BROUGHTONKNOWE COMMUNITY WOODLAND LIMITED

AUDITED FINANCIAL STATEMENTS

30TH SEPTEMBER 2025

COMPANY REGISTRATION NUMBER: SC824232

SCOTTISH CHARITY NUMBER: SC053888

CARSON & TROTTER
CHARTERED ACCOUNTANTS
123 IRISH STREET
DUMFRIES
DG1 2PE

Broughtonknowe Community Woodland Ltd
Company limited by guarantee

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Broughtonknowe Community Woodland Ltd
Company limited by guarantee

Directors and other information

Directors	Mr Ian Brooke	(Appointed 30th September 2024)
	Mr John R Hart	(Appointed 30th September 2024)
	Mrs Vivian M Thomson	(Appointed 30th September 2024)
	Mr Alastair S Leaver	(Appointed 30th September 2024)
Company number	SC824232	
Registered office	Foresthill Cottage Broughton Biggar ML12 6QH	
Business address	Forresthill Cottage Broughton Biggar ML12 6QH	
Auditor	Carson & Trotter 123 Irish Street Dumfries DG1 2PE	
Bankers	Royal Bank of Scotland Plc 104 High Street Biggar ML12 6DH	

Broughtonknowe Community Woodland Ltd
Company limited by guarantee

Trustees' report (including director's report)
Period ended 30th September 2025

The trustees, who are also directors, of the charitable company for the purposes of the Companies Act, present their report and the audited financial statements of the charitable company for the period ended 30th September 2025. The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with 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 (FRS 102) published in October 2019 and Companies Act 2006.

Objectives and Activities

The charitable company's purposes are:-

- the advancement of environmental protection or improvement, through conserving the natural heritage of the woodland, its flora and fauna; and managing the woodland in a sustainable manner and promoting biodiversity;
- the advancement of education and the provision of recreational facilities, or the organisation of recreational activities, with the object of improving the conditions of life for the persons for whom the facilities or activities are primarily intended, through providing and improving access, information and facilities for people using the woodlands; and promoting the woodlands as an educational, recreational and health and wellbeing resource to the local community; and
- the advancement of citizenship or community development, through encouraging voluntary participation in the work of conservation and maintenance of the woodland.

Achievements and Performance

2025 has been a very eventful year in the ongoing life of the woodland. Much of autumn 2024 and wintertime was spent with the Directors working hard to secure donations for the purchase price agreed after negotiation with the previous private owner. An enormous thank you to all the public bodies, philanthropic grant administrators, private individuals and local community groups who donated to raise the £766,861 required to secure the land for the community in perpetuity. The full list of donations and grants received are shown in Notes 5 and 6 in the accounts that follow.

After all the stresses of fundraising we finally gained community ownership in April. We had a formal celebratory event and 'opening' on May Day at the Green Ash Chairs yurt in the old quarry above the car park, with donors and supporters invited to mark the occasion.

This milestone ensures that the woodland will remain open, protected and managed for the benefit of the community and the environment. The long-term local stewardship of the woodland is now secure.

Our attention has now had to turn to the day to day running of our wonderful asset - what a responsibility! An essential part of this commitment is the maintenance of our visitor experience. Prior to purchase the wee community group, Friends of Broughtonknowe, had just completed a significant programme of infrastructure improvements - more paths, boardwalks, benches; two new ponds; installation of nest boxes and a wildlife watching hide. We also planted a lot of native wildflowers and shrubs to improve habitat diversity. All this requires ongoing attention if the woodland is to continue to provide the visitor experience our community expressed their desire to maintain / develop.

To this end we are indebted to the generous donors of a ride on mower and the ongoing volunteer input of Ross Robison. Since March Ross has added a new bench at the 'Scrape' pond and installed a donated memorial bench looking onto the Southern Uplands. Both are well used! Presently we are looking to install a covered seating area in the 'Pine Gully' picnic area in the middle of the woodland. Karl Napier is a 'new recruit' to our maintenance volunteers, contributing his strimming and digging skills as well as his practical knowledge of landscape management.

