APPENDIX 1

Trustees' Annual Report for the period							
	Period start date				Period end date		
	Day	Month	Year		Day	Month	Year
From	01	07	2025	To	30	06	2026

Office of the Scottish **Charity Regulator**

Reference and administration details

Charity name	St Boswells Village Hall	
Other names charity is known by		
Registered charity number	**SC048481**	
Charity's principal address	Jenny Moore's Road	
	St Boswells	
	Melrose	
	Postcode	**TD6 0AL**

Names of the charity trustees on date of approval of Trustees' Annual Report

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Nicola Bryden	Chairperson	from 13/11/25	
2	Douglas Oliver	Chairperson	to 13/11/25	
3	Alastair Minnis	Secretary		
4	John Farquhar	Treasurer	from 13/11/25	
5	David Whitley	Treasurer	to 13/11/25	
6	Esther Farquhar	Bookings Coordinator	from 28/10/25	
7	Sandy Rosie	Bookings Coordinator	to 28/10/25	
8	Denise Brebner			
9	Cliff Ellershaw			
10	Wendy Kirkpatrick			
11	Christine Little			
12	Sandra Thomas			
13				
14				
15				

16				
17				
18				
19				
20				

APPENDIX 1

Reference and administration details

Names of all other charity trustees during the period, if any, (for example, those who resigned part way through the financial period)

Name	Dates acted if not for whole year

Structure, governance and management

Type of governing document	Constitution as a Scottish Charitable Incorporated Organisation
Trustee recruitment and appointment	Residents of the village can be nominated to become Trustees of the charity at which time they will be interviewed by a selection of existing Trustees to determine suitability. If successful at interview they will then be subject to a vote of members attending the next AGM. The Board can co-opt temporary Trustees if they have specific skills needed in advance of the next AGM.

Objectives and activities

Charitable purposes	Our aim is to maintain St Boswells Village Hall as a safe, comfortable, high-quality venue suitable to host activities and meetings for the purpose of recreation, leisure and education, for the benefit of the whole population of St Boswells and its environs, without distinction of race, politics, religion, or any other such category.

Summary of the main activities in relation to these objects	On average our hall is in use on at least five days per week. On most days, several events are hosted, including pilates & keep-fit classes, dog training and toddler groups. Less frequent, more elaborate events include musical performances, poetry readings, weddings, parties and Christmas fairs. The hall also hosts meetings including the Parish Community Council, the Womens' Institute, the Village Week planning committee and many local societies. It is regularly used as a polling station, and by the local MP and MSP as a surgery venue.

APPENDIX 1

Achievements and performance

Summary of the main achievements of the charity during the financial period	Over the past few years the hall has made a number of significant improvements to its material condition and this has contributed to demand for bookings increasing by 17% over the 2025/26 F/Y. As part of its focus on safety, during this F/Y the charity created a dedicated, access-controlled space for our toddlers group ("Tiny Trebles"). This meant the space could be made as safe as possible for the toddlers and it prevented new hazards being inadvertently introduced by other hall users. Our commitment to reducing carbon emissions (for which a survey of our user community revealed almost universal support) has continued with the replacement of the gas boiler by air source heat pumps. This major project, combined with the installation in previous years of solar panels, storage batteries, LED lighting and improved insulation, means that the building now emits no carbon dioxide directly to the atmosphere and indirect emissions are minimal. We were particularly pleased that, due to careful planning and close cooperation with our contractors, we were able to complete the whole heat pump project without cancelling or disrupting a single event booking. It is also worth noting that the committee remained supportive of the decision to install heat pumps in the face of considerable scepticism from many quarters and it is particularly pleasing that the building is now warmer than before but with measurably lower energy costs. This is, we believe, an achievement in itself.

Financial review

Brief statement of the charity's policy on reserves	Our hall is over 160 years old and needs constant maintenance. We have benefited from funding from several organisations, such as the Borders Community Action and the Energy Saving Trust. Whilst we have been fortunate to have received grant funding for recent major projects this cannot be guaranteed under the current climate. Therefore, we aim to continually maintain or improve the condition of the hall, minimising the risk of a significant defect arising, whilst also maintaining a reserve for unforeseen urgent repairs.

