



# 2025 Annual Report



Dalgety Community Trust is a volunteer led charity set up in 2019 dedicated to making a lasting, positive impact in Dalgety Bay by developing and delivering priority community projects

# CHAIRPERSON'S REPORT



## Welcome to our Annual Report for 2025.

The past year has marked a period of strong and meaningful progress against the aims, objectives, and plans we set out in our 2024 Annual Report. This success has been driven by the commitment, dedication, and hard work of our Board, volunteers, professional contractors and advisers. Everyone involved has continued to demonstrate genuine passion, enthusiasm, and commitment to serving our local community.

In 2025, we made fantastic progress on both flagship community projects.

For the Community Pump Track, we successfully reached our funding target of £370,000—fully meeting the project requirement—and achieved full planning consent from Fife Council in November. Construction is now on track for completion in the first half of 2026.

The Community Hub project also advanced significantly, with full planning consent granted in early December—an important step toward delivering modern, much-needed local facilities.

Throughout the year, we strengthened cross-community support and continued to build our fundraising capacity in an increasingly competitive environment. Alongside the Pump Track success, we reached the second round of a major Scottish Government capital grant fund and now await the outcome of our £1.5 million application in spring 2026.

While grants remain vital, we are focused on long-term sustainability—aiming to cover core costs through unrestricted income. The Trust remains financially strong, maintaining unrestricted reserves of at least £10,000 throughout 2025.

We continue to work closely with our volunteers, partners, and stakeholders to ensure the Trust remains a positive force for good in our community.

We thank our volunteers, funders, members, and all who supported the Trust and our community this year, we cannot succeed without your encouragement and support.

A handwritten signature in blue ink, appearing to read 'Phil Evans'.

**Phil Evans, Chair**



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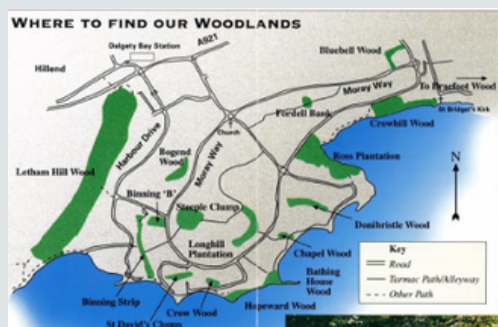
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# OUR FUNDERS



Muir Dean  
Environmental Trust



The Colin Weir  
Charitable Foundation



EB Scotland



Dalgety Bay and Hillend Community Council

# BOARD MEMBERS

## Phil Evans: Chair



Having spent over 40 years in the energy industry, I retired as a director of EDF Energy in 2018 and was then able to pursue a strongly held personal ambition to put something back into the community that welcomed me and my family almost 30 years ago.

As well as being the inaugural chair of Dalgety Community Trust, I am a past member of Dalgety Bay and Hillend Community Council and a past member of the Scottish Children's Panel. I am a strong advocate for volunteering and community action and through the Trust, I am determined to make a positive and lasting contribution to the community of Dalgety Bay.

## Brian Johnston: Vice Chair

I retired in 2018 after 40 years in retail management working for many recognisable brands across the UK. I returned to Scotland with my family to live in the Bay nearly 25 years ago. Like many people, I want to spend time with my family and where I can support our town.

I love volunteering and working with the Dalgety Community Trust and the Dalgety Heritage teams. The Trust has such a wide ranging project portfolio of not only large infrastructure projects but also working in the community whether it's the International Day of Peace or working with other community groups to put on the towns Christmas Fair.



## Philip Lund: Treasurer



Having retired in 2017, following 50 years working in Multisite Retail Management and the Charity Sector, I wanted to spend the free time that I now have making a contribution to the place that I and my family have called home since 1988.

I currently serve on the Community Council and have done for the last 4 years, I also have been a Director of the Community Trust since its inception and in this role, I want to help to improve the facilities that bring the community together and make it an even better place to live.



# BOARD MEMBERS

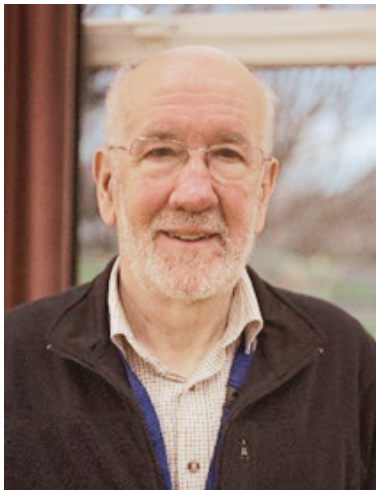
## Derek Anderson: Director

Derek retired in mid 2024 following a career spanning over 40 years working in the banking sector and thereafter with a worldwide organisation providing project management, cost management and advisory services. The last 25 years saw him involved in and undertaking various roles in the PFI / PPP sector. He moved to Dalgety Bay in 1991 and his children were brought up in the community attending the local schools.

Derek says the Trust provides an opportunity for him as part of the wider team to look to support the local community in developing improved facilities and infrastructure which will allow the community to continue to develop in a positive manner.