Stan Wilson, who was brought up at Rachan and has a great attachment to the area and our project, donated a stunning organic sculpture he had carved from Portland stone. It is fittingly installed by the reeds at the edge of the main pond. Stan has since donated and installed two more of his sculptural works. Two figures in white Portland stone and black Kilkenny marble entitled 'One Nation' symbolise unity and our extended welcome to all who visit.

An iron facsimile of a helmeted head looks onto our adjacent Iron Age hill fort, the intention being to draw attention to our associated archeological past. We are not the only people to have appreciated this wonderful landscape.

Ilka Roehe led another very informative 'spring woodland foraging' event in the Green Ash Chairs yurt. A guided exploratory walk was followed by hand moisturising cream production using some of our collected wild flowers, beeswax and sunflower oil. We all had samples to take away - thanks Ilka.

It is lovely to see groups of youngsters enjoying the woodland. The Biggar Scouts and Cubs continue to use the fire pit and environs for den making and other activities. The younger Biggar Tinto 'Squirrels' had a great visit 'pond dipping'. Nicola Campbell regularly brings the Biggar Kirk youth group. She has also developed a programme of faith based adult mindfulness walks. Nicola's latest venture is 'Welly Wanders' for parents and toddlers.
Wildlife worksheets are available free from the hide, as is a pocket 'zine' summarising our possible wildlife encounters through the different seasons of the year.

Recently our local councillor and Broughtonknowe Board member, Viv Thomson, organised an exciting challenge with Broughton Primary School to design us a logo. All the excellent entries are displayed on our website. We are looking forward to further developing the educational opportunities of the woodland.

Soon after the woodland purchase we were visited by a troop of jugglers! They were wanting somewhere special to practice and bond before performing at the Edinburgh 'Beltane' celebrations. They were keen to contribute to our ongoing biodiversity work. They collected long discarded plastic tubes from the north end of the woodland and redeployed them planting 50 plus donated hardwood tree saplings. A much appreciated task. Further community tree planting was undertaken along our 500m section of the Broughton Burn. A hundred Alder saplings were planted and a new path created to open up and develop a new riparian habitat. It makes a lovely start, or finish, to a longer walk through our other Broughtonknowe habitats. We continue to monitor the wildlife present.

It has been a great year for new insect sightings. In addition to our already established populations of butterflies, that includes Small Pearlbordered and Dark Green Fritillaries, we recorded for the first time Speckled Wood and a single sighting of a most unlikely Wall butterfly. A full species list is on our web site. Butterfly and Bumblebee records are submitted monthly to national databases. The additional ponds have boosted our dragonfly / damselfly records. A striking southern distribution species - spreading north, is the Broad-bodied Chaser. Bright blue males, yellow females were focussed on the new 'Scrape' pond, emerging from impressive larvae and in turn laying eggs that will ensure their ongoing presence.

A new bird at the feeders, that has taken some time to get here, is the Nuthatch. We continue to add nest boxes and the feeders at the fire pit are constantly replenished. Thanks are due to Loraine Murray, 'Healthy Pets' - the Biggar pet shop, for regular donations of wild bird seed. This autumn Jackie Freeman has been volunteering her expertise to catalogue our impressive array of fungi.

A couple of mini-business projects are underway:
Broughtonknowe Bees are rather special, they are native Scottish black bees (as nearly genetically pure as you can get down here) so it is also a great conservation project. The bees have been provided by Jim Lindsay who is also providing the knowledge for managing them. No honey this year as they establish but we are looking forward to a hopefully productive spring / summer next year!

Our other enterprise is supplying bags of firewood logs to the community shop in Broughton. They are seasoned Ash logs and this helps us double up with the control of Ash die back in the woodland.

