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**Scottish Charity number: SC047198**

**GAVIN'S MILL COMMUNITY PROJECT  
TRUSTEES' ANNUAL REPORT AND ACCOUNTS  
FOR THE PERIOD 1<sup>ST</sup> APRIL 2024 TO  
31<sup>ST</sup> MARCH 2025**

**GAVIN'S MILL COMMUNITY PROJECT  
TRUSTEES' ANNUAL REPORT AND ACCOUNTS  
FOR THE PERIOD 1<sup>ST</sup> APRIL 2024 TO 31<sup>ST</sup> MARCH 2025**

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**GAVIN'S MILL COMMUNITY PROJECT  
TRUSTEES' ANNUAL REPORT  
FOR THE PERIOD 1<sup>ST</sup> APRIL 2024 TO 31<sup>ST</sup> MARCH 2025**

The trustees have pleasure in presenting their report together with the financial statements for the period 1<sup>ST</sup> April 2024 to 31st March, 2025.

**REFERENCE AND ADMINISTRATIVE DETAILS**

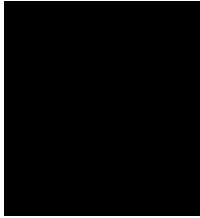
**Registered charity number**

SC047198 (Scotland)

**Principal address**

Gavin's Mill  
Gavin's Mill Road  
Milngavie  
Glasgow, G62 6NB

**Trustees**



**Independent examiner**

Wallace White Accountants  
2<sup>nd</sup> Floor, 22- 24 Blythswood Square  
Glasgow  
G2 4BG

**STRUCTURE GOVERNANCE AND MANAGEMENT**

**Governing document**

The charity is a Scottish Charitable Incorporated Organisation (SCIO) and the purposes and administration arrangements are set out in our Constitution. It is registered as a Scottish Charity.

**Recruitment and appointment of new trustees**

New trustees are recruited and appointed by the existing trustees in accordance with the Constitution as deemed necessary to meet the objects for which the trust was established.

**Organisational structure**

The charity wholly owns At Gavin's Mill Ltd, a private company limited by shares, which covenants all of its taxable profits to the charity. Two of the trustees of Gavin's Mill Community Project are also directors of At Gavin's Mill Ltd.

**GAVIN'S MILL COMMUNITY PROJECT  
TRUSTEES' ANNUAL REPORT  
FOR THE PERIOD 1<sup>ST</sup> APRIL 2024 TO 31<sup>ST</sup> MARCH 2025**

**OBJECTIVES AND ACTIVITIES**

**Charitable Purposes**

1. Advancement of education through providing training and skills.
2. Prevention or relief of poverty through supporting developmental projects in the UK and overseas.
3. Prevention or relief of poverty through encouraging fair-trade activities which ensure producers receive a fair price for their goods.
4. Advancement of community development and citizenship.
5. The advancement of heritage: by preserving historic buildings and by providing information about them to the public.
6. Advancement of environmental protection and improvement.

**Ad 1.** This year Gavin's Mill continued to host courses in Hospitality and food preparation for young people who struggle in the school environment. This has equipped them for working in the hospitality industry and enabled some of them to be ready-trained volunteers in the café. The training has resulted in increased confidence and the acquisition of new skills for the students. The school staff and parents continue to be impressed with their accomplishments. Students from another school joined the courses in 2024-25 and more are expected to do so in future years. However, the course has been modified to provide experience of working in a hospitality environment and serving customers in the café, mainly because students are already learning the practical skills in their school classes. The experience of meeting and interacting with customers is preparing them for their working life. Funding for a further year has been secured from the Robertson Trust. We strengthen our links with local schools and community and with East Dunbartonshire Voluntary Action and East Dunbartonshire Council Health and Wellbeing through this work.

