

STRICHEN TOWN HOUSE TRUST SCIO

REPORT OF THE TRUSTEES

YEAR ENDED 30 NOVEMBER 2025

The trustees present their annual report and financial statements of the charity for the year ended 30 November 2025. The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the Charities and Trustee Investment (Scotland)

Act 2005, the Charities Accounts (Scotland) Regulations 2006 (as amended) and 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 published 16th July 2014.

Scottish Charity Number

SC049749

Current Appointments

Mr Robert Chapman, Trustee – Chairperson

Mrs Brenda Kinghorn, Trustee - Secretary

Mr Hebbie Fowlie, Trustee

Mr George Morgan, Trustee

Mrs Donna Mooney, Trustee

Mrs Eileen Sutton, Trustee

Ms Susan Nicol, Trustee

Mrs Natalia Cojocar, Trustee – Treasurer (Appointed 15 August 2023)

Mr Gerald Banks, Trustee – Vice Chair

Contact Address

Strichen Town House Bridge Street Strichen

Fraserburgh AB43 6SR

CONSTITUTION

The charity is a Scottish Charitable Incorporated Organisation (a SCIO). It was registered in its current legal form on 19 November 2019. It has a two-tier structure.

Recruitment and Appointment of Trustees

The recruitment and appointment of trustees follow the procedure laid out in the constitution. Prospective trustees are generally nominated and appointed at the AGM which usually takes place in August.

There must be a minimum of three and a maximum of ten trustees.

STRICHEN TOWN HOUSE TRUST SCIO

REPORT OF THE TRUSTEES (continued)

YEAR ENDED 30 NOVEMBER 2025

Charitable Purposes

The Charity's purpose is to benefit principally the community of Strichen which comprises the civil parish of Strichen and include:

The advancement of the arts, heritage and culture through:

- Restoring, enhancing and further developing the Grade A listed Town House in Strichen, and other such property that the charity may acquire.
- The creation of an archive, documents and exhibits relating to Strichen's local history and traditions.
- Inspiring the people of Strichen and the surrounding area to explore and engage with the history of their community, environment and families.

The provision of recreational facilities with the object of improving the conditions of life for whom the facilities are primarily intended through:

- Provision of a flexible space that can be used for a variety of community activities by local people and groups.

Summary of main activities

The existing Grade A Listed Strichen Town House building was substantially renovated over Winter 2024-25, with work ongoing in Winter 2025-26 to complete the final elements, it is our intention to commence work on the proposed extension once funding has been sourced.

During the 2024-25 year, Aberdeenshire Council decided to review its policy of providing Library Services in Strichen. Strichen Town House Trust teamed up with The Friends of The Woodman and Anderson to take over the ownership of The Woodman and Anderson Library, at 59A, Water Street, Strichen. A licence to occupy the building was agreed from 6th May 2025, whilst the Asset Transfer process ran its course. On 11th November 2025, Aberdeenshire Council agreed to the Asset Transfer of 59A, Water Street. The conveyancing of the Title took place in March 2023. In May 2025, STHT agreed to open a second bank account to manage the income and expenditure of The Anderson and Woodman Library.

Achievements and Performance

Town House:

The net restricted outgoing resources for the year were (-£5,780.02) and the net unrestricted outgoing resources for the year was (-£4,756.98), giving a total net outgoing resources for the year of (-£10,537). Regular fundraising activities.

Grants were received from:

The UK Shared Prosperity Fund grant of £69,366 met a substantial part of the costs of demolishing the toilet block, re-lining and insulating the walls of the Upper Hall, plaster boarding and redecorating the Upper Hall, repairing the windows, doors and re-pointing the granite walls.

The Rural Communities Challenge Fund grant aided £45,469 towards a substantial part of stripping out the Upper Hall, installing electrics, secondary glazing, revising the building warrant, replacing the original cornices and final decorations.

STRICHEN TOWN HOUSE TRUST SCIO

REPORT OF THE TRUSTEES (continued)

YEAR ENDED 30 NOVEMBER 2025

The FCC Communities Foundation Ltd, the administrators of the Landfill Communities Fund, provided £20,000 of match funding towards the toilet demolition, secondary glazing and re-instatement of the Upper Hall.

Foundation Scotland administered the allocation of £20,500 from the Vattenfall Communities Fund towards the match funding for the UKSPF and RCLLD grants towards the costs incurred with window and door repairs, pointing, and the ceiling repairs and decoration of the Upper Hall.

