

APPENDIX 1

OSCR

Scottish Charity Regulator

Office of the Scottish Charity Regulator

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

Reference and administration details

Charity name
Other names charity is known by
Registered charity number
Charity's principal address

Oldhamstocks Community Association SCIO

SC051292

The Granary, Ferneylea. Cockburnspath, Berwickshire

Postcode TD13 5YN

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	John McGregor	Chair		
2	Lynn McGregor	Secretary		
3	Ciara Vance	Treasurer		
4	Angus Macdonald	Committee Member		
5	Gareth Michell	Committee Member		
6	Joe Zawinski	Committee Member		
7	Chris Bruce	Committee Member		
8	Jo Sheratt	Committee Member		
9	Heather Blackwood	Committee Member		
10	Ian Sanderson	Committee Member		
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

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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

Constitution adopted at formation (in accordance with SCIO model provided by OSCR)

Trustee recruitment and appointment

Objectives and activities

Charitable purposes

- (1) the advancement of citizenship or community development
- (2) 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.

In furtherance of these purposes, it will:

4.1 Promote the welfare of the residents within the Parish of Oldhamstocks by:

4.1.1 Initiating, encouraging and supporting activities of an educational, cultural, recreational, or charitable nature;

4.1.2 Providing and maintaining a meeting place for use of residents within the Parish and for functions beneficial to the local community;

4.1.3. Raising funds for the upkeep of such a meeting place for the general benefit of the community; and

4.1.4 Making grants or donations to individuals, charities or organisations who love or operate or conduct business with the Parish of Oldhamstocks, which relate to the physical and mental training and recreation and social, moral and intellectual development.

Summary of the main activities in relation to these objects

Summary of Main Activities in Relation to Charitable Purposes (2024-2025)

During the financial year, OCA SCIO continued to deliver on its charitable purposes of advancing community development and providing recreational facilities to improve the quality of life for residents of the Parish of Oldhamstocks.

In furtherance of these purposes, the charity undertook the following key activities:

Development of community infrastructure (Objectives 4.1.2 and 4.1.3)

A major focus during the year has been the continued development of the New Village Hall project. Significant progress was made, including securing full funding and a full procurement process for build. This project directly supports the objective of providing and maintaining a meeting place for the community, while also demonstrating effective fundraising and stewardship of resources for long- term community benefit.

Support for recreational, cultural and environmental activities (Objective 4.1.1)

OCA SCIO continued to initiate, encourage and support a wide range of community activities that promote social interaction, wellbeing and local engagement. These included longstanding events such as the Oldhamstocks Flower Show, as well as environmental initiatives like Oldhamstocks for Nature which focus on enhancing biodiversity and improving shared outdoor spaces.

Promotion of community wellbeing and local environment (Objective 4.1.1)

The charity supported and encouraged volunteer – led improvements across the Parish, including planting schemes, bulb displays, and enhancements to shared areas such as the telephone box and bus shelter. These activities contribute to civic pride, environmental quality, and overall wellbeing within the community

Financial stewardship and long- term sustainability (Objective 4.1.3)

OCA SCIO continued to manage and invest community benefit income derived from local windfarm developments. Funds received, particularly through Foundation Scotland, have been invested via the Quilter Investment Platform in line with a balance and ethical investment strategy. This approach is designed to build a sustainable Community Benefit Fund that will generate ongoing income for the Parish beyond the lifespan of direct windfarm payments, ensuring the charity can continue to support local initiatives and community facilities in the long term

Grant and community support (Objective 4.1.4)

The charity continued to make small grants and donations to support local groups, activities and initiatives that contribute to social and recreational wellbeing of the Parish. These contributions align with the objective of supporting physical, social and community development with Oldhamstocks.

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Achievements and performance

Summary of the main achievements of the charity during the financial period

Key achievements included:

Securing of full construction funding for the New Village Hall

A major achievement was the securing of the full construction funding of the new village hall from Community Wind Power (CWP) Energy, representing a transformative investment in the Parish of Oldhamstocks. The funding ensures that the core construction costs of the new hall are fully covered, significantly reducing financial risk to the charity and enabling the project to proceed with confidence.