**Ad 2.** We continue to collect donations via our "virtual gift" scheme, Gavin's Mill Gifts, for charities supporting and assisting disadvantaged people in the UK and overseas. Gavin's Mill Gifts took a new form for 2024-25: still supporting most of the charities from the previous year's catalogue, but in the form of gift cards. Each charity suggests what the different levels of donation might provide, for example, assistance with education, livestock, medical equipment, irrigation, or food for malnourished children. There is one card for each charity showing these suggested levels of donation, and the person buying the card can decide how much they would like to donate. Donors can purchase the cards in person at Gavin's Mill fair trade shop and café, by post or through the website. In the financial year 2024-25, we raised £4833, including Gift Aid. All funds were disbursed directly to the projects from GMCP during 2025.

## **GAVIN'S MILL COMMUNITY PROJECT**

### **TRUSTEES' ANNUAL REPORT**

#### **FOR THE PERIOD 1<sup>ST</sup> APRIL 2024 TO 31<sup>ST</sup> MARCH 2025**

**Ad 3.** We host presentations, events and exhibitions promoting fair trade and social justice and have visits from overseas producers. We work closely with True Origin Foods, a fair-trade importer in Paisley and with Scottish Fair-Trade, of which we are a member, attending their events in Glasgow and Edinburgh. We provide stalls for local churches and schools, and we have also visited the local Scout group to talk about Fair Trade and run a tuck-shop. We visited four local schools with [REDACTED] a rice farmer from Malawi, who explained how fair trade helps the people in his area and how climate change is affecting them. The Bearsden and Milngavie Fairtrade Towns Group is now based at Gavin's Mill and most of its members are volunteers at the Mill.

**Ad 4.** Our events calendar has been expanding and we now host art exhibitions and jazz suppers as well as regular quizzes, book talks and how-to sessions highlighting a wide variety of crafts and skills. In the summertime we make as much use of the Wheel Courtyard, terrace and front patio as we can, both as additional seating for the café and as space for events. We continue to provide a wide range of volunteering opportunities which contributes to the sustainability of the Mill and also the confidence and well-being of the volunteers. We collaborate with Milngavie Community Development Trust (MCDT), Milngavie Heritage Centre (MHC), True Origin Partnerships, Milngavie Business Improvement District (BID) and the Milngavie Community Resilience Group (MCRG) to bring together the different interests and create plans that will produce benefits across the community.

**Ad 5.** In July 2020, we purchased Gavin's Mill for £325,000, and we are now working to develop it as a community resource and realise our ambitions for it in terms of sustainability and green energy. We are currently applying for funding to improve the energy efficiency of the building, which should make it a more comfortable and sustainable location for everyone using it. We continue to work with the Milngavie Heritage Centre Group and East Dunbartonshire Heritage and History Forum (EDHFF), with trustee Carol Primrose also maintaining contacts with other bodies such as Archaeology Scotland, Historic Environment Scotland, the Society of Antiquaries of Scotland, Glasgow Archaeological Society, which has funded us in the past and the Architectural Heritage Fund who have awarded us a grant of £4,500 for a condition survey on the Mill, now completed. Archaeology events for children are proving very popular, and we were awarded a grant from Tesco Communities fund to take this to schools and youth organisations. We have had several meetings with the family of the last miller, enabling us to get a clearer idea of life in the working mill.

**Ad 6.** Now that we own the Mill, we are working to protect the Mill from flooding, both from the Allander Water which flows past the Mill and from surface water and sewer overflow. We have repaired the river wall beside the Mill to prevent erosion from the flow of the river, installed a watertight door on the back corridor and trained staff and volunteers to deploy our flood barriers at the main café door and the terrace door to prevent water ingress. Unfortunately, it became apparent at the last flooding event that the walls themselves are porous, so further work is needed.

## **GAVIN'S MILL COMMUNITY PROJECT**

### **TRUSTEES' ANNUAL REPORT**

#### **FOR THE PERIOD 1<sup>ST</sup> APRIL 2024 TO 31<sup>ST</sup> MARCH 2025**

In addition, as part of an extension intended to provide meeting rooms and storage space, we are planning to install a ramp to enable users of wheelchairs and buggies to reach the main shop floor. We have almost completed the series of surveys required to provide accurate plans and up to date information about the state of the building, though we still need a measured 3D survey before we can go forward.

