

Charity Registration No. SC053784 (Scotland)

Company Registration No. SC774097 (Scotland)

**DUNBLANE SQUARE LIMITED**  
**UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED**  
**30 JUNE 2025**

**THE A9 PARTNERSHIP LIMITED**  
Chartered Accountants  
57/59 High Street  
Dunblane  
FK15 0EE

# DUNBLANE SQUARE LIMITED

## LEGAL AND ADMINISTRATIVE INFORMATION

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**Trustees** Dr W F Carman  
Mr J R Khan (Appointed 29 July 2024)  
Mr D Storrie  
Mrs A E Smiley  
Mr F Van Zyl

**Charity number (Scotland)** SC053784

**Company number** SC774097

**Registered office** The Coach House  
Perth Road  
Dunblane  
Perthshire  
FK15 0HX

**Independent examiner** The A9 Partnership Limited  
57/59 High Street  
Dunblane  
Perthshire  
Scotland  
FK15 0EE

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# DUNBLANE SQUARE LIMITED

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# DUNBLANE SQUARE LIMITED

## TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)

**FOR THE YEAR ENDED 30 JUNE 2025**

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The trustees present their annual report and financial statements for the year ended 30 June 2025.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's governing document, the Companies Act 2006 the Charities and Trustee Investment (Scotland) Act 2005, the Charities Accounts (Scotland) Regulations 2006, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Charities SORP "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)".

### **Objectives and activities**

The principal objects of the charity are as follows:

- To advance citizenship and community development through activities and projects to carry out and further the following (or those which are aligned or akin) within and nearby the Community:-

- Promotion of Dunblane's history and heritage (and recognising the environment) through the preservation of Bank House (a category B listed original bank building) and working with other local groups, charities and organisations to promote events and increase visitors in order to promote such history and heritage

- Facilitating the gateway into the historic area of Dunblane and providing a meet-point for tours and encouraging visitors and engagement through venue provision

- Increasing access to the arts across all topics and genres in an inclusive manner

- Facilitating the provision of community space to provide a fully accessible and inclusive space for people, especially families, to meet, eat and feel part of the community

### *Public benefit*

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

# DUNBLANE SQUARE LIMITED

## TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2025

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### Achievements and performance

#### *Difference made to beneficiaries and wider society.*

Whilst the Charity is still in the Development and build phase of the project and The Bank is not open , we have supported a number of local community events enabling The Dunblane Development Trust to use the building and the forecourt for open air events during the Extravaganza. We have engaged with a number of community organisations and charities to identify how The Bank can support their objectives when it is open. Our social media platforms continue to show rapid growth - from a total of 20 Facebook views for the whole of August 2024 to 58,928 views for August 2025. Website views are also increasing rapidly - from a few hundred per month last year to over 1800 in Aug 2025. Our mailing list has also grown and is now over 1400 people

#### *Performance of fundraising activities*

We have been successful in securing Community Ownership funding, and grants from Stafford Trust and Robert Barr Charitable Trust. We also successfully applied for UKSPF consultancy support via Stirling Voluntary Enterprise to fund an options appraisal for hospitality models. We have numerous other grant applications submitted that we are currently awaiting an outcome from. We are in the process of launching our Crowd funder in September and had a pre-launch event at Dunblane New Golf Club that was attended by over 100 people. This also included a number of community group members and local politicians expressing continued support for the charity.

#### *Balanced picture of the charity's progress against its objectives.*

Building and refurb is going well, and we expect to complete Phase 1 before the end of the year and initiate Phase 2 in the New Year. Whilst fund raising is the most difficult aspect of the project we remain positive and have now over 1000 members , robust project plan , recruited a Centre Manager and have clear line of sight as to how we can close the funding gap through Grants, Crowd funder and potentially Social Loans.

#### *Positive and negative factors that have affected the achievement of objectives and how future plans are affected.*

The Board is prioritising its time on challenges related to the limited availability in capital funding and the development of a detailed Hospitality business plan to provide clear line of sight of how much revenue will be generated to satisfy any funders. The funding gap may necessitate a delayed opening until such times as the funding for Phase 2 is secured. However the Board are still confident that the combination of Grant applications ,crowd funder and Social Loan should close the gap in the next quarter.

