

REGISTERED COMPANY NUMBER: SC237311 (Scotland)  
REGISTERED CHARITY NUMBER: SC034064

Report of the Trustees and  
Unaudited Financial Statements for the Year Ended  
31 March 2018  
for  
Mavisbank Trust  
(a company limited by guarantee)

A H & Co Ltd  
Chartered Accountants  
6 Logie Mill  
Edinburgh  
Lothian  
EH7 4HG

Mavisbank Trust  
(a company limited by guarantee)

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for the Year Ended 31 March 2018

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Mavisbank Trust  
(a company limited by guarantee)

Reference and Administrative Details  
for the Year Ended 31 March 2018

<b>TRUSTEES</b>	R M Brankin (Chairman from 20.4.17) D H S Harrowes D Campbell R J Constable C S Lewis C K McIntosh W J Stoddart I J Young C I Cumming E K McCalman (appointed 5.5.18) W P C Macnair (resigned 20.4.17) L Beattie (resigned 20.4.17) J Wallace (resigned 20.4.17) R G S Prenter (resigned 17.8.17)
<b>COMPANY SECRETARY</b>	Lindsays
<b>REGISTERED OFFICE</b>	Swanston Steading 109/11 Swanston Road Edinburgh EH10 7DS
<b>REGISTERED COMPANY NUMBER</b>	SC237311 (Scotland)
<b>REGISTERED CHARITY NUMBER</b>	SC034064
<b>INDEPENDENT EXAMINER</b>	A H & Co Ltd Chartered Accountants 6 Logie Mill Edinburgh Lothian EH7 4HG
<b>SOLICITORS</b>	Lindsays Caledonian Exchange 19A Canning Street Edinburgh EH3 8HE
<b>PRINCIPAL BANKERS</b>	Adam & Company 25 St Andrew Square Edinburgh EH2 1AF

Report of the Trustees  
for the Year Ended 31 March 2018

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2018. The trustees have adopted the provisions of 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) (effective 1 January 2015).

**OBJECTIVES AND ACTIVITIES**

**Objectives and aims**

The objective of the charity is to secure the restoration and future maintenance of Mavisbank House and its Policies for public benefit. Since the Trust's formation in September 2002 it has carried out extensive development work and planning to support the case for restoration of the historic house and grounds which are located at Loanhead in Midlothian, in addition to undertaking projects to increase community awareness of Mavisbank and access to the grounds.

**OBJECTIVES AND ACTIVITIES**

**Early Project Achievements**

The Trust secured a number of grants and donations which enabled it to produce detailed development plans for Mavisbank in 2005 and 2012, as well as undertake consultations on the proposals with the local community, project partners and potential funders. However, progress has often been frustrated by a number of major problems that have proved difficult to resolve. These have included the unknown ownership of the house, access to the site, partner engagement and a severe reduction in potential partner, and other, project funding sources in recent years.

However, following agreement between the Mavisbank Trust, Historic Scotland, Midlothian Council and the Edinburgh & Lothians Greenspace Trust (ELGT) to take the restoration project forward, a 'Vision for the Future of Mavisbank House and Policies' was launched in May 2012 by the Scottish Minister for Culture and a concordat signed by the chief executives/chairman of the four partners outlining the shared vision, process and programme for the restoration project.

Consequently, the Mavisbank Trust secured around £100K in grants and donations during 2012-13 that enabled it to contract the necessary professional services to review and update its previous project and business plans and use these as the basis of a Stage 1 grant application to the Heritage Lottery Fund (HLF) in February 2013. This application sought funding to carry out detailed development work that would progress the project to implementation stage and, in addition, a £3.2M grant towards the £5M total cost of the restoration.

Whilst the Trust's Stage 1 grant application to the Heritage Lottery Fund (HLF) in June 2013 was unsuccessful, the HLF recognised the national importance and great heritage value of Mavisbank and invited the Trust to re-submit its application once a number of areas of concern had been addressed by the project partners.

