

Trust registration number: SC003133



Annual Report and Financial Statements  
for the Year Ended 30 June 2025

**The Gannochy Trust**

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**The Gannochy Trust**

**Reference and Administrative Details**

<b>Trust Registration Number</b>	SC003133		
<b>Charity name</b>	The Gannochy Trust		
<b>Principal Office</b>	Pitcullen Crescent PERTH PH2 7HX		
<b>Trustees</b>	Mr. Roland A. Bean, (Vice Chair until 16 July 2025 and Chair from 16 July 2025) Mrs. Ailsa Macmillan (Vice Chair from 16 July 2025) Mr. Stephen J. Hay (Chair until 16 July 2025) Mr. Bruce N. Renfrew (Retired 16 November 2024) Ms. Ruth Ogston Professor. Karen A. Reid Mr. David A. Kemp Mr. Michael Spence (from 17 November 2024)		
<b>Senior Management Team</b>	Mr. Andy A. Duncan MRICS, Chief Executive Mr. Gilbert Valentine MCABE, Estates Manager Mrs. Fiona Russell, Grants Manager Mr. Steven J. F. Greig, Development Manager		
<b>Accountant</b>	Morris & Young  Chartered Accountants  6 Atholl Crescent PERTH PH1 5JN	<b>Auditor</b>	CT Audit Limited  Chartered Accountants and Statutory Auditor  61 Dublin Street EDINBURGH EH3 6NL

## **The Gannochy Trust**

### **Trustees' Report for the year ended 30 June 2025**

#### **1. About us**

The Gannochy Trust is a registered charity established in 1937 by Arthur Kinmond (A.K.) Bell for charitable and public purposes. A. K. Bell was an extremely able businessman and pioneer within the whisky industry, with considerable foresight and a vision for philanthropy that was ahead of his time. His belief that “after you have a roof over your head and your bread and butter you should look to invest any surplus for the benefit of your native town”, has matured into a lasting legacy that has improved the quality of life for many thousands of people, not only in Perth but all over Scotland.

The Trust has a wide range of interests and activities including providing homes for affordable rent; managing our 700-acre estate, from woodlands to farms; and grant making across Scotland. Income to support the Trust’s activities is generated from our substantial investments and from rental of our properties. In all of our work, we strive to deliver A. K. Bell’s vision and ideas, emphasising the importance of people and communities.

Our housing is of a very high quality, totalling 282 units with the majority let at affordable rents. A variety of different types and size of house provide for a range of households, including those who may need additional support to continue living independently.

Our estate includes farms, currently let to tenant farmers; woodlands, including Quarrymill Woodland Park; and a range of buildings. Of particular importance to the Trust is Doo’cot Cricket Park and Pavilion, built by A. K. Bell in 1925. A beautiful listed building, it is still used today by Perth Doo’cot Cricket Club and matches are played regularly on the well-maintained grounds. The Trust owns Kincarrathie House, which is operated by the Kincarrathie Trust as a residential care home with a beautiful walled garden. Amongst the other buildings owned by the Trust are the Gannochy Community Hall on the housing estate, and buildings which are let to the Duke of Edinburgh Award – Perth and Kinross Association and The Macmillan Coffee Shop Association.

Our grant making has long provided charities with the funding they need to carry out their essential work. The Trust provides core, project and capital grants, and while a higher proportion of funding is awarded in Perth and Kinross, we continue to support youth charities across the rest of Scotland. The Trust’s aims for its grant funding are set out in our Grant Strategy which is guided by the wishes and vision set out by A. K. Bell in the original Trust Deed, and the more recent revisions.

#### **2. Governance**

The Board of Trustees are responsible for the strategic direction and oversight of the activities of The Gannochy Trust. All trustees are recruited for their skills and experience and serve for up to two terms of four years although this is extendable by mutual agreement. Each trustee has a thorough induction, access to development opportunities and an annual meeting with the Chair to discuss their role. Governance is regularly reviewed, taking full account of current relevant legislation and guidance. Seven Trustees form the Board on a voluntary basis, and a list of the Trustees who served during the year ending 30th June 2025 is set out below:

## **The Gannochy Trust**

### **Trustees' Report for the year ended 30 June 2025**

Stephen Hay, Chair (to 16th July 2025)

Roland Bean, Vice Chair (Chair from 16th July 2025)

Bruce Renfrew (retired 16th November 2024)

Ailsa Macmillan (Vice Chair from 16th July)

Ruth Ogston

Karen Reid

David Kemp

Michael Spence (joined 17th November 2024)

During the year, Bruce Renfrew retired from the Board. He served as a Trustee for eight years, having joined the Trust in 2016. Bruce brought a wealth of local knowledge and legal experience to the Board, and during his time at the Trust he was closely involved in a review of the Trust's governance arrangements, the preparation of a new estate strategy, and development of the Trust's grant giving for youth work. Trustees and staff are grateful for his commitment and support during his eight years on the Board. Michael Spence joined the Trust in November 2024 and brings a wide range of experience to the Board having spent over three decades as a practicing lawyer in the field of commercial property, as well as currently serving as a Board member of the National Trust for Scotland and Fife Sports and Leisure Trust.

Over the course of the year, Trustees held five meetings and participated in a range of working and sub-groups, as constituted by the Board. Trustees also attended an away day in February 2025 where a range of management and development topics were reviewed in detail. While confident that current governance arrangements are strong and effective, the Trustees remain mindful of the need to continuously review, and where necessary, make improvements to governance. The Trustees have therefore constituted a sub-group of the Board to meet, review and discuss governance at least annually. During the year the sub-group reviewed the Trust's internal financial controls, risk register, and policy and procedure schedule.

Stephen Hay stepped down as Chair on 16th July 2025, with Roland Bean and Ailsa Macmillan taking on the Chair and Vice Chair roles respectively on the same date.

### **3. The Gannochy Trust Staff Team**

The day-to-day running of the Trust is delegated to the Chief Executive and the supporting team. Meeting the operational demands from a wide range of activities requires flexibility as well as considerable knowledge, skill and experience. The senior team consisted of:

Andy Duncan, Chief Executive

Fiona Russell, Grants and Finance Manager

Gilbert Valentine, Estate Manager

Steven Greig, Development Manager

## **The Gannochy Trust**

### **Trustees' Report for the year ended 30 June 2025**

The senior team works closely with Trustees to develop strategy and support good governance. An agreed development plan, informed by the Trust's Strategic Plan and supporting strategies, is in place to support ongoing improvement and monitor planned progress. The senior team are supported by a further five office-based staff and seven grounds staff. The Trustees would like to thank all of the team for their efforts throughout a busy year.

The Trustees aim to have a fair and consistent approach to the salary review process for all staff. From time to time, the Trust carries out a salary benchmarking exercise to inform a clear pay and conditions policy relating to salary level and relativity between jobs. The latest salary review was considered and agreed by the Board in May 2025.

Staff wellbeing is a key consideration, and the Trust provides a range of benefits to support staff including assistance with health treatments, a cycle to work scheme, and flexible working arrangements to promote a positive work environment.

#### **4. Development of Trust Strategy**

In 2020-21 the Trust developed an overarching Strategic Plan which sets out our mission, values, and aims for the period 2021-26. They are:

***Our Mission:*** Improving lives and supporting communities, inspired by the wishes of A. K. Bell.

***Our Aspirational Values:*** Collaborative; Imaginative and Bold.

***Our Strategic Aims:***

- striving for excellence;
- improving lives;
- enhancing the environment;
- building resilience and sustainability; and
- supporting Perth and Kinross to recover and thrive.

There are two key supporting strategies which underpin the Strategic Plan: a ten-year Estate Strategy which sets out our plans for the management and development of the Trust's estate and property; and a five-year Grant Strategy which sets out the Trust's aims and priorities for the funding it provides to charities. Eight supporting Plans for Action articulate these key strategy documents into a series of more detailed action plans, and these inform the preparation of the Trust's annual Development Plan and allow the progress of key strategic projects to be tracked year on year.

2024/25 marks the fourth year of the current strategy and an update of the Plans for Action in May 2025 identified that very good progress has been made across all of the Trust's five key strategic aims. Further information on progress with these during the year is described in Sections 5 to 7 below.

## **The Gannochy Trust**

### **Trustees' Report for the year ended 30 June 2025**

#### **5. Estate and Property**

##### ***5.1 Estate Masterplan and Strategy Review***

The Trust developed a Masterplan for the estate in 2016 as part of the initial planning for the new housing expansion which was completed in 2020. An Estate Strategy was subsequently developed in 2021 to complement the Masterplan, and this sets out a 10-year strategic plan for the management and development of the Trust's estate. This work was overseen by the Estate Sub-group, and the group was re-convened in July 2024 to review progress with the strategy and masterplan, and focus on the development of more detailed proposals for specific areas. Anderson Bell Christie Architects were engaged to assist with this work and feasibility proposals for each of the focus areas have been developed and agreed. These will inform an update to the Estate Masterplan which will be completed during 2025/26.

##### ***5.2. Housing Refurbishment and Improvement***

The Trust has continued to invest in a long-term refurbishment programme for the original houses which were built between 1923 and 1931. The full refurbishment of five properties was completed during the course of the year, with a further one in progress at the year end. The work includes upgrades to improve the environmental performance of the properties, which is a key element of the Trust's efforts to tackle climate change through its Carbon Management Plan. In order to maximise the potential in this area, the Trust engaged John Gilbert Architects, who have expertise in this field, to assist with identifying enhanced insulation and heating solutions that will also be sympathetic to the traditional construction of the original houses. An initial three pilot projects were undertaken during the year which involved revised floor insulation, improved draught exclusion, and the installation of air source heat pumps to provide heating and hot water. The first of these was completed and occupied during the winter period, and subsequent monitoring of its performance in use has been very positive. It is estimated that the work undertaken will reduce typical carbon emissions for a three bedroomed house by 40% whilst maintaining running costs at an affordable level. We are continuing to refine the nature and extent of the refurbishment work carried out to identify the optimum combination of interventions to achieve the desired performance and carbon reductions.

