

THREE ESTATES CUPAR

Scottish Charity No – SC048967

Annual Report and Financial Statements

For the year ended 31 March 2026

THREE ESTATES CUPAR
SCOTTISH CHARITY NO. SC048967

Trustees' Report

For the year ended 31 March 2026

The Trustees have pleasure in presenting their report together with the financial statements for the year ended 31 March 2026.

Reference and Administrative Information

Charity name

Three Estates Cupar

Charity no

SC048967

Address

59 Bonnygate
CUPAR
Fife
KY15 4BY

Current Trustees

Charles William Pagan MBE	Chair & Secretary
Alison Strachan	Treasurer
Moira Henderson MBE	
Guthrie Hutton	
Margaret Robertson	

Independent examiner

Sheena Gibson FCCA
James Hair Group Limited
59 Bonnygate
CUPAR
Fife
KY15 4BY

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Structure, Governance and Management

Constitution

TEC is a Scottish Charitable Incorporated Organisation (a SCIO). It was registered on 17 January 2019. Its constitution provides for both Trustees and Members. The present five Trustees who signed the Declarations of Suitability prior to registration were deemed to be the first Trustees and first Members. Meantime, they are the only Members.

Appointment of Trustees

Trustees are elected at the Annual General Meeting. There must be a minimum of five and a maximum of eleven Trustees. The five Trustees were re-elected at the 2025 AGM.

Charitable purposes

TEC's aims are to advance education, community development, culture and understanding of heritage as well as providing recreational activities to improve the conditions of life of the residents of, and visitors to, the town of Cupar, Fife (as defined by the boundaries of the area served by Cupar Community Council), the area of the Scottish Parliamentary constituency of North East Fife, and Scotland.

Objectives, Activities and Aspirations

TEC's principal means of delivering its charitable purposes are promoting and celebrating the history and heritage of Cupar and its surrounding area.,

A major focus is Scotland's earliest surviving play, *Ane Satyre of the Thrie Estaitis*, written by Sir David Lindsay of The Mount, Cupar, and given its first performance on Cupar's Castle Hill, on 7th June, 1552. TEC's Name, Three Estates Cupar, is a recognition of the play, and its importance to Cupar. The Trustees commissioned and hold a new script of the *Ane Satyre*, shortening it from a performance time of over six hours to just over two.

The Trustees consider this an important addition to Cupar's heritage. A copy of the new script was therefore presented to ONFife, Fife's Library service, at an event hosted by them on 23rd October 2025. An electronic copy has been provided also. It has not yet been possible to deliver a full performance of the new script of the Play, but extracts have been read at events in the area, and it is planned that elements of it will be read again in September 2026, with performance elements in June 2027, to coincide with the 475th anniversary of the first performance.

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Objectives, Activities and Aspirations (continued)

Early in 2025, The new 'Oxford Handbook of Scottish Theatre' edited by Professor Greg Walker and Emeritus Professor Randall Stevenson, was published. It contains a chapter dedicated to Lindsay and his play, *Ane Satyre of the Thrie Estaitis*, Scotland's oldest surviving play, and there are references to both throughout the Handbook. Cupar had been chosen by Sir David, who lived nearby at The Mount, for the first full performance of the play.

Lead editor of the Handbook, Professor Greg Walker, and co-editor, Professor Randall Stevenson, both spoke of the importance of Sir David Lindsay to the content of their new book, and of the significant contribution made by Sir David and thus Cupar to Scottish culture and theatre as the Middle Ages came to a close. It was a time of change and uncertainty, and Sir David used his play to press for reform to all of Scotland's Nobility, Church, and Merchant Class, all in an attempt to state the case of Scotland's poor. He is classed as one of Europe's earliest humanitarians.

The Professors' words encouraged the Trustees to pursue their stated aspirations for the benefit of Cupar and its community. TEC's aspirations remain promoting and encouraging activities celebrating the history and heritage of Cupar and its surrounding area including theatrical and poetry performances in Old Scots.

Professor Walker then presented to the Royal Burgh of Cupar, through the Chair of Cupar Community Council, a copy of The Oxford Handbook of Scottish Theatre, to be held on behalf of the Burgh by the Fife Library service.