During 2013-14 the Trust was successful in securing £100K in funding from the Tyne-Esk LEADER programme, Scottish National Heritage, Midlothian Council and Historic Scotland to undertake a range of site surveys and investigations, further community engagement and emergency stabilisation work to the house. In addition, the Trust worked with ELGT to upgrade the existing riverside path, improve drainage and construct two new footpaths within the grounds, creating the first formal public access to Mavisbank for many decades. Work was also completed by the Trust to facilitate the submission of a planning application to Midlothian Council for a new road access to Mavisbank and associated car park.

In December 2015 the Trust was delighted when Europa Nostra, the leading European heritage organisation, and the European Investment Bank Institute announced that Mavisbank House was included in the 14 monuments and sites shortlisted by an international panel of experts for its '7 Most Endangered' programme 2016', in recognition of their outstanding heritage and cultural value as well as the grave danger that they are facing. The only UK site proposed, Mavisbank House did not make the final listing but its initial selection provided a significant boost to the profile of the project.

Report of the Trustees  
for the Year Ended 31 March 2018

Since 2015 a Partnership Steering Group has been working with the support of the Prince's Regeneration Trust to re-evaluate and update the Trust's development plans, as well as explore potential new opportunities. The Trust and partners have carried out detailed work to resolve the access and ownership issues and it is now intended that, once a sustainable project funding package is in place, Midlothian Council will undertake the necessary procedures to take ownership of Mavisbank House. Depending on the final development plans the house will then be transferred to the appropriate Partnership body whilst the grounds will remain for the duration of the project in the hands of the current owners, Historic Environment Scotland (formally Historic Scotland). This will enable restoration work to be carried out and facilitate the long-term management and maintenance of the site and activities.

**Recent Project Developments**

In 2016-17 the Partnership was delighted when the Landmark Trust one of the leading UK organisations in the restoration of historic buildings agreed to become a major partner in the Mavisbank project with a primary interest in the restoration and future use of the house. During 2017-18 Historic Environment Scotland and the Landmark Trust have been preparing for the submission of a Stage 1 project grant application to the Heritage Lottery Fund (HLF). Unfortunately, this is now subject to delay due to the sudden withdrawal of the relevant 2018 grant scheme by the HLF ahead of it undertaking a strategic review. It is intended that the new strategy and grants programme will be announced early in 2019.

In the summer of 2017 the Mavisbank Trust secured £26,000 funding and commissioned a laser survey of the house and a drone survey of the grounds to create a digital terrain model of Mavisbank. This work, together with an associated programme of documentary research and archaeological interpretation, has provided a wealth of detailed information that will support future restoration work and enable the production of a digital reconstruction of Mavisbank house and its grounds around 1750. The final digital model, which will include the reconstruction of several interior rooms of the house, is expected to be completed in late summer 2018.

The partners commenced a programme of events in 2017 to help develop the involvement of the local community with the Mavisbank project and to encourage access to the grounds. To progress this work further during 2018-19, the Trust and HES have funded a six-month, part-time, Mavisbank Community Engagement Officer post that is being housed and managed by ELGT. A community engagement strategy and action plan has been produced to support a programme of events in order to increase awareness, understanding and pride in Mavisbank's history and heritage.

Other recent work by the partners has included the stabilisation of a landslip close to the doocot and drainage and vegetation clearance works within the grounds by HES, as well as the repair and replacement of a Mavisbank interpretation panel by the Trust.

In carrying out its work over the 2017-18 year, the Mavisbank Trust has been extremely grateful for the valuable financial support of the Dunard Fund and Historic Environment Scotland.

Report of the Trustees  
for the Year Ended 31 March 2018

**FINANCIAL REVIEW**

**Reserves policy**

The trustees regularly monitor the level of reserves and aim to maintain sufficient reserves to meet the ongoing requirements for charitable expenditure, including support costs and governance costs. However, the Trust has no premises or paid employees and much of its governance and support work is undertaken on a voluntary basis or through in-kind support by the Edinburgh & Lothians Greenspace Trust. Charitable expenditure on project work or for specific one-off items is not authorised by trustees unless sufficient funding has been secured in advance. Consequently, ongoing annual costs which are required to be met from reserves are low and estimated to be £1,300 in 2018-19.