In addition to these major refurbishment works, the Trust continued its programme of cyclical and planned maintenance such as external redecorations, and kitchen and door renewals in the sheltered housing.

##### ***5.3. Developing our Green Spaces***

Following a wide-ranging tenant consultation, the Trust prepared detailed designs for the development of three key greenspaces within the housing estate in 2023. These works commenced in 2024 with the opening of a community orchard within the new housing expansion. Two further areas have been completed during the current year – a new children's play area at the Curly; and footpath and biodiversity improvements on land to the east of the housing expansion.

## **The Gannochy Trust**

### **Trustees' Report for the year ended 30 June 2025**

#### ***5.4. Woodlands, Farms, and Public Access***

Work on the priorities identified within the Trust's Woodland Management Plan have continued with the focus being on tree thinning at Quarrymill, together with ongoing repair and maintenance of paths and fences.

The Trust's farms and farmland continue to be well managed by our longstanding tenant farmers. Maintaining and improving public access through the farms remains a key priority for the Trust and we continue to work with our tenants to achieve this aim. The Trust obtained planning permission for a new off-road path from Murray Royal up to Kinnoull Hill in late 2024, with the path being constructed and opened in June 2025. The creation of the path provides a safe route from the edge of Perth up to Kinnoull Hill and Deuchny Woods and links well with the other paths on our estate. It also included a range of biodiversity improvement works in line with the priorities identified in our Ecological Enhancement Plan.

#### ***5.6. Doo'cot Cricket Park and Pavilion***

The Trust's interest and commitment to cricket reflects A. K. Bell's passion for the game. Described as 'a sure catch in the long field' as a young man in 1885, he played cricket throughout his life and was president of the Scottish Cricket Union.

A conservation management survey of the category 'B' listed pavilion building in early 2024 revealed a number of areas of decay within the supporting structure. Initial temporary works were undertaken to allow the building to continue to function throughout the 2024 cricket season, and an initial phase of permanent repairs were undertaken in early 2025; a further phase of repairs is planned for 2025/26. The practice area was also upgraded in early 2025 with the nets being replaced and the artificial run-up surface refurbished. In addition, a new electronic scoreboard was installed for the 2025 playing season.

2025 marked the centenary of the completion and opening of the Doo'cot Cricket Park and Pavilion. To celebrate this milestone the Trust worked in partnership with Perth Doo'cot Cricket Club to host a match with the Marylebone Cricket Club in July 2025. The event included an exhibition of cricket memorabilia and was a great success with over 150 people attending during the course of the day.

### **6. Housing Service**

#### ***6.1. Housing Management and Support***

The Trust has a Housing Service Management and Development Plan which sets out the key management systems for the housing service, and areas for development over a five-year period. The implementation of a new housing software system to manage tenancies and property maintenance has been a key focus of the current plan, and this is now complete.

The Trust also provides a housing support service for the tenants in its 62 Sheltered Housing properties which is delivered under a contract with the Kincarrathie Trust. This is provided in tandem with a telecare support package which was upgraded in June 2025 to ensure compatibility with the national rollout of digital phone services.



## **The Gannochy Trust**

### **Trustees' Report for the year ended 30 June 2025**

#### ***6.2. Community Activities on the Housing Estate***

Tenant groups remain active on the housing estate with over 50 activities being organised through the residents' Gannochy Events Group and the Sheltered Housing Manager. The Trust also part-funds a Community Anchor post at Caledonia Housing Association who occasionally arranges activities for Gannochy residents. In addition, the Trust supported a number of youth activity events on the estate in May, June and July 2025. These were delivered by Kinross-shire Youth Enterprise and included a games night, bike maintenance training, street soccer, and a live music evening. The Neighbourhood Watch group remains active, as do community social media groups with the Gannochy Community WhatsApp group having 137 members.

#### ***6.3. Housing Centenary***

2024 marked the 100th anniversary of the first houses being completed and occupied on the Gannochy estate. A range of events were organised to celebrate this milestone including a celebratory cream tea for tenants, running a challenge for young people on the estate during the school holidays, and the burying of two time capsules in the Curly play area as part of its official opening in September 2024. The new community orchard was also named the Centenary Orchard in recognition of its completion during 2024.

### **7. Grant making**

#### ***7.1. Grant Strategy***

The Trust's current Grant Strategy covers the period 2022 to 2027, and funds are distributed throughout Scotland, with a particular focus on Perth & Kinross in recognition of A. K. Bell's wish to invest in his native town and the surrounding area. In Perth and Kinross our key aims are: to improve the quality of life; improve the availability or quality of the built and natural environment for wide community use; and to develop and inspire children and young people from birth to 21 years old. Funding in the rest of Scotland is focused on developing and inspiring young people between the ages of 11 and 21.

The Trust reviewed the funding envelope available for grant making during the year and subsequent amendments to the grant strategy were agreed in July 2025. The main change will be to the Rest of Scotland funding stream where we will now only be operating a small grants scheme. Further details on the funding envelope review are included in Section 9.

#### ***7.2. Gannochy Youth Panel Fund***

A key strand of the current Grant Strategy has been the introduction of a specific fund which is managed and distributed by a Youth Panel. Funding decisions are fully delegated to the Panel and they held four funding meetings during the course of the year, distributing £91,880 to charities within Perth and Kinross supporting young people between the ages of 11 and 26. A review of the operation of the fund was undertaken by the Centre for Youth Impact in June 2024 and their subsequent report considered by the Trustees and Youth Panel. A recommendation for increasing the fund's profile has resulted in a Gannochy Trust Youth Panel Fund Instagram account being established. The report noted the Youth Panel was operating well, and the other recommendations referred to the continuation of existing practice.

## The Gannochy Trust

### Trustees' Report for the year ended 30 June 2025

#### 7.3. Grants Plus

The Grants Plus programme, which provides organisational development support to charities we fund, has continued throughout the year and will remain a key element of the new Grant Strategy as the Trust continues to build resilience and sustainability in the sector. The majority of our Grants Plus activity is delivered in partnership with specialist providers, allowing us to draw on their expertise and share this with charities. The programme in 2024/25 included:

- a broad programme of third sector training events, led by Third Sector Interface (Perth and Kinross);
- mentoring and development work for individual charities, led by The Cranfield Trust;
- fundraising and income generation programme, led by Citrus Consultancy;
- courses on measuring impact, led by Evaluation Support Scotland;
- a unique sustainability course, developed in partnership with The Lasting Difference; and
- a Professional Development in Youth Work course.

In addition to the programme of training activities, we also offer all Perth and Kinross charities free use of our buildings and grounds.

#### 7.4. Grant awards

The Trust's grant-making for 2024/25 was £7,317,422 (see Note 9). This is made up of grant awards totalling £7,390,782 less £35,000 of commitments made in previous years (withdrawn due to projects not going ahead) and movement in grant liability discounting of £38,360 being applied. Grants awarded included £35,598 of dividend income paid to the Kincarrathie Trust, per the terms of the Farquharson Bequest.

The Trust considered 213 applications during the year (Trustees 187 and Youth Panel 26) of which 124 (Trustees 102 and Youth Panel 22) (58%) were successful and totalled £7,355,184. The table below summarises the split of grants awarded and withdrawn across Scotland and within Perth and Kinross (P&K) during the year:

<b>Funding Theme</b>	<b>Awarded</b>	<b>Withdrawn</b>	<b>Balance</b>
Rest of Scotland – Develop and Inspire Young People	£1,599,449	(£30,000)	£1,569,449
P&K – Develop and Inspire Children and Young People	£357,900	-	£357,900
P&K – Improve the Quality of Life	£4,513,180	(£5,000)	£4,508,180
P&K – Capital Projects	£792,775	-	£792,775
P&K – Youth Panel Fund	£91,880	-	£91,880
<b>Sub-Totals</b>	<b>£7,355,184</b>	<b>(£35,000)</b>	<b>£7,320,184</b>
Other – dividend income paid to Kincarrathie Trust			£35,598
Movement in grant liability discounting			(£38,360)
<b>Total</b>			<b>£7,317,422</b>

## **The Gannochy Trust**

### **Trustees' Report for the year ended 30 June 2025**

#### ***7.5. Strategic Partnerships***

Following a review in 2022, the Trust has continued the close working relationship with our four main Strategic Partners: Live Active Leisure, Perth Theatre and Concert Hall, Perth and Kinross Countryside Trust and Perth and Kinross Heritage Trust. New grant awards totalling £1,903,890 were agreed with all four organisations during the year which focus on delivering on a number of the Trust's key priorities. The funding will support a wide range of activities including an outdoor activity programme for primary school children, football development programmes for children and young people, community based engagement in the creative arts, environmental education outreach, and improvements to the area's natural and historic environment.

We have continued to work in partnership with Perth and Kinross Association of Voluntary Service and Perth and Kinross Council to support the anti-poverty Big Hoose project to extend its reach across Perth and Kinross. We were also delighted to see the YMCA Tayside's Y Centre building completed in July 2024 having supported the project with grant funding of £1.2m.

Several other large multi-year grants were made in the year to support the Trust's funding priorities including awards to: Duke of Edinburgh's Award Perth and Kinross, Perthshire Women's Aid, Pitlochry Festival Theatre, Remake Scotland, Rape and Sexual Abuse Centre Perth and Kinross, Girlguiding Scotland, Scouts Scotland, Perth and Kinross Association of Voluntary Service, and Perth Autism Support. Further details are provided in Note 9 to the accounts. The Trust also publishes details of all grant awards made on its website.

#### **8. Communications**

The Trust revised its Communications Strategy in 2023 which aligns our communications activity with our strategic direction and priorities. We have continued to implement an annual communications plan with activity focussed on maintaining and developing our website content, and an appropriate level of activity on social media. Communication with tenants is also a key priority, and we provide regular updates via the general Estate Newsletter and direct contact as appropriate.

