



TRUSTEES ANNUAL REPORT FOR THE YEAR ENDED 30 SEPTEMBER 2025

STRATHNAIRN DEVELOPMENT COMPANY TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 SEPTEMBER 2025



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The Trustees present their annual report and the unaudited financial statements of the charity for the period ended 30 September 2024.

Reference and administrative details

Registered Charity Name	Strathnairn Development Company
Charity Registration Number	SC049596
Principal Office Address	Farr Community Hall Inverarnie Park Farr Inverness IV2 6AX

The Trustees under charity law who served the charity during the period were:-

Megan Bee	Secretary (from 15 th September 2025)
Iain Campbell	Treasurer (appointed trustee 8 th September 2025 and Treasurer from 15 th September 2025)



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Prof. Michael Danson
Dr. Neil Dawson
Elna Harvey
Hilary Lacroix
Seonaidh Mackenzie
Isla MacLeod
Paul Robinson
Raghnaid Sandilands

Chair
Vice Chair (Resigned 9th November 2024)

(appointed trustee 8th September 2025)
(appointed trustee 8th September 2025)

Treasurer (Resigned 15th September 2025)
Secretary (Resigned 15th September 2025)

Bankers

Triodos Bank, Deanery Rd, Bristol, BS1 5AS

Independent Examiner

Mr R Foster CGMA



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Mission statement

The Strathnairn Development Company (SDC) is an independent, charitable, community owned development trust working towards building a strong, resilient community in Strathnairn. Our aim is to help make our community a great place for people of all abilities to live, work and thrive.

Charitable purposes

SDC's primary charitable purpose is the advancement of community development, including assessing the need for, advocating for, providing advice for, and the execution of plans for community development.

Structure

The Charity is a Scottish Charitable Incorporated Organisation. It is organised into a two-tier structure; a body of Members, and Board of Trustees.

Membership is open to all residents over the age of 16 years living within the boundary of the Strathnairn Community Council area, as defined in September 2018. At the close of the financial year, SDC had 74 members.

Trustees are elected to the Board by the Members. Trustees may appoint other Members to fill vacancies as Appointed Trustees or non-members as Co-opted Trustees. Following revisions to the Constitution approved by members in November 2023, after serving for 3 years Elected and Appointed Trustees must step down, though can stand again for another term of 3 years. However, after a second term they must leave the Board for at least one year before being able to rejoin as Elected or Appointed Trustee. Co-opted Trustees serve until the subsequent AGM when they must step down, but may be co-opted by the incoming Board.

Governance

The Trustees control and are responsible for all aspects of SDC's operations. Trustees hold regular monthly meetings. Continuing the practice during the COVID-19 pandemic, most meetings have been held via Zoom conferencing. Trustees have provided information on their operations to the Members where possible.

Trustee recruitment and appointment

A Trustee role profile has been prepared and implemented, with a skills audit identifying where training and recruitment would be required. After elections in January 2024, the Board had 10 Elected trustees with a range of complementary skills and experiences. As the remaining initial trustees either moved away from Strathnairn or reached the end of their second term on the board during this year, they stepped down in the current period. The contributions Neil Dawson, Paul Robinson and Raghnaid Sandilands across a number of officer and trustee roles had made to Strathnairn Development Company and to the Strathnairn community were exceptional and underpinned by their respective values of integrity, commitment and honesty. Individually and collectively, along



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with the other original trustees, they established an organization upholding the standards, processes and values of a model development trust as defined by national bodies. We are very grateful for their efforts as volunteers and friends over the last 6 years and look forward to maintaining those positive relationships long into the future.

SDC has no specific policies in place for the recruitment of young people between the ages of 16 - 18.

With the resignations of these retiring trustees, adverts for replacements were issued to all members and to the community in early summer 2025. We were delighted to welcome three new trustees to the Board of Strathnairn Development Company appointed after the call for expressions of interest earlier in the summer. Each of the new trustees: Iain Campbell, Hilary Lacroix, Seonaidh Mackenzie, brings experiences of life in Strathnairn and of the wider world that undoubtedly enriches our collective skills and complements the existing trustees. New Trustees are provided with access to SDC's constitution, and other information about the aims and objectives of the charity, sufficient to make sure they can become familiar with all aspects of SDC.

The Board were excited to be taking forward the SDC strategy with existing and new colleagues, continuing to deliver the community's hopes for sustainable development expressed in the Community Action Plan (CAP). During the year, we began to focus on affordable housing, active travel, wellbeing, culture and heritage and retained a financial consultant to help in identifying opportunities, preparing expressions of interest and applications for grants.