The deficit for the year was £2,684 (2017: deficit of £4,305). As at 31 March 2018 total funds were £6,768 (2017: £9,452). The directors confirm that on a fund to fund basis, the assets of the charity are available and are adequate to fulfil its objectives.

**Funds in deficit**

At the year ended 31 March 2018 no funds were in deficit (2017: none).

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Governing document**

The organisation was established as a charitable company limited by guarantee and incorporated on 25th September 2002 under a memorandum and articles of association that established the objects and powers of the charitable company and its governance. However, during 2016 the Mavisbank Trust undertook a major review of its operational structure and governance to reflect changes since its formation and to ensure that it continues to be fit for purpose and adheres to current good practice. As a consequence, the Trust's governing documents were revised and the changes made were approved by Companies House and OSCR in December 2016.

Previously, the Edinburgh & Lothians Greenspace Trust (ELGT) was the sole member of the company but now, under its new articles of association, the Mavisbank Trust is an independent organisation with members of the company also being directors of the company. ELGT and Midlothian Council are no longer able to appoint directors as organisational representatives although individuals from those organisations can be appointed by the board in a personal capacity. The Trust commenced plans to recruit a number of new directors in 2017-18 to support its evolving role within the project partnership.

**Recruitment and appointment of new trustees**

The Trustees are appointed in accordance with the memorandum and articles of association.

Mavisbank Trust  
(a company limited by guarantee) (Registered number: SC237311)

Report of the Trustees  
for the Year Ended 31 March 2018

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Organisational structure**

The Board of Trustees formulate policy and shape the direction of the Trust work. Various working groups consisting of trustees, representatives of partner organisations and volunteers undertake specific development and project work and report to the Board.

Whilst the Trust has no paid employees, grants and donations raised are used to contract professional services. Once funding has been secured, over time this has enabled the Trust to engage part-time services such as a project organiser, fundraiser and a professional team to support the development of the project. Other in-kind administrative and operational support is kindly provided by the Edinburgh & Lothians Greenspace Trust.

In May 2014 a high-level Steering Group of the four main project partners (Mavisbank Trust, Historic Scotland, Midlothian Council and the Edinburgh & Lothians Greenspace Trust) was established to coordinate partner engagement and commitment to the Mavisbank project. In 2015 Historic Scotland evolved to become Historic Environment Scotland and the Prince's Regeneration Trust joined the Group, followed later by the Landmark Trust in 2017.

**Related parties**

Details of related parties are given in note 11 of the financial statements.

**FUNDS HELD AS CUSTODIAN FOR OTHERS**

No funds were held as custodian for others in the year (2017: none).

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

Approved by order of the board of trustees on 20th November 2018 and signed on its behalf by:



R M Brankin - Trustee

Independent Examiner's Report to the Trustees of  
Mavisbank Trust  
(a company limited by guarantee) (Registered number: SC237311)

I report on the accounts for the year ended 31 March 2018 set out on pages seven to fourteen.

**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's trustees consider that the audit requirement of Regulation 10(1)(a) to (c) 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 the independent examiner's report**

My examination was carried out in accordance with Regulation 11 of the Charities Accounts (Scotland) Regulations 2006 (as amended). 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 seeking explanations from you as 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; and
  - to prepare accounts which accord with the accounting records and to comply with Regulation 8 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.



Paul Mannings CA  
A H & Co Ltd  
Chartered Accountants  
6 Logie Mill  
Edinburgh  
Lothian  
EH7 4HG

Date: ..... 27 November 2018 .....



Mavisbank Trust  
(a company limited by guarantee)

Statement of Financial Activities  
(Incorporating an Income and Expenditure Account)  
for the Year Ended 31 March 2018

