

# BRIDGEND FARMHOUSE CCBS

SC048396

FCA 7683



**Annual accounts for the year ending 31.3.19**

# Chair's report

This year has been an absolutely exceptional one at Bridgend Farmhouse. Another BIG year with tremendous developments, which have been recognised with both special commendations from the SCVO 'Celebrating Communities' charity awards, and also the RIBA MacEwan Award for 'Architecture for the Common Good'.

The farmhouse is now flourishing as a community hub open 7 days a week and 4 evenings a week. This year we have opened our volunteer-run cafe, run a community share issue where 404 members raised over £70'000 for the organisation, created a series of fantastic products to share the history of the farmhouse, been visited by various Scottish Government ministers, started to build the Bridgend Bothy, and continued to offer and deliver a range of vital community events, groups, activities and services on a weekly basis. We are now generating enough income to cover the core building running costs, and are moving towards raising funds for revenue staff posts in the future.

This year we have also welcomed on a new Chair, Secretary, Treasurer and an additional staff member [REDACTED] as the Food Support worker.

There's so much to share and celebrate, so read on for more detail, but an enormous thanks goes to all the the hundreds of volunteers that keep all of this running day to day, alongside the dedicated work and support of the staff, sessional tutors, the board, and all our members, contractors, funders, partners, friends and family who believe in the project and vision and contribute to making this all possible. We will look forward to an exciting year ahead in the next chapter for Bridgend Farmhouse!

## **New Chair, secretary and treasurer this year**

We've had some big changes on the Board of Trustees this year. [REDACTED] has replaced Will Golding as Chair, [REDACTED] has replaced [REDACTED] as treasurer, and our secretary, [REDACTED] was replaced by [REDACTED] in February, after [REDACTED] has gone off to have a baby.

Congratulations to Anna! All those office bearers had been in post for nine years, and on a big thanks to them all for their dedication and hard work to the organisation during that time. We're excited to welcome on this new group of talented trustees to these positions.

This year we have also had, [REDACTED] who chaired the Activities group, step down in April. We want to thank her for all her time on the Board and Activities group in the last year.

## **Sub-groups and Volunteers Forum**

Being a community-owned and community-run organisation, our sub-groups and forum are vital for democratic and bottom-up decision making and direction from our members and volunteers. Our three sub-groups; Activities and events; Land and Buildings; and Business and Finance, have each met respectively every month over the last year. They are open to any members, volunteers and staff and have delegated powers to make decisions for the community and organisation.

We also will soon have a Food sub group too starting, supported by our next Food Support worker, Eric. We would encourage anyone to join these groups.

This year there have been four volunteer forum events, which included consultation and participatory budgeting, with the volunteers deciding how to spend funds for the organisation. Each had between 12 and 16 participating. There has also been community consultation and surveys alongside this which has informed the work and priorities of the forum and organisation.

## **Acorn Fund and Seedling Fund**

We have continued to run our popular and successful 'Acorn' Fund this year, where volunteers can apply for up to £200 to run a project to benefit the farmhouse and communities surrounding it.

Examples this year include starting a Thursday night Craft Club, a Thursday Woodwork club , guitar classes, stained glass making workshops; a writer's group; and more.

This year we have also launched our 'Seedling fund' , where there are two pots of £500 available to volunteers this year. All applications for these go to the monthly Activities group for the community to decide on.

## **Community share Issue**

We transferred from being a Scottish Charitable Incorporated Organisation to being a Community Benefit Society with Charitable Status. This means we could launch our community share issue in September 2018, and people could become shared owners of the farmhouse and organisation. In just two months 404 people invested to become shareholders and raised over £70'000 which secured the final renovation costs, and revenue staff funding for the next two years to allow us to develop the social enterprise model. An incredible effort by all! For those that didn't get it invest but would like to become members we are looking into potentially re-opening this next year.

### **'Place, Work, Folk' community History project**

Funded by the Heritage Lottery Fund, and run by our fantastic community history project officer, Carol Stobie, we completed this project this year, we resulted in a range of products sharing the history of the farmhouse, including; a history booklet and publication, a permanent mini-museum in the farmhouse, a DVD of films and interviews; a CD of recordings and interviews; a 'Bridgend' sign; a series of trips and events; and a final celebration with the Darlings; Binnies', families who used to live and work on the farm, and also many neighbours past and present who used to live in the Bridgend cottages.