At the request of Cupar Development Trust (CDT), the TEC Trustees have widened their remit, so that it now covers all aspects of Culture, History, and Heritage. In collaboration with local SCIOs Cupar Heritage and Cupar Arts, they are developing events and promotions of "The Historic Sons and Daughters of Cupar & District" They continue to celebrate the area's Intangible Cultural Heritage (ICH), especially in Old Scots. This embraces the work of not only Sir David Lindsay himself, but also his sixteenth century cousin, Robert Lindsay of Pitscottie, Cupar, author of the first history of Scotland in Old Scots, the *Historie and Chronicles of Scotland 1436 to 1565*, and nineteenth century authors Robert Duncan Milne and Sarah Tytler, and Painter Charles Lees.

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Objectives, Activities and Aspirations (continued)

The TEC Trustees continue to work with other organisations in the area, including Cupar Arts, Cupar Heritage & Museum, and Cupar Development Trust, Fife Council, Cupar & District Community Council, The Sunshine Kitchen, ABCD Cupar Businesses' Association, the Fife Family History Society and the area's schools, including Kilmaron Special School. The Trustees work closely with CuparNow, the successor from 1st April 2025 to Cupar's Digital Improvement District, and acknowledge the contribution it makes both to the Trustees' aspirations and to the area.

Raising funds is a permanent challenge for the Trustees. In the year of report, they continued to make applications, including for presenting a new play by John Bett in Old Scots, about Sir David, *Davie Lindsay and the Vagabond King*. Sadly, Creative Scotland Open Lottery Fund turned down the application, and the Trustees are now considering possibilities for 2027.

The Trustees had put to good use funding previously raised from a private source to pay for a Scoping Study to identify the best location in or around Cupar for an Arts & Culture Hub, incorporating performance spaces, a larger museum, arts and music workshops, permanent and temporary exhibition space, and welcoming community spaces. The consultants' report had identified Watts, Ferguson Square and the County Buildings as the most likely sites. Watts has sold as a hospitality venue, and Ferguson Square is the subject of a Planning application for student accommodation. The County Buildings is subject of a major proposal by Cupar Development Trust, which could lead to a Community Asset Transfer.

The case for a project on such a scale with these objectives was confirmed by Cupar Development Trust's consultations for their Community Action Plan, their Youth Charrette, and their Local Place Plan.

The Trustees continue to play a full part in promoting the area's heritage in Old Scots, including relevant materials being displayed in the Duncan Institute in the display cases provided by the TEC Trustees.

The Trustees regularly consult academic experts about Old Scots, Sir David and his play, and Sir David's cousin, Robert, to ensure the quality and validity of their endeavours. In particular, they are supported by experts in Old Scots from the Universities of St Andrews, Edinburgh, and Nottingham, who have given online talks, and are advising on future activities.

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Objectives, Activities and Aspirations (continued)

In autumn 2026, the Trustees plan to publish online a series of talks, the first of which will be by Professor Dame Sally Mapstone, Principal and Vice Chancellor of St Andrews University. They plan to publish at least six talks, which will then be available in perpetuity as additions to heritage items they have already uploaded.

Thanks to support from CuparNow, all previous TEC and CDT talks are available at:
https://www.youtube.com/playlist?list=PLrfZHFBQz1202IVneZ7ygX9xi_YfABKVT

In line with their acceptance of the wider remit in culture and heritage, The Trustees support the developing Cupar Sculpture Trail, having assisted in the administration and publicity for the creation and installation of the agricultural horse's head "Geo" at Robert Duncan Milne Court on Carslogie Road, and support St James's Church and Cupar Arts in promoting Milne as one of "The Historic Sons and Daughters of Cupar & District".

Since its creation in 2019, TEC has raised some £20,000 for its charitable purposes. Most of these funds have been spent in-year, contributing directly to the charity's objectives, but without creating any assets to be added to the balance sheet. For example, the costs of performances, the scoping study, and the display cases given to the Duncan Institute were well spent, and have provided valuable legacies, without adding to balance sheet assets at the respective year ends. By contrast, the new script of *Ane Satyre* is an asset which the Trustees hold on behalf of Cupar for as long as they control the copyright, and it is included in the balance sheet at nominal value as a way of recording its existence.

Governance

The Trustees have kept in close touch both by email, and in-person, to fulfil their governance responsibilities. They have adopted appropriate Policies, including Trustee Etiquette & Responsibilities, and policies on Equal Opportunities and Ethical Fundraising.

Financial review

All financial information is contained in the statement of Receipts and Payments. TEC has neither staff nor premises.

At the year end total reserves were £206. There are no restricted reserves as of the year end.

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Reserves policy

It is not yet appropriate for the Trustees to develop a policy on financial Reserves.

Plans for future period

The Trustees continue to plan for future activities, and keep in close contact with individuals and organisations likely to contribute to them. They plan further performances of extracts of the Lindsay works, and the new script, as well as short scripts specially written for school performances.