	Notes	Unrestricted fund £	Restricted fund £	31.3.18 Total funds £	31.3.17 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>					
Donations and legacies		<u>-</u>	<u>72</u>	<u>72</u>	<u>18,346</u>
<b>Total</b>		-	72	72	18,346
 <b>EXPENDITURE ON</b>					
Raising funds	2	-	15	15	18
<b>Charitable activities</b>					
Charitable activity		<u>-</u>	<u>2,741</u>	<u>2,741</u>	<u>22,633</u>
<b>Total</b>		-	2,756	2,756	22,651
 <b>NET INCOME/(EXPENDITURE)</b>					
		-	(2,684)	(2,684)	(4,305)
 <b>RECONCILIATION OF FUNDS</b>					
<b>Total funds brought forward</b>		-	9,452	9,452	13,757
 <b>TOTAL FUNDS CARRIED FORWARD</b>					
		<u>-</u>	<u>6,768</u>	<u>6,768</u>	<u>9,452</u>

The notes form part of these financial statements

Mavisbank Trust  
(a company limited by guarantee) (Registered number: SC237311)

Balance Sheet  
At 31 March 2018

	Notes	Unrestricted fund £	Restricted fund £	31.3.18 Total funds £	31.3.17 Total funds £
<b>FIXED ASSETS</b>					
Tangible assets	7	-	475	475	-
<b>CURRENT ASSETS</b>					
Debtors	8	-	732	732	100
Cash at bank		<u>-</u>	<u>9,888</u>	<u>9,888</u>	<u>28,224</u>
		-	10,620	10,620	28,324
<b>CREDITORS</b>					
Amounts falling due within one year	9	-	(4,327)	(4,327)	(18,872)
		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>NET CURRENT ASSETS</b>		<u>-</u>	<u>6,293</u>	<u>6,293</u>	<u>9,452</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>					
		<u>-</u>	<u>6,768</u>	<u>6,768</u>	<u>9,452</u>
<b>NET ASSETS</b>		<u>-</u>	<u>6,768</u>	<u>6,768</u>	<u>9,452</u>
<b>FUNDS</b>					
Restricted funds	10			<u>6,768</u>	<u>9,452</u>
<b>TOTAL FUNDS</b>				<u>6,768</u>	<u>9,452</u>

The notes form part of these financial statements

Mavisbank Trust  
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Balance Sheet - continued  
At 31 March 2018

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2018.


The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2018 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

- (a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

These financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to charitable small companies.

The financial statements were approved by the Board of Trustees on 20th November 2018 and were signed on its behalf by:



R M Brankin -Trustee

## 1. ACCOUNTING POLICIES

### **Basis of preparing the financial statements**

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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) (effective 1 January 2015)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

### **Income**

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

### **Expenditure**

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

### **Tangible fixed assets**

Tangible fixed assets are stated at cost, net of depreciation and any provision for impairment. Depreciation is provided on all tangible fixed assets, at rates calculated to write off the cost, less estimated residual value, of each asset on a straight-line basis over its expected useful life, as follows:

Computer equipment - 25% on cost

Residual value represents the estimated amount which would currently be obtained from disposal of an asset, after deducting estimated costs of disposal, if the asset were already of the age and in the condition expected at the end of its useful life.

### **Taxation**

The charity is exempt from corporation tax on its charitable activities.

### **Fund accounting**

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Mavisbank Trust  
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Notes to the Financial Statements - continued  
for the Year Ended 31 March 2018

**1. ACCOUNTING POLICIES - continued**

**Financial instruments**

The trust only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

**Provisions**

Provisions are recognised when the company has a present obligation (legal or constructive) as a result of a past event, it is probable that the company will be required to settle that obligation and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the balance sheet date, taking into account the risks and uncertainties surrounding the obligation.

**Exemption from preparing a cash flow statement**

Exemption has been taken from preparing a cash flow statement on the grounds that the company qualifies as a small company.

**2. RAISING FUNDS**

**Raising donations and legacies**

	31.3.18	31.3.17
	£	£
Support costs	<u>15</u>	<u>18</u>

**3. SUPPORT COSTS**

	Finance £	Governance costs £	Totals £
Raising donations and legacies	15	-	15
Charitable activity	<u>-</u>	<u>1,368</u>	<u>1,368</u>
	<u>15</u>	<u>1,368</u>	<u>1,383</u>

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

**Finance**

	31.3.18	31.3.17
	Raising donations and legacies	Total activities
	£	£
Bank charges	<u>15</u>	<u>18</u>

Mavisbank Trust  
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Notes to the Financial Statements - continued  
for the Year Ended 31 March 2018

