Report of the Trustees and Unaudited Financial Statements for the Year Ended 31 March 2017 for

Mavisbank Trust
(a company limited by guarantee)

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

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Reference and Administrative Details for the Year Ended 31 March 2017

TRUSTEES

W P C Macnair (resigned 20.4.17)

R M Brankin (Acting Chairman (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

L Beattie (resigned 20.4.17)
J Wallace (resigned 20.4.17)
R G S Prenter (resigned 17.8.17)

C I Cumming

COMPANY SECRETARY

Lindsays

REGISTERED OFFICE

Swanston Steading

109/11 Swanston Road

Edinburgh EH10 7DS

REGISTERED COMPANY NUMBER

SC237311 (Scotland)

REGISTERED CHARITY NUMBER

SC034064

INDEPENDENT EXAMINER

AH&CoLtd

Chartered Accountants

6 Logie Mill Edinburgh Lothian EH7 4HG

SOLICITORS

Lindsays

Caledonian Exchange 19A Canning Street

Edinburgh EH3 8HE

PRINCIPAL BANKERS

Adam & Company

25 St Andrew Square

Edinburgh EH2 1AF

Report of the Trustees for the Year Ended 31 March 2017

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 2017. 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 undertaken extensive development work and planning to support the case for restoration of the historic house and grounds which are located at Loanhead in Midlothian.

Early Project Development

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 to facilitate the submission of a planning application to be submitted to Midlothian Council for a new road access to Mavisbank and associated car park.

Report of the Trustees for the Year Ended 31 March 2017

OBJECTIVES AND ACTIVITIES

Recent Project Developments

In preparation for the submission of a second HLF Stage 1 grant application, a higher status Partnership Steering Group has been working since 2015 with the support of the Prince's Regeneration Trust to re-evaluate and update the Trust's development plans, as well as exploring 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 (formly Historic Scotland). This will enable restoration work to be carried out and facilitate the long-term management and maintenance of the site and activities.

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.

During 2016-17 the Partnership Steering Group held discussions with the Landmark Trust, one of the leading UK organisations in the restoration of historic buildings. Consequently, the Partnership was delighted when the Landmark Trust agreed to become a major partner in the Mavisbank project with a primary interest in the restoration and future use of the house. A Stage 1 grant application is currently being prepared for the project by Historic Environment Scotland and the Landmark Trust for submission to the Heritage Lottery Fund in November 2018.

Other recent work by the partners has included drainage and vegetation clearance work within the grounds, the development of plans for a new road access and the stabilisation of a landslip close to the doocot. In the summer of 2017 the Mavisbank Trust funded and commissioned a laser survey of the house and a drone survey of the grounds to create a digital terrain model. This work, together with an associated programme of documentary research and archaeological interpretation this has provided a wealth of detailed information to inform the restoration work and enable a digital reconstruction of Mavisbank house and its grounds around 1750. 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.

In carrying out its work over the year, the Mavisbank Trust has been extremely grateful for the valuable financial support of the Dunard Fund, Sir Gerald and Lady Margaret Elliot, Patrick Simpson and Richard Burns.

FINANCIAL REVIEW

Reserves policy

The trustees aim to maintain sufficient reserves to meet the ongoing requirements for charitable expenditure including support costs and governance costs. On an ongoing annual basis, funds available always exceed the level of costs but, despite this, the trustees regularly monitor the level of reserves.

The deficit for the year was £4,305 (2016: surplus of £373). As at 31.3.17 total funds were £9,452 (2016: £13,757). 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 31st March 2017 no funds were in deficit (2016: none).

Report of the Trustees for the Year Ended 31 March 2017

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 it 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 have been 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 is planning to recruit a number of new directors later in 2017 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.

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, 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.

Related parties

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

FUNDS HELD AS CUSTODIAN FOR OTHERS

No funds were held as custodian for others in the year (2016: 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 24 November 2017 and signed on its behalf by:

R M Brankin - Trustee

Dlone Brankin.

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 2017 set out on pages six 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. 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. 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 connection with my examination, no matter has come to my attention:

- which gives me reasonable cause to believe that, in any material respect, the requirements (1)
 - 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

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

Paul Mannings CA AH&CoLtd

Chartered Accountants

6 Logie Mill

Edinburgh Lothian

EH7 4HG

Date: 50 ((- 1))

Statement of Financial Activities (Incorporating an Income and Expenditure Account) for the Year Ended 31 March 2017

		Unrestricted fund	Restricted fund	31.3.17 Total funds	31.3.16 Total funds
TO COME AND DEED ON THE DEVICE THE ORE	Notes	£	£	£	£
INCOME AND ENDOWMENTS FROM Donations and legacies		<u>.</u>	18,346	18,346	19,162
Other trading activities	2				33
Total		-	18,346	18,346	19,195
EXPENDITURE ON					
Raising funds	3	-	18	18 .	12,368
Charitable activities			10.900	10.000	4 201
Charitable activity Governance costs		_	19,890 2,743	19,890 2,743	4,281 2,173
Governance costs			——————————————————————————————————————		
Total		_	22,651	22,651	18,822

NET INCOME/(EXPENDITURE)		-	(4,305)	(4,305)	373
RECONCILIATION OF FUNDS					
Total funds brought forward		-	13,757	13,757	13,384
					
TOTAL FUNDS CARRIED FORWARD			9,452	9,452	13,757
					

CONTINUING OPERATIONS

All income and expenditure has arisen from continuing activities.