Details of any deficit	The 2025/26 accounts appear to show a surplus of £8,610 but the return of £10,000 of capital from a previous investment has masked a deficit of £1,890. The main reason for the deficit has been remedial works associated with the installation of air source heat pumps, the funding for which was disallowed by our grant providers.
Donated facilities and services (if any)	

APPENDIX 1

Other optional information

We have tried to improve the quality of our report to OSCR by providing a greater level of detail in some parts of the receipts & payments accounts, for example by listing assets and detailing trustee expenses.

Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s) ***OSCR will accept digital or typed signatures***		
Full name(s)	Nicola Brydon	Roland Jayasekhar
Position (e.g. Chair)	Chair	Secretary
Date	20/10/2026	02/09/2026

APPENDIX 2

Enter charity name below

St Boswells Village Hall

Enter SC No. below

SC048481

OSCR Scottish Charity Regulator

Receipts and payments accounts

For the period from	Period start date			to	Period end date		
	Day	Month	Year		Day	Month	Year
	01	July	2025		30	June	2026

Section A Statement of receipts and payments

	Unrestricted funds to nearest £	Restricted funds to nearest £	Expendable endowment funds to nearest £	Permanent endowment funds to nearest £	Total funds current period to nearest £	Total funds last period to nearest £
A1 Receipts						
Donations	126				126	
Legacies		3,000			3,000	
Grants		80,424			80,424	9,921
Receipts from fundraising activities					-	
Gross trading receipts					-	
Income from investments other than land and buildings	10,264				10,264	1,110
Rents from land & buildings					-	
Gross receipts from other charitable activities	20,966				20,966	16,481
					-	
A1 Sub total	31,356	83,424	-	-	114,780	27,512
A2 Receipts from asset & investment sales						
Proceeds from sale of fixed assets					-	
Proceeds from sale of investments					-	
A2 Sub total	-	-	-	-	-	-
Total receipts	31,356	83,424	-	-	114,780	27,512
A3 Payments						
Expenses for fundraising activities					-	
Gross trading payments					-	
Investment management costs					-	
Payments relating directly to charitable activities	24,076	82,094			106,170	61,803
Grants and donations					-	
Governance costs:					-	
Audit / independent examination					-	100
Preparation of annual accounts					-	
Legal costs					-	
Other					-	
					-	
A3 Sub total	24,076	82,094	-	-	106,170	61,903
A4 Payments relating to asset and investment movements						
Purchases of fixed assets					-	
Purchase of investments					-	
A4 Sub total	-	-	-	-	-	-
Total payments	24,076	82,094	-	-	106,170	61,903
Net receipts / (payments)	7,280	1,330	-	-	8,610	(34,391)
A5 Transfers to / (from) funds					-	
Surplus / (deficit) for year	7,280	1,330	-	-	8,610	(34,391)

APPENDIX 2

St Boswells Village Hall SC048481

Section B Statement of balances

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Expendable endowment funds to nearest £	Permanent endowment funds to nearest £	Total current period to nearest £	Total last period to nearest £
B1 Cash funds	Cash and bank balances at start of year	35,980				35,980	80,595
	Surplus / (deficit) shown on receipts and payments account	8,110	500			8,610	(34,391)
						-	
						-	
	Cash and bank balances at end of year	44,090	500	-	-	44,590	46,204
	(Agree balances with receipts and payments account(s))	830	- 830	-	-	-	-

Details	Fund to which asset belongs	Market valuation to nearest £	Last year to nearest £
B2 Investments			
	Total	-	-

Details	Fund to which asset belongs	Cost (if available) to nearest £	Current value (if available) to nearest £	Last year to nearest £
B3 Other assets	St Boswells Village Hall Building	Unrestricted	N/K	1	
	Hall fixtures, fittings & sound equipment	Unrestricted	N/K	15,000	
	Kitchen catering equipment	Unrestricted	N/K	7,200	
	3xVaillant Arotherm Plus 12kW ASHP	Unrestricted	18,000	15,000	
		Total	18,000	37,201	-

Details	Fund to which liability relates	Amount due to nearest £	Last year to nearest £
B4 Liabilities			
	Total	-	-

Details	Fund to which liability relates	Amount due (estimate) to nearest £	Last year to nearest £
B5 Contingent liabilities			
	Total	-	-

Signed by one or two trustees on behalf of all the trustees	Signature*	Print Name	Date of approval
	John Farquhar	John Farquhar	01/09/2026