**3. SUPPORT COSTS - continued**

**Governance costs**

	31.3.18	31.3.17
	Charitable activity	Total activities
	£	£
Insurance	255	-
Legal fees	-	800
Professional fees	-	278
Accountancy	1,100	850
Companies House Fee Charge	<u>13</u>	<u>13</u>
	<u>1,368</u>	<u>1,941</u>

**4. NET INCOME/(EXPENDITURE)**

Net income/(expenditure) is stated after charging/(crediting):

	31.3.18	31.3.17
	£	£
Depreciation - owned assets	<u>158</u>	<u>-</u>

**5. TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 31 March 2018 nor for the year ended 31 March 2017.

**Trustees' expenses**

During the year, C S Lewis was reimbursed £1,054 (2017: £129) for Trust expenses.

**6. INDEPENDENT EXAMINATION**

The independent examiner's remuneration constituted an independent examination fee of £250 (2017: £250) and accountancy services of £850 (2017: £600).

**7. TANGIBLE FIXED ASSETS**

	Computer equipment £
<b>COST</b>	
Additions	<u>633</u>
 <b>DEPRECIATION</b>	
Charge for year	<u>158</u>
 <b>NET BOOK VALUE</b>	
At 31 March 2018	<u>475</u>
At 31 March 2017	<u>-</u>

Mavisbank Trust  
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Notes to the Financial Statements - continued  
for the Year Ended 31 March 2018

**8. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	31.3.18	31.3.17
	£	£
VAT	<u>732</u>	<u>100</u>

**9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	31.3.18	31.3.17
	£	£
Trade creditors	85	500
Inter company loan	-	22
Accrued expenses	<u>4,242</u>	<u>18,350</u>
	<u>4,327</u>	<u>18,872</u>

**10. MOVEMENT IN FUNDS**

	At 1.4.17	Net movement in funds	At 31.3.18
	£	£	£
<b>Restricted funds</b>			
Restricted	9,452	(2,684)	6,768
	<u>9,452</u>	<u>(2,684)</u>	<u>6,768</u>
<b>TOTAL FUNDS</b>			
	<u>9,452</u>	<u>(2,684)</u>	<u>6,768</u>

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Movement in funds
	£	£	£
<b>Restricted funds</b>			
Restricted	72	(2,756)	(2,684)
	<u>72</u>	<u>(2,756)</u>	<u>(2,684)</u>
<b>TOTAL FUNDS</b>			
	<u>72</u>	<u>(2,756)</u>	<u>(2,684)</u>

**Comparatives for movement in funds**

	At 1.4.16	Net movement in funds	At 31.3.17
	£	£	£
<b>Restricted Funds</b>			
Restricted	13,757	(4,305)	9,452
	<u>13,757</u>	<u>(4,305)</u>	<u>9,452</u>
<b>TOTAL FUNDS</b>			
	<u>13,757</u>	<u>(4,305)</u>	<u>9,452</u>

Mavisbank Trust  
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Notes to the Financial Statements - continued  
for the Year Ended 31 March 2018

**10. MOVEMENT IN FUNDS - continued**

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
<b>Restricted funds</b>			
Restricted	18,346	(22,651)	(4,305)
	—	—	—
<b>TOTAL FUNDS</b>	<u>18,346</u>	<u>(22,651)</u>	<u>(4,305)</u>

**11. RELATED PARTY DISCLOSURES**

Transactions with related parties during the year and balances outstanding at the year end were as follows:

Related party	Transaction	Amount received/(paid) in year to 31.3.18(net) £	Amount received/(paid) in year to 31.3.17(net) £	Balance receivable from/ (payable to) related party as at 31.3.18 £	Balance receivable from/ (payable to) related party as at 31.3.17 £
Edinburgh & Lothians Greenspace Trust	Inter-company loan	22	(247)	-	(22)

C I Cumming, Trustee of the Mavisbank Trust, is also the Chief Executive Officer of the Edinburgh & Lothians Greenspace Trust.

**12. ULTIMATE CONTROLLING PARTY**

There is no ultimate controlling party.