Employees

After the community development officer (CDO) moved to another position in May 2024, we have not had the resources to reappoint to this post. As in many other communities across Scotland (there are over 350 development trusts with such staff nationally), of course we need a CDO to deliver the CAP as it cannot be delivered based on the efforts of the trustees alone. Meetings were held with various national bodies and with representatives of HIE and Highland Council to explore potential avenues for funding such a post. Given the excellent work and commitment delivered by the CDOs here and in neighbouring communities, a replacement remains a priority for the Board.

Related parties

SDC is a member of the following organisations: Development Trust Association of Scotland (DTAS); Scottish Council for Voluntary Organisations (SCVO); Highland Third Sector Interface (HTSI); Scottish Communities Climate Action Network (SCCAN); and Social Enterprise Scotland (SES). Annual membership of all these organisations is free (at SDC's current turnover), with the exception of DTAS, where costs are £90 per annum. Further, the trustees are members of various other bodies, including cross-party groups of the Scottish Parliament, fulfilling the needs for networking, knowledge and ongoing development of them as individuals and for the good governance of the Scottish Charitable Incorporated Organisation (SCIO). Reflecting this expertise and knowledge



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embodied in the trustees, SDC has been recognised across the Highlands and Islands with requests from various places for help and advice with regard to wind farm developments, conversion of churches into heritage centres, affordable housing, etc.

In particular, this has been acknowledged with our Chair being elected by the 350 Development Trusts in Scotland to the Board of the Development Trust Association Scotland (DTAS). This has involved him in directly influencing and developing national policy and strategy for communities across Scotland, and allowed us to be at the forefront of innovations and networking to the benefit of the people of Strathnairn.

Summary of main activities in relation to the charitable purpose

Although the Board continued to be coherent and committed, there was an inevitable reduction in the pace of continuing to deliver and consolidate the activities of SDC and to implement the Community Action Plan (CAP). The CAP had identified the need for a CDO to help advance projects in the Strathnairn community, better support other community groups, and to organise events for the whole community. While SDC continued to collaborate and support other community groups across Strathnairn, these were diminished without the services of a CDO team.

Nevertheless, events and public meetings were facilitated by SDC trustees over the year. As with most of SDC's activities, the trustees worked with other community organisations and partners to run the Farr Gala, cultural and heritage learning, public talks, music gigs, etc. Building on the previous year's work, this meant that all of the Quickwin priorities identified in the CAP were delivered while a number of the longer term and more capital intensive projects have been progressed. Through different means and media, SDC engaged directly with over half of the population of Strathnairn in one or more activities and channels.

In encouraging and promoting sustainable development in Strathnairn, our approach continues to be consistent with our aims of sustainability by acting as facilitators rather than being the body delivering activities and facilities beyond the start-up stage. Following previous consultations with younger members of the community, for instance, organised through dedicated sessions which supplemented other feedback opportunities at events and online, discussions were opened with relevant bodies on how these could be facilitated and implemented, and funding applications prepared and submitted for a staffed pump track/skateboard park. Similarly, exploring the requirements of an outdoor gym have been initiated with other communities with such facilities.

The community of Strathnairn was informed of these initiatives and developments through a range of media including the Strathnairn Newsletter, the SDC website and direct emailings to members, through the SDC and Strathnairn community Facebook pages as well as by posters and word of mouth. These communications followed on from the monthly reports started by the CDO and continue to be issued using the usual channels.



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Summary of other activities

SDC continued to work with other community groups to fulfil the priorities of the community revealed in community surveys and meetings. In particular, with the taking into community ownership the historical Dunluchity church by Strathnairn Heritage Association there has been mutual support and advice over the next stages of kitting out the premises as a heritage centre, organising joint public talks, etc. Lessons and learning on community asset transfer from this are being shared across the community and this collaboration has been recognised by a number of public and third/social sector agencies in seeking advice from SDC.

Achievements and performance

Through the Board, significant funding for community activities was brought into Strathnairn: from *Seachdain na Gàidhlig 'Small Grants Fund'* for Gaelic Week and Bòrd na Gàidhlig's *Taic Freumhan Coimhearsnachd* community grant, about £4.5k was secured to deliver concerts, classes, Book Bug and other activities over the year on "*Gaelic in Strathnairn / Gàidhlig ann an Srath Naruinn*". A Gaelic Beginner's class was run with good attendance over 30+ weeks; public talks were held on the *Gaelic Heritage of Strathnairn*, *Shinty and Gaelic in Strathnairn*, *Eadar Srath is Monadh (Between Strath and Upland)*, *Birds in the Gaelic World* – all were well attended with audiences of 40-60 each of different interests and generations; the second *Seachdain na Gàidhlig* focused on *Gàidhlig ann an Srath Naruinn - Ceanglaichean gun Chrìch* with Gaelic Community cafes, Bookbug and music sessions. The Farr Gala was run again after a call to the community for volunteers to help in planning and organizing this popular event resurrected by SDC in 2023; we were delighted that a new Farr Gala Committee came together led by local folk to great acclaim with about one-third of Strathnairners attending. SDC was involved through its trustees in offering logistical support and in covering the insurance costs for the event. Preliminary work on a Local Place Plan, affordable housing, community ownership of assets, and other projects identified in the CAP and associated meetings progressed. In its 6th year, SDC therefore believed it had gained the confidence of its partner organisations in its capacity to deliver and communicate more effectively with the community, and feedback from national bodies further of Strathnairn definitely confirmed such progress. For example, recognition was forthcoming from regional and national organisations in the form of full membership of DTAS, invitations to join panels and to deliver keynote addresses at national conferences, and similar acknowledgements. As detailed in the Monthly CDO reports major progress was made in delivering and preparing action and work plans across the priorities of the community as laid out in the CAP. These were welcomed by the community in feedback to SDC.