#### **9. Financial review**

##### ***9.1. Financial Management***

Expenditure is carefully monitored and managed in all aspects of the Trust's work. This ensures that the best use is made of charitable funds, while achieving excellent quality in delivery, including maintaining all of our houses to a high standard. A well-developed procurement and tendering policy is in place, which supports the Trust to achieve best value.

All income and expenditure throughout the financial year is carefully monitored. Regular reports to Trustees ensure there is robust oversight of the budget. An annual budget review, led by the Chief Executive, ensures that the budget is refined to meet existing and emerging financial demands. Detailed financial policies and procedures, including a scheme of delegation, support the day-to-day financial management as well as strategic financial decision-making.

## **The Gannochy Trust**

### **Trustees' Report for the year ended 30 June 2025**

#### ***9.2. Financial Performance***

Our income from charitable activities (primarily rent from housing) was £1.7m (2024: £1.6m). Investment income was £4.0m (2024: £4.2m), comprising £3.7m from dividends and £0.3m rent from investment properties.

Total expenditure was £10.0m (2024: £7.6 m). Included in this were £7.7m of grants awarded and related costs (2024: £5.7m) and £2.2m of housing and related costs (2024: £1.9m).

Net expenditure before gains on investments was £4.2m (2024: £1.8m).

Total funds at the year-end were £237.2m (2024: £232.9m). These funds increased by £4.3m after gains on listed and other investment funds of £8.5m. (In 2024, they increased by £25.6m after gains of £14.8m on listed and other investments and £12.6m on the revaluation of property assets). Details of these funds are set out in Notes 25 to 27 to the accounts.

£230.1m are expendable endowment funds, of which £56.8m are represented by property assets that cannot be readily disposed of, with the balance represented by listed and other investment funds. Restricted funds, which are all represented by listed investment funds, amounted to £1.3m. Unrestricted funds were £5.7m, represented by £0.1m of tangible fixed assets, £11.0m of Cash funds, and £1.9m of cash and debtors, offset by liabilities of £7.3m.

These unrestricted general funds are available for the general use of the Trust in line with its objectives and are supplemented from the Trust's expendable endowment funds as and when required. The Trustees are the sole judges of what constitutes revenue, reserves and capital and, if revenue and reserves are insufficient, they may decide to spend out of capital.

#### ***9.3. Reserves Policy***

The Trust does not have a specific reserves policy. Rather, the Trust focuses on close monitoring of our investment performance and mitigating the associated risks as noted above. Included in the investment portfolio is a significant cash fund which represents several years of expenditure. The Trustees may vary this cash balance if they believe it could be better invested. Since grants are at the discretion of Trustees, unforeseen and unavoidable significant financial obligations are very improbable.

#### ***9.4. Investment Policy***

The principal objective of the Trust is the maintenance and development of our housing and wider estate with any surplus invested to allow the Trust to make charitable donations in line with the aims of the Trust Deed. The majority of the Trust's investment portfolio is unrestricted and is managed with the aim of generating a surplus that will meet the needs of the housing estate, help cover the administrative costs of the Trust, fund charitable donations and at a minimum maintain in real terms the underlying value of the portfolio. The Trustees have discretion in the management of the portfolio and currently manage it on an evergreen basis; meaning they assume the Trust to be perpetual. The smaller and restricted part of the portfolio is the Farquharson Bequest. Income from the Farquharson Bequest portfolio is paid directly to the Kincarrathie Trust. The Trustees of the Gannochy Trust and the Kincarrathie Trustees consult as necessary on investment matters pertaining to the Bequest portfolio and review and agree the investment policy. Full investment policy statements have been prepared for the Trust's main investment portfolio and the Farquharson Bequest portfolio.

## **The Gannochy Trust**

### **Trustees' Report for the year ended 30 June 2025**

#### ***9.5. Investment Risk Management***

The Trust pays particular attention to ensuring effective investment management. The Trust:

- employs an investment adviser, Isio, to advise on investment strategy, and on its directly managed investment assets, strategic asset allocation and risk measurement. The investment adviser also monitors the performance of the investment managers and produces detailed six-monthly reports on the performance of all the managers employed by the Trust which are reviewed at board meetings;
- implements a clear investment strategy, which is regularly reviewed;
- uses a number of investment specialists to manage funds within the overall portfolio;
- receives regular performance reports from its investment managers;
- reviews and upgrades its control processes to minimise the risks of fraud or a cyber security breach;
- reviews each calendar year the Investment Policy Statements for The Gannochy Trust and the Farquharson Bequest.

#### ***9.6. Investment Strategy***

The Gannochy Trust's investment objective is to generate a return of CPI +3.5% over the medium term from a diversified portfolio. The Farquharson Bequest's objective is CPI +3% from a less diversified and much smaller portfolio. In addition, the Farquharson Bequest has a target yield of 3%. The portfolios are managed on a total return basis, meaning charitable commitments are met through a combination of dividends and capital gains. The Trust has currency exposure through its investment in the LGIM Developed Markets Index Fund. The Trust considers ESG issues with regard to its investments. It does not hold equity exposure to emerging markets, principally because of governance concerns. The investment in the LGIM Developed Markets Fund is in the ESG class.

The Trust's current asset allocation was agreed following an investment strategy review in 2021, with transition taking place during 2022. Since then, global financial markets have seen significant change, therefore a review of the Trust's asset allocation was carried out in early 2024 which recommended reducing the allocation to Diversified Growth Funds and increasing the allocation to credit. This recommendation was partially implemented during the 24-25 financial year with further capital to be drawn down during the 25-26 financial year. Isio also recommended a rebalancing of the Farquharson Bequest portfolio with the objective of achieving a yield of at least 3% and a CPI + 3% target and this was completed in May 2025.

## The Gannochy Trust

### Trustees' Report for the year ended 30 June 2025

#### 9.7. Funding Envelope Review

During the course of the year the Trust undertook a review of our total funding envelope for both the estate and grant making. This considered the short-, medium-, and long-term performance of the endowment fund and known areas of exceptional expenditure over the short to medium term, with the objective of ensuring sufficient funds are available for these whilst protecting the value of the endowment. The review concluded that the endowment value has been marginally eroded both by recent higher inflation and financial markets volatility, and by the Trust having increased charitable donations during and in the aftermath of the pandemic. It recommended a number of actions in relation to the endowment fund. These include prioritising the extent and timing of exceptional expenditure on the estate and slightly reducing the value of our grant making. The implementation of these measures and fund performance will be carefully monitored on a regular basis in consultation with the Trust's investment advisors Isio.

#### 9.8. Investment Performance

**Table 1 Gannochy Trust Portfolio Performance**

Gannochy Trust						
Strategy	Manager	Value	Total Return			
		30/06/2025	1 Year	2 year	3 Year	Since Inception
		£m		(annualised)	(annualised)	(annualised)
Global DM Equity	LGIM	60.9	5.5%	13.8%	13.9%	12.0%
Semi-Liquid Credit	Apollo	17.3	7.7%	8.2%	7.6%	6.0%
Diversified Growth	Ruffer	24.9	6.4%	3.3%	1.6%	0.8%
Diversified Growth	Newton	12.8	6.7%	8.2%	4.0%	1.6%
Infrastructure	JP Morgan	30.8	9.8%	10.3%	n/a	9.8%
Diversified Alternatives	Partners Group	17.9	5.1%	4.6%	5.5%	5.5%
Private Credit	Pantheon	8.8	NET IRR NOT AVAILABLE			
Cash	LGIM	11	4.7%	4.9%	4.3%	4.2%
Total		184.4	7.0%	9.1%	8.2%	
Target CPI +3.5%			7.1%	6.3%	8.0%	
CPI			3.6%	2.8%	4.5%	
Notes: Legacy BNYM and Ruffer mandates have an assumed inception date of 31 December 2021.						
Source: Isio calculations, Investment managers.						

Table 1 shows the breakdown of the Gannochy Trust's portfolio at the end of June 2025 and performance over the past year and longer time frames back to the inception of the current strategy. The Trust portfolio slightly underperformed its benchmark (CPI+3.5%) in the past year, and this was partly attributable to the weakness of the US\$ as the Trust's Global equity investment is unhedged and is in the US\$ class. Over longer time frames the Trust has beaten its benchmark.

During the year the Trust received dividend income of £3.7m and withdrew £4.0m from the portfolio to meet its charitable commitments.

## The Gannochy Trust

### Trustees' Report for the year ended 30 June 2025

**Table 2 Farquharson Bequest Portfolio Performance**

Farquharson Bequest						
Strategy	Manager	Value	Total Return			
		30/06/2025	1 Year	2 year	3 Year	Since Inception
		£m		(annualised)	(annualised)	(annualised)
Global DM Equity	LGIM	0.5	5.5%	13.8%	13.9%	12.0%
Semi-Liquid Credit	Apollo	0.3	7.7%	8.2%	7.6%	6.0%
Diversified Growth	Ruffer	0.2	6.4%	3.3%	1.6%	0.4%
Diversified Alternatives	Partners Group	0.3	n/a	n/a	n/a	0.1%
Total		1.3	6.6%	8.9%	8.1%	
Target CPI +3.0%			6.6%	5.8%	7.5%	
CPI			3.6%	2.8%	4.5%	

Source: Isio calculations, Investment managers

Table 2 shows the breakdown of the Farquharson Bequest's portfolio at the end of June 2025 and performance over the past year and longer time frames back to the inception of the current strategy. The Bequest has a yield objective of 3% and a return objective of CPI+3%. During the year the portfolio added an investment to Diversified Alternatives funded by a reduction in exposure to Diversified Growth and Semi- Liquid credit. The Bequest met its return objective over the past year.

The Farquharson Bequest received £35,597 in dividends, which were paid out to the Kincarrathie Trust. This figure was slightly less than the target 3% yield, reflecting the time taken to implement the portfolio changes detailed above and the switch to the income units of the Ruffer portfolio from the accumulation units.