### Financial review

During the year the charity received grant income of £447,000 and spent £5,730 on charitable activities resulting in a net surplus of £441,270.

#### *Reserves policy*

It is the policy of the charity that unrestricted funds which have not been designated for a specific use should be maintained at a level equivalent to between three and six month's expenditure. The trustees consider that reserves at this level will ensure that, in the event of a significant drop in funding, they will be able to continue the charity's current activities while consideration is given to ways in which additional funds may be raised. This level of reserves has been maintained throughout the year.

### Structure, governance and management

The charity is controlled by its governing document, a deed of trust and constitutes an incorporated charity.

The trustees, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

Dr W F Carman

Mr J R Khan

(Appointed 29 July 2024)

Mr D Storrie

Mrs A E Smiley

Mr F Van Zyl

Ms A M Gray

(Resigned 18 October 2024)

## **DUNBLANE SQUARE LIMITED**

### **TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)**

***FOR THE YEAR ENDED 30 JUNE 2025***

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*Recruitment and appointment of trustees*

New trustees are recruited to the charity at the invitation of the existing trustees.

None of the trustees has any beneficial interest in the company. All of the trustees are members of the company and guarantee to contribute £1 in the event of a winding up.

The trustees' report was approved by the Board of Trustees.

Dr W F Carman  
**Trustee**

2 October 2025

# DUNBLANE SQUARE LIMITED

## INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF DUNBLANE SQUARE LIMITED

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I, Cassandra McFadzean, report on the financial statements of the charity for the year ended 30 June 2025, which are set out on pages 5 to 14.

### **Respective responsibilities of trustees and examiner**

The charity trustees (who are also the directors of Dunblane Square Limited for the purposes of company law) are responsible for the preparation of the financial statements in accordance with the terms of the Charities and Trustee Investment (Scotland) Act 2005 and the Charities Accounts (Scotland) Regulations 2006. The charity trustees consider that the audit requirement of Regulation 10(1)(a)-(c) of the Charities Accounts (Scotland) Regulations 2006 does not apply.

It is my responsibility to examine the financial statements as required under section 44(1)(c) of the Charities and Trustee Investment (Scotland) Act 2005 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 financial statements presented with those records. It also includes consideration of any unusual items or disclosures in the financial statements, and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the financial statements.

### **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 Charities and Trustee Investment (Scotland) Act 2005 and Regulation 4 of the Charities Accounts (Scotland) Regulations 2006, and
  - to prepare financial statements which accord with the accounting records and comply with Regulation 8 of the Charities Accounts (Scotland) Regulations 2006have not been met, or
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the financial statements to be reached.

The A9 Partnership Limited

57/59 High Street  
Dunblane  
Perthshire  
FK15 0EE  
Scotland  
2 October 2025

## DUNBLANE SQUARE LIMITED

### STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 30 JUNE 2025

	Notes	Unrestricted funds 2025 £	Unrestricted funds 2024 £
<b>Income from:</b>			
Charitable activities	3	447,000	975
<b>Total income</b>		<u>447,000</u>	<u>975</u>
<b>Expenditure on:</b>			
Raising funds	4	-	2,337
Charitable activities	5	5,730	495
<b>Total expenditure</b>		<u>5,730</u>	<u>2,832</u>
<b>Net income/(expenditure) and movement in funds</b>		441,270	(1,857)
<b>Reconciliation of funds:</b>			
Fund balances at 1 July 2024		(1,857)	-
<b>Fund balances at 30 June 2025</b>		<u>439,413</u>	<u>(1,857)</u>

