

Plans for future periods

Despite the challenges presented by the current funding environment, the Trust remains committed to delivering on our mission to reinvest in Dalgety Bay in projects for the widest common good. Our values of **sharing social and economic opportunities, encouraging self-sufficiency, empowerment, environmental sustainability and equal opportunities for all in our community** are central to our vision of **building a town we are proud to live in**. Our priorities for the 2026 include:

Pump Track

- Completion of our free to use, open access community Pump Track at Dalgety Bay Sports and Leisure Centre, including finalising all activities to allow construction to commence in 2026 and be completed by mid-year.
- Meeting the necessary conditions to allow committed funding for the Pump Track held by funders to be released to the Trust.

Community Hub

- Achieve £2.5million of further grant funding commitments for the New Community Hub in 2026
- Complete the work necessary to enable the Trust to apply for Building Warrant for the new Community Hub by end of August 2026.
- Achieve Building Warrant for the new Community Hub in 2026.
- Continue with meaningful community engagement on the plans for the new Hub, ensuring at each stage of development, the widest possible understanding and support from the community.

Dalgety heritage Trail

- Complete the audit of the current Heritage Archive — cataloguing, tagging, and selecting future digital-library software.
- Strengthening the preservation and security of the Heritage Archive and improving access — building secure storage, providing multi-researcher capability, and ensuring copyright protection.

Dalgety Bay Community Woodlands

- Work closely with Dalgety Bay Community Woodlands Group to ensure the community woodlands are protected and enhanced and continue to be enjoyed by the local community.

Governance & Financial Management

- Deliver our core financial management target of continuing to meet our day-to-day running costs from self-fundraising, with a focus on maintaining the level of unrestricted funds to a minimum of £10,000.
- Implement the Trust's VAT Strategy including registering for VAT and recovering all eligible VAT expenditure to date for the Hub and the Pump Track projects
- Implement new accounting processes and procedures for the Trust to support VAT registration and recovery

¹ The total amount of £130,459 includes £11,000 that Dalgety Community Trust agreed to hold on behalf of a local community group. Upon receipt, this sum was promptly and fully transferred to the group concerned.

Community

- Commit to supporting the Annual Dalgety Bay and Hillend Gala in a meaningful way and co-leading the annual Christmas Fair for the town.
- Work positively with local volunteers, partners and other groups for the benefit of our local community.
- Where possible and our funds allow, to continue to provide small grants to local groups who provide community wide benefit.
- Build membership of the Trust to 300 members through appropriate marketing and promotion.

Governing Document

Dalgety Community Trust is a company limited by Guarantee (Company Number SC637544) and a registered charity (Scottish charity number SC0052690). The Trust is governed by its Memorandum and Articles of Association.

Structure, Governance and Management

Trustees

The company is limited by guarantee and not having a share capital. The Trust is governed by a Board of Trustees, elected by its membership at the Annual General Meeting in accordance with the Memorandum and Articles of Association.

There are two types of Trustee – member Trustees and co-opted Trustees. The maximum number of Trustees is 11 of which no more than 3 shall be Co-opted Trustees. At any one time, there are 2 reserved Co-opted Trustees positions on the Board. 1 for the local Community Council and 1 for Dalgety Bay Community Woodlands Group.

At each Annual General Meeting, one third of the member Trustees will retire. These member Trustees are eligible for re-election.

Several of the Trustees are active participants and members of other Dalgety Bay community organisations. These Trustees do not represent these other groups on the Board but help to maintain close co-operation between groups working to benefit our local community.

The board has an ongoing programme to recruit additional board members. In 2025 the Chair supported by board members ran an active campaign to recruit new members to join the board as Trustees. This has resulted in five new board members being appointed in 2025. Over the same period, three Board members resigned from the board. At 31st December 2025 the total number of Trustees was 10.

Looking ahead, it is the intention of the board to undertake further board recruitment to ensure the organisation has the right mix of skills and experience going forward, and robust governance throughout.

Organisation

Like other similar organisations, our board meetings are a mix of in-person and remote with meetings being called and held monthly. We also hold Board meetings on an ad hoc basis based on urgent business requirements. From time to time, the board appoints board sub-committees to operate under delegated authority from the board.

In addition to the Memorandum and Articles of Association, the organisation and its members and Trustees operate to a set of policies and guidelines agreed and updated by the board from time to time and published on the Charity's website.

Membership

In common with other development trusts, the Trust is a member driven organisation.

Ordinary Membership is open to any person aged 16 and over who lives in our local community council ward and who supports the work and values of the Trust. Ordinary Members are consulted on the Trust's work and receive regular updates about the activities of the Trust, as well as being able to attend and vote at annual general meetings.

Associate Membership is open to individuals who are not ordinarily resident in the Community and to organisations (wherever they have their principal office or place of business or main area of operation) that support the objects and activities of the company.