### **Community Education student placements**

We were joined by [REDACTED] a community education student from Moray House, University of Edinburgh this year in her final year. WE did a huge amount to help with the history project and also ran a international cooking group programme during her time. Thanks to [REDACTED] for all her work on placement here.

### **'Bridgend Active Communities' volunteer sessions continue on each Wednesday and Sunday**

Our core open volunteer activity days every Wednesday and Sunday , 11am-3pm, with a communal lunch, have continued to run every week, funded by the People's Health Trust. A huge number of volunteers have contributed and worked together to many things on site including; re-landscaping the front garden to create a new covered events space; helped develop the back garden; re-built the stone-walls; planted a new bed in the yard at the front; and much more.

This year we saw [REDACTED] finishing in his role on the Wednesday drop-in and thank him for all his time and creativity when working with BIG over the past couple of years. Recently [REDACTED] has been running these sessions as sessional tutor and doing a brilliant job.

These days have also included arts and crafts classes with our sessional tutors, [REDACTED] with many wonderful things being produced for events and the Farmhouse.

### **Launch of volunteer run community cafe**

In July 2018 we launched our volunteer-run community cafe, with the support and expertise of our Development manager, [REDACTED]. It runs every Thursday to Saturday, 10-4pm, with a lead volunteer and three other volunteers assisting. This team has also provided

### **'Bridgend Community Kitchen'**

This year we were delighted to be awarded three years funding from the Edinburgh Integrated Joint Board, to run address address health inequalities and food insecurity through our community work. We have appointed [REDACTED] as the 'Food Support worker' to oversee the delivery of this and

### **'Come dine wi me' and launch of 'Real Fast Food' project**

With funding from the National Lottery community fund, and from SCVO Capacity and Resilience fund, we continued to run our community 'come dine wi me' community meal and cooking training programme, with many participants gaining nationally accredited qualifications and REHIS awards. This has developed into our 'Real Fast Food' project where healthy food is prepared by our trainees, and delivered by our our scheme electric converted bicycle and trailer to local people isolated and unable to leave the house.

### **Bridgend Bike Shed**

With thanks to funding from One City Trust, and the volunteering commitment and efforts of [REDACTED] we've seen this Bike Shed really starting to grow this year. Now open every Friday and Saturday 10-4pm, for community repairs, and fix your own, it is open for the community, and has seen us build bikes too for affordable prices to the local community. Al is also leading an electric bike conversion project on an affordable basis. Very exciting !

### **Up-cycling classes continued**

Our up-cycling programme has continued, with both furniture restoration and DIY classes, alongside rag-rub making and upholstery work, seeing various chairs and furniture being repaired and used at the Farmhouse. With thanks to support the the Liberton/Gilmerton Neighbourhood Partnership for supporting this.

### **Craigmillar Castle Park trails and events**

Led by [REDACTED] we have started work on a series of local events around Craigmillar Castle Park to work with more people in the Inch/Moredun/Gilmerton area to utilise the woodlands. We are developing trails and maps, and writing classes, and lots of chance to find out more about the park's flora, fauna and history. Thanks to the Edinburgh council, 'Local events fund' for supporting this.

### **Bridgend Singing Group**

Following a successful Acorn funded singing group last year, we were awarded a grant from the Royal Military Tattoo to run our own weekly singing group, led by experienced tutors, [REDACTED] and [REDACTED]. Every Tuesday they have had a range of people come together to learn songs and sing together, and they have performed at different community events, including this summer party, and have a singing weekend planned for early July. Long may it continue.

## **Outdoor youth gardening group**

Again, following a successful 'Acorn fund' trail, we were able to start developing a regular Friday Outdoor youth group, led by [REDACTED] Every Friday from 11-3pm young people from the local Montessori school work the land and garden together and develop their environmental education, and we are reaching out to other schools to widen participation at the moment. Thanks to the Pumphouse Trust for supporting this work.

## **Films and media**

As well as the various incredible history films made this year, and the excellent share issue film made by our committed film volunteer, [REDACTED] we have also had two other new short promotional films produced recently. All are available on the website, and with thanks to Community Land Scotland, [REDACTED] and to [REDACTED] from the University of Edinburgh business school for all their hard work on creating these.