Plans for Future Periods
The management of the commercial timber in the woodland is still in the planning stages as we have been coming to terms with our insurance and health and safety obligations. The wind blown timber was safely tidied in spring 2025 by 'Treesurv' who we are hoping to develop a longer term relationship with us through a lease of a section of the large shed for which we will apply for planning permission. The shed will require some modifications that will be funded by South of Scotland Enterprise (SOSE).

None of the above would have materialised without the ongoing, behind-the-scenes, input of our Chairman, Ian Brooke. Also working to make things happen are the other members of our present Board of Directors, John Hart, Viv Thomson and Alastair Leaver.

All matters pertaining to the woodland will be re-examined at our AGM in the New Year to which all interested are cordially invited. At that time we will be looking to recruit new Board members and we will be launching a new Broughtonknowe Community Woodland Membership package.

Financial Review
The result for the period shows a net income of £792,786. The balance sheet on page 11 shows that the total funds at the period end are £792,786. Unrestricted funds held at the period end were £771,291, consisting of £767,097 of designated funds and £4,194 of unrestricted general funds, and restricted funds of £21,495.

Risk Management
The trustees have examined the major strategic, business and operational risks which the charity faces and confirm that the necessary steps have been taken to mitigate these.

Reserves
The trustees will not be undertaking any commitments unless adequate funding is available or arrangements have been made with appropriate parties beforehand. They consider that the current unrestricted funds of £771,291 are more than adequate to meet current administrative costs. Unrestricted funds are comprised of £767,097 of designated funds which is attributable to the fixed assets held, and £4,194 of available free funds.

Structure, Governance and Management

Broughtonknowe Community Woodland Ltd is a Scottish Charitable Company, which was incorporated on 30th September 2024 and registered as a charity on 6th January 2025 (no. SC053888). It has a double tier structure with a Board of Directors, who are the trustees of the charity and its members. It is governed by its Articles of Association.

Appointment and training

New directors are nominated by the existing directors or proposed by members in writing prior to the AGM and appointed where they have the necessary skills to increase its experience in achieving the charity's goals. The Articles of Association provides for a minimum of 3 directors up to a maximum of 10 directors, with no more than 3 co-opted directors.

Where new trustees are appointed they are given a formal induction to the work of the charitable company and provided with the information they need to fulfil their roles, which includes information about the role of the trustees and charity law.

Reference and administrative information

Trustees

The trustees who have served the charitable company during the year and since the year were as follows:

Mr Ian Brooke	(Chair)	(Appointed 30th September 2024)
Mr John R Hart		(Appointed 30th September 2024)
Mrs Vivian M Thomson		(Appointed 30th September 2024)
Mr Alastair S Leaver	(Acting Treasurer)	(Appointed 30th September 2024)
Mr Alastair G McClelland		(Appointed 20th November 2024 and resigned 24th July 2025)

Registered Office

Forresthill Cottage, Broughton, Biggar, ML12 6QH

Company Number

SC824232

Charity Number

SC053888

Independent Examiner

Gillian Gray, BAcc., C.A.
Carson & Trotter, Chartered Accountants, 123 Irish Street, Dumfries, DG1 2PE

Trustees' report (continued)
Period ended 30th September 2025

Responsibilities of the trustees

The trustees, who are also directors of Broughtonknowe Community Woodland Ltd, for the purposes of company law are responsible for preparing the Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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 charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP (FRS 102);
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK 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 charitable company will continue in operation.

The trustees are responsible for keeping accounting records that disclose with reasonable accuracy the financial position of the charitable company and which enable them to ascertain the financial position of the charitable company and which enable them to ensure that the financial statements comply with the Charities and Trustee Investment (Scotland) Act 2005, the Charities Accounts (Scotland) Regulations 2006 (as amended) and the trust deed. They are also responsible for safeguarding the assets of the charitable company 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 charitable company and financial information included on the charitable company's website.

In so far as the trustees are aware:

- there is no relevant audit information of which the charitable company's auditor is unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

The trustees' annual report has been prepared having taken advantage of the small companies exemption in the Companies Act 2006.