The water wheel, the most important part of the Mill in heritage terms, is in need of restoration, after which it may be possible to generate some energy from its operation. Works are in progress to drain the wheel pit via the original channel and [REDACTED] have been asked to estimate for restoring the wheel itself.

We are working to improve the energy efficiency of the Mill building. The gas range in the kitchen has been replaced with two commercial induction hobs, meaning that the ventilation system required for the gas cooker is not needed except for the comfort of people working in the kitchen. This should reduce heat loss in the upper floor, though we need to see what the effect is over the winter. We are in the early stages of adding solar panels to the roof of the Mill but this is likely to necessitate a new roof. Other measures to improve energy efficiency are expected to include replacing the doors and windows with better-fitting, double or triple glazed equivalents. This is likely to be done in several phases over the next few years.

**GAVIN'S MILL COMMUNITY PROJECT  
TRUSTEES' ANNUAL REPORT  
FOR THE PERIOD 1<sup>ST</sup> APRIL 2024 TO 31<sup>ST</sup> MARCH 2025**

**Other sections of the return form**

Our trading company, At Gavin's Mill Ltd (AGM), has now been in operation for 8 years. The accounts for its eighth financial year are appended, showing turnover of £320,589.28 and a profit of £9,172 (2024 loss of £17,867). During the year, GMCP has:

- Received donations totalling, with Gift Aid, £27,150:
- Made grants of £67,651 for ongoing general support of AGM and protection and refurbishment of the Mill building;
- Received grants of £44,806.

Despite the problems of the past 2 years and the reduction in stall income, the business is still, in 2024-25, showing an increase in sales over previous years. For that, we have to thank the management of the shop and café and some careful fiscal management on the part of the AGM board.

Volunteers are central to our activities; many are involved in the day to day running of the shop and café, some serving customers, others dealing with baking, cooking, office administration, maintenance and care of the gardens. However, Covid has also affected this part of our organisation and a number of our volunteers have had to leave, so we are actively recruiting for additional helpers across all roles.

At present, there is a need for GMCP to hold contingency funds for AGM Ltd, in case of cash-flow difficulties in the less profitable times of year. This was invaluable in the Covid crisis and will continue for the immediate future.



Date .....

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES  
OF GAVIN'S MILL COMMUNITY PROJECT**

I report on the accounts of the Charity for the period 1<sup>st</sup> April, 2024 to 31<sup>st</sup> March, 2025 which are set out on pages 7 to 9.

**Respective responsibilities of trustees and examiner**

The trustees are responsible for the preparation of the accounts in accordance with the terms of the Charities and Trustees Investment (Scotland) Act 2005 and the Charities Accounts (Scotland) Regulations 2006. The 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 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 explanation 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, 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.

Wallace White Accountants  
2<sup>nd</sup> Floor, 22 – 24 Blythswood Square  
Glasgow  
G2 4BG

Date.....