#### 9.9. Looking Forward

The investment environment remains challenging. Inflation is still not at target in important economies and the levels of sovereign debt in the context of high and rising deficits are a concern. In addition, the geopolitical environment continues to be volatile. The Trust's portfolios remain broadly diversified in terms of asset mix, active and passive mandates, market exposures and contractual type investments which Trustees believe are appropriate in this context.

#### 10. Risk Management

The Trust's strategic risk register is reviewed regularly by staff and Trustees, with full formal reviews completed and reported to the Board at a minimum of six-monthly intervals. The risk register includes strategic and operational risks, and recognises the significant health and safety issues associated with the operation of a complex estate. As noted above the financial risks from the global economic and geo-political situation have persisted, requiring careful consideration and management, particularly with regard to investments and expenditure on the estate. The reorganisation and diversification of the Trust's investment portfolio and the implementation of measures from the funding envelope review have helped to mitigate these risks. The Trust has also focussed on mitigating the growing risks from potential cyber-attacks through enhanced technical protection and staff awareness training.

## **The Gannochy Trust**

### **Trustees' Report for the year ended 30 June 2025**

While there is considerable expertise within the Gannochy Trust team in the identification and management of risk, Trustees are mindful of the value of objective and impartial advice, and Armour Risk Consulting Ltd provide a number of services that support risk management. This includes an annual health and safety audit, development of a detailed improvement plan and provision of expert advice on an ongoing basis.

#### **11. Our Future Plans**

The development of our overarching Strategic Plan, the supporting Estate and Grant strategies, and the individual Plans for Action provide a clear set of priorities for the Trust. These are driven by our mission and informed by our aspirational values. Housing, our estate and grant making will continue to be the focus of our activities, and key areas for development over the coming 12 to 18 months will be:

##### ***Strategy and Governance***

- reviewing our overarching strategic plan;
- ongoing development of our staff and Trustees to ensure we have the knowledge and insight required to deliver our strategic priorities.

##### ***Housing and Estate***

- continuation of our programme of housing refurbishment and upgrades;
- implementation of our carbon reduction action plan with a focus on refining the pilot refurbishment projects on our original houses to achieve the optimum cost/benefit balance;
- continued implementation of our woodland and habitat management plans for the estate;
- completing an update of the estate masterplan and strategy following the review by the Estate Sub-group;
- undertaking a survey of our housing tenants to identify any areas for improvement;

##### ***Grant Making***

- implementing amendments to our grant strategy following the funding capacity review and monitoring delivery;
- developing our impact measurement in grant making;
- continuing to develop our relationships with key partners to promote collaboration and joint working, with a particular focus on the coordination of funding and measures to promote the sustainability of the charities we support; and
- identifying and investigating options for enhanced support for mental health services in collaboration with funding and delivery partners.



## **The Gannochy Trust**

### **Trustees' Report for the year ended 30 June 2025**

The strong governance of the Trust will continue to be important, as we move forward with the updated Trust Deed, ensuring that we continue to work to fulfil A. K. Bell's wishes in a modern-day context. Trustees are highly committed to managing investments and resources to ensure the longevity of the Trust and to support the broad range of activities undertaken and planned for the future.

#### **12. Disclosure of information to the auditor**

Trustees understand their individual and collective responsibilities and have taken steps to make themselves aware of any relevant audit information and to establish that the Trust's auditor is aware of that information. The Trustees confirm that there is no relevant information that they know of and of which the auditor is unaware.

#### **13. Statement of Trustees' Responsibilities**

The Trustees are responsible for preparing the Trustees' report and the financial statements in accordance with the United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities requires the Trustees to prepare financial statements for each financial period which give a true and fair view of the state of affairs of the Trust and of the incoming resources and application of resources of the Trust for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP (FRS 102);
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Trust will continue in operation.


The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the Trust and enable them to ensure that the financial statements comply with the Charities and Trustee Investment (Scotland) Act 2005, the Charities Accounts (Scotland) Regulations 2006 (as amended) and the provisions of the Trust's founding document. The Trustees are also responsible for safeguarding the assets of the Trust and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Trustees are responsible for the maintenance and integrity of the charity and financial information included on the charity's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

## **The Gannochy Trust**

### **Trustees' Report for the year ended 30 June 2025**

The annual report was approved by the Trustees of the Trust on 3 December 2025 and signed on its behalf by:

  
.....

Mr. Roland A. Bean

Chair

## **The Gannochy Trust**

### **Independent Auditor's Report to the Members of The Gannochy Trust**

#### **Opinion on financial statements**

We have audited the financial statements of the Gannochy Trust (the 'charity') for the year ended 30 June 2025 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash flows, and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 30 June 2025 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities and Trustee Investment (Scotland) Act 2005 and regulation 8 of the Charities Accounts (Scotland) Regulations 2006.

#### **Basis for opinion**

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

#### **Conclusions relating to going concern**

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least 12 months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

## **The Gannochy Trust**

### **Independent Auditor's Report to the Members of The Gannochy Trust**

#### **Other information**

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

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

We have nothing to report in this regard.

#### **Matters on which we are required to report by exception**

We have nothing to report in respect of the following matters where the Charity Accounts (Scotland) Regulations 2006 (as amended) requires us to report to you if, in our opinion:

- the information given in the Trustees' Report is inconsistent in any material respect with the financial statements; or
- proper accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

#### **Responsibilities of trustees**

As explained more fully in the Statement of Trustees' Responsibilities on page 15 the trustees are responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

## **The Gannochy Trust**

### **Independent Auditor's Report to the Members of The Gannochy Trust**

#### **Auditor's responsibilities for the audit of the financial statements**

We have been appointed as auditor under section 44(1)(c) of the Charities and Trustee Investment (Scotland) Act 2005 and report in accordance with regulations made under that Act.

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

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

We gained an understanding of the legal and regulatory framework applicable to the charity and the industry in which it operates and considered the risk of acts by the charity which were contrary to applicable laws and regulations, including fraud. These included, but were not limited to, the Charities and Trustee Investment (Scotland) Act 2005 and the Charities Accounts (Scotland) Regulations 2006.

Our audit procedures were designed to respond to risks of material misstatement in the financial statements, recognising that the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery, misrepresentations or through collusion.

We focused on laws and regulations that could give rise to a material misstatement in the charity's financial statements. Our tests included, but were not limited to:

- enquiries with management about any known or suspected instances of non-compliance with laws and regulations and fraud;
- reading any available correspondence with regulators including OSCR;
- review of board minutes; and
- auditing the risk of management override of controls, including through testing journal entries and other adjustments for appropriateness.

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

## **The Gannochy Trust**

### **Independent Auditor's Report to the Members of The Gannochy Trust**

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

#### **Use of our report**

This report is made solely to the charity's trustees, as a body, in accordance with regulation 10 of the Charities Accounts (Scotland) Regulations 2006. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

*CT Audit Limited*

**CT Audit Limited**

**Chartered Accountants and Statutory Auditor**

**61 Dublin Street**

**Edinburgh**

**EH3 6NL**

09 December 2025  
.....

CT Audit Limited is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006

## The Gannochy Trust

### Statement of Financial Activities for the Year Ended 30 June 2025

	Note	Unrestricted funds £	Restricted funds £	Endowment funds £	Total 2025 £	Total 2024 £
<b>Income and Endowments from:</b>						
Donations and legacies	3	58,024	-	-	58,024	-
Charitable activities	4	1,687,276	-	-	1,687,276	1,599,031
Investment income	5	263,022	35,598	3,716,893	4,015,513	4,231,600
Other income		<u>20</u>	<u>-</u>	<u>-</u>	<u>20</u>	<u>1,923</u>
Total Income		<u>2,008,342</u>	<u>35,598</u>	<u>3,716,893</u>	<u>5,760,833</u>	<u>5,832,554</u>
<b>Expenditure on:</b>						
Raising funds	6	(245,806)	-	(107,124)	(352,930)	(229,320)
Charitable activities	7	<u>(9,407,262)</u>	<u>(35,598)</u>	<u>(183,362)</u>	<u>(9,626,222)</u>	<u>(7,406,569)</u>
Total Expenditure		<u>(9,653,068)</u>	<u>(35,598)</u>	<u>(290,486)</u>	<u>(9,979,152)</u>	<u>(7,635,889)</u>
Net expenditure before (losses)/gains on investments		<u>(7,644,726)</u>	<u>-</u>	<u>3,426,407</u>	<u>(4,218,319)</u>	<u>(1,803,335)</u>
Realised gains on investment assets		302,037	567	92,958	395,562	39,512
Unrealised gains on investment assets	17	<u>443,869</u>	<u>41,544</u>	<u>7,640,569</u>	<u>8,125,982</u>	<u>14,775,599</u>
Total gains on investment assets		<u>745,906</u>	<u>42,111</u>	<u>7,733,527</u>	<u>8,521,544</u>	<u>14,815,111</u>
Net (expenditure)/income		(6,898,820)	42,111	11,159,934	4,303,225	13,011,776
Gross transfers between funds	25	(3,049,472)	-	3,049,472	-	-
Gains on revaluation of fixed assets	14	-	-	-	-	11,031,827
Gains on revaluation of investment properties	15	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,607,660</u>
Net movement in funds		<u>(9,948,292)</u>	<u>42,111</u>	<u>14,209,406</u>	<u>4,303,225</u>	<u>25,651,263</u>
<b>Reconciliation of funds</b>						
Total funds brought forward	25	<u>15,677,984</u>	<u>1,275,146</u>	<u>215,930,682</u>	<u>232,883,812</u>	<u>207,232,549</u>
Total funds carried forward	25	<u>5,729,692</u>	<u>1,317,257</u>	<u>230,140,088</u>	<u>237,187,037</u>	<u>232,883,812</u>

All of the Trust's activities derive from continuing operations during the above two periods.

The funds breakdown for 2025 and 2024 are shown in note 25.

These notes on pages 25 to 51 form part of these financial statements.