Auditors

Carson & Trotter were appointed auditors to the company and in accordance with Section 385 of the Companies Act 1985, a resolution proposing their reappointment will be put to the Annual General Meeting.

This report was approved by the trustees on 1st April 2026 and signed on their behalf by:

Ian Brooke

Mr Ian Brooke
Chair

Broughtonknowe Community Woodland Ltd
Company limited by guarantee

Independent auditor's report to the members of Broughtonknowe Community Woodland Ltd Period ended 30th September 2025

Opinion

We have audited the financial statements of Broughtonknowe Community Woodland Ltd (the 'charitable company') for the period ended 30th September 2025 which comprise the statement of comprehensive income, statement of financial position and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 30th September 2025 and of its profit for the period then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the directors use of the going concern basis of accounting in the preparation of the financial statements is appropriate.
Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.
Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

Other Information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the directors' report for the financial period for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and the returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the directors' report and from the requirement to prepare a strategic report.

Responsibilities of directors

As explained more fully in the directors' responsibilities statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Broughtonknowe Community Woodland Ltd
Company limited by guarantee

Independent auditor's report to the members of Broughtonknowe Community Woodland Ltd (continued)
Period ended 30th September 2025

- Determining whether the accounting policies and presentation adopted in the financial statements are in accordance with applicable law and United Kingdom Accounting Standards, including the Statement of Recommended Practice for Accounting and Reporting by Charities (Charity SORP FRS 102).
- Performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud.
- Detailed and re-performance testing of specific controls and calculations.
- Reading minutes of meetings of those charged with governance.
- In addressing the risk of management override of controls, testing the appropriateness of journal entries and other adjustments; assessing whether the judgments made in making accounting estimates are indicative of a potential bias.
- Carrying out detailed testing, on a sample basis, of transactions and balances agreeing to appropriate documentary evidence to verify the completeness, existence and accuracy of the reported financial position.
- The audit team remained alert to any indication of fraud or non-compliance with laws and regulations throughout the audit.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance.
The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report
This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditors report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Gillian Gray

Gillian K Gray BAcc CA (Senior Statutory Auditor)

For and on behalf of
Carson & Trotter
Chartered Accountants
123 Irish Street
Dumfries
DG1 2PE

14th April 2026

Broughtonknowe Community Woodland Ltd
Company limited by guarantee

Statement of Financial Activities (including Income & Expenditure Account) for the period ended 30th September 2025

	Notes	Unrestricted Funds £	Restricted Funds £	Total Funds 2025 £
Income and endowments from:				
Donations and legacies	5	6,961	18,360	25,321
Charitable activities	6	2,213	769,154	771,367
Other trading activities	7	36	-	36
Total income and endowments		9,210	787,514	796,724
Expenditure on:				
Charitable activities	8	2,907	1,031	3,938
Total expenditure		2,907	1,031	3,938
Net (expenditure)/income		6,303	786,483	792,786
Transfers	16			
Gross transfers between funds		764,988	(764,988)	-
Net movement in funds		771,291	21,495	792,786
Reconciliation of funds:				
Total funds brought forward		-	-	-
Total funds carried forward	16	771,291	21,495	792,786

All income and expenditure derive from continuing activities.
The Statement of Financial Activities includes all gains and losses recognised in the period.

The notes on pages 14 to 24 form part of these financial statements.

Broughtonknowe Community Woodland Ltd
Company limited by guarantee

Statement of financial position
30th September 2025

	Note	30/09/25 £	£
Fixed assets			
Tangible assets	11	767,097	
			767,097
Current assets			
Debtors	12	14,288	
Cash at bank and in hand	13	14,782	
		29,070	
Creditors: amounts falling due within one year	14	(3,381)	
Net current assets			25,689
Total assets less current liabilities			792,786
Net assets			792,786
The funds of the charity:	18		
Restricted funds			21,495
Unrestricted designated funds			767,097
Unrestricted funds - general			4,194
Total funds			792,786

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with Section 1A of FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

The notes on pages 14 to 24 form part of these financial statements.

