



Annual Report

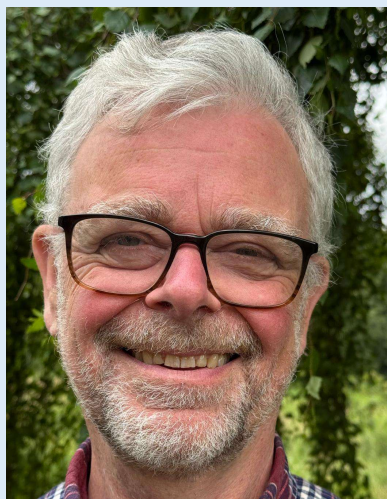
2025-26



Coulter Community Trust

Registered as a charity with the Office of the Scottish Charity Regulator, no. SC053346

A message from our Chair



When Coulter Community Trust was established just over two years ago, our ambition was simple. We wanted to bring people together, protect the things that matter to our community and help create a stronger future for our village. Looking back over the past year, I believe we have taken some significant steps towards achieving those aims.

The approval of our Community Asset Transfer application for Coulter Hall and the transfer of ownership of Coulter Public Library and the Library House to the Trust represent important milestones, placing responsibility for the future of two of the village's most important community assets in local hands. They also bring with them a considerable responsibility. Our focus is not simply on restoring buildings, but on ensuring that they remain sustainable, relevant and well used for many decades to come.

Although much of our work during the year has centred on planning for the future, we have never lost sight of the needs of the community today. Coulter Hall has continued to host a growing range of activities, clubs and events, whilst the introduction of our monthly Brew & Blether gatherings at the library has provided another opportunity for residents to meet, build friendships and enjoy the company of their neighbours. It is these everyday moments of community life that remind us why our longer-term projects matter.

One of the things that has impressed me most over the past year has been the willingness of people to become involved. Volunteers have contributed thousands of hours to the work of the Trust, residents have helped shape our plans through consultation and discussion, and our membership has continued to grow. Every conversation, every volunteer and every new idea strengthens the foundations on which we are building.

None of what has been achieved would have been possible without the support of our members, volunteers, funders, professional advisers, partner organisations and everyone who has attended an event, hired the hall, made a donation or simply encouraged our work. On behalf of the Trustees, I would like to thank every one of you for the part you have played in supporting the Trust over the past year.

This report describes the progress we have made during our 2025-26 financial year and the work that still lies ahead. We have ambitious plans for the future, but we remain committed to the same principles that inspired the formation of the Trust: listening to our community, working collaboratively and making careful decisions that will benefit the village not only today, but for generations to come.

I hope you enjoy reading about what has been another remarkable year in the development of our charity.

Malcolm Muir

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Part 1 – The year in review

Who we are

Coulter Community Trust (CCT) was founded in April 2024 by residents of the village who shared a concern about increasing social fragmentation and declining community infrastructure in Coulter village and parish, and the loss of an increasing number of village assets. According to the Scottish Index of Multiple Deprivation (SIMD), Coulter parish is in the top 10% most deprived communities in terms of access to services. The will and the expertise to address this situation – and improve quality of life for all Coulter residents – exists in no small measure, and CCT has been able to gain rapid traction and enlist significant local support.

Our vision is for Coulter to become an inclusive, vibrant and thriving village and parish, with a resourceful, resilient and well-connected community, offering residents improved quality of life and making Coulter a better place to live, work and visit.

CCT was registered as a charity (a two-tier Scottish Charitable Incorporated Organisation) on the 13th May 2024. At the end of May 2026, we had 78 ordinary members (those living within the parish boundary), meaning that over a third of the adult population of Coulter parish are members of our charity

What we do

CCT's core aims are:

- To provide opportunities for village residents of all ages, background and ability to participate in events and activities on their doorstep, building an increased sense of ownership and inclusion in their community.
- To address the social needs of children, young people and their parents by providing opportunities for village families to come together, increasing their engagement and participation in community life.
- To address a lack of inclusion for those who are elderly, living alone or without their own transport, who struggle to maintain social connections because of poor bus service provision in the village.
- To promote physical wellbeing through the provision of leisure, sporting and recreational activities in the village.
- To improve mental wellbeing by encouraging residents to engage with community events and activities, extend their social and support networks within the village and develop greater personal resilience.
- To support aspiration and ambition, and encourage people to take an active role in organising activities in support of their community by providing opportunities for volunteering, personal development and lifelong learning.
- To build capacity within our community, strengthening the skills, abilities, experience, processes and resources that we need to become sustainable, adaptable and thriving.
- To lay solid foundations for rural regeneration and greater economic prosperity in the parish by making it a better place for people at all socioeconomic levels to live, work and visit.

In its first two years, CCT had raised over £120,000 in donations and grant funding, generated £15,000 in hall hire income, submitted a successful Community Asset Transfer application for the purchase of Coulter Hall, taken ownership of Coulter Library, and kicked off projects for the complete refurbishment of both buildings. All of this has been achieved on the back of extensive community engagement and consultation with our key stakeholders: Coulter residents, hall users, local businesses, funders and our elected representatives.

As the projects undertaken by the Trust continue to evolve, the Trustees remain committed to the same long-term strategy that has guided the charity since its formation. During 2025-26 we continued to make significant progress towards these objectives.