In addition, Junior Membership is open to those individuals aged between 12 and 15 (whether or not they are ordinarily resident in the Community) who support the objects and activities of the Company.

At the end of 2025, the Trust had 250 registered members, the large majority of which are Ordinary Members.

Risk Management

The Board maintains continuous oversight of risk through well-established internal review processes. A comprehensive risk register has been adopted and is regularly reviewed, providing clear visibility across all key areas of the Trust's work. This includes major projects, the Heritage Trail, governance arrangements, community engagement, and woodland management. Risks are systematically assessed under the core headings of financial, governance, operational, and reputational risk, ensuring informed decision-making and strong organisational resilience.

Reference and administrative details

Registered Company number

SC637544 (Scotland)

Registered Charity number

052690

Registered office

3 St David's Business Park
Dalgety Bay
Fife
KY11 9PF

Trustees

P Evans
P Lund
M Gourlay – Resigned 22 March 2025
A Graham
J Hutchison
B Johnston
D Macleod
C Redford – Appointed 30 June 2025, Resigned 12 July 2025
L Sinclair – Resigned 22 March 2025
G Owenson – Appointed 20 January 2025
D Anderson – Appointed 14 April 2025
A Brown – Appointed 16 June 2025
E Gray – Appointed 1 December 2025

Independent Examiner

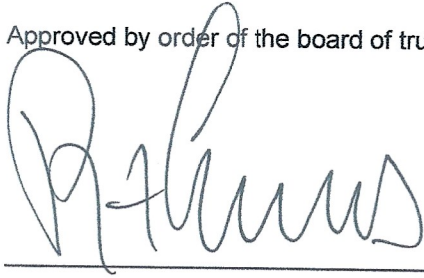
Lynn Gemmell MA (Hons) CA CTA
Gemmell McGee VAT Solutions Ltd
Northend Cottage
Hopetoun House
South Queensferry
EH30 9SL

Dalgety Community Trust (Registered Number SC637544)

Report of the Trustees

for the year ended 31 December 2025

Approved by order of the board of trustees and signed on its behalf by:

A handwritten signature in blue ink, appearing to read 'Philip Evans', written over a horizontal line.

Philip Evans

Director/Trustee

A handwritten date '17 August 2026' in blue ink, written over a horizontal line.

Date

Independent Examiner's Report to the Trustees of
Dalgety Community Trust (Registered Number SC637544)

Independent examiner's report to the trustees of Dalgety Community Trust ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 December 2025.

Responsibilities and basis of report

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under Section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under Section 145(5) (b) of the 2011 Act.

Independent examiner's statement

Although your charity's gross income did not exceed £250,000 requiring your examiner must be a member of a listed body. I can confirm that I nevertheless qualified to undertake the examination because I am a member of the Institute of Chartered Accountants of Scotland, which is one of the listed bodies.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

- 1 accounting records were not kept in respect of the Company as required by Section 386 of the
 . 2006 Act; or
- 2 the accounts do not accord with those records; or
 .
- 3 the accounts do not comply with the accounting requirements of Section 396 of the 2006 Act
 . other than any requirement that the accounts give a true and fair view which is not a matter
 considered as part of an independent examination; or
- 4 the accounts have not been prepared in accordance with the methods and principles of the
 . Statement of Recommended Practice for accounting and reporting by charities (applicable to
 charities preparing their accounts in accordance with the Financial Reporting Standard
 applicable in the UK and Republic of Ireland (FRS 102)).

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.

Lynn Gemmell MA (Hons) CA CTA

Gemmell McGee VAT Solutions Ltd
Northend Cottage
Hopetoun House
South Queensferry
EH30 9SL

8 June 2026

Dalgety Community Trust (Registered Number SC637544)

Statement of Financial Activities

for the year ended 31 December 2025

Income from Charitable Activities	Notes	Unrestricted Funds £	Restricted Funds £	Year ended 31.12.25 £	Year ended 31.12.24 £
Grants	3	16,850.00	155,500.00	172,350.00	50,500.00
Donations	3	3,263.61	1,119.34	4,382.95	4,057.00
Rental income		3,450.00	30.00	3,480.00	6,642.00
Total		23,563.61	156,649.34	180,212.95	61,199.00
Expenditure					
Charitable activities	4	16,988.01	107,620.84	124,608.85	41,798.00
Governance & Support costs	4	5,850.00	-	5,850.00	-
Total		22,838.01	107,620.84	130,458.85	41,798.00
Net movements in funds for the year		725.60	49,028.50	49,754.10	19,401.00
Reconciliation of Funds					
Total Funds Brought Forward		12,570.00	101,618.00	114,188.00	94,787.00
Total Funds Carried forward		13,295.60	150,646.50	163,942.10	114,188.00