Approved by the Trustees and signed on their behalf by:


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CHARLES WILLIAM PAGAN MBE, CHAIRMAN

Date: 9th June 2026

**THREE ESTATES CUPAR
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INDEPENDENT EXAMINER'S REPORT

I report on the financial statements of the charity for the year ended 31 March 2026 which are set out on pages 8 and 9 and the related notes.

Respective responsibilities of trustees and examiner

The charity's trustees 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 (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 financial statements under Section 44(1)(c) of the Act and to state where 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 financial statements presented with those records. It also includes consideration of any unusual items or disclosures in the financial statements, 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 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 2005 Act and Regulation 4 of the 2006 Accounts Regulations.
 - to prepare financial statements which accord with the accounting records and comply with Regulation 9 of the 2006 Accounts RegulationsHave 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.



Sheena Gibson FCCA
James Hair Group Limited
59 Bonnygate
CUPAR
Fife
KY15 4BY

11 June 2026

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Statement of Receipts and Payments
For the year ended 31 March 2026

	<u>Notes</u>	<u>Unrestricted Funds £</u>	<u>Restricted Funds £</u>	<u>Total 2026 £</u>	<u>Total 2025 £</u>
<u>Receipts</u>					
Donations received		92	-	92	250
Gift aid reclaimed		64	-	64	-
Bank charges refunded		-	-	-	73
		<hr/>	<hr/>	<hr/>	<hr/>
Total receipts		156	-	156	323
<u>Payments</u>					
Cost of charitable activities	5	342	-	342	413
		<hr/>	<hr/>	<hr/>	<hr/>
Total payments		342	-	342	413
Excess of (payments over receipts)/ receipts over payments for the year					
		(186)	-	(186)	(90)
Transfers between funds					
		192	(192)	-	-
		<hr/>	<hr/>	<hr/>	<hr/>
		6	(192)	(186)	(90)
Total funds brought forward		200	192	392	482
		<hr/>	<hr/>	<hr/>	<hr/>
Total funds carried forward		206	-	206	392
		<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

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Statements of Balances
 As at 31 March 2026

<u>Notes</u>	<u>Unrestricted Funds £</u>	<u>Restricted Funds £</u>	<u>Total 2026 £</u>	<u>Total 2025 £</u>
Opening cash at bank and in hand	200	192	392	572
Excess of (payments over receipts)/ receipts over payments for the year	(186)	-	(186)	(90)
Transfer between funds	192	(192)	-	-
Closing cash at bank and in hand	<u>206</u>	<u>-</u>	<u>206</u>	<u>482</u>
<u>Bank and cash balances</u>				
Bank deposit account	<u>206</u>	<u>-</u>	<u>206</u>	<u>392</u>
<u>Assets</u>				
Ane Satyre Script	-	1	1	1
Display materials and library displays	-	1	1	1
	<u>-</u>	<u>2</u>	<u>2</u>	<u>2</u>

The financial statements were approved

2026 and signed on their behalf by:



9 June 2026

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 Charles William Pagan MBE, Chairman

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1. Basis of accounting

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

2. 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 day to day running costs.

Restricted funds may only be used for specific purposes. Restrictions arise when specified by the donor or when funds are raised for specific purposes. Funds received in the period were unrestricted.

3. Relation party transactions

No remuneration was paid to, nor contracts entered into with, any of the Trustees or any connected persons during the period.

No trustee received expenses during the period.

4. Cost of charitable activities

	Unrestricted Funds	Restricted Funds	Total 2026	Total 2025
	£	£	£	£
Internet costs	42	-	42	42
Hire of trumpeter	-	-	-	350
Marketing and advertising	300	-	300	-
Bank charges	-	-	-	21
	<u>342</u>	<u>-</u>	<u>342</u>	<u>413</u>

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5. Movement of funds	Opening Balance £	Receipts £	Payments £	Transfers £	Closing Balance £
Restricted funds					
Scoping Study funds	192	-	-	(192)	-
Unrestricted funds					
General funds	200	156	(342)	192	206
Total Funds	392	156	(342)	-	206

Original Purpose of previously restricted funds

Funding totalling £12,000 was received towards the cost of a scoping study to identify the best location in or around Cupar for an Arts & Culture Hub. The scoping study was widely shared, and the three best choices have been thoroughly reviewed. All three sites are now subject of discussions outside the remit of the Trustees who consider that the remaining £192 can therefore be transferred to general reserves.