- To carry out a community-led redesign and refurbishment of Coulter Hall and Coulter Library to create assets that meet the present and future needs of our village
- To establish the hall and library as vibrant and sustainable centres for community life, hosting a diverse range of events and activities
- To return the Library House to use as a high-quality, affordable home for long term tenants
- To identify and protect other village assets that are at risk
- To provide opportunities for community volunteering and personal development
- To give residents of Coulter self-determination and a greater role in controlling the development of their village

Supporting our community

Developing long-term projects to safeguard the future of Coulter Hall and Coulter Library has been an important part of the Trust's work during the year, but our primary purpose remains supporting the people who live in our village today. Throughout the year, our Trustees and volunteers have worked to ensure that residents continued to have opportunities to meet, participate in local activities and enjoy the benefits of an active and connected community.

Coulter Hall has continued to play a central role in village life, providing a welcoming venue for a wide range of regular clubs, community organisations, private celebrations and local events. The year has seen a continued increase in the use of the hall, reflecting growing awareness of the facilities available and



increasing confidence in the way the building is being managed. Alongside long-established users such as the Coulter SWI, carpet bowlers, Ringcraft Club and Young Farmers, the hall has welcomed a growing variety of activities, including chair yoga, badminton, guide dog puppy training, private celebrations, live theatre and music – and has even been used as a base for a commercial film production company. This increasing diversity of use demonstrates the hall's importance not only as a community venue, but also as a flexible resource serving many different aspects of village life.

One of the highlights of the year was the launch of *Brew & Blether*, a social gathering held in Coulter Library on the first Friday morning of each month. These events have provided a welcoming opportunity for residents to meet friends, neighbours and visitors to our village in an informal setting, helping to strengthen social connections and reduce isolation. They have also encouraged many people to step inside the library for the very first time, reconnecting the community with a building that has played an important role in village life for almost 140 years.

The Trust has continued to invest in the facilities that residents use every week. Routine repairs, improved housekeeping, investment in equipment and ongoing maintenance have helped ensure that the hall remains safe, welcoming and well maintained whilst plans for its long-term refurbishment continue to develop. Although many of these improvements have been modest in

scale, together they have made a noticeable difference to the experience of hall users and demonstrate the Trustees' commitment to caring for the assets already entrusted to the charity.

Volunteers have remained at the heart of everything the Trust has achieved. Throughout the year, they have contributed their time and expertise to organising events, supporting hall users, maintaining the buildings and grounds, progressing projects, carrying out administrative work and helping with the day-to-day operation of the charity. Their enthusiasm, commitment and willingness to share their skills continue to be one of the Trust's greatest strengths.

Looking back over the year, perhaps the most encouraging achievement has been the continued increase in community participation. Hall use continued to grow steadily throughout the year as new activities were established, and existing users expanded their programmes. More people are using the Trust's facilities, attending local activities, volunteering their time and becoming involved in shaping the future of the village. Strengthening these social connections lies at the heart of the Trust's charitable

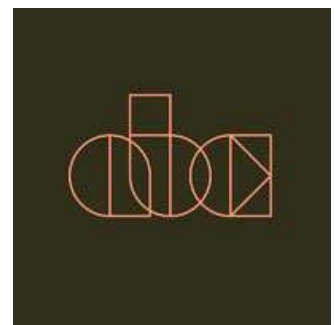


aims, and every new activity, volunteer and conversation helps build a stronger, more resilient and better-connected community.

Refurbishment of Coulter Hall

A major milestone was reached during the year when South Lanarkshire Council approved CCT's Community Asset Transfer application, paving the way for Coulter Hall to pass into community ownership. This decision reflects the confidence placed in the Trust's governance, business planning and long-term vision for the building. Although securing the capital funding needed to deliver the refurbishment remains the project's greatest challenge, approval of the Community Asset Transfer provides a firm foundation for the next stage of the project, enabling the Trustees to continue developing detailed proposals, pursue funding opportunities and gain valuable experience of managing the building as an active community facility. This experience has reinforced the charity's long-term vision of creating an attractive, welcoming, accessible and financially sustainable village hall that will meet the changing needs of the community over the next fifty years and beyond, safeguarding the building for future generations.

Anderson Bell + Christie architects (ABC) returned in Spring 2026 to lead the next stage of the project, building on the feasibility study completed during RIBA Stage 1. The design team has developed the project through detailed investigation of the building, technical design and cost planning. Given the age, complexity and poor maintenance history of the hall, the Trustees have placed particular emphasis on fully understanding the scope of the refurbishment before entering the construction phase. This work has identified structural defects, deterioration of the building fabric and opportunities for value engineering at an early stage, reducing project risk and providing greater confidence in programme timescale, costs and long-term performance.



Community engagement has continued throughout the year, although it has increasingly taken the form of ongoing discussions with hall users, local organisations and residents, rather than formal consultation events. Combined with practical experience of managing and operating the hall, this

continuing dialogue has provided valuable insight into how the building is used, the improvements that are most urgently required and the facilities that will best support both existing users and future community activities.

Constructive feedback from prospective funders also provided an opportunity to review the project's delivery strategy. Although there was strong support for the long-term vision for the hall, the Trustees recognised the need to develop a more deliverable and fundable first phase of refurbishment. The objective has been to establish a strong foundation for future improvements, and ensure that the hall becomes financially sustainable at the earliest opportunity.