## David MacLeod: Director



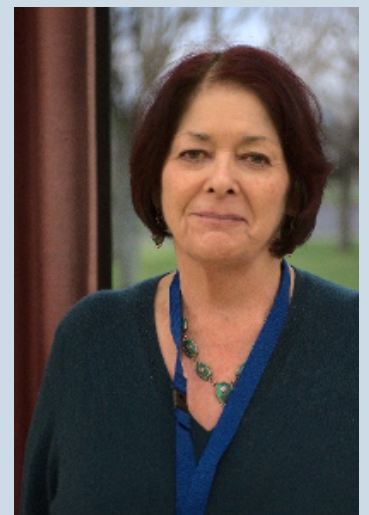
Originally from Glasgow but educated in England. Following an operational management career in logistics and supply chain management I have spent the last 20+ years advising organisations and coaching individuals on achieving business excellence through effective training, education and learning.

Dalgety Bay has been our home for the past 12 years and we could not have chosen a better place for our retirement. It is a great place to live in and can only get better with the commitment and determination being shown by organisations like the Community Trust.

## Jean Hutchison: Director

I am a retired Head Teacher and have lived in Dalgety Bay for over 30 years. I am a member of the Community Council and a past Chair of Donibristle Ladies Probus.

I run a weekly crafting group working with a variety of Charities and supporting local groups who require funding or crafted donations. I love living within the community and I am very keen to help improve our town in any way I can.



# BOARD MEMBERS

## Anja Graham: Co-opted Director



Anja has lived in Dalgety Bay for over 25 years and has brought up her 3 children here. As a result, this has meant being involved with a wide variety of organisations since going along to the community centre toddler group to get to know the locals all those years ago! Anja firmly believes in contributing actively to the local community. She feels that we are fortunate to live in a great part of the world and should not take it for granted.

She is heavily involved in local Guiding as well as being Chair of the Community Council and Secretary for the Horticultural Society. Anja believes her role as a co-opted Director is to ensure strong links between local voluntary organisations to the benefit of our Dalgety Bay, Hillend and Fordell communities. She is a local Primary School Teacher.

## Euan Gray: Director

Having grown up a resident of Dalgety Bay Euan was familiar with the activities, facilities and events within the community, attending sports classes at the leisure centre, being a member of the scouting group and 859 RAFAC. Volunteering and community has always part of his life having worked at a community cycles shop in Kirkcaldy, supported the Beaver scouts in weekly sessions and now becoming a director of the trust.

A past pupil of Inverkeithing High School, in his working life, Euan is an Aircraft Maintenance Technician for RyanAir at Edinburgh airport. He started his career with an apprenticeship with BAE Systems and has work on the Typhoon at RAF Lossiemouth before transitioning to civilian aircraft with RyanAir.



## Geoff Owenson: Director



Geoff works in the Scottish Government's Shareholder Team for the Scottish National Investment Bank, having played a key role in establishing and now working with Scotland's first development bank.

With a strong civil service background plus experience in commercial property, he brings valuable expertise.

A Dalgety Bay resident from 1978 to 1988 and again since 2002, Geoff has witnessed the town's growth and is passionate about enhancing local facilities. He fondly recalls the community centre in 1978 and is eager to see modern, practical spaces developed. Loving the town's stunning coastal and countryside setting, he's committed to making it even better!

# BOARD MEMBERS

## Alan Brown: Co-opted Director

Alan Brown is the current chair of Dalgety Bay Community Woodlands Group and has joined the Board to ensure the important links between the Trust and the woodlands group are fostered and maintained.

Alan is already a very active member of the community being involved in other third sector groups such as the local charity 'New4U' children's clothing bank. He is also often seen up at the local primary schools where he has been involved in 'Bikeability' for many years. He is a long term resident of Dalgety Bay, having been brought up here. he has gone on to raise his own family in the Bay and is absolutely committed to the values of the Trust in making Dalgety Bay a place we can all be proud of.





# OUR WORK 2025 HIGHLIGHTS

## Objectives and Activities

Dalgety Community Trust has been formed to benefit principally, those parts of KY11 9 and KY11 7 postcodes that lie within the Community Council area of Dalgety Bay and Hillend Community Council. The Trust aims to make positive changes for everyone in our community by carrying out projects for the common good. We will enable residents to take direct action in their local community for the benefit of everyone.

In accordance with our Memorandum and Articles of Association, the Trust works within the boundaries of the Objectives set out below which have not changed since the previous Annual Report for year ended 2024.

## Objectives

- The advancement of community development (including urban and rural regeneration) principally within the Community
- The advancement of citizenship
- The advancement of environmental protection or improvement
- 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.
- The advancement of the arts, heritage, culture or science
- The relief of those in need by reason of age, ill-health, disability, financial hardship or other disadvantage.

## Achievement and Performance

### 2025 Planned Activities

In our 2024 Annual Report the key planned activities for 2025 included: -

#### ***Pump Track***

- Meeting the necessary conditions to allow committed funding held by grant funders to be released to the Trust.
- Completion of our free to use, open access community pump track at Dalgety Bay Sports and Leisure Centre, including closing the current funding gap of £50,000, securing planning consent and completing construction.

2025

# OUR WORK 2025 HIGHLIGHTS

## ***Community Hub***

- Complete the work necessary to enable the Trust to submit a full planning application for the new Community Hub by end of June 2025.
- Achieve Planning Consent for the new Community Hub in 2025.
- Achieve £1million of further grant funding commitments for the New Community Hub in 2025
- Continue with meaningful community engagement on the plans for the new Hub, ensuring at each stage of development, the widest possible understanding and support from the community.