After the CDO left for a new position and adverts were prepared for a replacement, applications were made to SCBF for renewed funding for the CDO and SDC running costs as invited and encouraged to by SCBF. Members and the community were updated as to the ongoing impasse and the consequential slowdown in our work. SDC continued to seek advice and guidance from the eight officially recognised regional and national organisations in social and community development, all continued to advise seeking mediation between SCBF and SDC. This was



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arranged but only SDC were willing to engage. SDC Members were appraised of these developments with direct emails and the wider community of Strathnairn through social media. We were given encouragement by these external bodies to seek funding for Strathnairn for the benefit of the community, and steps to ensure that led us to recruit a financial consultant.

Our extensive engagement with other community groups and with respected national bodies, participation in a range of fora and policy and practice organisations across Scotland and beyond continue to give us optimism that we can meet the aspirations of the community. Working groups, as sub-committees of SDC with invitations to the Strathnairn community to join, have been established in a number of key areas and their membership and agenda evolve as demands and resources permit.

Financial Review and Reserves Policy

Continuing to deliver and update the CAP should enable SDC to develop and implement projects, facilities and activities and to secure investment finance, including by approaching large external funders. Until such initiatives are designed and realised, SDC will continue to have limited funding available to the point that there is no need for a reserves policy.

A handwritten signature in black ink, appearing to read 'Mike Danson', with a horizontal line drawn underneath it.

Prof Mike Danson (Chair) Date : 12th March 2026



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Strathnairn Development Company

Independent Examiner's report to the members on the unaudited financial statements of Strathnairn Development Company

I report on the accounts of Strathnairn Development Company for the year ended 30th September 2025, which are set out on pages 9 to 10.

Respective responsibilities of trustees and independent 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 (as amended). 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.

Examined by Mr R Foster CGMA



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Annual General Meeting – Financial Report for Strathnairn Development Company

Financial Report

This section provides an overview of the SDC's financial performance for the year covering 01 October 2024 – 30 September 2025. The financial report aims to deliver transparency and accountability to members and stakeholders, highlighting key achievements, challenges, and the company's financial position.

1. Financial Overview

The company has continued its commitment to community development by ensuring prudent financial management throughout the year.

2. Income and Expenditure

- Total Income: £1158.26 (Main source: £506.10 from donations, Hands up for Trad of £450 & the British Film Institute of £150. The remainder being interest)
- Total Expenditure: £8369.05 (Main source: Gaelic lessons and talks, Insurance payments, financial consultant and mobile phone contract)

3. Statement of Financial Position

- Assets: £5848.63 (Cash at bank)
- Liabilities: £0 (Mobile phone contract cancelled)

4. Auditor's Report

The financial statements have been internally audited by Prof Mike Danson. The External Examiner confirms that the accounts present a true and fair view of the company's financial affairs.

5. Financial Highlights & Challenges

- Highlights: Money well spent on Gaelic lessons, Insurance for the 2024 Farr Gala
- Challenges: Limited incoming funding, mobile phone contract



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6. Plans for the Next Financial Year

Looking forward, the SDC will focus on securing new funding, strengthening financial controls and expanding income streams to support the wider community.

7. Questions & Discussion

Members are invited to ask questions or provide feedback regarding the financial report.

Prepared by: Mr Iain Campbell

Date: 23 Mar 26

The charity Trustees have considered that the audit requirement under Regulation 10(1) (d) of the 2006 Charities (Scotland) Accounts Regulations does not apply.

The notes on pages 8 to 9 form part of these accounts.

These accounts were approved and authorised for issue by the Trustees and were signed on their behalf by:

A handwritten signature in black ink, appearing to read 'Mike Danson', with a horizontal line drawn underneath it.