The first phase therefore concentrates investment on the works that are essential to secure the building's long-term future and create an attractive, welcoming and financially sustainable village hall. Priority has been given to repairing structural defects and deterioration of the building fabric, improving energy efficiency to reduce operating costs, modernising the kitchen and toilet facilities, improving accessibility, and undertaking essential works to ensure compliance with current legislation and standards. Throughout the project, the Trustees have sought to minimise whole-life costs rather than just the initial construction costs, recognising that careful planning, high standards of energy efficiency and a fully co-ordinated design will reduce future maintenance, operating costs and project risk.



The wider community consultation identified aspirations for further improvements that would enable the hall to accommodate a broader range of events and activities as community needs evolve over the coming decades. Rather than attempting to deliver every aspiration at the outset, the refurbishment has been planned so that future phases can build naturally upon the initial investment as funding becomes available. By anticipating these later phases from the outset, the Trustees aim to minimise waste, avoid unnecessary alteration or replacement of completed work, and ensure that every phase contributes towards a coherent long-term vision for the building.

Planning the refurbishment of Coulter Hall and Coulter Library in parallel has enabled CCT to develop an integrated strategy for both community assets. The proposals for each building have been developed alongside one another, recognising that they should play complementary roles in meeting the needs of the village. By avoiding unnecessary duplication of facilities and making the most effective use of limited charitable resources, the Trustees aim to create a broader range of opportunities for the community than either building could provide in isolation. This integrated

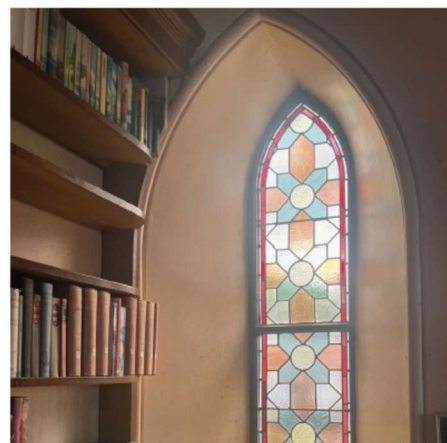
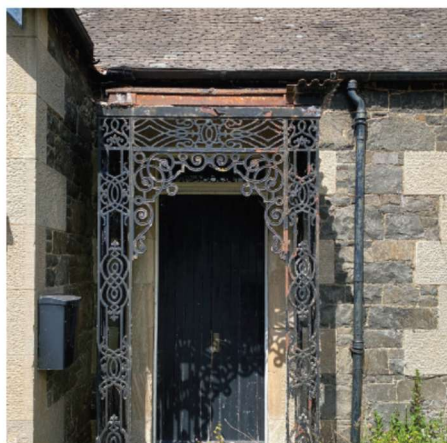
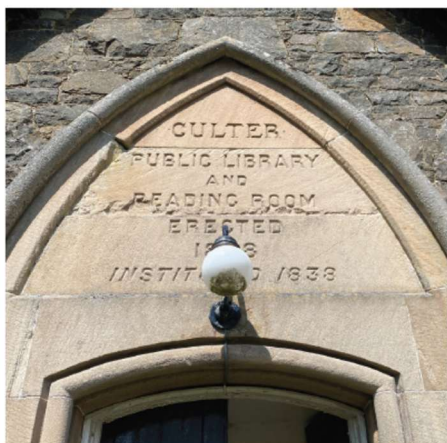
approach will strengthen the long-term sustainability of both buildings and help ensure that future investment delivers the greatest possible benefit to the village.

The Trustees have also recognised the important role that Coulter Hall can play in supporting the community during emergencies. Recent storms, floods and power outages have highlighted the importance of resilient local facilities that can provide support when other services are unavailable. The current proposals therefore include provision for a standby generator, enabling the hall to provide warmth, shelter, access to communications and a base for emergency response during prolonged power failures or other incidents affecting the village.

The work undertaken during the year has therefore been about much more than developing a refurbishment design. It has been an opportunity to understand the building in greater detail, refine the project's scope, respond positively to feedback from hall users and prospective funders, and develop a practical strategy for delivering a financially sustainable village hall. By combining detailed technical investigation with careful long-term planning, the Trustees are working to ensure that every phase of investment contributes towards a building that will continue to serve the people of Coulter for many decades to come.

Restoration of Coulter Library

The transfer of Coulter Public Library and the adjoining Library House to CCT in November 2025 marked a significant milestone in the Trust's development. The category B-listed building had previously been owned and managed by Coulter Public Library Trust, which was established in 1982 following the return of the library from the former Lanark County Council. After the formation of CCT in 2024, it became apparent that the long-term aspirations of both charities were closely aligned. The transfer has brought responsibility for the village's principal community assets together within a single organisation, allowing them to be managed as part of a coherent strategy for the future of Coulter.



The library has served generations of local residents as a place of learning, discovery and community life since 1888, when it was built to house a collection of books that had been

established fifty years earlier. Together with the adjoining Library House, the site presents a unique opportunity to conserve an important part of Coulter's heritage whilst addressing an identified local need for affordable rented housing. CCT's proposals for the site would also create a welcoming place where people can meet, learn, volunteer and participate in village life, complemented by a community garden that will provide opportunities for recreation, informal gatherings and outdoor events. The project supports one of CCT's long-term objectives: to identify and protect community assets that are at risk, ensuring that they continue to benefit future generations.



During the year, architects OCA Studio were appointed to lead a multidisciplinary design team in developing proposals for the future of the site. The work drew on expertise in heritage conservation, structural engineering, building services engineering and quantity surveying to develop a detailed understanding of the building's history, condition and future potential. This work culminated in the completion of RIBA Stage 2, establishing a preferred design that carefully balances the conservation of the building's historic character with the practical requirements of a modern, accessible and sustainable public building.

