

Clachan Village Hall (Kintyre) SCIO Annual Report for year-end 30.9.2025. Scottish Charity Register no. SC050324

Trustees/SCIO Board members and officers



SCIO Membership: As of 30.9.25 there were **57** SCIO members
All members are community residents

Charity Governing Document and history

The charity aims and purposes are outlined in our constitution as registered and published on the OSCR website. The charity has existed since the early 1950s and became incorporated to form a Scottish Charitable Incorporated Organisation (SCIO) in July 2020. This is the fifth set of accounts submitted regarding the new charity status, although there are several decades of accounts held by OSCR for our previous charity structure known as Clachan Village Hall Committee SC032882.

Overview of the year's activities

Our charity continued to hold regular fund raising and community social/recreational events albeit hampered by the lack of a functioning village hall/community hub. Our focus was to continue to seek funding for the "new" hall renovation, the replacement hall being acquired in May 2021 thanks to a substantive grant from the Scottish Land Fund. The priorities were, to continue, and complete the essential repair works as identified by the Structural Survey and to start the renovation work required to render the building suitable to serve as a village hall/community hub. Grant funding had already been given for the repair works jointly by the West Kintyre Wind Farm Trust and the Cour Windfarm fund payable on invoice.

Due to failure to attract sufficient funding to do the whole renovation project in one we adopted a strategy to stage the works: phase 1 to renovate the original church open space to serve as the main hall area useable by user groups of up to 20 people as limited by the existing single toilet provision, and phase 2 to extend the building to provide additional storage, a small meetings room, a kitchen/catering area and sufficient toilets with access for the disabled in order to facilitate events for larger numbers of attendees. The necessary planning consent was in place and after

obtaining contractor quotes, grant applications were made in year to the West Kintyre Wind Farm Trust and the new West Kintyre Community Fund to fund the phase one renovation. The grants were awarded totalling **£103,652** with circa **£15,000** to be provided by the charity's own match funding.

The renovation works included structural changes to the north gable to provide a widened main entrance, a serving hatch, and access to the store room in preparation for phase 2, stripping out and replacing the original rotten and wood worm infested floor, electrical installation of sockets, lighting and heating, restoration of the wood panelling to dado level, repair of existing and provision of new doors, plaster repairs, decorating and some external landscaping.

Whilst the renovation works were commenced residual external repairs were still being undertaken and when repair of the wooden bell tower was attempted it was found to be in a dire condition and a prompt structural engineer assessment determined that the tower needed to be removed in its entirety. The charity was served (10.6.2025) with a Dangerous Building Notice (DBN) by the Council Building Standards department to remove the tower in the interest of public safety due to it being in "a state of imminent collapse". After discussions with the planning department an application was made for retrospective Listed Building Consent (LBC) for the tower removal. Permission was granted to use residual repair grant money to cover the cost of tower removal which entailed extended timeframe for the scaffolding, the cost of crane hire to remove the heavy bell and fittings, and subsequent roof repairs to ensure the roof beneath the tower was restored and made wind and watertight. The financial shortfall was covered by a timely donation.

The Tower issue was an unexpected development and caused considerable reaction both amongst Trustees and residents. Whilst the terms of the DBN was duly complied with, any decisions about the tower aftermath will be delayed until we receive a response from the retrospective LBC application when the options can be costed and considered with community engagement.

Target Hall opening at phase 1 completion: Spring 2025

Charity events held: Our charity by tradition holds events that are 1. To raise funds to cover the charity running costs such as property maintenance, insurance, electricity etc. 2 To raise funds for the renovation and proposed extension of the new hall to provide a fully functioning replacement village hall. 3. Events that are predominantly for social well-being such as the annual Bonfire event. However, the ethos underpinning all our event planning is in line with our constituted purpose that is to provide recreational activities and facilities that promote community development, well-being, and citizenship.