St Boswells Village Hall SC048481

Section C Notes to the Accounts

C1 Nature and purpose of funds *(may be stated on analysis of funds worksheets)*

C2 Grants

Type of activity or project supported	Individual / institution	Number of grants made	£
		Total	-

C3a Trustee remuneration

If no remuneration was paid during the period to any charity trustee or person connected to a trustee cross this box (otherwise complete section 3b)	X

C3b Trustee remuneration - details

Authority under which paid	£

C4a Trustee expenses

If no expenses were paid to any charity trustee during the period then cross this box (otherwise complete section 4b)	

C4b Trustee expenses - details

	Number of trustees	£
Foodstuffs & materials required for events (inc. Wed Warmups)	2	1,647
Purchase of equipment	2	445
Cleaning and sanitary materials	1	585

C5 Transactions with trustees and connected persons

Nature of relationship	Nature of transaction	Transaction amount (£)	Balance outstanding at period end (£)

C6 Other information

St Boswells Village Hall SC048481

Additional analysis (1)

Analysis of receipts and payments

1 Donations

	Unrestricted funds to nearest £	Restricted funds to nearest £	Expendable endowment funds to nearest £	Permanent endowment funds to nearest £	Total current period to nearest £	Total last period to nearest £
Funds transferred from petty cash	126				126	-
					-	
					-	
					-	
Total	126	-	-	-	126	-
	-	-	-	-	-	-

2 Grants

	Unrestricted funds to nearest £	Restricted funds to nearest £			Total current period to nearest £	Total last period to nearest £
Energy Savings Trust (CARES)		59,751			59,751	-
Borders Community Action		20,673			20,673	4,129
Central Borders FE					-	5,792
					-	
Total	-	80,424			80,424	9,921
	-	-			-	-

3 Gross receipts from other charitable activities

	Unrestricted funds to nearest £	Restricted funds to nearest £	Expendable endowment funds to nearest £	Permanent endowment funds to nearest £	Total current period to nearest £	Total last period to nearest £
Hire charges	19,286				19,286	16,481
Refund of erroneous maintenance payment	1,680				1,680	-
					-	-
					-	
					-	
					-	
					-	
					-	
Total	20,966	-	-	-	20,966	16,481
	-	-	-	-	-	-

4 Payments relating directly to charitable activities

	Unrestricted funds to nearest £	Restricted funds to nearest £	Expendable endowment funds to nearest £	Permanent endowment funds to nearest £	Total current period to nearest £	Total last period to nearest £
Website, Broadband & IT support	1,317				1,317	454
Caretaker	7,800				7,800	7,840
Cleaning	878				878	855
Electricity & Gas	3,255				3,255	2,480
Expenses	2,795				2,795	1,744
External inspections	447				447	-
Fees & Licences	557				557	486
Insurance	1,879				1,879	1,797
Maintenance & replacement equipment	5,148	500			5,648	4,293
Equipment funded from bequest		2,500			2,500	-
Carbon reduction projects (ASHPs)		79,094			79,094	41,854
Total	24,076	82,094	-	-	106,170	61,803
	-	-	-	-	-	-

SC048481

Additional analysis (2)

5 Breakdown of unrestricted funds

	Unrestricted fund 1 - enter name of fund below	Unrestricted fund 2 - enter name of fund below	Unrestricted fund 3 - enter name of fund below	Unrestricted fund 4 - enter name of fund below		
	General operational income				**Total unrestricted funds**	**Total unrestricted funds last period**
Receipts						
Donations	**126**				**126**	
Legacies					**-**	
Grants					**-**	
Receipts from fundraising activities					**-**	
Gross trading receipts					**-**	
buildings					**-**	
Rents from land & buildings					**-**	
Gross receipts from other charitable activities	**31,230**				**31,230**	**17,591**
Sub total	**31,356**	**-**	**-**	**-**	**31,356**	**17,591**
Receipts from asset & investment sales						
Proceeds from sale of fixed assets					**-**	
Proceeds from sale of investments					**-**	
Sub total	**-**	**-**	**-**	**-**	**-**	**-**
Total receipts	**31,356**	**-**	**-**	**-**	**31,356**	**17,591**
Payments						
Expenses for fundraising activities					**-**	
Gross trading payments					**-**	
Investment management costs					**-**	
Payments relating directly to charitable activities	**24,076**				**24,076**	**16,833**
Grants and donations					**-**	
Governance costs:					**-**	
Audit / independent examination					**-**	**100**
Preparation of annual accounts					**-**	
Legal costs					**-**	
					-	
					-	
Sub total	**24,076**	**-**	**-**	**-**	**24,076**	**16,933**
Payments relating to asset and investment movements						
Purchases of fixed assets					**-**	
Purchase of investments					**-**	
Sub total	**-**	**-**	**-**	**-**	**-**	**-**
Total payments	**24,076**	**-**	**-**	**-**	**24,076**	**16,933**
Net receipts / (payments)	**7,280**	**-**	**-**	**-**	**7,280**	**658**
Transfers to / (from) funds					**-**	
Surplus / (deficit) for year	**7,280**	**-**	**-**	**-**	**7,280**	**658**