## **Training opportunities**

There have been lots of training opportunities for volunteers and staff this year, to help build our skills and capacity. These have included; Autism Awareness; Evaluation Skills; Digital media and filming; Equalities and Human Rights; and more.

## **Bridgend Eco-Bothy**

The long awaited and anticipated Bridgend Bothy is now happening!

Led by Build manager, [REDACTED] volunteers have cleared the site, prepared the foundations, built the timber frame, put this up, built the roof and stored the straw-bales. Expert Timber-frame builder, [REDACTED] led the frame-raising course and both [REDACTED] have been instrumental in the progress of the Bothy Build. A range of volunteers have been involved from different backgrounds and have seen some excellent work completed so far by the community.

A working group meets every month to help with the designs , planning and fundraising which continues on. Thanks to all the funders so far including; The Pumphouse Trust; Edinburgh Airport Fund; Robert Barr Trust; Albert Hunt Trust; People's Postcode Trust; B&CE Charitable Trust; and the Cruden Foundation.

Look out for straw-bale workshops and lime rendering courses coming up soon.

### **Website and mailing list numbers growing**

Behind the scenes [REDACTED] has been volunteering and working diligently to maintain and develop the website, ever adding new sections and content, and also managing the mailing list and monthly newsletters, to keep all our members informed. The numbers of people reading the mailing list and viewing the website are both growing, along with our social media followers, showing greater online engagement.

### **Government recognition**

We have had visits from [REDACTED] and launches at the Farmhouse of the Scottish Government anti-loneliness strategy "A Connected Scotland." We also welcomed UK civil servants from Westminster to inform the UK government Communities strategy.

### **Pedestrian crossing update**

Following various communications and campaigning, we have heard there has been an agreement by the council roads department, that a signalised crossing will be introduced at Bridgend end of 2020. Consultation for the placement of this was due to start in May 2019 but has not yet.

### **Awards and recognition**

We have been delighted to be recognised nationally by received special commendations this year from both the RIBA MacEwan Award for 'Architecture for the Common Good' and in the SCVO 'Celebrating Communities' charity award category.

We were also featured in the Scottish Herald, the Edinburgh Evening News, and on BBC Radio this year. We would also like to congratulate various of our volunteers who have gained Adult Achievement Awards for their work and progress in the last year.

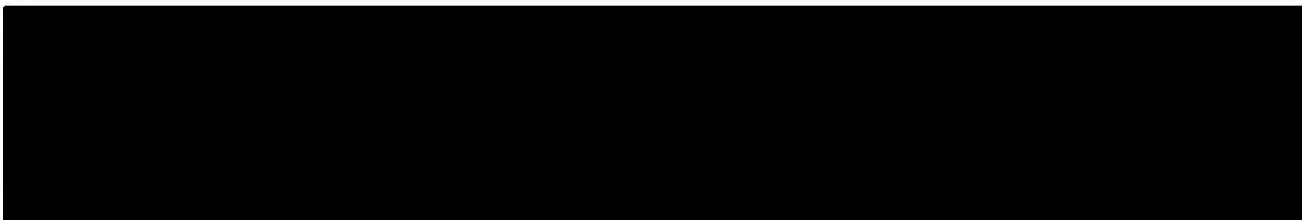
### **Summer Programme**

We ran our first summer programme in 2018, which we will be developing again in 2019. We offered range of free creative activities, as well as a breakfast club service. There were cooking and baking sessions, arts and crafts, outdoor education, heritage skills, and more. Open to all we were able to welcome families to come along together for shared activities.

### **What Next...?**

Lots lies ahead this year. We have just begun the 'Bridgend Community Kitchen' project, which will last over three years, addressing food insecurity and health inequalities through developing a series of dignified community-based food services. We are hoping to complete the volunteer build of our eco-bothy and open it as a performance venue, space for groups of young people to use for outdoor education and overnight stays, and also create a space for counselling services. We hope to continue to raise awareness of Bridgend Farmhouse as a venue, and establish and develop the space for the wider community. We also hope to develop a cycle hire scheme, and continue to deliver our community groups and services, and also start providing more activities for families.

We run through the people power of volunteers. All of this is possible because of their contribution and help. Should you wish to become involved in anyway, please get in contact, there are many opportunities, and you would be very welcomed and supported to participate.