Significant progress on the New Village Hall project:

The most notable achievement during the year has been the advancement of the New Village Hall project from detailed planning through procurement and into active construction.

A robust and well-governed procurement process was undertaken, led by the project architects (CSY) and a total of six submission were received and assessed on value for money and alignment with project requirements.

Throughout this process, OCA SCIO worked closely with its primary funders, Community Wind Power (CWP Energy), whose input was critical in reviewing contractor options and overall project costs. This collaborative approach ensured that both financial and delivery considerations were carefully balanced prior to contractor selection.

Preparatory work also included commissioning specialist asbestos survey of the existing hall allowing risk to be identified and managed early and enabling a smooth transition to demolition once a contractor was appointed.

Ongoing use and support of existing hall:

The 'old' village hall remained a valued community asset, hosting a wide variety of regular activities including fitness classes, social events, meeting and community gatherings. It continued to provide an important space for local engagement and wellbeing.

Community- building events and local engagement:

OCA SCIO continued to support a range of well-attended community events and initiatives including the annual Flower Show, environmental activities such as Oldhamstocks For Nature, and seasonal events such as the community Carol Service, all of which contributed to community cohesion and wellbeing.

Community representation and planning advocacy:

OCA SCIO has continued to represent the interests of the local community in relation to significant regional developments. During the reporting period, the charity engaged with the Energy Consents Unit (ECU) process in respect of the proposed Springfield Solar Farm, submitting representations on behalf of the community to ensure that local views, concerns and priorities were clearly communicated.

This involvement reflects OCA SCIO's role not only as a provider of community facilities and activities, but also as an important voice for residents in planning and infrastructure matters that may impact the Parish. The committee has worked in collaboration with East Lammermuir Community Council and local stakeholders to ensure a coordinated and informed response to such developments, helping to safeguard the long-term interest of the community.

Community collaboration and partnership working

OCA SCIO maintained strong collaboration with East Lammermuir Community Council (ELCC), contributing to wider community planning and engagement, including local development priorities and discussions around renewable energy projects and associated community benefits.

Financial review

Brief statement of the charity's policy on reserves

No current policy on reserves is in place, but this will be considered for future.

Details of any deficit

N/A

Donated facilities and services (if any)

N/A

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Other optional information

Financial Summary

- Opening balance (01 Oct 2024): £156,273
- Total income: £94,342
- Total expenditure: £67,673
- Total invested - £35,119
- Closing Balance (30 Sept 2025): £147,823

Income sources:

- Windfarm community benefit funding (£67,837 total across multiple providers)
- Internal fund transfers and miscellaneous income

Expenditure highlights:

- Village Hall project: £59,023
- Donations and grants: £1,519
- Routine operational costs : £7,131

Community Benefit Fund:

- Total invested capital: £200,875
- Portfolio value: £240,812
- Gain £39,937 (19.9%)

Declaration

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

Signed on behalf of the charity's trustees

Signature(s) <i>OSCR will accept digital or typed signatures</i>	CJVance	
Full name(s)	Ciara Vance	
Position (e.g. Chair)	Treasurer	
Date	01 Aug 2026	

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Receipts and payments accounts							
For the period from	Period start date			to	Period end date		
	Day	Month	Year		Day	Month	Year
	01	Oct	2024		30	Sep	2025