Events schedule:

October 24: Harvest Supper

October 31st: Halloween Trail

November 2nd: Bonfire Night

Banking/accounting developments

Since February 2024 our new Treasurer has moved the charity forward in introducing online banking and electronic accounting which has also facilitated the use of a card machine at fund raising events.

Summary of accounts: Accounting year end September 30th, 2025

BALANCE held in bank at financial yr end **30.9.25:**

Restricted (mainly for hall repairs/renovation): £26,173

Unrestricted: £8,106

Total : £34,263

INCOME/receipts total = £41,944

Fund-raising receipts: £7,243

Donations: £31,043

Other revenue: £3,658

EXPENSES

Hall renovation and repairs (mostly grant funded): £13,272

Marquee: £6,992

Professional fees: £7,109

Utilities and maintenance/grass cutting: £1,796

Insurance: £3,429

Fundraising Expenditure: £1,240

Total expenditure: £33,863

Surplus for the year (receipts -expenses): £8,106

N.B. Grant funding: Substantive restricted grant funding has continued to be awarded for the purpose of the repair and renovation of the "new" hall. The bulk of these grants have been paid on invoice to contractors and were awarded by Cour Windfarm Trust, West Kintyre Windfarm Trust, and the West Kintyre Community Fund. Thus, most of these sums do not appear in our bank account and are recorded under the appended notes to the accounts on pages 3 and 4.

Summary and priority for 2026

It has been another challenging but successful year requiring huge commitment in time and effort from Board members and volunteers alike. The biggest financial burden continues to relate to Hall renovation costs and professional fees. The biggest success has been to get contractor tenders and grant funding that will enable completion the renovation works in terms of phase 1 as outlined above. One of the biggest challenges was the issue of the bell tower and the community reaction to the legal requirement to remove it. Largely thanks to significant donations this year we have a year-end surplus of £8,106.

Our priority for 2026 will be to get the hall open and establish resumption of past user group activities and to develop new ones that can foster community social and recreational opportunity and to provide further revenue to sustain the charity and its functions. Later, when we are better informed, we will consider the options as to how best to address the lost heritage value that the bell tower posed.

Two other issues to be tackled in the coming year is how to improve community engagement and communication, and in particularly to expand and develop our volunteer workforce.

Accounts appended.

**Report compiled by the Charity administrator and approved by the Trustees
November 2025**

Signed Trustee/administrator:

Trustee/Chair:



Date

6/1/26

6/1/26

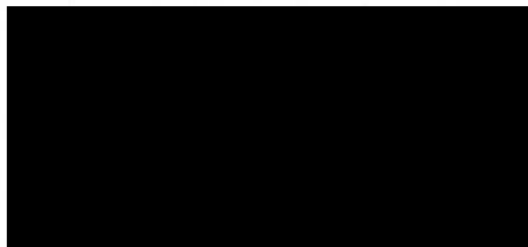
CLACHAN VILLAGE HALL (KINTYRE)

SCIO number SC050324

Receipts and payments Account

For the year ended

30th September 2025



CLACHAN VILLAGE HALL (KINTYRE) SCIO

Receipts and Payments Account
for the year ended 30th September 2025



RECEIPTS	Notes	Unrestricted	Restricted	2025 Total	2024 Total
Rent Received/Marquee Hire		300	0	300	200
Fund Raising		7,243	0	7,243	6,855
Donations		903	30,140	31,043	3,396
Matching donations		0	0	0	11,362
Grants Received	3	0	0	0	4,712
Gift Aid Tax Refund		2,548	0	2,548	669
SSE Compensation		<u>810</u>	<u>0</u>	<u>810</u>	<u>0</u>
TOTAL RECEIPTS		<u>11,804</u>	<u>30,140</u>	<u>41,944</u>	<u>27,194</u>
PAYMENTS					
Electricity		243	0	243	418
Property Rates		0	0	0	0
Maintenance and Grass Cutting		573	0	573	4,537
Licences and Certificates		324	0	324	0
Insurance		3,429	0	3,429	4,029
Miscellaneous Expenses		596	0	596	179
Planning fees		0	1,412	1,412	946
Accounting Fee		60	0	60	60
Fund Raising Expenses		1,240	0	1,240	2,232
Professional Fees		0	5,697	5,697	6,969
Refurbishment and Equipment	4	0	13,272	13,272	1,992
Marquee		<u>0</u>	<u>6,992</u>	<u>6,992</u>	<u>0</u>
TOTAL PAYMENTS		<u>6,465</u>	<u>27,373</u>	<u>33,838</u>	<u>21,362</u>
SURPLUS FOR YEAR		<u>5,339</u>	<u>2,767</u>	<u>8,106</u>	<u>5,832</u>