**GAVIN'S MILL COMMUNITY PROJECT  
RECEIPTS AND PAYMENTS ACCOUNT  
PERIOD ENDED 31st MARCH 2025**

	Unrestricted Funds	Restricted Funds	Total Funds	Total Funds
<b>RECEIPTS</b>	<b>01.04.24 to 31.03.25</b>	<b>01.04.24 to 31.03.25</b>	<b>01.04.24 to 31.03.25</b>	<b>2024</b>
Donations	22,751	4,399	27,150	15,192
Donations from At Gavin's Mill Ltd	-	-	-	-
Grants	-	44,806	44,806	40,034
Fundraising events	-	-	-	-
Gift aid - tax recovered	3,358	-	3,358	2,633
Rent income	14,732	-	14,732	10,413
<b>Sub-total receipts</b>	<b>40,841</b>	<b>49,205</b>	<b>90,045</b>	<b>68,272</b>
Personal Loans	5,000	-	5,000	3,000
<b>Total receipts</b>	<b>45,841</b>	<b>49,205</b>	<b>95,045</b>	<b>71,272</b>
<b>PAYMENTS</b>				
Fundraising expenses	935	-	935	1,902
Bank charges	125	-	125	53
General expenses	302	-	302	1,977
Printing and stationery	-	-	-	90
Paypal fees	-	-	-	-
Membership subscriptions	35	-	35	35
Professional Fees	-	1,980	1,980	-
Accountancy and bookkeeping fees	3,225	-	3,225	85
Gavin's Mill Gifts Disbursements	-	293	293	9,551
Donation to the Milngavie Church association	-	-	-	-
Donation - Palestine	-	-	-	500
Repairs and Renewals	256	3,672	3,928	4,480
Donation Disbursement - Meru Herbs and Ukraine appeal	328	-	328	-
Grants to At Gavin's Mill Ltd	21,420	46,231	67,651	44,586
Loans to AGM (short term)	5,700	-	5,700	-
Mortgage loan interest	9,320	-	16,752	12,581
Mortgage loan capital repayments	7,432	-	-	-
IT Software and Consumables	-	-	-	-
<b>Total payments</b>	<b>49,077</b>	<b>52,175</b>	<b>101,253</b>	<b>76,200</b>
<b>PAYMENTS RELATING TO THE PURCHASE OF FIXED ASSETS</b>				
Purchase of building	-	-	-	-
Legal costs on the purchase of the building	-	-	-	-
<b>Total payments relating to purchase of fixed assets</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total payments</b>	<b>49,077</b>	<b>52,175</b>	<b>101,253</b>	<b>76,200</b>
<b>Surplus / (deficit) for year</b>	<b>(3,237)</b>	<b>(2,971)</b>	<b>(6,208)</b>	<b>(4,928)</b>

**GAVIN'S MILL COMMUNITY PROJECT  
STATEMENT OF BALANCES  
PERIOD ENDED 31st MARCH 2025**

	<b>Unrestricted Funds</b>	<b>Restricted Funds</b>	<b>Total funds</b>	<b>Total funds</b>
	2025	2025	2025	2024
<b>Bank and cash in hand</b>				
Opening balance	4,286	35,850	40,136	45,062
Surplus/(deficit)	(3,237)	(2,971)	(6,208)	(4,926)
Closing balance	<b>1,049</b>	<b>32,879</b>	<b>33,928</b>	<b>40,136</b>
<b>Assets</b>				
Building at cost	-	344,900	344,900	344,900
Amount due by At Gavin's Mill Ltd	18,651	-	18,651	18,651
Short term loan to At Gavin's Mill Ltd	43,200	-	43,200	37,500
Gift Aid tax recoverable	-	-	-	425
	<b>61,851</b>	<b>344,900</b>	<b>406,751</b>	<b>401,476</b>
<b>Liabilities</b>				
SIS Mortgage Loan	-	(129,068)	(129,068)	(127,911)
Accrued expenditure	(1,550)	-	(1,550)	(1,550)
Personal Loans to GMCP	(8,000)	-	(8,000)	(3,000)
	<b>(9,550)</b>	<b>(129,068)</b>	<b>(138,618)</b>	<b>(132,461)</b>

Approved by the Trustees and signed on their behalf:



Date.....

**GAVIN'S MILL COMMUNITY PROJECT  
NOTES TO THE ACCOUNTS  
PERIOD ENDED 31st MARCH 2025**

**1. ACCOUNTING POLICIES**

The principal accounting policies, which have been applied consistently in the current and preceding year in dealing with items which are considered material, are set out below.

**Basis for preparation**

These accounts have been prepared on the Receipts and Payments basis in accordance with the Charities and Trustee Investment (Scotland) Act 2005 and the Charities Accounts (Scotland) Regulations 2006 (as amended).