**The Gannochy Trust**  
**(Registration number: SC003133)**  
**Balance Sheet as at 30 June 2025**

	Note	2025 £	2024 £
<b>Fixed assets</b>			
Tangible assets	14	48,661,049	48,688,476
Investment properties	15	6,885,000	6,885,000
Social investment properties	16	1,339,076	1,339,076
Other investments	17	<u>185,675,797</u>	<u>181,154,253</u>
		<u>242,560,922</u>	<u>238,066,805</u>
<b>Current assets</b>			
Debtors	18	73,395	87,559
Cash at bank and in hand	27	<u>1,833,031</u>	<u>1,411,395</u>
		1,906,426	1,498,954
<b>Creditors: Amounts falling due within one year</b>	20	<u>(4,801,348)</u>	<u>(4,895,281)</u>
<b>Net current liabilities</b>		<u>(2,894,922)</u>	<u>(3,396,327)</u>
<b>Total assets less current liabilities</b>		239,666,000	234,670,478
<b>Creditors: Amounts falling due after more than one year</b>	21	<u>(2,478,963)</u>	<u>(1,786,666)</u>
<b>Net assets</b>		<u><u>237,187,037</u></u>	<u><u>232,883,812</u></u>
<b>Funds of the Trust:</b>			
<b>Endowment funds</b>			
Capital fund		196,379,888	182,030,957
Revaluation reserve		<u>33,760,200</u>	<u>33,899,725</u>
<b>Total endowment funds</b>	25	230,140,088	215,930,682
<b>Restricted</b>	25	1,317,257	1,275,146
<b>Unrestricted income funds</b>			
General funds	25	<u>5,729,692</u>	<u>15,677,984</u>
<b>Total funds</b>		<u><u>237,187,037</u></u>	<u><u>232,883,812</u></u>



**The Gannochy Trust**  
**(Registration number: SC003133)**  
**Balance Sheet as at 30 June 2025**

The financial statements on pages 21 to 51 were approved by the Trustees, and authorised for issue on 3 December 2025 and signed on their behalf by:

  
.....

Mr. Roland A. Bean  
Chair

  
.....

Mrs. Ailsa Macmillan  
Vice Chair

These notes on pages 25 to 51 form part of these financial statements.

## The Gannochy Trust

### Statement of Cash Flows for the Year Ended 30 June 2025

	Note	2025 £	2024 £
<b>Cash flows from operating activities</b>			
Net income		4,303,225	25,651,263
<b>Adjustments to cash flows from non-cash items</b>			
Depreciation	14	198,936	178,604
Income from investments	5	(3,752,491)	(3,977,258)
Unrealised gain on investments	17	(8,125,982)	(14,775,599)
Realised gain on investments		(395,562)	(39,512)
Gain on revaluation of fixed assets	14	-	(11,031,827)
Gain on revaluation of investment properties		-	(1,607,660)
		<u>(7,771,874)</u>	<u>(5,601,989)</u>
<b>Working capital adjustments</b>			
Decrease in debtors	18	14,164	1,304
Increase in creditors	20, 21	<u>598,364</u>	<u>326,699</u>
<b>Net cash flows from operating activities</b>		<u>(7,159,346)</u>	<u>(5,273,986)</u>
<b>Cash flows from investing activities</b>			
Purchase of tangible fixed assets	14	(171,509)	(115,104)
Sale of tangible fixed assets		-	1,917
Purchase of investments	17	(9,418,241)	(5,500,000)
Proceeds from the sale of investments	17	13,418,241	7,000,001
Income from investments	5	<u>3,752,491</u>	<u>3,977,258</u>
<b>Net cash flows from investing activities</b>		<u>7,580,982</u>	<u>5,364,072</u>
Net increase in cash and cash equivalents		421,636	90,086
Cash and cash equivalents at 1 July 2024	27	<u>1,411,395</u>	<u>1,321,309</u>
Cash and cash equivalents at 30 June 2025	27	<u><u>1,833,031</u></u>	<u><u>1,411,395</u></u>
<b>Reconciliation of net cash flow to movement in net funds</b>			
Increase in cash		421,636	90,086
Net funds at 1 July 2024		<u>1,411,395</u>	<u>1,321,309</u>
Net funds at 30 June 2025		<u><u>1,833,031</u></u>	<u><u>1,411,395</u></u>

All of the cash flows are derived from continuing operations during the above two periods.

These notes on pages 25 to 51 form part of these financial statements.

# The Gannochy Trust

## Notes to the Financial Statements for the Year Ended 30 June 2025

### 1 General information

The Gannochy Trust is a Trust founded in 1937 and is registered with the Office of the Scottish Charity Regulator under Charity Number SC003133.

### 2 Accounting policies

#### Statement of compliance

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) (effective 1 January 2019) - (Charities SORP (FRS 102)(Second edition - October 2019)), the Charities and Trustee Investment (Scotland) Act 2005 and the Charities Accounts (Scotland) Regulations 2006 (as amended).

#### Basis of preparation

The financial statements are presented in sterling (£) and are rounded to the nearest £1.

The Gannochy Trust meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

#### Significant judgements and estimation uncertainty

In the application of the Trust's accounting policies, the Trustees are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. As the estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant, actual results may differ from these estimates. The estimates and underlying assumptions are reviewed on an ongoing basis.

The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are addressed below.

#### *Useful economic lives of tangible fixed assets*

The annual depreciation charge for tangible assets is sensitive to changes in the estimated useful economic lives and residual values of the assets. The useful economic lives and residual values are re-assessed annually. They are amended when necessary to reflect current estimates, based on technological advancement, future investments, economic utilisation and the physical condition of the assets. See Note 14 for carrying amounts of tangible assets.

#### Going concern

The financial statements have been prepared on a going concern basis.

The Trustees assess whether the use of going concern is appropriate i.e. whether there are any material uncertainties related to events or conditions that may cast significant doubt on the ability of the Trust to continue as a going concern. The Trustees make this assessment in respect of a period of one year from the date of approval of the financial statements and are satisfied that no material uncertainties exist in respect of going concern.

## **The Gannochy Trust**

### **Notes to the Financial Statements for the Year Ended 30 June 2025**

#### **2 Accounting policies (continued)**

##### **Income and endowments**

###### ***Donations and legacies***

Donations and legacies are recognised on a receivable basis when receipt is probable and the amount can be reliably measured.

###### ***Investment income***

All income is recognised once the Trust has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Dividends are recognised once the dividend has been declared and notification has been received of the dividend due. Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Trust; this is normally upon notification of the interest paid or payable by the bank.

Accumulation units received in the year are invested for the purpose of capital growth therefore these have not been recognised as income within the financial statements.

Rental income from property held and managed in furtherance of charitable activities is recognised in the period to which it relates.

##### **Expenditure**

All expenditure is recognised once there is a legal or constructive obligation to that expenditure, where probable settlement is required and the amount can be measured reliably. All costs are allocated to the applicable expenditure heading that aggregate similar costs to that category. Where costs cannot be directly attributed to particular headings they have been allocated on a basis consistent with the use of resources, with central staff costs allocated on the basis of time spent, and depreciation charges allocated on the portion of the assets' use. Other support costs are allocated based on the spread of staff costs.

###### ***Raising funds***

Costs relating to raising funds are operational and maintenance costs in relation to investment properties together with costs incurred in the management of investments.

###### ***Charitable activities***

Charitable expenditure comprises those costs incurred by the Trust in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

The cost of charitable activities includes grants made, providing housing, the costs incurred with the Gannochy Estate, Doo'cot Park, Quarrymill and include an apportionment of overall overhead and support costs.

## **The Gannochy Trust**

### **Notes to the Financial Statements for the Year Ended 30 June 2025**

#### **2 Accounting policies (continued)**

##### ***Grant expenditure***

Grant-making consists of grants paid, being payments made to third parties in the furtherance of the charitable objectives of the Trust.

In addition included within grant-making are grants which are payable under certain conditions. These grants are accounted for where either the Trustees have agreed to pay the grant without condition and the recipient has a reasonable expectation that they will receive a grant, or any condition attaching to the grant is outside the control of the Trust.

##### ***Grant provisions***

Provisions for grants are made when the intention to make a grant has been communicated to the recipient but there is uncertainty about either the timing of the grant or the amount of grant payable.

##### **Support costs**

Support costs include central functions and have been allocated to charitable activities based on staff time and usage.

##### **Governance costs**

These include the costs attributable to the Trust's compliance with constitutional and statutory requirements, including audit, strategic management and Trustees' meetings and reimbursed expenses.

##### **Taxation**

The Trust is a charity and is not liable to Corporation Tax. The Trust is not registered for VAT and resources expended therefore include irrecoverable input VAT.

**The Gannochy Trust**

**Notes to the Financial Statements for the Year Ended 30 June 2025**

**2 Accounting policies (continued)**

**Tangible fixed assets**

There is no amount below which assets are not capitalised.

Tangible fixed assets are stated at cost less depreciation, subject to revaluation. Tangible fixed assets are depreciated over their estimated useful lives and are calculated on the cost less the estimated residual value of the assets.

The land and buildings were valued in June 2024 using a different basis of valuation for different assets in the portfolio as appropriate - current market value; depreciated replacement cost; and the Existing Use Value for Social Housing which is the specific method used for properties within the affordable housing sector. The valuation of the agricultural land and buildings was carried out by Bidwells, Chartered Surveyors, while the residential properties were valued by D M Hall, Chartered Surveyors. Both these Chartered Surveyors are external to the Trust.

In the opinion of the Trustees, these valuations are appropriate to be used at 30 June 2025. Consideration has been given as to the useful life of each of these properties and 50 years is still deemed to be appropriate.

The Trust Deed sets out obligations on the Trustees for the maintenance of the properties within the Gannochy Estate in terms of which the Trustees consider that it would not be competent for them to sell such properties. In consequence, the market value which is attributed to such properties is considered by the Trustees to be of restricted use.