Statement of financial position (continued)
30th September 2025

These financial statements were approved by the board of directors and authorised for issue on 1st April 2026, and are signed on behalf of the board by:

Mr Ian Brooke
Director

Company registration number: SC824232

The notes on pages 14 to 24 form part of these financial statements.

Broughtonknowe Community Woodland Ltd
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Statement of cash flows
Period ended 30th September 2025

	Note	Period ended 30/09/25 £
Cash flows from operating activities		
Net income for the reporting period (as per the Statement of Financial Activities)		792,786
Adjustments for:		
Depreciation of tangible assets		8
Accrued expenses/(income)		2,400
Changes in:		
Trade and other debtors		(14,288)
Trade and other creditors		981
Cash generated from operations	17	781,887
Net cash from operating activities		781,887
Cash flows from investing activities		
Purchase of tangible assets		(767,105)
Net cash (used in)/from investing activities		(767,105)
Net increase/(decrease) in cash and cash equivalents		14,782
Cash and cash equivalents at beginning of period	13	-
Cash and cash equivalents at end of period	13	14,782

1. General information

Broughtonknowe Community Woodland Ltd is a charitable company limited by guarantee, registered in Scotland. The address of the registered office is Foresthill Cottage, Broughton, Biggar, ML12 6QH.

2. Statement of compliance

These financial statements have been prepared in compliance with the provisions of FRS 102, Section 1A, 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

The financial statements have been prepared in accordance with 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 (FRS 102) issued in October 2019 - Charities SORP (FRS 102), the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities and Trustee Investment (Scotland) Act 2005, the Charities Accounts (Scotland) Regulations 2006 (as amended), the Companies Act 2006 and UK Generally Accepted Accounting Practice.

The charitable company constitutes a public benefit entity as defined by FRS 102.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on a going concern basis under the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

The financial statements are prepared in sterling, which is the functional currency of the entity.

3.1. Fund accounting

General funds are unrestricted funds, which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The cost of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

3.2. Income recognition

All income is included in the Statement of Financial Activities when the charitable company is legally entitled to the income after any performance conditions have been met, the amount can be measured reliably and it is probable that the income will be received.

Grants are revenue in nature and are received in connection with the company's charitable activities. These have been released in full to the profit and loss account in line with expenditure incurred during the period.

No amount is included in the financial statements for volunteer time in line with the SORP (FRS 102).

3.3. Expenditure recognition

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation to make payments to third parties, it is probable that settlement will be required and the amount of the obligation can be measured reliably.

All expenditure is accounted for on an accruals basis. All expenses, including support costs and governance costs, are allocated or apportioned to the applicable expenditure headings in the statement of financial activities. Charitable expenditure comprises those costs incurred by the charity in undertaking activites that further its charitable aims, including those costs of an indirect nature necessary to support them.

Support costs have been differentiated between governance costs and other support costs. The charitable company feels that there is only one activity, being the running and maintenance of the woodland, and as such supports costs have been treated as being wholly for the fulfilment of the primary activity.

Governance costs comprise all costs involving the public accountability of the charitable company and its compliance with regulation and good practice. These costs include costs related to the preparation and audit of the statutory accounts, the cost of trustees' meetings and the cost of any legal advice to trustees on governance or constitutional matters. As with support costs, the governance costs are treated as being wholly for the primary activity.

3.4. Going concern

The financial statements have been prepared on a going concern basis as the trustees believe that no material uncertainties exist. The trustees have considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements. The budgeted income and expenditure is sufficient with the level of reserves for the charity to be able to continue as a going concern.

3.5. Judgements and key sources of estimation uncertainty

In the application of the charitable company's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors which are considered relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3.6. Tangible assets

Tangible fixed assets are stated at cost (or deemed cost) or valuation less accumulated depreciation and accumulated impairment losses. Cost includes costs directly attributable to making the asset capable of operating as intended.