## **TRUSTEES' REPORT**

As the chair's report above makes clear, this has been an extraordinary year for Bridgend Farmhouse. We became one of the first Community Benefit Societies in Scotland in May 2018, having been a SCIO (Scottish Charitable Incorporated Organisation) under the name Bridgend Inspiring Growth since 2011 (charity number SC 042769). Over the past year we have transferred our assets (namely the farmhouse and bank account) and our employees to the new organization. This then is our first annual report for Bridgend Farmhouse, which only began operations on 1<sup>st</sup> April 2019. The accounts presented here are thus for the period May 2018 – 31<sup>st</sup> March 2019 when there was virtually no expenditure, although there was income from various grants and our share issue.

The reason we converted from a SCIO to a CBS was to allow us to issue shares and become a social enterprise. It also gave our members ownership of the farmhouse and a sense of participation in all its activities, part of the government's "community empowerment" agenda.

### **Objectives and Activities**

These remain the same for Bridgend Farmhouse as they were for Bridgend Inspiring Growth: namely to advance community development, education and training, health and wellbeing, arts and heritage and environmental protection.

Our activities reflect these objectives: developing the restored farmhouse as a community hub, running a community kitchen and café, offering space for community events and exhibitions, providing workshops for woodwork, bike maintenance, arts and crafts, running courses in cooking, natural cosmetics, heritage studies, outdoor learning, singing, playing musical instruments and spiritual and physical exercise.

Our area of benefit remains the same: Craigmillar, Inch, Moredun and Gilmerton which all contain areas of multi-deprivation and ill-health.

### **Financial Review**

During the year, we continued to receive grant aid from the Big Lottery totally £17,409. This is part of the remaining grant from our original £1.2m award (made in 2015) which included a substantial contribution towards the restoration costs of the farmhouse and a series of annual grants towards the salary costs of our development manager and admin and finance officer. We also received grants totally £19,323 from other bodies. We have had donations totally £1,775 and our share issue raised £70,520 from our 404 shareholders. Our expenditure of £2,069 was mainly the commission charged

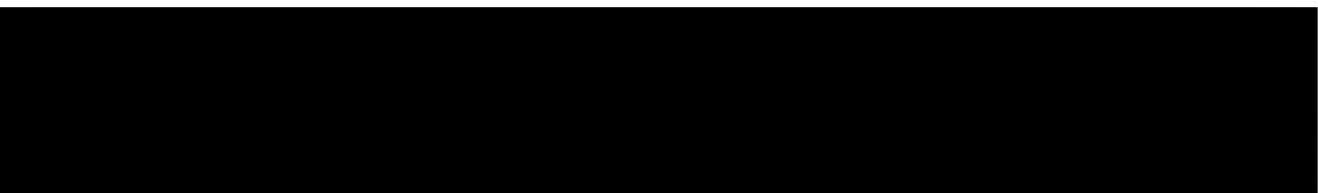
Our total funds at 31<sup>st</sup> March stood at £105,059 and we have a budget which takes us to the end of 2020, including grants already awarded from, among others, the People's Health Trust and the Seedbed Trust. We continue to receive grants for non-core activities eg short training and skills courses and the bothy project. We are also beginning to develop an income stream from our café and room-hire businesses. As with most community enterprises, we are continuing to apply for grants from public and private sources to fund both our core-costs and individual projects.

### **Governance**

Our new organization, Bridgend Farmhouse, has a new constitution or "rules" which are much the same as for Bridgend Inspiring Growth. We also have a series of policies on finance, health and safety, vulnerable people etc.

Our board of 12 trustees meets once a month. We have three sub-groups - Land and Buildings, Activities and Business and Finance. Each is chaired by a member of the board and meets once a month. Any shareholder is welcome to join any of the sub-groups. We also have a members forum which meets every 6 weeks to allow anyone to participate and make suggestions.