**Depreciation and amortisation**

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

<b>Asset class</b>	<b>Depreciation method and rate</b>
Charitable property	Straight line over fifty years
Fixtures, fittings and equipment	10% to 33% straight line basis

**Investment properties**

Investment properties were valued in June 2024 using current market value. Any changes in fair value will be recognised in the Statement of Financial Activities.

Investment properties will not be subject to annual depreciation but the carrying value will be considered, on a routine basis, by the Trustees to assess any impairment.

In the opinion of the Trustees, these valuations are appropriate to be used at 30 June 2025.

## **The Gannochy Trust**

### **Notes to the Financial Statements for the Year Ended 30 June 2025**

#### **2 Accounting policies (continued)**

##### **Social investments**

Social investments are made in furtherance of the Trust's objects and any investment return is secondary to the charitable purpose supported by the investment. Such investments are included at their cost. Any loss or impairment arising from such investments is charged to the Statement of Financial Activities.

##### **Fixed asset investments**

Fixed asset investments, other than programme related investments, are included at market value at the balance sheet date. Realised gains and losses on investments are calculated as the difference between sales proceeds and their market value at the start of the period, or their subsequent cost, and are charged or credited to the Statement of Financial Activities in the period of disposal.

Unrealised gains and losses represent the movement in market values during the period and are credited or charged to the Statement of Financial Activities based on the market value at the period end.

##### **Trade debtors**

Rent arrears and other debtors are recognised at the settlement amount due. Prepayments are valued at the amount prepaid net of any discounts due. Concessionary loans made in furtherance of charitable objectives are accounted for at the amount paid, less any subsequent repayments.

##### **Cash and cash equivalents**

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

##### **Creditors**

Creditors are recognised where the Trust has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors are normally recognised at their settlement amount after allowing for any trade discounts due.

If the settlement date of a liability, including grants, is likely to be more than 12 months from the reporting date and the time value of money is material to the amount, then the liability is discounted back to its present value at the reporting date. The appropriate discount rate is considered to be the market rate of interest comparable to the opportunity cost of income from investments foregone.

##### **Financial instruments**

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

**The Gannochy Trust**

**Notes to the Financial Statements for the Year Ended 30 June 2025**

**2 Accounting policies (continued)**

**Fund accounting**

Unrestricted income funds are general funds that are available for use at the Trustees' discretion in furtherance of the objectives of the Trust.

Restricted income funds are those donated for use in a particular area or for specific purposes, the use of which is restricted to that area or purpose.

Endowment funds represent the current value of the original capital invested. The Trustees are the sole judges as to what constitutes revenue, reserves and capital and as far as revenue and reserves are insufficient may spend out of capital, and the endowment funds are therefore considered to be expendable.

Further details of each fund are disclosed in Note 25.

**Pensions and other post retirement obligations**

The Trust operates a defined contribution pension scheme. Contributions are charged in the Statement of Financial Activities as they become payable in accordance with the rules of the scheme. The Trust also provides benefits to a small number of former employees who are not members of the pension scheme. A reliable estimate of future commitments regarding these is not available, and accordingly no provision has been made in these financial statements.

**3 Income from donations and legacies**

	<b>Unrestricted funds General £</b>	<b>Total 2025 £</b>
Donations and legacies;		
Legacies	<u>58,024</u>	<u>58,024</u>
	<u>58,024</u>	<u>58,024</u>



## The Gannochy Trust

### Notes to the Financial Statements for the Year Ended 30 June 2025

#### 4 Income from charitable activities

	<b>Total 2025 £</b>	<b>Total 2024 £</b>
Housing	1,673,286	1,583,732
Charitable Buildings Other	<u>13,990</u>	<u>15,299</u>
	<u><u>1,687,276</u></u>	<u><u>1,599,031</u></u>

Housing includes affordable rents, pensioners housing and other properties. All income from charitable activities was unrestricted in 2024 and 2025.

#### 5 Investment income

	<b>Unrestricted funds  General £</b>	<b>Restricted funds £</b>	<b>Endowment funds Expendable £</b>	<b>Total 2025 £</b>	<b>Total 2024 £</b>
Dividends receivable from listed investments	-	35,598	3,716,893	3,752,491	3,977,258
Income from rents	<u>263,022</u>	<u>-</u>	<u>-</u>	<u>263,022</u>	<u>254,342</u>
	<u><u>263,022</u></u>	<u><u>35,598</u></u>	<u><u>3,716,893</u></u>	<u><u>4,015,513</u></u>	<u><u>4,231,600</u></u>

Of the total income for the year to 30 June 2024, £254,342 was unrestricted, £35,956 was restricted and £3,941,302 related to expendable endowment funds.

## The Gannochy Trust

### Notes to the Financial Statements for the Year Ended 30 June 2025

#### 6 Expenditure on raising funds

##### Investment management costs

	Activities undertaken directly	Allocated support costs (Note 8)	Total 2025	Total 2024
	£	£	£	£
Administration of the investments	107,124	-	107,124	59,250
Investment property repairs	157,992	87,814	245,806	170,070
	<u>265,116</u>	<u>87,814</u>	<u>352,930</u>	<u>229,320</u>

Of the total expenditure for the year to 30 June 2025, £265,116 was unrestricted, and £87,814 related to expendable endowment funds.

Of the total expenditure for the year to 30 June 2024, £170,070 was unrestricted, and £59,250 related to expendable endowment funds.

#### 7 Expenditure on charitable activities

	Activity undertaken directly	Grant funding of activity (Note 9)	Activity support costs (Note 8)	Total 2025	Total 2024
	£	£	£	£	£
Grant-Making	47,279	7,317,422	347,689	7,712,390	5,675,147
Housing	624,785	-	685,667	1,310,452	1,380,020
Other Charitable Property	95,804	-	91,359	187,163	151,939
Gardens, Grounds & Plantation	256,307	-	81,627	337,934	154,195
Estate Buildings	19,612	-	1,712	21,324	13,981
Community	-	-	56,959	56,959	31,287
	<u>1,043,787</u>	<u>7,317,422</u>	<u>1,265,013</u>	<u>9,626,222</u>	<u>7,406,569</u>

Of the total expenditure for the year to 30 June 2025, £9,407,262 was unrestricted, £35,598 restricted and £183,362 related to expendable endowment funds.

Of the total expenditure for the year to 30 June 2024, £7,187,505 was unrestricted, £35,956 restricted and £183,108 related to expendable endowment funds.

## The Gannochy Trust

### Notes to the Financial Statements for the Year Ended 30 June 2025

#### 8 Analysis of governance and support costs

##### Support costs allocated to expenditure on raising funds

	<b>Governance costs</b>	<b>Employed Staff costs</b>	<b>Administration costs</b>	<b>Premises costs including depreciation</b>	<b>Total 2025</b>	<b>Total 2024</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Investment property repairs	<u>7,388</u>	<u>55,369</u>	<u>23,923</u>	<u>1,134</u>	<u>87,814</u>	<u>97,689</u>

The basis of allocation is staff time and usage.

##### Support costs allocated to charitable activities

	<b>Governance costs</b>	<b>Employed staff costs</b>	<b>Administration costs</b>	<b>Premises costs including depreciation</b>	<b>Total 2025</b>	<b>Total 2024</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Grant-Making	73,881	192,398	78,538	2,872	347,689	361,655
Housing	51,717	351,999	94,256	187,695	685,667	698,411
Other Charitable						
Property	7,388	60,854	18,197	4,920	91,359	91,592
Gardens, Grounds & Plantation	7,388	48,445	23,478	2,316	81,627	76,427
Estate Buildings	-	1,709	3	-	1,712	2,108
Community	<u>-</u>	<u>27,750</u>	<u>29,209</u>	<u>-</u>	<u>56,959</u>	<u>31,287</u>
	<u>140,374</u>	<u>683,155</u>	<u>243,681</u>	<u>197,803</u>	<u>1,265,013</u>	<u>1,261,480</u>

The basis of allocation is staff time and usage.

## The Gannochy Trust

### Notes to the Financial Statements for the Year Ended 30 June 2025

#### 8 Analysis of governance and support costs (continued)

##### Governance costs

	<b>Total 2025 £</b>	<b>Total 2024 £</b>
Staff costs		
Wages and salaries	56,617	55,289
Other staff costs	686	1,415
Audit fees		
Audit of the financial statements	23,553	11,262
Accountancy fees	11,145	9,262
Legal fees & consultants	47,546	23,569
Allocated support costs	8,215	17,743
	<u>147,762</u>	<u>118,540</u>

#### 9 Grant-making

	<b>Grants to organisations £</b>
<b>Analysis of grants awarded</b>	
Rest of Scotland - Develop and Inspire Young People	1,569,449
Perth & Kinross - Develop and Inspire Children & Young People	357,900
Perth & Kinross - Improve the Quality of Life	4,508,180
Perth & Kinross - Capital Projects	792,775
Perth & Kinross - Youth Panel Fund	91,880
Other	35,598
	<u>7,355,782</u>
Movement in grant liability discounting	(38,360)
	<u>7,317,422</u>

The support costs associated with grant-making are £347,689 (30 June 2024 - £361,655).

## The Gannochy Trust

### Notes to the Financial Statements for the Year Ended 30 June 2025

#### 9 Grant-making (continued)

	<b>2025</b>
	<b>£</b>
<b>Grants awarded in the year of £100,000 and over</b>	
Duke of Edinburgh's Award - Perth and Kinross Association	150,000
Girlguiding Scotland	150,000
Horsecross Arts Ltd	350,000
Live Active Leisure	858,890
Perth & Kinross Association of Voluntary Service Ltd	142,088
Perth & Kinross Association of Voluntary Service Ltd	305,500
Perth & Kinross Countryside Trust	565,000
Perth & Kinross Heritage Trust	130,000
Perth Autism Support	195,000
Perthshire Women's Aid	270,000
Pitlochry Festival Theatre	156,052
Rape and Sexual Abuse Centre Perth and Kinross	300,000
Remake Scotland	150,000
Scottish Crannog Centre Trust	270,000
Scouts Scotland	255,000
Strathearn Artspace SCIO	108,000
Other (all less than £100,000)	3,035,252
	<hr/> 7,390,782
Commitments from previous years withdrawn	(35,000)
Movement in grant liability discounting	(38,360)
	<hr/> <hr/> 7,317,422

## **The Gannochy Trust**

### **Notes to the Financial Statements for the Year Ended 30 June 2025**

#### **9 Grant-making (continued)**

All awards are made under the charitable activity of Grant-Making.