## ***Dalgety Heritage Trail***

- Grow the Dalgety Heritage Trail – building information and knowledge, completing current archiving and sharing information through expanded communication channels.
- Developing proposals for the digital heritage centre to form an integral part of the new Community Hub.

## ***Dalgety Bay Community Woodlands***

- Work closely with Dalgety Bay Community Woodlands Group to ensure the community woodlands are protected and enhanced and continue to be enjoyed by the local community.

## ***Governance & Financial Management***

- Deliver our core financial management target of continuing to meet our day-to-day running costs from self-fundraising, with a focus on maintaining the level of unrestricted funds to a minimum of £10,000.
- Where possible and our funds allow, to continue to provide small grants to local groups who provide community wide benefit.

## ***Community***

- Build membership of the Trust to 300 members through appropriate marketing and promotion.
- Commit to supporting the Annual Dalgety Bay and Hillend Gala in a meaningful way and co-leading the annual Christmas Fair for the town.
- Work positively with local volunteers, partners and other groups for the benefit of our local community

## **2025 Achievements Summary**

We're pleased to report that all key activities have been implemented or made significant progress this year.

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# OUR COMMUNITY PROJECTS

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We are dedicated to delivering priority community projects while ensuring long-term sustainability. This means actively listening, collaborating, and adapting to initiatives that truly matter to our community—built on strong economic and sustainable foundations. We commit only to viable projects and never spend beyond our means.

Over the past year, ongoing community engagement has reinforced the urgent need for investment and validated our project priorities.

- Developing a new Community Hub and civic space in the centre of our town replacing the existing community centre and regenerating the community owned land between Louie Brown's and the Parish Church
- Developing an open access free to use community pump track at the Sports and Leisure Centre
- Building the Dalgety Heritage Trail

In addition to our main projects, we have been actively involved in supporting and driving local initiatives, always with the aim of building/enhancing a sense of community and trying to find ways to bring the community together.



2025



# COMMUNITY HUB & CIVIC SPACE



Birds Eye Aerial View

## Progress in 2025

We made strong and meaningful progress in 2025 on the design and planning of our proposed Community Hub and civic space, while also continuing to build broad cross-community support for this exciting and transformative project in the heart of our town.

Throughout the year, we worked closely with Fife Council and our local elected councillors to strengthen the case for the Hub and ensure alignment with local priorities. Following an extensive period of collaboration with our architects (Lee Boyd) and wider design team, alongside sustained community engagement, we submitted our planning application in August 2025. This work was made possible by Fife Council releasing to the Trust £120,000 from the £2m already set aside by them to support development of the new community hub in Dalgety Bay

In December 2025, we were delighted to receive full planning consent for our new hub from the Council. This decision represents a major milestone for the Trust and marks the culmination of almost two years of dedicated work developing the design, consulting widely, and listening carefully to the views of our community. The approval is a strong vote of confidence in both the vision for a new Community Hub and the Trust's role as a trusted and positive focal point for the community's voice.

The next phase of our work will focus on completing the detailed design, engineering, and specialist studies required to support an application for a Building Warrant. This represents the next natural step in the development of the Community Hub. To progress to this stage, however, we must first secure additional funding.



# COMMUNITY HUB & CIVIC SPACE



South East Approach to the Site

We estimate that the total cost of completing the work required to obtain Building Warrant approval and prepare all the detailed work to support tendering for the build will be approximately £300,000, with the process expected to take eight to twelve months.

A core principle of our approach is that we do not commission work unless the funding is in place to complete it in full. This ensures that we remain financially responsible and deliver each stage of the project to a high standard.

With this in mind, we are actively working to secure the next phase of funding for the Hub. In November 2025, we were pleased to successfully progress to Stage 2 of a major Scottish Government Capital Grant programme, with the outcome of our £1.5 million application expected in Spring 2026. Alongside this, we are preparing applications to a number of other significant grant funders. This work is being undertaken in partnership with Community Enterprise, whose proven expertise, experience, and professional credentials give us the strongest possible chance of securing major capital funding.

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# COMMUNITY HUB & CIVIC SPACE



The total projected cost of delivering the Community Hub is £6.3 million. With £2 million already committed by Fife Council, the importance of Community Enterprise's role in helping us secure the remaining funding cannot be overstated.

As we move into the next phase, the Trust intends to continue with the successful strategy adopted to date by retaining a full professional Design Team, including:

- Award-winning architects
- Quantity surveyors and cost consultants
- Environmental strategists
- Structural designers and engineers
- Landscape architects

The team is led by our experienced architect, Lee Boyd. Our overarching aim remains to prepare the Building Warrant submission to the highest possible standard, providing our community with confidence that the proposals are robust, credible, and deliverable. Through this work, we will continue to provide clarity on construction costs, environmental performance, and how best to integrate the building with its surroundings, particularly in relation to the creation of a high-quality civic space at the heart of our town.

# COMMUNITY HUB & CIVIC SPACE



South East Approach coming into Colonnade



Looking into Courtyard



Approach from Roundabout



Courtyard View - Evening

Community engagement has remained central to our approach throughout 2025. This builds on extensive consultation carried out in previous years, including the wide-ranging community survey undertaken in 2023, which gathered feedback from 689 local residents. The overwhelming majority expressed strong support for the development of a new Community Hub.

During 2025, we met with numerous members of the community, culminating in a public open day held in July, prior to the submission of the planning application. At this event, residents were invited to review the latest plans and provide feedback. For the first time, samples of proposed construction materials and finishes were also presented. This engagement proved invaluable, reinforcing the need for new community facilities and further endorsing the Trust's plans.