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

# DUNBLANE SQUARE LIMITED

## BALANCE SHEET

AS AT 30 JUNE 2025

		2025		2024	
	Notes	£	£	as restated	£
				£	£
<b>Fixed assets</b>					
Tangible assets	10		405,050		19,037
<b>Current assets</b>					
Debtors	11	27,010		2,140	
Cash at bank and in hand		42,101		5,320	
		<u>69,111</u>		<u>7,460</u>	
<b>Creditors: amounts falling due within one year</b>	12	<u>(34,748)</u>		<u>(28,354)</u>	
<b>Net current assets/(liabilities)</b>			<u>34,363</u>		<u>(20,894)</u>
<b>Total assets less current liabilities</b>			<u>439,413</u>		<u>(1,857)</u>
<b>The funds of the charity</b>					
Unrestricted funds	13		<u>439,413</u>		<u>(1,857)</u>
			<u>439,413</u>		<u>(1,857)</u>

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 30 June 2025.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

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

The financial statements were approved by the trustees on 2 October 2025

Mr J R Khan  
Trustee

Company registration number SC774097 (Scotland)

# DUNBLANE SQUARE LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 JUNE 2025

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### 1 Accounting policies

#### Charity information

Dunblane Square Limited is a private company limited by guarantee incorporated in Scotland. The registered office is The Coach House, Perth Road, Dunblane, Perthshire, FK15 0HX.

The company became a charity on 14 November 2024. The prior year accounts are restated in the Charities SORP FRS102 format since the company is now a charity.

#### 1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's governing document, the Companies Act 2006 the Charities and Trustee Investment (Scotland) Act 2005, the Charities Accounts (Scotland) Regulations 2006, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Charities SORP "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)". The charity is a Public Benefit Entity as defined by FRS 102.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention.

#### 1.2 Prior period error

The 2024 income and expenses were shown inclusive of VAT. The company became VAT registered and reported VAT transactions relating to 2024. As a result there should have been a VAT debtor of £2,140 and the unrestricted deficit brought forward was overstated by £2,140.

Costs relating to property improvements were reported on the profit and loss account rather than the balance sheet. This means that the unrestricted deficit brought forward was overstated by a further £19,038.

#### 1.3 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

#### 1.4 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

#### 1.5 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

# DUNBLANE SQUARE LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2025

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### 1 Accounting policies (Continued)

#### 1.6 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, 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 classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

#### 1.7 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	Nil depreciation
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Freehold land and assets in the course of construction are not depreciated.

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

#### 1.8 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

#### 1.9 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

#### 1.10 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

# DUNBLANE SQUARE LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2025

### 1 Accounting policies

(Continued)

#### Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

#### Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

#### Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

### 2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

### 3 Income from charitable activities

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
<b>Income from charitable activities</b>		
Grants received	447,000	-
Ancillary trading income	-	975
	<u>447,000</u>	<u>975</u>

# DUNBLANE SQUARE LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2025

### 4 Expenditure on raising funds

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
<b>Fundraising and publicity</b>		
Advertising	-	1,553
<b>Trading costs</b>		
Other trading activities	-	784
Total costs	-	2,337

### 5 Expenditure on charitable activities

	Charitable Activities 2025 £	Charitable Activities 2024 £
<b>Direct costs</b>		
General expenses	358	-
Travel expenses	-	108
Bank charges	8	2
Stationery & IT costs	124	385
	490	495
<b>Share of support and governance costs (see note 6)</b>		
Governance	5,240	-
	5,730	495
<b>Analysis by fund</b>		
Unrestricted funds	5,730	495