3.7. Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Woodlands	-	Not depreciated
Plant and machinery	-	20% straight line

If there is an indication that there has been a significant change in depreciation rate, useful life or residual value of tangible assets, the depreciation is revised prospectively to reflect the new estimates.

Woodlands are not depreciated as the trustees are of the opinion that the assets will have a very long useful life and a high residual value, thus rendering any depreciation negligible in value.

3.8. Impairment

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

When it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that are largely independent of the cash inflows from other assets or groups of assets.

3.9. Government grants

Grants are recognised at the fair value of the asset received or receivable. Grants are not recognised until there is reasonable assurance that the company will comply with the conditions attaching to them and the grants will be received.

Under the performance model, where the grant does not impose specified future performance-related conditions on the recipient, it is recognised in income when the grant proceeds are received or receivable. Where the grant does impose specified future performance-related conditions on the recipient, it is recognised in income only when the performance-related conditions have been met. Where grants received are prior to satisfying the revenue recognition criteria, they are recognised as a liability.

3.10. Debtors & creditors

Debtors are measured at their recoverable amounts, no debtors are expected to be recoverable in more than one year therefore no debtors have been discounted.

Creditors are measured at their settlement amount.

3.11. Financial instruments

A financial asset or a financial liability is recognised only when the company becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

3.12. Taxation

The company has charitable status and is exempt from taxation.

4. Limited by guarantee

The charitable company is a private company limited by guarantee incorporated in Scotland and has no share capital. In the event of the charitable company being wound up, the liability in respect of the guarantee is limited to £1 per member of the charitable company.

5. Income from donations and legacies

	Unrestricted Funds £	Restricted Funds £	2025 Total £
Donations received	6,961	18,360	25,321
	6,961	18,360	25,321

Donations received comprises:

Friends of Broughtonknowe	4,661		
C Lambton	2,250		
B and K Henry	50	2,000	
Broughton Oil Group Environment Fund		9,500	
Friends of Leadburn		5,000	
M & P Bates		1,000	
R Henry		500	
Biggar Ramblers		360	
	6,961	18,360	25,321

6. Income from charitable activities

	Unrestricted Funds £	Restricted Funds £	2025 Total £
Grants received	-	769,154	769,154
Radio mast income	1,750	-	1,750
Activity group income	40	-	40
Bank compensation	423	-	423
	2,213	769,154	771,367

Grants received comprises:

	2025
Scottish Land Fund	594,020
Foundation Scotland - Nadara Glenkerie Wind Farm Community Fund	9,134
South of Scotland Enterprise	141,000
Clyde Windfarm SSE	25,000
	769,154

7. Other trading activities

	Unrestricted Funds £	Restricted Funds £	2025 Total £
Log sales	36	-	36
	36	-	36

8. Analysis of expenditure on charitable activities

	Activities undertaken directly £	Support & Governance Costs £	2025 Total £
Woodland expenses	1,242	2,696	3,938
	1,242	2,696	3,938

Of the above costs, £1,031 were attributable to restricted funds and £2,907 were unrestricted funds.

Direct costs	**2025**
Insurance	841
Light & Heat	50
Woodland maintenance	343
Depreciation	8
	1,242

9. Analysis of support costs and governance costs

	Support Costs £	Governance Costs £	2025 Total £
Woodland expenses	296	2,400	2,696

Support costs included in the above, are as follows:-

	2025
Support costs	
Venue hire	64
Advertising and Publications	215
Subscriptions	17
	296
Governance costs	
Auditors remuneration	2,400
	2,400
Total support costs and governance costs	2,696

10. Profit before taxation

Profit before taxation is stated after charging/(crediting):

	Period ended 30/09/25
	£
Depreciation of tangible assets	8
Fees payable for the audit of the financial statements	2,400

11. Tangible assets

	Freehold property	Plant and machinery	Total
	£	£	£
Cost			
At 30th September 2024	-	-	-
Additions	766,861	244	767,105
At 30th September 2025	766,861	244	767,105
Depreciation			
At 30th September 2024	-	-	-
Charge for the year	-	8	8
At 30th September 2025	-	8	8
Carrying amount			
At 30th September 2025	766,861	236	767,097

There is a standard security over Plots 1 & 3 of Broughtonknowe Woodland. This standard security charge is held by The Big Lottery Fund - National Lottery Community Fund (Grant awarded by Scottish Land Fund).