In March 2025, we also hosted a series of one-to-one meetings with the majority of users of the existing community facilities, representing a wide range of active groups. Feedback from these sessions has had a direct and meaningful influence on the evolving design and internal layout of the new Hub.

2025



# COMMUNITY HUB & CIVIC SPACE

We remain committed to working closely with our community at every stage of the project. The key messages shared by residents have been firmly embedded within the planning application: the new Hub must be inclusive, accessible, welcoming, bright, open, and modern. It must also be environmentally sustainable, flexible, affordable, and well managed.

Total expenditure on the Community Hub during 2025 was just under £104,000. This expenditure covered the detailed design and engineering work to secure our planning consent as well as ongoing community engagement and the work on securing funding.



Multi-purpose Space 1



View of Cafe



View from Heritage Area to Cafe



Hall

2025

# COMMUNITY PUMP TRACK

## Progress in 2025

We're thrilled to collaborate with local young people to create a free, open-access pump track in Dalgety Bay—a dynamic space for all ages and abilities to enjoy biking, scootering, and skateboarding safely.

Although we were unable to begin construction of the Pump Track in 2025 as originally planned, the year nonetheless marked a period of substantial progress for the project. The funding environment for projects of this scale and nature remains challenging; however, despite these pressures, we are delighted to report that we have now secured the full £370,000 required to deliver the track.



**3D Visualisation of our pump track design**

In early 2025, the Trust took the strategic decision to increase the overall project budget from £320,000 to £370,000. This adjustment reflected rising costs identified by our principal track contractor, alongside significantly increased requirements for the design and construction of a comprehensive drainage scheme to meet Fife Council's stringent sustainable drainage standards. To address these additional costs, we successfully raised a further £100,000 during the year.

At the same time, we undertook a thorough value-engineering exercise to ensure that the specification and build standards remain appropriate to our ambition of delivering a high-quality, durable facility. This work identified several efficiencies, resulting in cost savings without compromising quality.

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# COMMUNITY PUMP TRACK

In addition, during 2025 we retained the services of a specialist VAT adviser who supported the development of a VAT strategy, which will enable a degree of VAT recovery on the capital cost of the track

Taken together, these measures give us strong confidence that the necessary funding is now in place to proceed with construction of the Pump Track in early 2026.

The amount raised for the Pump Track in 2025 includes:

- £20,000 granted to the project by The National Lottery Communities Fund in addition to the £10,000 already granted.
- £15,000 granted to the project by McDonalds in the Community Foundation in addition to the £15,000 already granted.
- A further £65,000 committed by Fife Council in addition to £50,000 already granted.
- Small miscellaneous grants totalling approximately £1,200 from members of the community.

Of the £370,000 of funding committed to the Pump Track, around £218,000 of this is being held on our behalf by grant funders pending the Trust meeting certain pre-conditions and is therefore not yet recognised in our annual accounts. This is normal practice for many funders, and we expect this funding to be released to us as we meet the conditions set by the funders

In May 2025, we submitted our planning application for the pump track. This had taken longer than anticipated to prepare due to the additional work required to design a sustainable drainage scheme to meet the council's strict requirements of managing a 1 in 200year flood event plus 40% safety margin. This required us to redesign an initial proposal which whilst meeting the standard was deemed unaffordable to achieve a scheme that meets the council's requirements at reasonable cost to the Trust.

We were delighted in November when the council granted us planning consent for the project. The planning consent has come with a small number of conditions we need to discharge before build can start, but these are not seen as onerous or overly difficult to deliver.

2025



# COMMUNITY PUMP TRACK

Over 2025 we have maintained close contact with Fife Council who are both financial investors in the project through grant funding, as well as the landlord for the lease of the site for the track at Dalgety Bay Sports and Leisure Centre. Towards the end of 2025 as it became clear that planning consent was imminent, we restarted discussions with the Council to finalise the 25year lease of the property. This should be completed to facilitate the start of construction in Spring 2026.

We are naturally disappointed that we have not been able to complete the construction of the pump track in 2025. However, we remain committed to delivering this fantastic new facility for our town, a facility which will provide a great additional outdoor space for future generations of our young people to enjoy.

The total spend on the Pump Track in 2025 was £1,971 the majority of which relates to the costs for submitting our planning application.

**Our aim is to now complete the build of the track ready for opening in mid 2026.**



2025

# HERITAGE TRAIL

## Progress in 2025

Our work to research and preserve the parish's history continued steadily in 2025. Our collection now exceeds 10,000 images, documents, and artefacts, held both digitally and physically. By the end of 2026, we aim to complete a full audit of our cataloguing and tagging, and seek expert guidance on cost-effective digital archiving solutions to support future growth and access within a 'Heritage Centre' at the new Community Hub.

Given the rarity and cultural value of our collection, we will review storage, security, and access—ensuring both physical and digital archives are protected while enabling multiple researchers to work collaboratively without compromising copyright or provenance. We will seek funding to support this work.

We also recognise significant untapped local knowledge. In the coming year, we will engage local groups and historians to develop legacy collections. Recent collaboration with the Dalgety Bay Probus Digipix Group—creating “now and then” images shared online—demonstrates how partnerships can expand the archive and encourage wider community involvement.