Throughout the design process, careful consideration has also been given to the relationship between the library and Coulter Hall. The Trustees have sought to ensure that the two buildings complement one another, providing different but mutually supportive facilities that together meet a wider range of community needs than either building could achieve in isolation.

Community engagement has formed a central part of the project. Residents, local organisations and other stakeholders were invited to contribute through surveys, public meetings and discussion events, helping to shape both the overall vision for the site and the detailed design proposals. Their feedback informed not only the preferred design, but also the preparation of a comprehensive business plan exploring how the restored library and house could operate as financially sustainable community resources for many years to come.

The project has already benefited from practical support within the community, with volunteer gardeners beginning the task of clearing and restoring the neglected grounds that will eventually become the library's community garden.



The proposed design retains and restores the features that make the library architecturally distinctive, including its stained glass, decorative cast ironwork, fitted bookcases and other historic details. At the same time, it introduces improved accessibility, modern building services and carefully considered energy efficiency measures, demonstrating how traditional buildings can be sensitively adapted to meet modern performance standards.

The project extends beyond the restoration of the library itself. During the year, CCT commissioned South of Scotland Community Housing (SOSCH) to undertake a Housing Needs and Demand Assessment (HNDA) for the village. The assessment identified a clear shortage of smaller, high-quality rented accommodation and confirmed local support for the provision of affordable housing

sosch.

within Coulter. This evidence supported the Trust's proposals to refurbish the Library House as an affordable rented home, helping to address an identified community need and generating a sustainable income stream for the long-term management and maintenance of the site. The HNDA also demonstrated that the proposals are closely aligned with local and national planning and housing policies, reinforcing the project's contribution to wider objectives for rural sustainability, affordable housing and the reuse of existing buildings. The Trustees have shared the findings of the assessment with South Lanarkshire Council, where they are being considered as part of the Council's ongoing review of its policy on long-term empty residential properties.

The Trustees have also sought to develop the project as an exemplar for the sensitive retrofit of traditional buildings. By combining careful conservation with modern materials and environmental improvements, the proposals demonstrate how historic rural buildings can be adapted to meet modern energy efficiency standards without compromising the architectural qualities that make them special.

The completion of the feasibility study, business plan and HNDA represents a major step forward in developing an integrated vision for the future of Coulter Library and the Library House. Together, these studies have demonstrated that the conservation of an important heritage asset, the provision of affordable rented housing, improvements in environmental performance and the creation of flexible facilities for community use can all be delivered through a single, coherent regeneration project. They provide the robust technical, financial and community evidence needed to progress to detailed design, secure statutory consents and support future capital funding applications, bringing the project significantly closer to returning this much-loved building to the heart of community life for generations to come.



Funding

The funding secured during the year has enabled the Trust not only to continue operating Coulter Hall, but also to advance the refurbishment of both Coulter Hall and Coulter Library, strengthen the charity's long-term sustainability and expand opportunities for community participation.

A summary of CCT's main sources of funding during the year is set out overleaf.

South Lanarkshire Council Quarry Fund

At the time that CCT's lease of Coulter Hall began, SLC encouraged the Trust to apply for one year's revenue funding from the Quarry Fund, which they administer on behalf of South Lanarkshire. An application for £10,000 was submitted and accepted, and the second instalment of **£5,000** was paid to CCT in October 2025.

Nadara Glenkerie Windfarm Community Fund

The Nadara Glenkerie Wind Farm Community Fund is administered by Foundation Scotland and supports community projects benefiting those living within 15km of the Glenkerie Wind Farm, near Tweedsmuir. CCT was awarded a grant to support revenue costs over three years and received the second **£10,000** instalment in February 2026.

Scottish Land Fund

The Scottish Land Fund (SLF) supports rural and urban communities to become more resilient and sustainable through the ownership and management of land and land assets. Funded by the Scottish Government, it offers grants of up to £1 million to help communities take ownership of the land and buildings that matter to them, as well as practical support to develop their aspirations into viable projects. CCT was awarded Stage 1 funding from SLF in January 2025 to support the cost of RIBA Stage 1 at Coulter Hall, and received the final instalment of **£9,750** in July 2025.

Architectural Heritage Fund

The Architectural Heritage Fund (AHF) exists to help communities find enterprising ways to revitalise historic buildings by providing funding that leads to their sustainable reuse and management. AHF has supported the Coulter Library project through RIBA stages 1 and 2, awarding CCT (and, previously, the former Coulter Public Library Trust) two Project Viability grants worth a total of **£12,438**. This funding also helped support the commissioning of the Housing Needs and Demand Assessment, and legal fees associated with the transfer of ownership of the library.

SSE Renewables Clyde Windfarm (Main and Extension funds)

Match funding for the AHF grants was provided by the SSE Renewables Clyde Extension Windfarm, which supports community projects in Biggar, Duneaton, Symington, Quothquan and Thankerton. Together, CCT and the former Coulter Public Library Trust received total funding of **£16,184** for the library project.

CCT was also awarded two grants of **£24,699** each by the Main and Extension Funds to fund the Coulter Hall project through RIBA stages 2 and 3.

Priestgill Initial Investment Fund (Muirhall Energy)

The Priestgill Wind Farm has awarded funding to local groups through the project's Initial Investment Fund. These grants provide essential financial assistance for various community projects and are aimed at benefiting the communities within the Crawford & Elvanfoot and Duneaton Community Council areas in South Lanarkshire. CCT was awarded a grant of **£2,000** for the purchase of a floor cleaning machine for Coulter Hall.