Anderson and Woodman Library:

The net outgoing resources for the year amounted to £603.80. Regular fundraising activities.

Reserve Policy

The trustees aim to maintain reserves equivalent to three months of normal running costs, in order to meet ongoing commitments and provide cover for any unforeseen expenditure. Any shortfall in the running costs of Strichen Town House will be met by the Trustees.

Following the year end on 30th November 2025, STHT received additional funds through fundraising, donations and other income. This demonstrates that the organisation remains viable and is able to meet its financial obligations as they fall due.

Future Plans

To manage both the restored Grade A Listed Strichen Town House building together with the newly acquired Anderson and Woodman Library, at 59A Water Street. Completing improvements to enable full accessibility in both buildings, for the benefit of the People of Strichen and surrounding area, providing a library facility, meeting rooms, and a business centre for individuals and Community Groups, and providing a centre for enabling access to historic artefacts of the Strichen Area.

Funding for initial works at Strichen Town House have been sourced and this work completed in March 2025. Funding from RCLLD and CARES for the further restoration work of the Strichen Town House has been sourced in November 2025 to repair the existing stairs in the Tower, install solar panels and battery storage, replace the Upper Hall floor, improve the entrance lobby, toilet facilities and POU water heating, to be carried out in winter 2025/26.

Estimates of the costs of completing the extension to The Town House are being sought to enable grant assistance to be sought for this final stage in bring this Grade A listed building back into full use.

Plans have been drawn up, together with Aberdeenshire Council Listed Building Officer, with a view to submitting a planning application to improve the facilities at the Anderson and Woodman Library, prior to submission of grant aid, and potential funding from the Anderson and Woodman Library Trust.

Trustees' responsibilities in relation to the financial statements

The charity trustees are responsible for preparing a trustees' annual report and financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

STRICHEN TOWN HOUSE TRUST SCIO

REPORT OF THE TRUSTEES (continued)

YEAR ENDED 30 NOVEMBER 2025

The law applicable to charities in Scotland requires the charity trustees to prepare financial statements for each year which give a true and fair view of the state of the affairs of the charity and of the incoming resources and application of resources, of the charity for that period. In preparing the financial statements, the trustees are required to:

” Select suitable accounting policies and then apply them consistently;

* observe the methods and principles in the applicable Charities SORP;

* make judgements and estimates that are reasonable and prudent;

” State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;

” Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities and Trustee Investment (Scotland)

Act 2005 and the Charities Regulations (Scotland) Regulations 2006 (as amended). They are also responsible for safeguarding the assets of the charity and hence taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the trustees and signed on their behalf.

Signature N Cojocar

Full Name Natalia Cojocar

Position Treasurer

Date 18th August 2026

STRICHEN TOWN HOUSE TRUST SCIO
STATEMENT OF FINANCIAL ACTIVITIES
(INCLUDING RECEIPTS AND PAYMENTS ACCOUNT)
FOR PERIOD TO 30 NOVEMBER 2025

SC049749

		Restricted Funds	Unrestricted Funds	Total Funds 2025	Total Funds 2024
	<i>Notes</i>	£	£	£	£
RECEIPTS					
Grants	1	144,326	-	144,326	74,990
Donations		-	2,760	2,760	318
Receipts from Fundraising Activities	2	-	5,300	5,300	685
Receipts from Charitable Activities	2	-	1,536	1,536	1,616
Trustee Loans		-	25,000	25,000	-
Investment Income		-	-	-	-
Total Incoming Resources		144,326	34,596	178,922	77,609
PAYMENTS					
Donations		-	-	-	-
Payments relating directly to Fundraising Activities	2	-	494	494	147
Payments relating directly to Charitable Activities	2	150,106	11,084	161,190	73,872
Trustee Loan Repayments		-	24,000	24,000	
Governance Costs		-	360	360	120
Total Resources Expended		150,106	35,938	186,044	74,139
Net Incoming / (Outgoing) resources for Year		(5,780)	(1,343)	(7,123)	3,470
Total Funds at 1 December 2024		5,780	4,984	10,764	7,294
Total Funds at 30 November 2025		-	3,641	3,641	10,764

The statement of financial activities includes all gains and losses in the year.
The above receipts and payments are split between restricted and unrestricted funds.