The £150,000 grant over three years to the Duke of Edinburgh's Award - Perth and Kinross Association is towards unrestricted core funding July 2024 to June 2027.

The £150,000 grant over three years to Girlguiding Scotland is towards their Good Guiding grants.

The £350,000 grant over three years to Horsecross Arts Ltd is towards unrestricted core funding April 2025 to March 2028.

The £858,890 grant over three years to Live Active Leisure is towards their Sport and Active Recreation Initiatives April 2025 to March 2028.

The £142,088 grant over three years to Perth & Kinross Association of Voluntary Service Ltd is towards 'The Big Hoose' core funding April 2025 to March 2028.

The £305,500 grant over three years to Perth & Kinross Association of Voluntary Service Ltd is towards unrestricted core funding April 2025 to March 2028.

The £565,000 grant over three years to Perth & Kinross Countryside Trust is towards unrestricted core funding April 2025 to March 2028.

The £130,000 grant for one year to Perth & Kinross Heritage Trust is towards unrestricted core funding April 2025 to March 2026.

The £195,000 grant over three years to Perth Autism Support is towards unrestricted core funding April 2025 to March 2028.

The £270,000 grant over three years to Perthshire Women's Aid is towards unrestricted core funding October 2024 to September 2027.

The £156,052 grant over three years to Pitlochry Festival Theatre is towards the salary costs of their Artistic Production Team and upgrade of sound infrastructure equipment.

The £300,000 grant over three years to Rape and Sexual Abuse Centre Perth and Kinross is towards core funding October 2024 to September 2027.

The £150,000 grant over three years to Remake Scotland is towards unrestricted core funding October 2024 to September 2027.

The £270,000 grant over three years to the Scottish Crannog Centre Trust is towards unrestricted core funding August 2024 to July 2027.

The £255,000 grant over three years to Scouts Scotland is towards their Development programme April 2025 to March 2028.

The £108,000 grant over three years to Strathearn Artspace SCIO is towards unrestricted core funding October 2024 to September 2027.

## The Gannochy Trust

### Notes to the Financial Statements for the Year Ended 30 June 2025

#### 9 Grant-making (continued)

##### Grants of £100,000 and over paid out, provided for in previous years

	<b>Unrestricted funds</b>
	<b>£</b>
Blairgowrie & Rattray Community Football Club	200,000
Corbenic Camphill Community Limited	100,000
Perth & Kinross Council re Strategic Youth Work Partnership	188,041
The Aberfeldy Sports Club	250,000
All under £100,000	2,757,837
	<u>3,495,878</u>

## The Gannochy Trust

### Notes to the Financial Statements for the Year Ended 30 June 2025

#### 10 Net outgoing/(incoming) resources

Net outgoing/(incoming) resources for the year include:

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Audit fees	23,553	11,262
Loss/(profit) on disposal of tangible fixed assets	130	(1,119)
Depreciation of fixed assets	<u>198,936</u>	<u>178,604</u>

#### 11 Taxation

The Trust is a registered charity and is therefore exempt from taxation.

#### 12 Trustees remuneration and expenses

No Trustees, nor any persons connected with them, have received any remuneration from the charity during the year (2024: no remuneration received).

£1,431 was paid for Directors and Officers insurance cover for the Trustees (2024: £1,046).

#### 13 Staff costs

The aggregate payroll costs were as follows:

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
<b>Staff costs during the year were:</b>		
Wages and salaries	657,169	637,547
Social security costs	60,672	59,340
Pension costs	68,166	65,220
	<u>786,007</u>	<u>762,107</u>
Other staff costs	9,820	10,589
	<u>795,827</u>	<u>772,696</u>



**The Gannochy Trust**

**Notes to the Financial Statements for the Year Ended 30 June 2025**

**13 Staff costs (continued)**

The monthly average number of persons (including senior management team) employed by the Trust during the year, analysed by category, was as follows:

	<b>2025 No</b>	<b>2024 No</b>
Estate upkeep (5 full-time/2 part-time)	7	7
Management and administration (8 full-time/1 part-time)	9	9
	<u>16</u>	<u>16</u>

The total employee benefits of the key management personnel of the Trust were £311,785 (2024 - £302,875).

The number of employees whose emoluments fell within the following bands was:

	<b>2025 No</b>	<b>2024 No</b>
£60,001 - £70,000	1	1
£80,001 - £90,000	1	1

**Pensions**

All employees participated in the Defined Contribution Pension Scheme.

Contributions to the employee pension scheme for the year totalled £68,166 (2024 - £65,220).

The basis of allocating the pension expense is included at Note 8 under staff costs. There was no outstanding liability at the year end.

## The Gannochy Trust

### Notes to the Financial Statements for the Year Ended 30 June 2025

#### 14 Tangible fixed assets

	Affordable housing £	Operational property £	Furniture and equipment £	Total £
<b>Cost or Valuation</b>				
At 1 July 2024	47,394,999	1,224,665	548,368	49,168,032
Additions	<u>150,000</u>	<u>-</u>	<u>21,509</u>	<u>171,509</u>
At 30 June 2025	<u>47,544,999</u>	<u>1,224,665</u>	<u>569,877</u>	<u>49,339,541</u>
<b>Depreciation</b>				
At 1 July 2024	-	-	479,556	479,556
Charge for the year	<u>177,753</u>	<u>5,609</u>	<u>15,574</u>	<u>198,936</u>
At 30 June 2025	<u>177,753</u>	<u>5,609</u>	<u>495,130</u>	<u>678,492</u>
<b>Net book value</b>				
At 30 June 2025	<u>47,367,246</u>	<u>1,219,056</u>	<u>74,747</u>	<u>48,661,049</u>
At 30 June 2024	<u>47,394,999</u>	<u>1,224,665</u>	<u>68,812</u>	<u>48,688,476</u>

Land and buildings comprise assets which have been subject to revaluations.

The land and buildings valuation was carried out in June 2024 using a different basis of valuation for different assets in the portfolio as appropriate - current market value; depreciated replacement cost; and the Existing Use Value for Social Housing which is the specific method used for properties within the affordable housing sector. The valuation of the amenity woodlands, which are included in operational properties, was carried out by Bidwells, Chartered Surveyors, while the affordable housing and other operational properties were valued by D M Hall, Chartered Surveyors. Both these Chartered Surveyors are external to the Trust. In the opinion of the Trustees, these valuations are appropriate to be used at 30 June 2025.

Heritable property held purely in furtherance of the Trust's charitable purposes is comprised of affordable housing and property held for the charity's operational purposes. This property is accounted for at valuation.

On an original historic cost basis, the cost of the revalued properties was £23,804,364 with depreciation applied to these assets of £4,467,789 giving a net book value of £19,336,575.

**The Gannochy Trust**

**Notes to the Financial Statements for the Year Ended 30 June 2025**

**15 Investment properties**

	<b>Investment properties £</b>
<b>Valuation</b>	
At 1 July 2024	<u>6,885,000</u>
<b>Net book value</b>	
At 30 June 2025	<u>6,885,000</u>
At 30 June 2024	<u>6,885,000</u>

Investment properties comprise residential properties and agricultural land and buildings leased at market rent.

A valuation was carried out in June 2024 using a current market value basis. The valuation of the agricultural land and buildings was carried out by Bidwells, Chartered Surveyors, while the residential properties were valued by D M Hall, Chartered Surveyors. Both these Chartered Surveyors are external to the Trust. In the opinion of the Trustees, these valuations are appropriate to be used at 30 June 2025.

On an original historic cost basis, the cost of the revalued properties was £1,731,000 with depreciation applied to these assets of £331,776 giving a net book value of £1,399,224.

## The Gannochy Trust

### Notes to the Financial Statements for the Year Ended 30 June 2025

#### 16 Social investment properties

	<b>Land &amp; buildings £</b>	<b>Total £</b>
<b>Net book value</b>		
At 1 July 2024	<u>1,339,076</u>	<u>1,339,076</u>
At 30 June 2025	<u><u>1,339,076</u></u>	<u><u>1,339,076</u></u>

Social investments comprise Kincarrathie House Residential Care Home and associated land and buildings which are carried at cost less depreciation.

## The Gannochy Trust

### Notes to the Financial Statements for the Year Ended 30 June 2025

#### 17 Fixed asset investments

##### Other investments

	<b>Investment funds £</b>	<b>Cash investment funds £</b>	<b>Total £</b>
<b>Cost or Valuation</b>			
At 1 July 2024	160,362,088	20,792,165	181,154,253
Additions	8,092,241	1,326,000	9,418,241
Disposals	(1,489,475)	(11,533,204)	(13,022,679)
Unrealised gain	<u>7,682,113</u>	<u>443,869</u>	<u>8,125,982</u>
At 30 June 2025	<u>174,646,967</u>	<u>11,028,830</u>	<u>185,675,797</u>
<b>Net book value</b>			
At 30 June 2025	<u>174,646,967</u>	<u>11,028,830</u>	<u>185,675,797</u>
At 30 June 2024	<u>160,362,088</u>	<u>20,792,165</u>	<u>181,154,253</u>

The historical cost of the listed and other investments at 30 June 2025 was £158,504,430 (2024: £162,108,867).

Investment funds include both unlisted and listed investments.

Cash investment funds comprise wholly of the L&G Cash Trust.

All funds are professionally managed and based on external manager valuations where unlisted. Unlisted funds include listed investments.

All investments are carried at their fair value. Investment in equities and fixed interest securities are all traded in quoted public markets, primarily the London Stock Exchange.