We held our AGM on Sunday 16<sup>th</sup> June 2019 at the farmhouse at which 10 of the trustees were elected, a further two were co-opted at a board meeting the following day and the principle officers appointed. Thus, the current trustees are:



### **Staff**

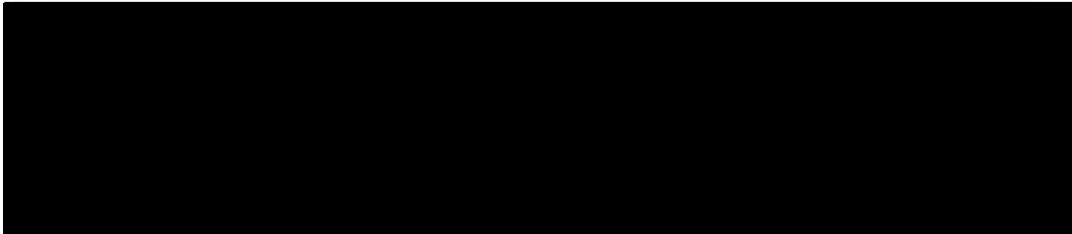
We have two full time members of staff, [REDACTED] (development manager) and [REDACTED] (admin and finance officer) and four part time staff who run our various programmes and projects. All have contracts of employment and we are a Living Wage employer. Our payroll agents are the Scottish Council for Voluntary Organisations and we pay pension contributions through the People Pension. In addition we pay session workers on a free-lance basis to lead some of our programmes and again all of these are paid the living wage.

**Risk management**

Our development manager is responsible for health and safety matters. We have full insurance for the buildings, staff working here and public liability. We are conscious that some of our volunteers are “vulnerable” people and we seek to care for their needs and make them feel safe and at home. As regards the financial risks, the board is presented with a detailed accounts statement every month by the finance officer. The business and finance sub-group also scrutinize the monthly accounts, keeping track of costs (particularly the staff payments and utility bills) and income (from the café, room hire and special events). It also draws up a core budget for the year ahead. It co-ordinates funding applications.

**Remuneration**

No member of the board receives any remuneration or other material benefits.



## INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF BERIDGEND FARMHOUSE

CHARITY NUMBER SC048396

For the year ended 31 March 2019

I report on the accounts of the charity for the year ended 31 March 2019.

### 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 trustees consider that the audit requirement of Regulation 10(1) (d) of the Accounts Regulations does not apply. It is my responsibility to examine the accounts as required under section 44(1) (c) of the Act and to state whether particular matters have come to my attention.

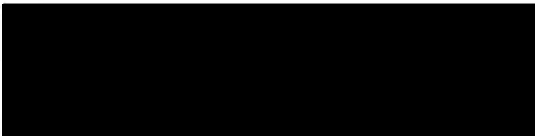
### Basis of independent examiner's statement

My examination is carried out in accordance with Regulation 11 of the 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 seeks explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the 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 comply with Regulation 9 of the 2006 Accounts Regulations have not been met, or
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



7 June 2019

**BRIDGEND FARMHOUSE**  
**STATEMENT OF FINANCIAL ACTIVITIES**  
**(INCLUDING INCOME AND EXPENDITURE ACCOUNTS)**  
**FOR THE YEAR ENDED 31 MARCH 2019**

	Notes	Year Ended 31 March 2019		Year Ended 31 March 2019	Year Ended 31 March 2019
		Unrestricted Funds	Funds	Restricted Funds	Total Funds
		£	£	£	Total Funds
<b>Income</b>					
Donations	3	1,775		1,775	
Grants	4			19,323	19,323
Income from share issue	5	70,520			70,520
Other Income	6	2,437		14,972	17,409
<b>Total Income</b>		<b>74,732</b>		<b>34,295</b>	<b>109,027</b>
<b>Expenditure</b>					
Payments relating to charitable activities	7	3,768			3,768
Governance costs:					
Preparation of accounts		200			200
<b>Total Expenditure</b>		<b>3,968</b>			<b>3,968</b>
<b>Net Income</b>		<b>70,764</b>		<b>34,295</b>	<b>105,059</b>
<b>Reconciliation of funds</b>					
Total funds brought forward at 1 April 2018					
<b>Total funds carried forward at 31 March 2019</b>		<b>70,764</b>		<b>34,295</b>	<b>105,059</b>

All income and expenditure derives from continuing activities

The statement of financial activities does not include any capital expenses in the year.

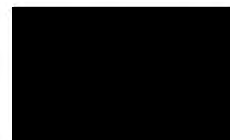
The notes on pages 12 to 16 form part of these accounts.