Nature and purpose of funds

All unrestricted funds are considered to be the General fund with no fixed purpose other than the continuation of the charity.

St Boswells Village Hall SC048481

Additional analysis (3)

6 Breakdown of restricted funds

	Restricted fund 1 - enter name of fund below	Restricted fund 2 - enter name of fund below	Restricted fund 3 - enter name of fund below	Restricted fund 4 - enter name of fund below		
	Energy Saving Trust	**Borders Community Action**	**Legacy**		**Total restricted funds**	**Total restricted funds last period**
Receipts						
Donations					-	
Legacies			3,000		3,000	
Grants	59,751	20,673			80,424	9,921
Receipts from fundraising activities					-	
Gross trading receipts					-	
Income from investments other than land and buildings					-	
Rents from land & buildings					-	
Gross receipts from other charitable activities					-	
Sub total	59,751	20,673	3,000	-	83,424	9,921
Receipts from asset & investment sales						
Proceeds from sale of fixed assets					-	
Proceeds from sale of investments					-	
Sub total	-	-	-	-	-	-
Total receipts	59,751	20,673	3,000	-	83,424	9,921
Payments						
Expenses for fundraising activities					-	
Gross trading payments					-	
Investment management costs					-	
Payments relating directly to charitable activities	59,751	20,673	1,670		82,094	44,970
Grants and donations					-	
Governance costs:					-	
Audit / independent examination					-	
Preparation of annual accounts					-	
Legal costs					-	
					-	
					-	
Sub total	59,751	20,673	1,670	-	82,094	44,970
Payments relating to asset and investment movements						
Purchases of fixed assets					-	
Purchase of investments					-	
Sub total	-	-	-	-	-	-
Total payments	59,751	20,673	1,670	-	82,094	44,970
Net receipts / (payments)	-	-	1,330	-	1,330	(35,049)
Transfers to / (from) funds					-	2,915
Surplus / (deficit) for year	-	-	1,330	-	1,330	(32,134)

Nature and purpose of funds

The funds provided by the Energy Savings Trust and Borders Community Action, which totalled £80,424 this F/Y, were restricted to expenditure relating to the replacement of the gas boiler with air source heat pumps.

The funds provided by the bequest, which totalled £3,000 this F/Y, are restricted for two purposes: (1) replacement of front guard railing; and (2) repair/replacement of external notice boards. These projects are still in progress and it is expected that further funds will be provided to match the predicted final outturn cost of £10,000.

APPENDIX 3

OSCR
Scottish Charity Regulator

Independent examiner's report on the accounts V2

Report to the trustees/members of

Charity name
St Boswells Village Hall

Registered charity number

SC048481

On the accounts of the charity for the period

Period start date				Period end date		
Day	Month	Year		Day	Month	Year
01	07	2025	**to**	30	06	2026

Set out on pages

5-10 (remember to include the page numbers of additional sheets)

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) 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 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 ~~[other than that disclosed on the attached page*]~~

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, 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

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

Signed:** Mark Douglas **Date:** 01/09/2026

Name: Mark Douglas

Relevant professional qualification(s) or body (if any): Retired architect

Address:

2 St Cuthberts Drive
St Boswells
MELROSE
TD6 0DF

*Please delete the words in the brackets if they do not apply. If the words do apply, set out those matters which have come to your attention on the following page.
** OSCR will accept digital or typed signatures

APPENDIX 3

Disclosure section

Only complete if the examiner needs to highlight material problems.

Give here brief details of any items that the examiner wishes to disclose