PROFESSOR MIKE DANSON (Chair)

Date: 23rd March 2025

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STATEMENT OF RECEIPTS AND PAYMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2025

	Note	Unrestricted Funds	Restricted Funds	2025 Total Funds	2024 Total Funds
Receipts					
Voluntary Income	5	506.10	600	1,106.10	4653
Investment Income		52.16	0	52.16	135
Total Receipts		558.26	600	1158.26	4788
Payments					
Cost of Charitable Activities	6	0	(8369.05)	(8369.05)	(27,075)
Governance Costs		0	0	(0)	(11)
Total Payments		(0)	(8369.05)	(8369.05)	(27,086)
Surplus / (Deficit) for the period		558.26	(7769.05)	(7210.79)	(22,299)
Transfer between funds		(0)	0	0	0
Final Surplus / (Deficit) for the period		558.26	(7769.05)	(7210.79)	(22,299)

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STATEMENT OF BALANCES AS AT 30 SEPTEMBER 2025

	2025 Unrestricted Funds	2025 Restricted Funds	2025 Total Funds	2024 Total Funds
Opening Cash at bank and in hand	0	13,064.78	13,064.78	36,687
Surplus / (Deficit) for the period	558.26	(7769.05)	(7210.79)	(22,856)
Closing Cash at bank and in hand	558.26	5295.73	5848.63	13,064.78

	Note	2025 Total Funds	2024 Total Funds
Other Assets (at financial year start)		0	1775
Rise/(Fall) for the period		0	0
Other Assets (at financial year end)		0	1775
Depreciation/Writing off of other Assets (at financial year end)	7	1775	1121
Final Value of Other Assets (at financial year end)		0	654
Liabilities (All Funds)		0	261
Contingent Liabilities (All Funds)		0	0

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NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2025

1. Status of the charity

Strathnairn Development Company was approved as a Scottish Charitable Incorporated Organisation (SCIO) on 11th September 2019.

2. Accounting Policies

Basis of accounting

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

Donations and donated services and facilities

All donations received are credited to the Statement of Receipts and Payments in the year to which they relate. Donations received or earmarked for specific purposes are accounted for as restricted funds.

Grants receivable

Grants receivable are credited to the Statement of Receipts and Payments in the year to which they relate. Grants receivable or earmarked for specific purposes are accounted for as restricted funds.

Income

Income has been classified under the following headings:

Voluntary income – This comprises resources generated from voluntary sources including, for example donations and grants where the donor does not receive any direct return as a result of the donation.

Activities for generating funds – This comprises fund-raising activities carried out by the charity to generate incoming resources which will be used to undertake its charitable activities.

Investment income – This comprises incoming resources from investment assets, for example bank interest received.

Charitable activities – This comprises all incoming resources received, which are a payment for goods and services provided for the benefit of the charity's beneficiaries.

Expenditure

Expenditure has been classified into the following headings:

Charitable Activities – This comprises all resources expended by the charity in undertaking its work to meet its charitable objectives. Such costs include the direct costs of the charitable activities together with those support costs incurred that enable these activities to be undertaken.



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Governance costs – This comprises the cost of governance arrangements, which relate to the general running of the charity. There are no governance costs in 2023.

Nature and Purpose of Funds

Unrestricted funds are those that may be used at the discretion of the trustees in furtherance of the objects of the charity. The trustees maintain a single unrestricted fund for the day-to-day running of the charity

Restricted funds may only be used for specific purposes. Restrictions arise when specified by the donor or when funds are raised for specific purposes.

3. Trustees and Related Party Transactions

No remuneration was paid to any trustee. There were no related party transactions during the year.

4. Taxation

The charitable organisation is recognised as a charity for the purposes of applicable taxation legislation and is therefore not subject to taxation on its charitable activities. The charity is not registered for VAT and resources expended therefore include irrecoverable input VAT.

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5. Voluntary Income

	Unrestricted Funds	Restricted Funds	2025 Total Funds	2024 Total Funds
Grants	0	600	600	3530
Donations and Gifts	506.10	0	506.10	537
Investment income	52.16	0	52.16	0
Receipts from fundraising	0	0	0	721
Total Income	558.26	600	1158.26	4,788

6. Cost of Charitable Activities

	Unrestricted Funds	Restricted Funds	2025 Total Funds	2024 Total Funds
CDO Equipment	0	0	0	282
CDO Salary (including payroll)	0	0	0	18,726
CDO Ancillary Costs (mileage, phone, expenses card)	0	30	30	635
Subscriptions	0	90	90	
Community Conference/consultations	0	150	150	500
Indemnity/Employment Insurance	0	1010.83	1010.83	500
Online services	0	286.62	286.62	99
Professional Services	0	3057.00	3057.00	360
Printing & publication costs	0	0	0	58
Strathnairn Events Programme	0	0	0	5,322
Gaelic Activities	0	3737.30	3737.30	361
Supplies	0	7.30	7.30	142
Total Cost of Charitable Activities	0	8369.05	8369.05	27075



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7. Value of mobile phone and laptop due to now being obsolete.