Microgrants

Duneaton Community Council administers three funds on behalf of Nadara Glenkerie and SSE Renewables, awarding microgrants to organisations across the Duneaton community council area. CCT was awarded a microgrant of **£247** in December 2025 for the Christmas carols and social evening.

Donations

CCT received individual donations worth a total of **£2,092** during the year. We continue to seek donations to support the work of the charity.

Volunteer contribution

The total time that our volunteers devoted to the work of the charity during the year is conservatively estimated at over 3,000 hours, which at the £12.21 per hour UK minimum wage during the period equates to an equivalent value of over **£36,000**.



Working in partnership

CCT's achievements during the year have only been possible through the support and expertise of a wide range of organisations. By working in partnership with local authorities, funders, specialist consultants, community organisations and volunteers, the Trustees have been able to draw on knowledge and resources that would not otherwise have been available to a small volunteer-led charity. Our work with **SOSCH** and architects **ABC** and **OCA Studio** has already been outlined in this report. Our partnerships with the following organisations also played a critical role in supporting the work of the Trust during the year.

As a provisional member of the **Development Trusts Association Scotland (DTAS)**, CCT is part of a growing network of similar charities and has received advice and support on the Community Asset Transfer application process.



Community Enterprise has worked alongside the architects and Trustees throughout the development of the Coulter Hall and Coulter Library projects, supporting community engagement, business planning and project development. Their expertise has helped ensure that local priorities are reflected in the proposals and that both projects are supported by robust evidence, realistic financial planning and clear strategies for long-term sustainability.



Voluntary Action South Lanarkshire (VASLan) has been an important network, connecting us with funders and other similar community organisations in our area.



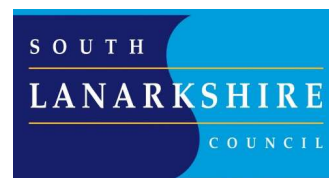
Our membership of the **Scottish Council for Voluntary Organisations (SCVO)** gives us access to a wealth of information and resources, and has enabled us to receive legal and financial advice free of charge.



A Proctor Group is a Scottish manufacturer of specialist membranes, insulation and building envelope systems, and has provided advice on the selection and application of insulation products for the Coulter Library project, to improve the building's energy performance whilst respecting its heritage, historic design details and character.



South Lanarkshire Council (SLC) has continued to play a central role in CCT's activities during the year. In addition to our ongoing engagement with the Council for the Community Asset Transfer of Coulter Hall, SLC has provided advice and support, and continues to work constructively with the Trust. Whilst some matters remain under discussion, the Trustees value the positive working relationship that has developed and look forward to continuing to work with the Council to secure the long-term future of these important community facilities.



Meet our Trustees

The Trustees are responsible for the leadership of CCT and ensuring that it is well managed, sustainable and run in accordance with its charitable purposes and charity law. They set the organisation's long-term direction, oversee its finances, manage risk and make decisions that are in the best interests of both the charity and the community it serves. All Trustees are volunteers and receive no payment for their work.

Malcolm Muir (Chair) is a retired local government manager and former chair of Duneaton Community Council. He has also chaired the board of Biggar Corn Exchange for many years, leading its development as a thriving and successful community arts and performance venue.

Roger Duerden (Treasurer & Secretary) is a Chartered Engineer with over thirty years' commercial and project management experience. He has been trustee and treasurer of a number of local and national charities, and currently sits on the board of Blood Bikes Scotland, a charity that provides specialist medical courier services to the NHS.

Mhairi Brown is a teacher with twenty years' experience in both school and adult education. She is also a local sheep farmer, farm bookkeeper and holiday property manager.

Ann Dobinson is a retired clerical worker, having worked in the railway industry and at the State Hospital, Carstairs. She has sixty years' experience as a Scottish Women's Rural Institute member and secretary, and is a member of ACWW, an international development organisation for women in rural communities.

Chris Mitchell is a Chartered Surveyor with thirty years' experience in UK and international commercial property, and currently manages complex European transactions for a major multinational in the power generation sector.

We would like to acknowledge the contribution made to the charity by our former Trustees, Gerard McKenna, Jen Meikle and Jane Harley, and thank them for their service and continuing support of Coulter Community Trust.

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Part 2 – Annual accounts

The Trustees of Coulter Community Trust present their Annual Accounts together with the Independent Examiner's report, for the period 1st June 2025 to 31st May 2026. The financial statements have been prepared in accordance with the accounting policies set out in note 2 to the accounts and the charity's Constitution.

Legal and administrative information

Coulter Community Trust (hereafter referred to as CCT) is a Scottish Charitable Incorporated Organisation (SCIO) registered with the Office of the Scottish Charity Regulator (OSCR), number SC053346.