CLACHAN VILLAGE HALL (KINTYRE) SCIO

STATEMENT OF BALANCES

as at 30th September 2025



<u>Balances</u>	Unrestricted	Restricted	2025 Total	2024 Total
Opening Balance	2,751	23,406	26,157	20,325
Surplus for Year	<u>5,339</u>	<u>2,767</u>	<u>8,106</u>	<u>5,832</u>
Closing Balance	<u>8,090</u>	<u>26,173</u>	<u>34,263</u>	<u>26,157</u>
 Represented By				
Hall Current Account			<u>34,263</u>	<u>26,157</u>
 Other Assets				
Village Hall (incl. Professional Fees & Planning)			<u>253,022</u>	<u>219,287</u>
Marquee costs			<u>6,992</u>	<u>0</u>

Approved by the Trustees and signed on their behalf .

Trustee
date

30/12/25
(Administrator)

Trustee
date

2/1/26
(Chair)

CLACHAN VILLAGE HALL (KINTYRE) SCIO



Notes to Accounts

1. Basis of Accounting

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

2. Nature and Purpose of Funds

Unrestricted Funds may be used at the discretion of the Trustees in the furtherance of the objectives of the Charity.

Restricted Funds may only be used for specific purposes. In this case they are to be used for the purchase and renovation of a replacement village hall.

3. Grants Received all restricted	2025	2024
Cour – Windows	0	2,720
West Kintyre Windfarm Trust - Guttering	<u>0</u>	<u>1,992</u>
	<u>0</u>	<u>4,712</u>

4. Refurbishment and equipment	2025	2024
Hall Floor	6,026	0
Guttering	<u>0</u>	<u>1,992</u>
Refurbishment	<u>6,026</u>	<u>1,992</u>
Bell Tower	5,073	0
Hall Roof	990	0
Electrical work	<u>1,183</u>	<u>0</u>
Repairs	<u>7,246</u>	<u>0</u>
Total Refurbishment and Equipment Expenditure	<u>13,272</u>	<u>1,992</u>

CLACHAN VILLAGE HALL (KINTYRE) SCIO



Note 5

Grant Funding 2024/2025	Cour £	WKWFT £	WKCF £	Total £
Residual Balance of Grant Awarded bfwd from 2023/2024	1,708	2,647	0	4,355
Awarded during Financial Year	26,000	28,000	75,652	129,652
Funding Available 2024/2025	<u>27,708</u>	<u>30,647</u>	<u>75,652</u>	<u>134,007</u>
Expenditure in Year - paid directly to contractors				
Scaffolding	-13,795			-13,795
Tower Work	-11,424			-11,424
Roof and Repairs	-1,623			-1,623
Guttering		-2,080		-2,080
Paint		-567		-567
Electrics		-7,250		-7,250
Structural Opening		-13,350		-13,350
Genie Scissor Lift - Note 6			-10,659	-10,659
	<u>-26,842</u>	<u>-23,247</u>	<u>-10,659</u>	<u>-60,748</u>
Residual balance 30.09.2025	<u>866</u>	<u>7,400</u>	<u>64,993</u>	<u>73,259</u>

Note 6

Genie Scissor Lift	£	
Funding from WKCF		10,659
Contribution from SCIO		561
Asset Value		<u>11,220</u>

Control of this asset has not yet transferred to the SCIO