Our Heritage Trail continues to be supported by a small, dedicated volunteer team who build the archive, share local stories, ensure accuracy, and respond to public enquiries, helping connect people with their local history.



# BUILDING POSITIVE LOCAL PARTNERSHIPS

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## ***Community***

We remained actively involved in community life throughout 2025. At the Dalgety Bay and Hillend Gala, we hosted a stall showcasing plans for the Community Hub and pump track, receiving strong, consistent support from residents.

We also co-led the annual Christmas Fair at Dalgety Parish Church, now a key local event attracting hundreds each year. It continues to grow in popularity while raising valuable funds for the Trust and other community groups.

To mark Dalgety Bay's 60th anniversary, we launched a range of commemorative products, including a heritage calendar, mugs, and Christmas cards. Alongside fundraising events, these generated almost £2,000 in unrestricted income.

Our membership continued to grow, surpassing 250 members, and our digital reach expanded significantly. In December alone, our social media platforms achieved over 100,000 views in 28 days—clear evidence of growing engagement with our work.

## ***Partnership Working***

We continue to work positively with around 40 regular volunteers and other community groups. In March, we held one-to-one meetings with community facility users as part of our ongoing engagement to ensure the new Community Hub reflects local needs and priorities.

We maintain strong partnerships with the Dalgety Bay and Hillend Gala team, the Community Council, and Fife Council, supporting collaborative working across the town.

The Trust also provided £630 in community grants during the year, including £500 in support of the Inchmickery playpark project, the Dalgety Bay Horticultural Society's 50th anniversary, and a Remembrance poppy wreath via the Lady Haig Fund.

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# PROTECTING OUR COMMUNITY WOODLANDS

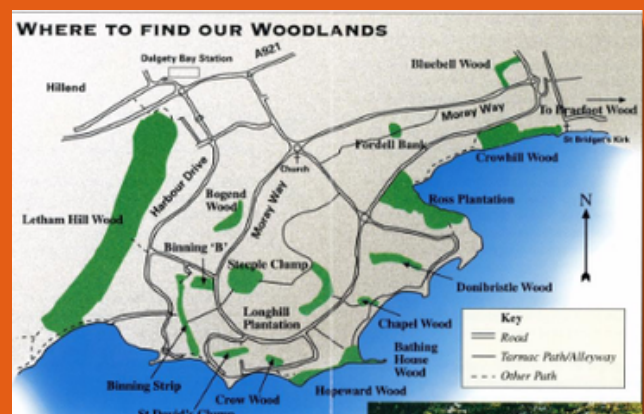
The Trust owns and is responsible for three local community woodlands. We take great pride in the fantastic amenity these natural areas provide for our wider community.

Our aim is to ensure that the woodlands are properly maintained and enhanced so that they remain safe and accessible to everyone. To achieve this, we are proud to work alongside Dalgety Bay Community Woodland Group (DBCWG), itself a local charity, staffed by volunteers, to manage the woodlands on behalf of the Trust.

In accordance with our ownership responsibility, the Trust provides ongoing financial support to DBCWG. Due to the natural change in the woodlands over time, the costs for maintenance and upkeep are cyclical and difficult to predict. In 2025, we started the year with storm Eowyn, which caused damage to some of the trees in our community woodlands. This necessitated emergency work by our tree surgeon and consequential costs.

In addition, as part of our ongoing responsible management, we undertake periodic tree surveys to assess the condition of the woodlands. This is a necessary requirement to ensure they continue to be safe for the public to access. In 2025 total expenditure in our community woodlands amounted to £1,380.

The Community Council provide the Trust with an annual grant of £500 towards the upkeep of the woodlands. These funds are ringfenced within the Trust for use solely on the woodlands.



# OUR 2026 OBJECTIVES

Despite the challenges presented by the current funding environment, the Trust remains committed to delivering on our mission to reinvest in Dalgety Bay in projects for the widest common good. Our values of sharing social and economic opportunities, encouraging self-sufficiency, empowerment, environmental sustainability and equal opportunities for all in our community are central to our vision of building a town we are proud to live in. **Our priorities for the 2026 include:**

## **Pump Track**

- Completion of our free to use, open access community pump track at Dalgety Bay Sports and Leisure Centre, including finalising all activities to allow construction to commence in 2026 and be completed by mid-year.
- Meeting the necessary conditions to allow committed funding for the pump track held by funders to be released to the Trust.

## **Community Hub**

- Achieve £2.5million of further grant funding commitments for the New Community Hub in 2026
- Complete the work necessary to enable the Trust to apply for Building Warrant for the new Community Hub by end of August 2026.
- Achieve Building Warrant for the new Community Hub in 2026.
- Continue with meaningful community engagement on the plans for the new Hub, ensuring at each stage of development, the widest possible understanding and support from the community.

## **Dalgety Heritage Trail**

- Complete the audit of the current Heritage Archive — cataloguing, tagging, and selecting future digital-library software.
- Strengthening the preservation and security of the Heritage Archive and improving access — building secure storage, providing multi-researcher capability, and ensuring copyright protection.

## **Dalgety Bay Community Woodlands**

- Work closely with Dalgety Bay Community Woodlands Group to ensure the community woodlands are fully funded, protected and enhanced and continue to be enjoyed by the local community.