**Funds**

Funds are classified as either restricted funds or unrestricted funds, defined as follows:

*Unrestricted* funds are expendable at the discretion of the trustees in the furtherance of the objects of the charity. If parts of the unrestricted funds are earmarked at the discretion of the trustees for a particular purpose, they are designated as a separate fund. This designation has an administrative purpose only and does not legally restrict the trustees' discretion to apply the fund.

*Restricted* funds are funds subject to specific requirements as to their use which may be declared by the donor or with their authority or created through legal processes, but still within the wider objects of the charity.

**Receipts**

All donations and gifts are included within receipts in the accounting period in which they are received and paid into the bank.

**Payments**

Expenditure is recognised on the "cash basis" in the accounting period in which the payments are made.

**Taxation**

Gavin's Mill Community Project is recognised as a charity for the purpose of applicable taxation legislation and is therefore not subject to taxation on its charitable activities. The charity is not registered for VAT and payments therefore include irrecoverable input VAT.

**2. TRUSTEES' REMUNERATION AND BENEFITS**

There has been no remuneration paid to the trustees nor any persons connected with them during the year.

There were no expenses paid to the trustees during the period ended 31st March 2025.

**3. FIXED ASSETS**

The charity owns the building at Gavin's Mill, Milngavie, G62 6NB and this is leased to At Gavin's Mill Ltd. The lease is for 15 years from 1st July, 2020 with 5 year reviews and the annual rent income is £16,750. The lease review is currently taking place, within the year to 31 March 2026.

**4. MORTGAGE LOAN**

The mortgage loan of £150,000 from Social Investment Scotland (SIS) bears interest at 7% per annum and is repayable monthly over 15 years from 1st July, 2020. There was a capital repayment holiday for 12 months from 1st February, 2021. The balance at 31st March, 2025 was £129,068.

**GAVIN'S MILL COMMUNITY PROJECT  
NOTES TO THE ACCOUNTS  
PERIOD ENDED 31st MARCH 2025**

**5. FUND ANALYSIS**

<i>Restricted Fund</i>	<i>GMG</i>	<i>GMPR</i>	<i>H.B.P</i>	<i>Other</i>
Opening balance at 01.04.2024	(597)	16,094	-	123
Receipts	4,049	7,458	-	6,730
Payments	(293)	(23,898)	-	(3900)
Closing balance at 31.03.2025	<b>3,160</b>	<b>(345)</b>	<b>-</b>	<b>2,953</b>

	<i>R.T</i>	<i>EDC</i>	<i>EDC 2nd</i>	<i>Total</i>
Opening balance at 01.04.2024	11,959	8,271	-	35,850
Receipts	15,000	11,000	4,968	49,205
Payments	(13,321)	(8,711)	(2,053)	(52,175)
Closing balance at 31.03.2025	<b>13,637</b>	<b>10,560</b>	<b>2,915</b>	<b>32,879</b>

<i>Unrestricted Fund</i>	<i>AGM Support</i>	<i>Other</i>	<i>-</i>	<i>Total</i>
Opening balance at 01.04.2024	(13,143)	17,430	-	4,287
Receipts	15,000	30,840	-	45,840
Payments	(12,200)	(36,878)	-	(49,078)
Closing balance at 31.03.2025	<b>(10,343)</b>	<b>11,393</b>	<b>-</b>	<b>1,050</b>

**6. GRANT INCOME**

Gavin's Mill Community Project received the following grants within the accounting period.

**Restricted Fund**

- ██████████ £200
- Architectural Heritage Fund- £4,500
- Dalrymple Donaldson Trust - £2,958
- East Dunbartonshire Council - £8,208
- East Dunbartonshire Voluntary Action - £11,000
- Groundwork UK - £1,020
- Robertson Trust - £15,000
- University of Glasgow - £1,920

**Total - £44,806**