Dalgety Community Trust (Registered Number SC637544)

Balance Sheet

31 December 2025

	Unrestricted Funds	Restricted Funds	Total Funds 31.12.25	Total Funds 31.12.24
	£	£	£	£
Current Assets				
Cash at bank and in hand	13,296	150,646	163,942	114,188
Total Current Assets	13,296	150,646	163,942	114,188
Net Current Assets (less Liabilities)	13,296	150,646	163,942	114,188
Total Assets less Current Liabilities	13,296	150,646	163,942	114,188
Net Assets	13,296	150,646	163,942	114,188
Funds				
Unrestricted Funds			13,296	12,570
Restricted Funds			150,646	101,618
Total Funds			163,942	114,188

Dalgety Community Trust (Registered Number SC637544)

Balance Sheet

31 December 2025

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2025 .

The members have not required the company to obtain an audit of its financial statements for the year ended 31st October 2024 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

- a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- b) preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

These financial statements have been prepared in accordance with the provisions applicable to charitable companies subject to the small companies regime.

The financial statements were approved by the Board of Trustees and authorised for issue and were signed on its behalf by:



Philip Evans
Director/Trustee

Date

17th August 2026.

Dalgety Community Trust (Registered Number SC637544)

Notes to the Financial Statements

for the year ended 31 December 2025

1. Statutory Information

Dalgety Community Trust is a company limited by guarantee and accordingly does not have a share capital. The company's registered number and registered office address can be found in the report of the trustees.

2. Accounting Policies

Basis of preparing the financial statements

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: 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) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost relating to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Taxation

The charity is exempt from corporation tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Going concern

The trustees have considered the charitable company's financial position for a period of 12 months from the date of signing these financial statements and have reasonable expectation that the charitable company has adequate resources to continue in operational existence for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing these financial statements.

Trustees Remuneration

There were no trustees' remuneration or other benefits for the year ended 31 December 2025 nor for the period ended 31 December 2024.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2025 nor for the period ended 31 December 2024.

The notes form part of these financial statements

Dalgety Community Trust (Registered Number SC637544)

Notes to the Financial Statements - continued
for the year ended 31 December 2025

3. Income from charitable activities			Year ended	Year ended
	Unrestricted Funds £	Restricted Funds £	31.12.25 Total £	31.12.24 Total £
Lottery Funding - Pump Track		20,000.00	20,000.00	
Fife Council - Pump Track				50,000.00
Fife Council - Hub		120,000.00	120,000.00	
Anderson Strathearn	11,000.00		11,000.00	
MacDonalds - Pump Track		15,000.00	15,000.00	
DTA Scotland	5,850.00		5,850.00	
DBHCC		500.00	500.00	500.00
Donations	3,263.61	1,119.34	4,382.95	4,057.00
Land use	3,450.00	30.00	3,480.00	6,500.00
Movement in reserves				142.00
	23,563.61	156,649.34	180,212.95	61,199.00

The notes form part of these financial statements

Dalgety Community Trust (Registered Number SC637544)

Notes to the Financial Statements - continued
for the year ended 31 December 2025

4. Expenditure on charitable activities			Year ended	Year ended
	Unrestricted Funds £	Restricted Funds £	31.12.25 Total £	31.12.24 Total £
Community Improvements – Heritage	94.80	16.60	111.40	331.00
Community Improvements - Hub		103,822.50	103,822.50	19,791.00
Community Improvements - Pump Track		1,971.29	1,971.29	16,315.00
Community Improvements - Woodlands		2,658.00	2,658.00	480.00
Non Project Specific Community Events	11,683.96		11,683.96	318.00
Fundraising Costs				1,545.00
Rent of Meeting Rooms	182.76	73.45	256.21	90.00
Bank Fees	143.46		143.46	132.00
Postage & Stationery				103.00
General Expenses	95.50		95.50	207.00
Insurance	516.12		516.12	410.00
IT Software and Consumables	1,140.00		1,140.00	2,026.00
Legal Expenses	1,853.11		1,853.11	
Promotion & Awareness	247.30		247.30	
Subscriptions	50.00		50.00	50.00
Telephone & Internet	60.00		60.00	
Transfer from Unrestricted funds	921.00	(921.00)		
	16,988.01	107,620.84	124,608.85	41,798.00
Governance & Support Costs			Year ended	Year ended
	Unrestricted Funds £	Restricted Funds £	31.12.25 Total £	31.12.24 Total £
Consulting	5,850.00		5,850.00	-
	5,850.00	-	5,850.00	-

The notes form part of these financial statements

Notes to the Financial Statements - continued
for the year ended 31 December 2025

5. Employees

The company does not have any employees nor did in the prior year.

6. Related Party Transactions

The company does not have a parent undertaking and the Directors consider that the company is not controlled by any one party.