Governing Document: Constitution (dated 16/08/2025)

Trustees: Mhairi Brown
Ann Dobinson
Roger Duerden
Jane Harley (co-opted 02/04/2025, retired 16/08/2025)
Gerard McKenna (retired 16/08/2025)
Jennifer Meikle (resigned 18/12/2025)
Chris Mitchell
Malcolm Muir

Chair: Malcolm Muir

Treasurer & Secretary: Roger Duerden

Principal office: East Cottage, Coulter Mains, Coulter, Biggar ML12 6PR

Bankers: Bank of Scotland

Companies House ref: CS006899

Independent Examiner: Robert W Gordon BFP FCA ATT FMAAT

Financial Review

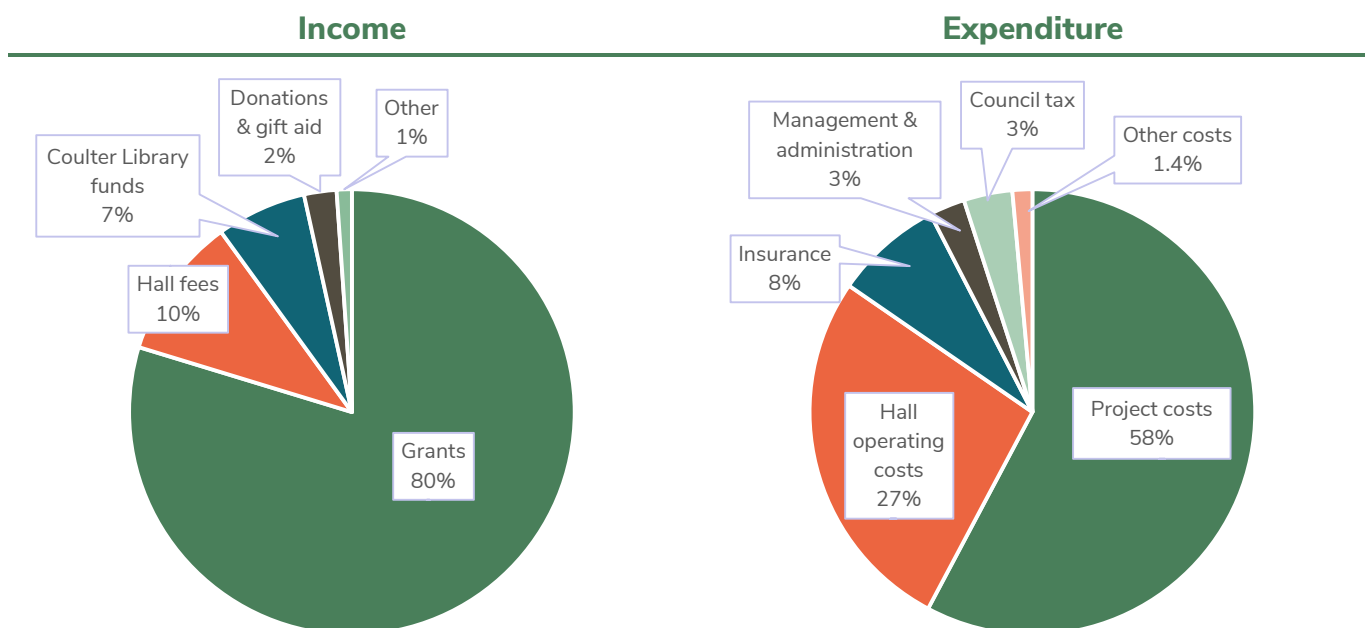
The Trustees consider that expenditure for the period of £55,239 was reasonable in view of the operation and nature of CCT.

This figure includes an accrual of £11,172 in respect of electricity supplied to Coulter Hall between 14th November 2024 and 17th November 2025. No provision was recognised in the prior year's accounts because the supplier had failed to issue bills and the liability could not be estimated with sufficient reliability at that time. The electricity account remains the subject of an ongoing dispute with the supplier, which was referred to the Energy Ombudsman. The Ombudsman ruled in favour of CCT, although the supplier failed to implement the required remedies during the 2025-26 financial period. Following the subsequent receipt and analysis of updated bills, the Trustees have recognised their best estimate of the amount payable. Funds are reserved to settle the account in full once the supplier has provided a final verifiable balance. CCT switched to a new energy supplier in November 2025.

The Trust's financial health and future sustainability are reflected in a strong balance sheet, showing a net movement in funds (surplus) of £33,296 and an increase in total funds of 98% year on year. The charity received a total of £72,662 in donations and grants during the period, generated income of £9,119 in hall fees, and raised £750 from the charity's own events and activities. A further £5,780 was received following the winding-up of Coulter Public Library Trust (CPLT) and the transfer of its assets to CCT. The total income for the period was £88,535, of which £62,895 was restricted and related to grants awarded in support of the projects to refurbish

Coulter Hall and Coulter Library. At the end of the period the charity held unrestricted reserves of £20,577, and the Trustees consider the charity to be in a strong financial position and well placed to support its planned activities.

The charts below summarise the principal sources of income and expenditure over the period.



The expenditure chart reflects costs attributable to activities during 2025-26. The statutory accounts include an accrual of £11,172 in respect of disputed EDF electricity charges, an estimated £8,707 of which relates to electricity consumed in the previous financial year.

Accounting basis

CCT reports its accounts on an accruals and prepayments basis.

Restricted funds

Restricted funds represent donations or grants received by a charity that are allocated by the donor or grant body for specific purposes. CCT received £55,115 in restricted grants and £2,000 in restricted donations during the period, which was placed in restricted funds until used. The £5,780 transferred to CCT from CPLT was also placed in a restricted fund for use solely on expenditure specifically related to Coulter Library. All other funds held by CCT during the period were unrestricted and were available for use at the discretion of the Trustees within the charity's purposes.

Fixed assets

Ownership of Coulter Library, including the Library House, transferred to CCT in November 2025. In connection with the transfer, the Trustees sought valuation advice from a chartered surveyor. Given a perpetual right of pre-emption in favour of the owner of Culter Allers Estate, the Trustees concluded that the property had no realisable market value to the charity and has therefore been included in the accounts at nil value.