Section A Statement of receipts and payments

	Unrestricted funds	Restricted funds	Expendable endowment funds	Permanent endowment funds	Total funds current period	Total funds last period
	to nearest £	to nearest £	to nearest £	to nearest £	to nearest £	to nearest £
A1 Receipts						
Donations	25,258.00				25,258.00	25,000
Legacies					-	
Grants	32,737.00	35,619			68,356.00	95,175
Receipts from fundraising activities					-	-
Gross trading receipts					-	473
Income from investments other than land and buildings	718.00				718.00	
Rents from land & buildings					-	
Gross receipts from other charitable activities	10.00				10.00	2
					-	
A1 Sub total	58,723.00	35,619	-	-	94,342.00	120,650
A2 Receipts from asset & investment sales						
Proceeds from sale of fixed assets					-	
Proceeds from sale of investments					-	
A2 Sub total	-	-	-	-	-	-
Total receipts	58,723.00	35,619.00	-	-	94,342.00	120,650.00
A3 Payments						
Expenses for fundraising activities					-	-
Gross trading payments					-	-
Investment management costs					-	
Payments relating directly to charitable activities	55,354.00				55,354.00	10,387.00
Grants and donations	1,519.00				1,519.00	-
Governance costs:					-	
Audit / independent examination					-	
Preparation of annual accounts					-	
Legal costs					-	
Other					-	
					-	
A3 Sub total	56,873.00	-	-	-	56,873.00	10,387.00
A4 Payments relating to asset and investment movements						
Purchases of fixed assets	10,800				10,800	
Purchase of investments		35,119			35,119	33,588
A4 Sub total	10,800.00	35,119.00	-	-	45,919.00	33,588.00
Total payments	67,673.00	35,119.00	-	-	102,792.00	43,975.00
Net receipts / (payments)	-8,950.00	500.00	-	-	-8,450.00	76,675.00
A5 Transfers to / (from) funds						
					-	
Surplus / (deficit) for year	-8,950.00	500.00	-	-	-8,450.00	76,675.00

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	156,273.00				156,273	79,598
	Surplus / (deficit) shown on receipts and payments account	-8,950.00	500			(8,450)	76,675
						-	
						-	
	Cash and bank balances at end of year	147,323.00	500	-	-	147,823	156,273
	(Agree balances with receipts and payments account(s))						

	Details	Fund to which asset belongs	Market valuation to nearest £	Last year to nearest £
B2 Investments	Quilter Investment	Kinegar Wind Farm	240,812.00	178,323
		Total	240,812.00	178,323

	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

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

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C2 Grants

[illegible]

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)	x
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C3b Trustee remuneration - details

Authority under which paid	£

C4a Trustee expenses

If no expenses were paid to any charity trustee during the period then cross this box (otherwise complete section 4b)	x
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C4b Trustee expenses - details

	Number of trustees	£

C5 Transactions with trustees and connected persons

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

C6 Other information

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 £
OCA - OCASCIO transfer	25,258				25,258	25,000
					-	
					-	
					-	
Total	25,258	-	-	-	25,258	25,000

2 Grants

	Unrestricted funds to nearest £	Restricted funds to nearest £	Total current period to nearest £	Total last period to nearest £
Kinegar Wind Farm		35,619	35,619	33,588
Windfarm: Berwickshire Community Renewables	26,632		26,632	25,706
Windfarm: Ferneylea	5,586		5,586	5,356
East Lammermuir Community Council	519		519	30,525
			-	
			-	
Total	32,737.00	35,619	68,356	95,175

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 £
Virgin Money Cashback	10.00				10.00	2
					-	
					-	
					-	
					-	
					-	
					-	
Total	10.00	-	-	-	10.00	2

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 £
Hall cleaning	374.00				374	864
IT	1,764				1,764	94
Stationery/Printing/postage	517				517	366
Fire Alarm	84				84	144
Architect Fees	19,369				19,369	6,968
Christmas Expenses	-				-	511
Meeting Supplies	127				127	97
Surveyors fee	1,560				1,560	600
Insurance	770				770	743
Village Maintenance & Repairs	235				235	-
New Village Hall - Contractors/Work	12,210				12,210	-
New Village Hall - Professional Fees	15,083				15,083	-
Utilities	1,868				1,868	-
Software & Subscriptions	139				139	-
Planning Research & Evidence (Springfield)	445				445	-
Others	159				159	-
Gifts & Community Appreciation	650				650	-
					-	-
					-	-
					-	-
Total	55,354.00	-	-	-	55,354	10,387

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Additional analysis (2)