12. Debtors

	30/09/25
	£
Trade debtors	3,784
Other debtors	10,504
	14,288

13. Cash and cash equivalents

	30/09/25
	£
Cash at bank and in hand	14,782

14. Creditors: amounts falling due within one year

	30/09/25
	£
Accruals and deferred income	980
Other creditors	2,401
	3,381

15. Government grants

	30/09/25
	£
Government grants received or receivable	595,000
Released to the profit or loss	(594,020)
At end of year	980

The amounts recognised in the financial statements for government grants are as follows:

	30/09/25
	£
Recognised in creditors:	
Deferred government grant due within one year	980

Income has been deferred until next year in order to match expenditure which was prepaid during the period ended 30th September 2025.

16. Funds

	Balance at 30th September 2024	Income	Expenditure	Transfers	Balance at 30th September 2025
	£	£	£	£	£
Restricted funds:					
Scottish Land Fund	-	594,020	(841)	(590,128)	3,051
Foundation Scotland - NGWFCF	-	9,134	(190)	-	8,944
South of Scotland Enterprise	-	141,000	-	(131,500)	9,500
Clyde Windfarm SSE	-	25,000	-	(25,000)	-
Various donations	-	18,360	-	(18,360)	-
Total restricted funds	-	787,514	(1,031)	(764,988)	21,495
Unrestricted funds:					
Unrestricted general funds	-	9,210	(2,899)	(2,117)	4,194
Unrestricted desginated funds	-	-	(8)	767,105	767,097
	-	9,210	(2,907)	764,988	771,291
Total funds	-	796,724	(3,938)	-	792,786

Unrestricted Funds

The unrestricted general funds represent the free funds of the charity which are not designated for particular purposes.

Designated funds represents the net book value of fixed assets held at the period end as shown on the Balance Sheet.

Restricted Funds

Scottish Land Fund, Clyde Windfarm SSE and Various donations - Broughtonknowe Woodland

Funds were received to assist the purchase of Broughtonknowe Woodland and to cover the costs of insurance.

Foundation Scotland - Nadara Glenkerie Wind Farm Community Fund

Funds were received to provide for the Glenkerie project which consist of construction of notice board, car park maintenance and the creation of a picnic shelter.

South of Scotland Enterprise - Shed Renovation

Funds were received to redevelop an existing agricultural shed which is present on the site of the Woodland at Broughtonknowe.

Transfers

A sum of £767,105 has been transferred to unrestricted designated funds. £764,988 transferred from restricted funds relating to the purchase of Broughtonknowe Woodland and £2,117 transferred from unrestricted geneal funds relating to fixed assets purchased.

17. Cash generated from operations

	Period ended 30/09/25 £
Cash flows from operating activities	
Profit for the financial period	792,786
Adjustments for:	
Depreciation of tangible assets	8
Accrued expenses/(income)	2,400
Changes in:	
Trade and other receivables	(14,288)
Trade and other payables	981
Cash generated from operations	781,887

18. Analysis of net assets between funds

	Tangible Fixed Assets £	Net Current Assets £	Total £
Unrestricted funds	767,097	4,194	771,291
Restricted funds	-	21,495	21,495
Total funds	767,097	25,689	792,786

Of the total unrestricted funds of £771,291 held as at 30th September 2025, £767,097 are attributable to designated funds relating to the purchase of Broughtonknowe Woodland and Bee-hive. The remaining £4,194 of unrestricted funds is the balance which the charitable company can readily utilise.

19. Related party transactions

There were no related party transactions during the period.

20. Trustees remuneration

None of the trustees received any remuneration or benefits during the period. No expenses were reimbursed to trustees during the period.