Equipment assets comprised a floor cleaning machine for Coulter Hall.

Reserves policy

Reserves are that part of a charity's unrestricted funds that is freely available to spend on any of the charity's purposes. Holding a minimum level of reserves enables the charity to mitigate the following risks:

- Unforeseen incidents, emergencies or other unexpected needs, for example an unexpected maintenance or repair bill.
- A change in economic climate resulting in increased running costs, a reduction in the level of donations or grant funding becoming harder to secure.
- The need to cover short-term deficits in the charity's cash budget, for example if debtor invoices are unpaid.

The Trustees have considered the purpose and size of retained income and have set a policy of maintaining reserves equivalent to four months' charity running costs. In view of current expenditure commitments and anticipated further commitments to be entered into in the future, the current level of reserves is considered to be appropriate. In reaching this conclusion the Trustees had regard to expected future income.

The charity's running costs are subject to continual monitoring, and the Trustees will review the reserves policy periodically to ensure that the level of reserves reflects changes in financial requirements and economic conditions.

Total charity running costs for the period were £18,003, which includes an estimated £2,465 in electricity costs between 1st June and 16th November 2025 (as explained above). So, four months' reserves would be £6,001. The charity's General Fund balance at the end of the period was £20,577, and the reserves policy is therefore met by a comfortable margin.

Closing fund balances

At the 31st May 2026, the charity held funds totalling £67,396, of which £20,577 was held in the general fund and £44,609 was held in restricted funds. The £2,209 Fixed Asset Fund balance represents the net book value of tangible fixed assets and is not available for general expenditure.

Going concern

CCT maintains a healthy cash position with no debt. At the end of the period, the charity had 78 ordinary members, representing 37% of the adult population of Coulter. Coupled with the strength of the balance sheet, the level of reserves, and funding received, the Trustees consider it appropriate to prepare the accounts on a going concern basis.

Remuneration costs

The charity had no employees during the period, and no Trustee or other member received remuneration. Members of the charity incurring an expense in the course of their volunteer duties that related to a charity running cost were able to claim reimbursement in line with the charity's Expenses Policy.

Trustee's statement of responsibilities

The Trustees are responsible for preparing and approving the Annual Report and the financial statements in accordance with applicable law and regulations.

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

- select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed; and
- 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 enable them to ensure that the financial statements comply with the Charities and Trustee Investment (Scotland) Act 2005, the Charities Accounts (Scotland) Regulations 2006 and the provisions of CCT's Constitution. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Trustees are responsible for the maintenance and integrity of the charity and financial information included on the charity's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Approved by the trustees on 9th July 2026 and signed on their behalf by



Malcolm Muir, Chair

Independent Examiner's report to the Trustees

I report on the accounts of Coulter Community Trust for the period ended 31st May 2026 which are set out below.

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) (a) to (c) 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.

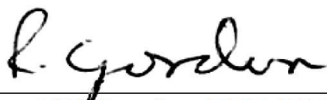
Basis of independent examiner's statement

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 8 of the 2006 Accounts Regulationshave not been met, or
2. to which, in my opinion, attention should be drawn in to enable a proper understanding of the accounts to be reached.



10/08/2026

Robert W Gordon BFP FCA ATT FMAAT

Gordon Consultancy

Briar Lea House, Brampton Road, Longtown, Carlisle CA6 5TN

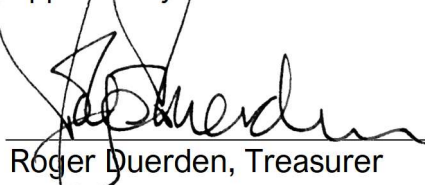
Statement of financial activities

	Notes	2025-26			2024-25
		Unrestricted funds	Restricted funds	Total funds	Total funds
		£	£	£	£
Income	1 2				
Donations & legacies		15,548	57,115	72,662	46,825
Charitable activities		9,919	-	9,919	4,908
Investment income		173	-	173	63
Other income		-	5,780	5,780	-
Total income		25,640	62,895	88,535	51,796
Expenses	3				
Charity administration		248	946	1,194	-
Charity running costs		2,320	1,810	4,130	2,853
Project costs		-	27,180	27,180	13,800
Hall running costs		22,581	-	22,581	993
Other costs		154	-	154	50
Total expenditure		25,303	29,936	55,239	17,696
Net resource movement		337	32,959	33,296	34,100
Other recognised losses		-	-	-	-
Transfers between funds		2,000	(2,000)	-	-
Net movement in funds		2,337	30,959	33,296	34,100
Total funds brought forward		20,450	13,650	34,100	-
Total funds carried forward		22,787	44,609	67,396	34,100

Balance sheet

	Notes	31 st May 2026	31 st May 2025
		£	£
Assets & liabilities	1		
Current assets			
Debtors			
Customer accounts receivable		1,795	330
Cash at bank and in hand			
Current account		2,972	5,707
Reserves account		76,936	28,063
Cash/undeposited receipts		123	-
Creditors			
Trading creditors		(16,104)	-
Sales deposits received		(535)	-
Tangible assets	4	2,209	-
Net Assets		67,396	34,100
Funds & reserves			
Fixed asset fund		2,209	-
Restricted funds		44,609	13,650
General fund		20,577	20,450
Funds provided		67,396	34,100

Approved by the trustees on 9th July 2026 and signed on their behalf by


 Roger Duerden, Treasurer

Notes to the accounts:

1. Accounting policies

Basis of preparation

These accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts. The accounts have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), and with the Charities and Trustee Investment (Scotland) Act 2005 and the Charities Accounts (Scotland) Regulations 2006 (as amended).