2025

# OUR 2026 OBJECTIVES

## **Governance & Financial Management**

- Deliver our core financial management target of continuing to meet our day-to-day running costs from self-fundraising, with a focus on maintaining the level of unrestricted funds to a minimum of £10,000.
- Implement the Trust's VAT Strategy including registering for VAT and recovering all eligible VAT expenditure to date for the hub and the pump track projects
- Implement new accounting processes and procedures for the Trust to support VAT registration and recovery

## **Community**

- Commit to supporting the Annual Dalgety Bay and Hillend Gala in a meaningful way and co-leading the annual Christmas Fair for the town.
- Work positively with local volunteers, partners and other groups for the benefit of our local community.
- Where possible and our funds allow, to continue to provide small grants to local groups who provide community wide benefit.
- Build membership of the Trust to 300 members through appropriate marketing and promotion.



# 2025 FINANCIAL REVIEW

## Funding for our Projects

Securing funding remains our biggest challenge, with fierce competition and restrictive grant criteria. This said, we are finally beginning to see some positive signs of both Scottish and UK wide funding at scale being focussed on regeneration. We are hopeful that this shift, may open up more grant opportunities that fit with our projects and community.

Despite the challenging funding environment, 2025 was a year of good progress for the Trust, particularly with the Pump Track project now being fully grant funded, a total of £370,000 of funding raised; which is a fantastic achievement.

Whilst the Pump Track is now fully funded, the Community Hub and Civic Space will need £6.3 million. We realise this is a very ambitious goal, but this reflects our vision for the community, and building on the success of the Pump Track, we are optimistic that we can make a compelling case for funding.

We approach projects step-by-step, ensuring funds are secured before moving forward. With strong local support and backing from Fife Council and funders, we've made significant strides but have more to do. The board remains focused on driving this work forward.

## Community Hub and Civic Space

In 2025, we have continued to work closely with Fife Council and local councillors to maintain support for our projects.

In 2025, we were able to secure our planning consent with £120,000 of funding released to us by Fife Council from the £2m previously set aside by them for the community hub.

In November 2025, after extensive engagement, we were advised that we had successfully reached the second round of a major Scottish Government funding scheme, the Regeneration Capital Grant Fund (RCGF). The nature of this £1.5m funding award is such that we need Fife Council to sponsor our application. This required us to firstly succeed in an internal selection process across Fife, before an application to the Government could be made.

# 2025 FINANCIAL REVIEW

We should know the outcome from The Scottish Government in early 2026. If successful this will be a significant, positive milestone for the project allowing us to proceed with work on the next phase of the project as well as opening up further funding opportunities.

## Pump Track

Despite the challenging funding environment, we have now managed to raise all of the funding needed to proceed with the construction of our pump track project, £370,000. Whilst it has taken us longer to achieve this than we originally planned, this is nevertheless a fantastic achievement in the current funding environment.

- In March we were awarded £20,000 from the National Lottery Communities Fund.
- In July we were awarded a further £15,000 towards our track by our local McDonalds in the Community Foundation. This adds to the £15,000 they have already committed to the project.
- In September, we were thrilled when Fife Council, awarded us £65,000 from the South & West Fife Area Capital Budget.
- Across the year we have continued to receive donations from the local community. In 2025 this totalled £1,180, including a single donation of over £1000 from a local resident.

The award from Fife Council is currently held pending the Trust completing certain project milestones.

## Day-to-day funding of the Trust

One of our key objectives for prudent management of the Trust is to ensure that at all times we carry sufficient reserves to meet our day-to-day cash running costs and that these reserves are primarily from self-generated income, rather than using our grant funding.

Our unrestricted reserves at the end of 2025 stood at £13,296. We managed to maintain healthy unrestricted reserves despite additional costs associated with managing the community woodlands, where Storm Eowyn at the beginning of the year led to emergency work being needed in the community woodlands to make safe wind damaged trees. In addition for the first time in 2025, we decided to award a substantial grant, £500, to another local group to support their project to refurbish Inchmickery Play Park.

# 2025 FINANCIAL REVIEW

In 2025 our non-project related running costs were approximately £6,000. This included around £2000 of one off legal costs associated with negotiating land rental agreements. This means our underlying day to day running costs were around £4,000 which is mainly made up of Insurance, IT costs, and costs associated with running the Christmas Fair. These costs were more than offset by income generated from the Christmas Fair, regular grants and money raised from the rent of Trust property.

Through our prudent financial management and fundraising efforts we have managed to ensure the Trust remains in a strong financial position going forward.

The leases we negotiated in 2024 for land in the town centre are working well and will continue to provide vital core funding for the next decade.

As a charity, we carefully manage our expenses. we will not commit to expenditure on our projects until full funding is in place to meet that expenditure. In addition, we continue to look for ways to leverage our charitable status to reduce our ongoing operating costs. Every pound saved helps drive our mission forward.

The aim of the Trust going forward is to maintain our ongoing unrestricted reserves to a minimum of £10,000.

## **Value Added Tax**

One of the most significant ongoing cost considerations for the Trust is Value Added Tax (VAT). Despite our charitable status, we are required to pay VAT on many goods and services, including major capital projects, where VAT represents a substantial proportion of overall costs.

Recognising the importance of managing this effectively, we initiated a comprehensive review of our VAT position in 2025 to ensure full compliance while maximising opportunities for VAT recovery.



# 2025 FINANCIAL REVIEW

In June 2025, we successfully secured grant funding of £5,850 from Development Trust Association Scotland to commission a specialist VAT study and develop a VAT strategy for the Trust. This work identified significant opportunities to recover VAT on construction costs for both the Community Hub and the Pump Track projects.