Liquidity risk is anticipated to be low, as most assets are traded in markets with good liquidity and high trading volumes although some investments are locked in for a period of time. Furthermore, a significant proportion of the Trust's investments are in diversified growth funds and cash funds to secure short and medium term cash-flows. The Trust has no material investment holdings in markets subject to exchange controls or trading restrictions.

The Trust manages investment risks by retaining expert advisors and operating an investment policy that provides for a high degree of diversification of holdings. The Trust does not make use of derivatives and similar complex financial instruments.

## The Gannochy Trust

### Notes to the Financial Statements for the Year Ended 30 June 2025

#### 17 Fixed asset investments (continued)

Details of investments in which the Trust holds its portfolio are as follows:

	<b>Total</b>
	<b>£</b>
BNY Mellon Real Return	12,764,161
Apollo Total Return Fund	17,344,658
L&G Future World ESG Developed Index Fund	60,871,523
L&G Cash Trust	11,028,831
Link Fund Solutions Limited (Ruffer Absolute Return)	24,890,081
Partners Fund	17,887,083
J P Morgan Infrastructure Investment Fund	30,786,567
Pantheon Private Debt PSD III GBP	8,785,636
	<hr/> 184,358,540
Other investments	1,317,257
	<hr/> <hr/> 185,675,797

#### 18 Debtors

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Kincarrathie Trust	10,600	8,079
Loan - Hope Park Trust	10,000	20,000
Rent debtors	13,795	20,480
Other debtors - Bond Payment	39,000	39,000
	<hr/> 73,395	<hr/> 87,559

**The Gannochy Trust**

**Notes to the Financial Statements for the Year Ended 30 June 2025**

**18 Debtors (continued)**

There are no debtors receivable after more than one year (2024: £10,000).

This can be analysed as follows:

	2025	2024
	£	£
Loan - Hope Park Trust	-	10,000

The above loan was made in furtherance of the Trust's charitable objectives and accordingly no interest was charged on the capital. The loan was repayable at £10,000 per annum and was unsecured.

**19 Cash and cash equivalents**

	2025	2024
	£	£
Cash on hand	200	200
Cash at bank	1,832,831	1,411,195
	1,833,031	1,411,395

## The Gannochy Trust

### Notes to the Financial Statements for the Year Ended 30 June 2025

#### 20 Creditors: amounts falling due within one year

	2025 £	2024 £
Charitable commitments - grants payable	4,172,673	4,113,293
Other creditors	555,710	751,750
Accruals	72,965	30,238
	<u>4,801,348</u>	<u>4,895,281</u>

#### 21 Creditors: amounts falling due after one year

	2025 £	2024 £
Charitable commitments - grants payable	2,692,664	1,962,007
Grant liability discounting	<u>(213,701)</u>	<u>(175,341)</u>
	<u>2,478,963</u>	<u>1,786,666</u>

#### 22 Capital commitments

Expenditure in respect of the existing housing renovations contracted for, but not incurred or provided for in the financial statements at 30 June 2025, amounted to £45,764 (2024: £23,174).

#### 23 Lessor and financial commitments

The total future minimum rental income receivable under non-cancellable operating lease agreements is £205,074 (2024: £191,846).

#### Operating lease commitments

Total future minimum lease payments under non-cancellable operating leases are as follows:

	2025 £	2024 £
Within one year	4,067	3,389
Between one and five years	<u>-</u>	<u>3,106</u>
	<u>4,067</u>	<u>6,495</u>



## **The Gannochy Trust**

### **Notes to the Financial Statements for the Year Ended 30 June 2025**

#### **24 Related party transactions**

The following relations exist between the Trustees who have served at any time during the year and related parties, including charities who have received or provided services. The Trustees do not participate in deliberations relating to, and do not vote on, decisions affecting the charities with whom they have a relationship. The related parties are:

##### **Mr. Bruce N. Renfrew**

##### **Kinnoull Parish Church (Elder)**

A grant of £2,880 towards a residential trip to the Abernethy Trust's Nethy Bridge Centre (awarded by the Youth Panel).

A grant of £2,720 to provide engaging activities, healthy food and support for young people at their Phoenix Youth project (awarded by the Youth Panel).

##### **Professor Karen Reid**

##### **Mindspace Limited (Professor Reid's partner is an employee of the charity)**

A grant of £38,000 towards refurbishment of The Gateway.

No balances were due in respect of the above related parties as at 30 June 2025 (2024: £nil).

## The Gannochy Trust

### Notes to the Financial Statements for the Year Ended 30 June 2025

#### 25 Funds

	Balance at 1 July 2024 £	Incoming resources £	Resources expended £	Transfers £	Other recognised and unrecognised gains/(losses) £	Balance at 30 June 2025 £
<b>Unrestricted funds</b>						
<i><b>Unrestricted general funds</b></i>						
Unrestricted income fund	15,677,984	2,008,342	(9,653,068)	(3,049,472)	745,906	5,729,692
<b>Restricted funds</b>						
W.G. Farquharson Bequest	1,275,146	35,598	(35,598)	-	42,111	1,317,257
<b>Endowment funds</b>						
<i><b>Expendable endowment funds</b></i>						
Capital fund	182,030,957	3,716,893	(150,961)	3,049,472	7,733,527	196,379,888
Revaluation reserve	33,899,725	-	(139,525)	-	-	33,760,200
	<u>215,930,682</u>	<u>3,716,893</u>	<u>(290,486)</u>	<u>3,049,472</u>	<u>7,733,527</u>	<u>230,140,088</u>
<b>Total funds</b>	<u>232,883,812</u>	<u>5,760,833</u>	<u>(9,979,152)</u>	<u>-</u>	<u>8,521,544</u>	<u>237,187,037</u>

## The Gannochy Trust

### Notes to the Financial Statements for the Year Ended 30 June 2025

#### 25 Funds (continued)

	Balance at 1 July 2023 £	Incoming resources £	Resources expended £	Transfers £	Other recognised and unrecognised gains/(losses) £	Balance at 30 June 2024 £
<b>Unrestricted funds</b>						
<i>Unrestricted general funds</i>						
Unrestricted income fund	9,535,750	1,855,296	(7,357,575)	10,765,158	879,355	15,677,984
<b>Restricted funds</b>						
W.G. Farquharson Bequest	1,179,963	35,956	(35,956)	-	95,183	1,275,146
<b>Endowment funds</b>						
<i>Expendable endowment funds</i>						
Capital fund	173,553,540	3,941,302	(146,960)	(10,765,158)	15,448,233	182,030,957
Revaluation reserve	22,963,296	-	(95,398)	-	11,031,827	33,899,725
	<u>196,516,836</u>	<u>3,941,302</u>	<u>(242,358)</u>	<u>(10,765,158)</u>	<u>26,480,060</u>	<u>215,930,682</u>
<b>Total funds</b>	<u>207,232,549</u>	<u>5,832,554</u>	<u>(7,635,889)</u>	<u>-</u>	<u>27,454,598</u>	<u>232,883,812</u>

## The Gannochy Trust

### Notes to the Financial Statements for the Year Ended 30 June 2025

#### 25 Funds (continued)

The specific purposes for which the funds are to be applied are as follows:

Restricted Funds - W.G. Farquharson bequeathed certain properties to the Trust which were disposed of in 1994 and 2011 with the net proceeds invested on the stock market for the W.G. Farquharson Bequest. Movements occur on this fund reflecting gains & losses and related distributions. £35,598 was remitted directly to the Kincarrathie Trust during the year.

Endowment Funds - the Trustees are the sole judges as to what constitutes revenue, reserves and capital and as far as revenue and reserves are insufficient may spend out of capital.

During the year £3,049,472 was transferred from the Trust's unrestricted general funds to endowment funds.

#### 26 Analysis of net assets between funds

	<b>Unrestricted funds General £</b>	<b>Restricted funds £</b>	<b>Endowment funds Expendable £</b>	<b>Total funds 2025 £</b>
Tangible fixed assets	74,747	-	48,586,302	48,661,049
Investment properties	-	-	6,885,000	6,885,000
Social investments	-	-	1,339,076	1,339,076
Other investments	11,028,830	1,317,257	173,329,710	185,675,797
Current assets	1,906,426	-	-	1,906,426
Current liabilities	(4,801,348)	-	-	(4,801,348)
Creditors over 1 year	(2,478,963)	-	-	(2,478,963)
Total net assets	<u>5,729,692</u>	<u>1,317,257</u>	<u>230,140,088</u>	<u>237,187,037</u>

	<b>Unrestricted funds General £</b>	<b>Restricted funds £</b>	<b>Endowment funds Expendable £</b>	<b>Total funds 2024 £</b>
Tangible fixed assets	68,812	-	48,619,664	48,688,476
Investment properties	-	-	6,885,000	6,885,000
Social investments	-	-	1,339,076	1,339,076
Other investments	20,792,165	1,275,146	159,086,942	181,154,253
Current assets	1,498,954	-	-	1,498,954
Current liabilities	(4,895,281)	-	-	(4,895,281)
Creditors over 1 year	(1,786,666)	-	-	(1,786,666)
Total net assets	<u>15,677,984</u>	<u>1,275,146</u>	<u>215,930,682</u>	<u>232,883,812</u>

The Gannochy Trust

Notes to the Financial Statements for the Year Ended 30 June 2025

27 Analysis of net funds

	At 1 July 2024 £	Cash flow £	At 30 June 2025 £
Cash at bank and in hand	<u>1,411,395</u>	<u>421,636</u>	<u>1,833,031</u>
Net debt	<u>1,411,395</u>	<u>421,636</u>	<u>1,833,031</u>

	At 1 July 2023 £	Cash flow £	At 30 June 2024 £
Cash at bank and in hand	<u>1,321,309</u>	<u>90,086</u>	<u>1,411,395</u>
Net debt	<u>1,321,309</u>	<u>90,086</u>	<u>1,411,395</u>