BRIDGEND FARMHOUSE  
 CHARITY NUMBER SC048396  
 BALANCE SHEET  
 AS AT 31 MARCH 2019

	Notes	Total as at 31 March 2019 £	Total as at 31 March 2018 £
<b>FIXED ASSETS</b>			
Tangible fixed assets(Land and Building)			
Equipment			
<b>TOTAL FIXED ASSETS</b>			
<b>CURRENT ASSETS</b>			
Cash at bank and in hand		105,259	
<b>TOTAL CURRENT ASSETS</b>		105,259	
<b>CREDITORS: amounts falling due within one year</b>	8	200	
<b>NET CURRENT ASSETS</b>		200	
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		105,059	
<b>FINANCED BY:</b>			
Unrestricted funds		70,764	
Restricted funds		34,295	
<b>TOTAL CHARITY FUNDS</b>		105,059	

The notes on pages 12 to 16 form part of these accounts

The financial statements were approved and authorised for issue by the Trustees  
 on \_\_\_\_\_ and signed on its behalf by:



**BRIDGEND FARMHOUSE**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2019**

**1. ACCOUNTING POLICIES**

The accounts incorporate the results of the principal activity which is described in the Trustees' Report and which is continuing.

**a) Basis of preparation**

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)

**b) Nature and Purpose of funds**

Unrestricted funds are those that may be used at the discretion of the Trustees of Bridgend Inspiring Growth in furtherance of the Charities objects.

Restricted funds may only be used for the specific purpose that they are given or raised.

Restrictions arise when specified by the donor or funder.

**c) Income recognition policies**

All income is included in the Statement of Financial Activities when the Charity is entitled to the income and the amount can be quantified with reasonable accuracy.

**d) Resources expended**

Expenditure is recognised on an accruals basis as a liability is incurred.

Charitable expenditure comprises those costs incurred by the charity in delivery of its activities and services for its beneficiaries.

It includes both costs that can be allocated directly to those activities and those costs of an indirect nature necessary to support them.

Governance costs include those costs associated with meeting the constitutional and statutory requirements of the charity and include audit fees and accountancy costs linked to the strategic management of the charity.

**e) Fixed Assets**

In the year ended 31 March 2019, the Charity did not have any assets.

**2. Legal Status of the Charity**

Scottish Charitable Incorporated Organisation SC048396

### 3. Donations

During the year, the charity received donations from various donors all which were unrestricted

	31 March 2019 £
	10
	1,000
	200
Various donors	280
Norwak Donation	100
Crowdfunder aviva donation	100
Donation used to pay for Volunteers' shares	(115)
Charities Trust	200
<b>Total Donations</b>	<b>1,775</b>

### 4. Grants

During the year Bridgend Farmhouse received grants from various Organisations.

All of the grants received in the year were restricted.

Below is a breakdown of the grantors:

	31 March 2019 £
SCVO: Resillience grant part 1	4,323
Seedbed Trust	10,000
Pump house Trust:	
Bothy	3,500
Youth Work	1,500
	5,000
<b>Total Restricted grants</b>	<b>19,323</b>

### 5. Income from share issue

	31 March 2019 £
Shares income received via BIG	8,250
W.Golding	1,000
Various shares bought by cheque	3,575
Gordon shares	5,000
Crowdfunder	44,095
Luciani	2,000



Summerville	1,000
Others	5,600
Total share Income	<u>70,520</u>

#### Other Income

During the year, the Board decided to transfer cash assets from Bridgend Inspiring Growth to Bridgend Farmhouse.

This was in line with the decision to rename the Organisation to Bridgend Farmhouse.

Transfer of money from BIG

86% of the money was restricted fund	14,972
14% of the money was unrestricted fund	2,437
Total transferred	<u>17,409</u>

	Unrestricted funds	Restricted funds	31 March 2019	31 Marc 201
<b>7 Payments relating to charitable activities</b>				
Subscriptions:				
Adope export	21		21	
Fees re: inc	2		2	
Power in subscription	84		84	
Weebly fees	1		1	
Weebly website renewal	39		39	
Commission on shares sale	3,621		3,621	
Total payments relating to charitable activities	<u>3,768</u>		<u>3,768</u>	

#### 8 Creditors falling due within one year:

	31 March 2019	31 Marc 201
Accruals and other creditors	<u>200</u>	

#### 9 Taxation

The charity is not liable to taxation upon its income by reason of exemption under section 505 of the Income and Corporation Tax Act 1988 or section 252 of the taxation of chargeable gains