During 2026, we will take this work forward by implementing the recommended strategy, including registering the Trust for VAT, introducing updated accounting practices and procedures, and beginning the recovery of eligible VAT on project expenditure already incurred.

## Accounting and Governance

Dalgety Community Trust is a company limited by Guarantee (Company Number SC637544) and a registered charity (Scottish charity number SC0052690). The Trust is governed by its Memorandum and Articles of Association, which are available on our website.

A full copy of our most recent accounts for the period 1st January 2025 until 31st December 2025 is also available on our website. A summary of the Balance Sheet and the Financial Activities of the Trust in 2025 follows. It should be noted that our accounts only include grant funding that we have actually received into our bank account and does not include the grant funding the award of which is subject to meeting certain conditions before it is released by funders. This is normal practice for such awards.

The total value of Grants which have been awarded, but not yet received by the Trust are:

- **Community Hub:** £1,880,000, awarded by Fife Council from a total grant of £2,000,000. £120,000 of this grant award was received by the trust in 2025.
- **Community Pump Track:** £218,000, awarded by several grant donors, currently held pending completion of certain project milestones.

# Extracts from 2025 Financial Statements

## Balance Sheet at 31 December 2025

|                                              | Unrestricted<br>Funds | Restricted<br>Funds | Total Funds<br>31.12.25 | Total Funds<br>31.12.24 |
|----------------------------------------------|-----------------------|---------------------|-------------------------|-------------------------|
|                                              | £                     | £                   | £                       | £                       |
| <b>Current Assets</b>                        |                       |                     |                         |                         |
| Cash at bank and in hand                     | 13,296                | 150,646             | 163,942                 | 114,188                 |
| <b>Total Current Assets</b>                  | <b>13,296</b>         | <b>150,646</b>      | <b>163,942</b>          | <b>114,188</b>          |
| <b>Net Current Assets (less Liabilities)</b> | <b>13,296</b>         | <b>150,646</b>      | <b>163,942</b>          | <b>114,188</b>          |
| <b>Total Assets less Current Liabilities</b> | <b>13,296</b>         | <b>150,646</b>      | <b>163,942</b>          | <b>114,188</b>          |
| <b>Net Assets</b>                            | <b>13,296</b>         | <b>150,646</b>      | <b>163,942</b>          | <b>114,188</b>          |
| <b>Funds</b>                                 |                       |                     |                         |                         |
| Unrestricted Funds                           |                       |                     | 13,296                  | 12,570                  |
| Restricted Funds                             |                       |                     | 150,646                 | 101,618                 |
| <b>Total Funds</b>                           |                       |                     | <b>163,942</b>          | <b>114,188</b>          |

## Statement of Financial Activities for the period ended 31 December 2025

| Income from Charitable Activities          | Unrestricted<br>Funds<br>£ | Restricted<br>Funds<br>£ | Year ended<br>31.12.25<br>£ | Year ended<br>31.12.24<br>£ |
|--------------------------------------------|----------------------------|--------------------------|-----------------------------|-----------------------------|
| Grants                                     | 16,850.00                  | 155,500.00               | 172,350.00                  | 50,500.00                   |
| Donations                                  | 2,393.61                   | 1,119.34                 | 3,512.95                    | 4,057.00                    |
| Rental Income                              | 4,320.00                   | 30.00                    | 4,350.00                    | 6,642.00                    |
| <b>Total</b>                               | <b>23,563.61</b>           | <b>156,649.34</b>        | <b>180,212.05</b>           | <b>61,199.00</b>            |
| <b>Expenditure</b>                         |                            |                          |                             |                             |
| Charitable Activities                      | 16,988.01                  | 107,620.84               | 124,608.85                  | 41,798.00                   |
| Governance & Support Costs                 | 5,580.00                   | -                        | 5,850.00                    | -                           |
| <b>Total</b>                               | <b>22,838.01</b>           | <b>107,620.84</b>        | <b>130,458.85</b>           | <b>41,798.00</b>            |
| <b>Net movements in funds for the year</b> | <b>725.60</b>              | <b>49,028.50</b>         | <b>49,754.10</b>            | <b>19,401.00</b>            |
| <b>Reconciliation of Funds</b>             |                            |                          |                             |                             |
| Total Funds Brought Forward                | 12,570.00                  | 101,618.00               | 114,188.00                  | 94,787.00                   |
| <b>Total Funds Carried Forward</b>         | <b>13,295.60</b>           | <b>150,646.50</b>        | <b>163,942.10</b>           | <b>114,188.00</b>           |

# 2025 ACCOUNTS

## Basis of Preparation of Annual Accounts

The charity's Director Trustees acknowledge their responsibilities for complying with the terms of the Charities and Trustee Investment (Scotland) Act 2005 and the Charities Accounts (Scotland) Act 2006. The Director Trustees consider that the audit requirement of Regulation 10 (1) (d) of the 2006 Accounts regulations do not currently apply.

The company was entitled to exemption under Section 477 of the Companies Act 2006 relating to small companies. The members have not required the company to obtain an audit in accordance with Section 476 of the Companies Act 2006.

The financial statements have been prepared in accordance with the micro-entity provisions of the Companies Act 2006, FRS 105 the Financial Reporting Standard applicable to the Micro-entities Regime and 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).