STRICHEN TOWN HOUSE TRUST SCIO
STATEMENT OF BALANCES
AS AT 30 NOVEMBER 2025

SC049749

	Restricted Funds	Unrestricted Funds	Total Funds 2025	Total Funds 2024
	£	£	£	£
Balance at Bank at 1 December 2024	5,780	4,984	10,764	7,294
Surplus/(deficit) for the year	(5,780)	(1,343)	(7,123)	3,470
Balance at Bank at 30 November 2025	-	3,641	3,641	10,764

Bank Balances as at 30 November 2025

STH Account	226.69
A & W Library Trust (designated funds)	3,414.37
	<u>£3,641.06</u>

Fixed Assets

Strichen Town House is a listed building purchased for £1 and gifted to the Charity.
 At renewal on 13 May 2025 the value for insurance purposes was £2,700,588.

The financial statements were approved by the Board of Trustees on.....*18th August 2026*.....
 and were signed on its behalf by: *N Cojocaru* Natalia Cojocaru Traesurer

.....
 Trustee

STRICHEN TOWN HOUSE TRUST SCIO
NOTES TO THE ACCOUNTS
FOR YEAR ENDED 30 NOVEMBER 2025

SC049749

Nature & 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 organisation.

Restricted funds may only be used for specific purposes as specified by the funder/donor.

Designated funds are 'ring-fenced' for specific purposes.

Trustee Remuneration & Expenses

No remuneration was paid to any charity trustee or person connected to a trustee in this period.

Trustee loans of £25,000 were received from 2 trustees to assist with cashflow during the period. £24,000 was repaid to 2 trustees, with an outstanding balance of £1,000 to be paid to 1 trustee in due course.

Notes

Grant Funding (restricted)

£

1 Aberdeenshire Council (UK Prosperity Fund)	119,825.88
FCC Communities Foundation	24,000.00
Foundation Scotland	500.00
	144,325.88

- 2 Strichen Town House SCIO currently hosts the Anderson & Woodman Library Trust library service in Strichen on behalf of Aberdeenshire Council. They manage the income and expenditure for the library at 59A Water Street, Strichen and retain funds in a separate bank account for this purpose. These funds are held as 'designated' within the Strichen Town House SCIO accounts. See Notes (2) for breakdown of funds.

STRICHEN TOWN HOUSE TRUST SCIO
NOTES TO THE ACCOUNTS
FOR YEAR ENDED 30 NOVEMBER 2025

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Strichen Town House SCIO

<i>Receipts</i>	£
Grants	144,325.88
Donations	1,791.00
Fundraising	2,290.62
Room Hire	1,495.00
Loans from Trustees	25,000.00
Miscellaneous	1.06
	174,903.56

<i>Payments</i>	
Heat & Light	12.00
Insurance	2,175.10
Fundraising Expenses	394.72
Building Warrant	3,114.00
Fire Alarm System	3,037.47
Windows (glazing)	2,843.68
Electrical Work	14,184.00
Toilet Demolition/Upper Hall	135,216.00
Equipment	96.47
Bank Charges	7.10
Trustee Loan Repayment	24,000.00
IE of accounts	360.00
	185,440.54

Anderson & Woodman Library Trust (designated funds)

<i>Receipts</i>	£
Donations	969.17
Fundraising	3,009.00
Room Hire	40.00
	4,018.17

<i>Payments</i>	
Heat & Light	504.42
Fundraising Expenses	99.38
	603.80

Independent Examiner's Report to the Trustees of

Strichen Town House Trust SCIO

Registered Charity Number: SC049749

I report on the accounts of the charity for the year ended 30 November 2025 which are set out on pages 5-8.

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) Act 2005 and the Charities Accounts (Scotland) Regulations 2006 (as amended). The charity trustees consider that the audit requirement of Regulation 10(1) (d) of the 2006 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 2006 Accounts Regulations. 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 view given by the accounts.

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 2005 Act and Regulation 4 of the 2006 Accounts Regulations
 - to prepare accounts which accord with the accounting records and comply with Regulation 9 of the 2006 Accounts Regulations

have not been met, or

2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed: *Jacquie Milne*

Date: 19 August 2026

Name: Jacquie Milne

Designation: Finance & Administration Manager, Aberdeenshire Voluntary Action

Address: AVA, PO Box 18706, Peterhead, AB42 9BA