Going concern

At the time of approving the accounts, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Further details are included in the Trustees' Report. The trustees continue to adopt the going concern basis of accounting in preparing the accounts.

Income

Income recognition

All income is recognised in the Statement of Financial Activities (SoFA) once the charity has entitlement to the funds, it is probable that the income will be received, and the amount can be measured reliably.

Donations

Donations are only included in the SoFA when the charity has been notified of the amounts and the settlement date in writing. If there are conditions attached to the donation and this requires a level of performance before entitlement can be obtained, then the income is deferred until those conditions are fully met or the fulfilment of those conditions is within the control of the charity, and it is probable they will be fulfilled.

Legacies

Legacies are included in the SoFA when receipt is probable – that is, when there has been grant of confirmation or probate, the executors have established that there are sufficient assets in the estate and any conditions attached to the legacy are either within the control of the charity or have been met.

Grants

Income from grants is recognised when the charity has entitlement after any performance related conditions have been met, it is probable that the income will be received, and the amount can be measured reliably. If entitlement is not met, then these amounts are deferred.

Gift Aid

Gift Aid receivable is included in income when there is a valid declaration from the donor. Any Gift Aid amount recovered on a donation is considered to be part of that gift and is treated as an addition to the same fund as the initial donation unless the donor or the terms of the appeal have specified otherwise.

Volunteer help

The value of help received from volunteers is not included in the accounts but is described in the trustees' annual report.

Interest

This is included in the accounts when receipt is probable and the amount receivable can be measured reliably.

Expenditure and liabilities

Liability recognition

Liabilities are recognised where it is more likely than not that there is a legal or constructive obligation committing the charity to pay out resources and the amount of the obligation can be measured with reasonable certainty.

Governance costs

Included in governance costs are the costs associated with the governance arrangements of the charity. Costs include independent examination, legal advice for trustees and costs associated with constitutional and statutory requirements.

Current Assets

The charity has cash on deposit and cash equivalents with a maturity date of less than one year held for investment purposes rather than to meet short term cash commitments as they fall due.

2. Analysis of income

Donations and legacies	2025-26			2024-25
	Unrestricted funds £	Restricted funds £	Total funds £	Total funds £
Aggregated donations	36	-	36	-
Donations	56	2,000	2,056	3,197
Gift aid	-	-	-	178
Grants	15,456	55,115	70,570	43,450
Total donations & legacies	15,548	57,115	72,662	46,825

Charitable activities	2025-26	2024-25
	Total funds £	Total funds £
CCT activities & events	750	-
Hall income	9,119	4,908
Sundry receipts	50	-
Total charitable activities	9,919	4,908

Investment income	2025-26	2024-25
	Total funds £	Total funds £
Interest received	173	63
Total investment income	173	63

Other income	2025-26	2024-25
	Total	Total
	funds	funds
	£	£
Coulter Public Library Trust funds	5,780	-
Total other income	5,780	-

3. Analysis of expenditure

Charity administration	2025-26	2024-25
	Total	Total
	funds	funds
	£	£
Bank charges	4	-
Independent examination	108	-
Depreciation	39	-
Legal fees	946	-
Official fees	47	-
Subscriptions	50	-
Total charity running costs	1,194	-

Charity running costs	2025-26	2024-25
	Total	Total
	funds	funds
	£	£
Insurance	3,577	1,707
Internet hosting and online services	525	309
Marketing	28	838
Total charity running costs	4,130	2,853

Hall running costs	2025-26	2024-25
	Total	Total
	funds	funds
	£	£
Council tax (for Library House)	1,613	-
Electricity*	17,909	-
Equipment	130	252
Health & safety	999	238
Housekeeping	632	52
Licence costs	-	331
Routine repairs and maintenance	1,298	120
Total hall running costs	22,581	993

* Hall running costs include an accrual of £11,172 in respect of electricity supplied to Coulter Hall between 14 November 2024 and 17 November 2025. No provision for these costs was recognised in the prior year's accounts because the liability could not be estimated with sufficient reliability at that time.

Project costs	2025-26	2024-25
	Total	Total
	funds	funds
	£	£
Architect fees	23,400	12,000
Consultancy fees	3,000	-
Surveyor fees	780	1,800
Total project costs	27,180	13,800

4. Tangible fixed assets

	Buildings Not depreciated	Equipment Straight line 5 years	Total
	£	£	£
Net book value at start of period	-	-	-
Additions	-	2,249	2,249
Disposals	-	-	-
Depreciation	-	(40)	(40)
Surplus/deficit on disposal	-	-	-
Net book value at end of period	-	2,209	2,209

We need your help!

donate

We have ambitious plans for our hall, our library and our village – and raising funds to support our activities is an essential and ongoing part of turning our vision into reality. **Just scan the QR code below on your phone.**

join

Becoming a member of our charity gives you the chance to keep updated, have your voice heard and help us shape the future of our charity and our community. **Visit our website to find out more.**

support

Follow us on social media, keep up to date by visiting our website, and tell your family and friends! News travels best by word of mouth – and the more people that know about our charity, the brighter Coulter's future will be!



Give as you Live
Donate