### 6 Support costs allocated to activities

	Charitable Activities 2025 £	Total 2024 £
Governance	5,240	-

# DUNBLANE SQUARE LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2025

<b>6</b>	<b>Support costs allocated to activities</b>	<b>(Continued)</b>	
		<b>2025</b>	<b>2024</b>
	<b>Governance costs comprise:</b>	<b>£</b>	<b>£</b>
	Accountancy	3,500	-
	Legal and professional	1,740	-
		<u>5,240</u>	<u>-</u>
		<u><u>5,240</u></u>	<u><u>-</u></u>
<b>7</b>	<b>Net movement in funds</b>	<b>2025</b>	<b>2024</b>
		<b>£</b>	<b>£</b>
	The net movement in funds is stated after charging/(crediting):		
	Fees payable for the independent examination of the charity's financial statements	1,500	2,000
		<u>1,500</u>	<u>2,000</u>
		<u><u>1,500</u></u>	<u><u>2,000</u></u>
<b>8</b>	<b>Trustees</b>		
	None of the trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year.		
<b>9</b>	<b>Employees</b>		
	The average monthly number of employees during the year was:		
		<b>2025</b>	<b>2024</b>
		<b>Number</b>	<b>Number</b>
	Total	-	-
		<u>-</u>	<u>-</u>
		<u><u>-</u></u>	<u><u>-</u></u>
	There were no employees whose annual remuneration was more than £60,000.		
<b>10</b>	<b>Tangible fixed assets</b>		
			<b>Freehold land and buildings</b>
			<b>£</b>
	<b>Cost</b>		
	At 1 July 2024		19,038
	Additions		386,012
			<u>405,050</u>
	At 30 June 2025		405,050
			<u>405,050</u>
	<b>Carrying amount</b>		
	At 30 June 2025		405,050
			<u>405,050</u>
	At 30 June 2024		19,037
			<u>19,037</u>
			<u><u>19,037</u></u>

# DUNBLANE SQUARE LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2025

### 10 Tangible fixed assets (Continued)

There has been no depreciation recorded on the property because the residual value at least equals the carrying value.

### 11 Debtors

Amounts falling due within one year:	2025 £	2024 £
Other debtors	27,010	2,140
	<u>27,010</u>	<u>2,140</u>

### 12 Creditors: amounts falling due within one year

	2025 £	2024 £
Other creditors	33,248	28,354
Accruals and deferred income	1,500	-
	<u>34,748</u>	<u>28,354</u>

### 13 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 1 July 2024 £	Incoming resources £	Resources expended £	At 30 June 2025 £
General funds	(1,857)	447,000	(5,730)	439,413
	<u>(1,857)</u>	<u>447,000</u>	<u>(5,730)</u>	<u>439,413</u>
<b>Previous period:</b>				
	At 1 July 2023 £	Incoming resources £	Resources expended £	At 30 June 2024 £
General funds	-	975	(2,832)	(1,857)
	<u>-</u>	<u>975</u>	<u>(2,832)</u>	<u>(1,857)</u>

### 14 Related party transactions

# DUNBLANE SQUARE LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2025

### 14 Related party transactions

(Continued)

#### Transactions with related parties

During the year the charity entered into the following transactions with related parties:

The bank was bought from the Carman Family Foundation.

At the start of the financial year the charity owed the Carman Family Foundation £28,354. During the year further advances of £182,812 were received and repayments of £177,919 were made. As a result of these transactions the Carman Family Foundation were owed £33,247 at the end of the financial year.

Dr Carman is the chairman of the Carman Family Foundation.

### 15 Analysis of changes in net funds

The charity had no material debt during the year.

### 16 Prior period adjustment

#### Changes to the balance sheet

	At 30 June 2024		
	As previously reported	Adjustment	As restated
	£	£	£
<b>Fixed assets</b>			
Tangible assets	-	19,037	19,037
<b>Current assets</b>			
Debtors due within one year	-	2,140	2,140
	=====	=====	=====
Net assets	(23,034)	21,177	(1,857)
	=====	=====	=====
Capital funds			
Income funds			
Unrestricted funds	(23,034)	21,177	(1,857)
	=====	=====	=====
<b>Total equity</b>	<b>(23,034)</b>	<b>21,177</b>	<b>(1,857)</b>
	=====	=====	=====

# DUNBLANE SQUARE LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2025

16 Prior period adjustment (Continued)

	At 30 June 2024		
	As previously reported	Adjustment	As restated
	£	£	£
<b>Fixed assets</b>			
<b>Changes to the profit and loss account</b>			
	Period ended 30 June 2024		
	As previously reported	Adjustment	As restated
	£	£	£
Charitable activities	1,172	(197)	975
Charitable activities	21,869	(21,374)	495
Net movement in funds	(23,034)	21,177	(1,857)

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.