

The Furniture Lodge

Report of the Trustees for the year ended 31/10/25

A SCIO Registered Charity Number SC045138

Principal Office - 12 Cowie Lane, Stonehaven, AB39 2PF

Trustees – D M Wood, L J Lawrence, M Lawrence, J Hampson.

Trustees resigned during the year – E Andryszczyk

The charity is governed by a constitution.

New trustees can self nominate or be proposed by existing trustees for consideration by the board.

Independent Examiner – B A Hamilton

The organisation's purposes are:

1. The advancement of environmental protection by establishing a community social enterprise which will raise awareness of and provide local solutions to waste reduction, recycling and re-use issues. This enterprise will seek to reduce the amount of reusable items currently being sent to landfill while promoting an awareness of waste reduction, recycling and re-use issues. It also aims to educate the public as to the benefits of donating or buying reusable items which would otherwise end up in landfill
2. The relief of those in need by providing work and training opportunities for disadvantaged members of the local community, alongside paid employment, volunteering and retraining opportunities.

Revenue of £23,643 was generated in the twelve months to October 2025 compared to £23,207 reported in the previous year.

There are two areas of significant increased expense. Firstly, van repairs, due to a replacement gearbox and clutch which can be regarded as a one-time expense.

Secondly, our landlord Aberdeenshire Council has drastically increased the annual rent. Initially the first five-year peppercorn rent was £100 per annum. This was followed by a year when no rent was charged. However, from April 2025 this has been increased to £8,800 per annum. Although we have built up a good cash reserve, in order to achieve our third aim of employing staff in a self-sustaining social enterprise, it was feared that this imposition was likely to hinder that progress.

Subsequent meetings and correspondence with Estates staff have proved fruitless despite our lease being issued as a Community Asset Transfer. Regardless of being a charity run by volunteers, operating 20 hours per week, the Council insist on charging a commercial rate of rent.

In May this year, 2026, the Trustees came to the conclusion that the higher rental charge combined with a noted reduction in income from sales has made it impossible to continue and that we would give up the lease and close down.

Initially this was to be June 30th but although the Closing Down Sale drastically increased income, clearance of stock has taken much longer. Last day open to the public was Saturday 25th July with handover to the landlord on Thursday 30th July, once deliveries completed and final emptying of the building achieved.

Surplus funds will be dispersed to local voluntary and charitable groups once criteria and the application process are set by the board.

During the four years and three months we have been operating over 35 tonnes has been saved from landfill, calculated using Circular Communities Scotland Average Weight System, and some £85,000 in revenue has been generated. What cannot be calculated is the value of the community benefit created.

A handwritten signature in dark ink, appearing to read 'D M Wood', is written over a horizontal line.

D M Wood – Trustee 27/07/26