5 Breakdown of unrestricted funds

	Unrestricted fund 1 - enter name of fund below Berwick Community Renewables	Unrestricted fund 2 - enter name of fund below Ferneylea 1	Unrestricted fund 3 - enter name of fund below General Funds	Unrestricted fund 4 - enter name of fund below	Total unrestricted funds	Total unrestricted funds last period
Receipts						
Donations			25,258		25,258	25,000
Legacies					-	
Grants	26,632	5,586	519		32,737	61,587
Receipts from fundraising activities					-	-
Gross trading receipts			718		718	473
Income from investments other than land and buildings					-	
Rents from land & buildings					-	
Gross receipts from other charitable activities			10		10	2
Sub total	26,632	5,586	26,505	-	58,723	87,062
Receipts from asset & investment sales						
Proceeds from sale of fixed assets					-	
Proceeds from sale of investments					-	
Sub total	-	-	-	-	-	-
Total receipts	26,632	5,586	26,505	-	58,723	87,062
Payments						
Expenses for fundraising activities					-	-
Gross trading payments					-	-
Investment management costs					-	-
Payments relating directly to charitable activities			55,354		55,354	10,387
Grants and donations			1,519		1,519	-
Governance costs:					-	-
Audit / independent examination					-	-
Preparation of annual accounts					-	-
Legal costs					-	-
Sub total	-	-	56,873	-	56,873	10,387
Payments relating to asset and investment movements						
Purchases of fixed assets			10,800		10,800	
Purchase of investments					-	
Sub total	-	-	10,800	-	10,800	-
Total payments	-	-	67,673	-	67,673	10,387
Net receipts / (payments)	26,632	5,586	(41,168)	-	(8,950)	76,675
Transfers to / (from) funds						
Surplus / (deficit) for year	26,632	5,586	(41,168)	-	(8,950)	76,675

Nature and purpose of funds

Berwick Community Renewables - this fund records grants received from Berwick Community Renewables and expenditure allocated to it.
 Ferneylea 1 - this fund records grants received from Ferneylea 1 Ltd and expenditure allocated to it.

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	Total restricted funds	Total restricted funds last period
Kinegar Wind Farm						
Receipts						
Donations					-	
Legacies					-	
Grants	35,619				35,619	33,588
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	35,619	-	-	-	35,619	33,588
Receipts from asset & investment sales						
Proceeds from sale of fixed assets					-	
Proceeds from sale of investments					-	
Sub total	-	-	-	-	-	-
Total receipts	35,619	-	-	-	35,619	33,588
Payments						
Expenses for fundraising activities					-	-
Gross trading payments					-	-
Investment management costs					-	-
Payments relating directly to charitable activities					-	-
Grants and donations					-	-
Governance costs:					-	-
Audit / independent examination					-	-
Preparation of annual accounts					-	-
Legal costs					-	-
					-	-
					-	-
Sub total	-	-	-	-	-	-
Payments relating to asset and investment movements						
Purchases of fixed assets					-	
Purchase of investments	35,119				35,119	33,588
Sub total	35,119	-	-	-	35,119	33,588
Total payments	35,119	-	-	-	35,119	33,588
Net receipts / (payments)	500	-	-	-	500	-
Transfers to / (from) funds						
					-	
Surplus / (deficit) for year	500	-	-	-	500	-

Nature and purpose of funds

Kinegar Wind Farm - this fund records income and allocated expenditure in respect of grants received from Kinegar Wind Farm. These funds are available for use in accordance with the Memorandum of Understanding with Kinegar Wind Farm.

APPENDIX 3

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Office of the Scottish Charity Regulator

		Independent examiner's report on the accounts						V2	
Report to the trustees/members of	Charity name	Oldhamstocks Community Association SCIO							
	Registered charity number	SC051292							
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	7 to 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. 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 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 - 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 - to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.								
Signed:					Date:	21/08/2026			
Name:	Richard Ayre								
Relevant professional qualification(s) or body (if any):	Chartered Accountant								
Address:	8 St Ann's Place								
	Haddington								
	East Lothian								
	EH41 4BS								

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**

None .