## Company information

The company is a private company limited by guarantee incorporated in Scotland and a registered charity.

Its registered office is - 3 St Davids Business Park  
Dalgety Bay  
Fife

The financial statements are presented in Sterling, which is the functional currency of the company.

## Employees

|                                                             | 2025 | 2024 |
|-------------------------------------------------------------|------|------|
| The average number of employees employed by the company was | -    | -    |

## Reserves policy

The Director Trustees previously established a policy whereby the unrestricted funds not committed or invested in tangible fixed assets (the "free reserves") held by the charity should be between three to six months of the budgeted resources expended. in line with good practice guidelines published by OSCR. This approximates to between £4,000 and £5,000. In 2024, the Director Trustees revised this target to a minimum of £10,000 of unrestricted funds. At 31 December 2025 the unrestricted funds stood at £13,169.

The reserves are needed to meet working capital requirements of the Charity, and the Director Trustees are confident that at this level they would be able to continue the current activities of the charity in the event of a significant drop in funding.

The Director Trustees have set a target to maintain the unrestricted reserves in future years to £10,000.

The accounts have been approved by the Board and signed on its behalf by:



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Philip Evans  
Director



# OUR SUPPORTERS

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Dalgety Community Trust would like to acknowledge and thank the following groups and organisations for their generous support during 2025:

- Fife Council
- The National Lottery Community Fund
- Fife Environment Trust
- Sport Scotland
- The Colin Weir Charitable Foundation
- The Scottish Land Fill Fund (EB Scotland)
- Muir Homes
- Dyce Carriers
- Colliers Haulage
- Muir Dean Environmental Trust
- Asda Foundation
- Louie Brown's
- Dalgety Bay Squash & Tennis Club
- McDonalds in the Community Foundation
- Dalgety Bay Play Park Project
- Dalgety Bay & Hillend Community Council
- Our Ward Councillors; Sarah Neal, David Barratt, Dave Dempsey and Patrick Brown
- Morgan's Solicitors
- Robson Forth Accountants
- Gray Planning
- The Development Trust Association Scotland
- The Dalgety Bay and Hillend Gala Team
- The Dalgety Bay Community Woodland Group
- Dalgety Parish Church
- Dalgety Bay Primary School
- Donibristle Primary School
- Dalgety Bay Community Pump Track Team
- The Trust Board members

..... and all of the members of the community and further afield who have donated to or supported us. **WE CANNOT SUCCEED WITHOUT YOU.**

2025

# HERITAGE TRAIL VOLUNTEERS

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Dalgety Community Trust would like to acknowledge support and encouragement we receive for the Heritage Trail from many groups and individuals. In particular, we would like to thank the following individuals for their generous support during 2025:

## The Heritage Trail Team

- Jonathan Ellington
- Jamie McPhail
- Roy and Kathryn Green
- Mike Brown
- Joel Martin
- Bernie McIntosh
- George Hastie
- Corrie McPhail and family
- Steve Newsome
- Jess Allan
- Bruce Marshall
- John Anderson
- Eric Simpson
- Robin Arnott
- David Maxwell
- Helen Hampson
- and the Meiklejohn family
- Peter Franklin
- Jim Evans
- Linda Pearson
- John Richmond
- Gerry Grieve
- Greig Smith
- Willie Allan
- ...and of course, our members for their ongoing support



2025



## We would also like to thank everyone who has supported us with our local initiatives

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ABC Cakes  
Ace of Fades Barbers Dalgety Bay  
Adventure Golf Island  
Aldi Dalgety Bay  
Ale & Pate Dalgety Bay  
Asda Dalgety Bay  
Belle Beauty  
Chez Vous Health and Beauty  
Cluny Adventures  
Crosbie Matthew Funeral Services Dalgety Bay  
Firth Gin  
L'art du Vin  
Lime Salon Inverkeithing  
Louie Brown's  
Nisa Store Dalgety Bay  
Normand & Thomson  
Park Lane Jewellery  
RE/Max Dalgety Bay  
Reflect Car Wash  
Robson Forth  
Rowlands Pharmacy  
Ryan's Bike Surgery Inverkeithing  
Shell UK  
Sole to Soul Footcare Dalgety Bay  
Tesco Dalgety Bay  
The Compass  
The Plant Market/Growforth  
Jewellery by Lesley  
Ann Evans Flowers



# CONTACT US

If you would like to get involved or hear more about the work we are doing at the Trust check out our website at [www.dalgetycommunitytrust.co.uk](http://www.dalgetycommunitytrust.co.uk)

or visit us on Facebook at [www.facebook.com/dalgetycommunitytrust](http://www.facebook.com/dalgetycommunitytrust)

Alternatively send us an email via [secretary@dalgetycommunitytrust.co.uk](mailto:secretary@dalgetycommunitytrust.co.uk)

or write to us at  
Secretary  
Dalgety Community Trust  
3 St. David's Business Park  
Dalgety Bay  
KY11 9PF

Dalgety Community Trust is a  
company Limited by Guarantee registered in Scotland - SC637544  
and  
A Registered Scottish Charity SC052690

Registered Address 3 St. David's Business Park, Dalgety Bay,  
KY11 9PF

[www.dalgetycommunitytrust.co.uk](http://www.dalgetycommunitytrust.co.uk)  
[secretary@dalgetycommunitytrust.co.uk](mailto:secretary@dalgetycommunitytrust.co.uk)