Balance Sheet At 31 March 2017

	Unrestricted	Restricted	31.3.17 Total	31.3.16 Total
Votes				funds £
5	<u>-</u>	100 28,224	100 28,224	6,846 8,280
	_	28,324	28,324	15,126
6		(18,872)	(18,872) 9.452	(1,369) ————————————————————————————————————
		9,452	9,452	13,757
		9,452	9,452	13,757
7			9,452	13,757
			9,452	13,757
	ó	fund £	fund fund £ 5	Unrestricted fund funds funds Notes £ £ £ 100 100 - 28,224 28,224 - 28,324 28,324 - (18,872) (18,872) - 9,452 9,452 - 9,452 9,452 - 9,452 9,452

Balance Sheet - continued At 31 March 2017

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2017.

The members have not required the charitable company to obtain an audit of its financial statements for the year ended 31 March 2017 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 small charitable companies.

The financial statements were approved by the Board of Trustees on the 24th November 2017 and were signed on its behalf by:

R M Brankin -Trustee

Long Erenkin

Notes to the Financial Statements for the Year Ended 31 March 2017

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.

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.

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.

21 2 16

21 2 17

2. OTHER TRADING ACTIVITIES

	31.3.17	51.5.10
	£	£
Other income	-	33
C 1442 244 444		
W PACKATOL MATATACA		

3. RAISING FUNDS

Raising donations and legacies

	31.3.17	31.3.16
	£	£
Support costs	18	8
		

Notes to the Financial Statements - continued for the Year Ended 31 March 2017

4. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2017, nor for the year ended 31 March 2016.

Trustees' expenses

During the year, C S Lewis was reimbursed £129 for Trust expenses.

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

J.	DEDICATE INTO CITE IN THE CONTROL OF			
			31.3.17	31.3.16
			£	£
	Inter company loan		-	265
	VAT		100	719
	Accrued income		-	5,862
			100	6,846
			=====	
6.	CREDITORS: AMOUNTS FALLING DUE WITHIN	ONE YEAR		
			31.3.17	31.3.16
			£	£
	Trade creditors		500	519
	Inter company loan		22	-
	Accrued expenses		18,350	850
			10.000	1.260
			18,872	1,369
7.	MOVEMENT IN FUNDS			
			Net movement	
		At 1.4.16	in funds	At 31.3.17
		£	£	£
	Restricted funds			
	Restricted	13,757	(4,305)	9,452
				,
	TOTAL FUNDS	13,757	(4,305)	9,452
	Net movement in funds, included in the above are as follo	ows:		
	Tiot more in things, more and an arrangement			
		Incoming	Resources	Movement in
		resources £	expended £	funds £
		-		
	Restricted funds	18,346	(22,651)	(4,305)
	Restricted	10,340	(22,031)	(4,505)
	MORAL EVINDS	18,346	(22,651)	(4,305)
	TOTAL FUNDS	10,340	(22,031)	(4,505)

Notes to the Financial Statements - continued for the Year Ended 31 March 2017

8. 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 31.3.17(net)	Amount received/(paid) in year to 31.3.16(net)	Balance receivable from/ (payable to) related party as at 31.3.17	Balance receivable from/ (payable to) related party as at 31.3.16
(1) Edinburgh & Lothians Greenspace Trust	Inter-company loan	(287)	-	(22)	265
(2) D Campbell D H S Harrowes	Donation Donation	-	300 1,000	. -	-

⁽¹⁾ C I Cumming, Trustee of the Mavisbank Trust, is also the Chief Executive officer of the Edinburgh & Lothians Greenspace Trust.

9. ULTIMATE CONTROLLING PARTY

There is no ultimate controlling party.

10. FIRST YEAR ADOPTION

Transitional relief

These are the first financial statements that comply with FRS 102 (Section 1A). The company transitioned to FRS 102 (Section 1A) on 1st April 2016.

No transitional adjustments were required in equity or profit or loss for the year.

⁽²⁾ D Campbell and D H S Harrowes are Trustees of the Mavisbank Trust.

Reconciliation of Income and Expenditure for the Year Ended 31 March 2016

			Effect of transition to	
		UK GAAP	FRS 102	FRS 102
	Notes	£	£	£
INCOME AND ENDOWMENTS FROM				
Donations and legacies		19,162	-	19,162
Other trading activities		33	-	33
				
Total		19,195	-	19,195
EXPENDITURE ON				
Raising funds		12,368	••	12,368
Charitable activities		6,454	-	6,454
Total		18,822	-	18,822
		 		
NET INCOME/(EXPENDITURE)		373	-	373
1100 m 100 m				***************************************

Reconciliation of Funds At 1 April 2015 (Date of Transition to FRS 102)

	Notes	UK GAAP £	Effect of transition to FRS 102 £	FRS 102 £
		<u> </u>	-	-
CURRENT ASSETS				
Debtors		6,846	-	6,846
Cash at bank		8,280	_	8,280
		15,126	-	15,126
CREDITORS				
Amounts falling due within one year		(1,369)	-	(1,369)
NET CURRENT ASSETS		13,757	<u> </u>	13,757
TOTAL ASSETS LESS CURRENT LIABILITIES		13,757	-	13,757
		12 77 77	***************************************	10.000
		13,757	-	13,757
FUNDS				
Restricted funds		13,757		13,757
TOTAL FUNDS		13,757	- -	13,757

Reconciliation of Funds At 31 March 2016

		Effect of transition to		
		UK GAAP	FRS 102	
	Notes	£	FRS 102 £	£
CURRENT ASSETS				
Debtors		6,846	-	6,846
Cash at bank		8,280		8,280
		15,126	<u>-</u>	15,126
CREDITORS				
Amounts falling due within one year		(1,369)	-	(1,369)
NET CURRENT ASSETS		13,757		13,757
TOTAL ASSETS LESS CURRENT LIABILITIES		13,757		13,757
NET ASSETS		13,757	<u>.</u>	13,757
FUNDS Restricted funds		13,757	-	13,757
TODITIONA TAILID				
TOTAL FUNDS		13,757	-	13,757
			•	