

Trustees' Annual Report and Accounts  
for the year to 30<sup>th</sup> September 2025

Selkirk Regeneration SCIO  
SC037397

**Selkirk Regeneration SCIO**  
**Reference and Administrative Information**

The trustees present their report and the financial statements for the charity for the year ended 30<sup>th</sup> September 2025.

**Charity name**

Selkirk Regeneration SCIO

**Charity Number**

SC037397

**Address**

1 Tower Street

Selkirk

TD7 4LR

**Trustees**

David Bethune

Maureen Franks

Sarah Gorman

Margaret Milne

Andy Murray

Jack Peers (until 8<sup>th</sup> Feb 2025)

Viv Ross

## **STRUCTURE, GOVERNANCE AND MANAGEMENT**

### **Governing document**

Selkirk Regeneration Company was incorporated on 7<sup>th</sup> September 2009 as a Company Limited by Guarantee with Charitable Status governed by its Memorandum and Articles of Association.

On 22<sup>nd</sup> July 2020, Selkirk Regeneration Company (SRC) converted into Selkirk Regeneration SCIO, a Scottish Charitable Incorporated Organisation, governed by its constitution, following approval by the members at the Annual General Meeting of Selkirk Regeneration Company in May 2020.

### **Appointment of Trustees**

The Board of Trustees is appointed by the Members of the SCIO, in accordance with its constitution. There must be a minimum of three and a maximum of twelve trustees. Membership is open to any resident of the TD7 area that supports the aims of the SCIO. The Trustees serve on a voluntary basis and are responsible for the charity's overall direction, its administration and financial affairs.

## **PURPOSES AND ACTIVITIES**

Selkirk Regeneration has been formed to benefit the Community of Selkirk as defined by the TD7 postcode district ("the Community"), with the following purposes, to be exercised following the principles of sustainable development (where sustainable development means development which meets the needs of the present without compromising the ability of future generations to meet their own needs), namely:

- the prevention or relief of poverty
- the advancement of education
- the advancement of health
- the provision of recreational facilities, or the organisation of recreational activities, with the object of improving the conditions of life for the persons for whom the facilities of activities are primarily intended
- the advancement of environmental protection or improvement
- the advancement of community development, including urban or rural regeneration

The SCIO has power to do anything which is calculated to further its purposes or is conducive or incidental to doing so.

## **ACHIEVEMENTS AND PERFORMANCE**

The Board of Trustees met regularly throughout the year, to monitor and review strategic and operational decisions to ensure Selkirk Regeneration continues to deliver and develop its charitable activities for the benefit of the residents of Selkirk and surrounding area. Members are invited to attend Board meetings.

Selkirk Regeneration (SCIO) has very limited working capital and operates mainly on the commitment and enthusiasm of its membership. We have no membership fees. Each project is self-funded through negotiation with external agencies.

The Board wishes to thank all members of the SCIO, and would encourage members to contribute their time, ideas and energy towards involvement in any of our current projects, which are described overleaf.

An e-newsletter is circulated to members every couple of months, to encourage member engagement and to increase membership across the TD7 area. Currently, we have 61 members on our SCIO mailing list.

Over the years, Selkirk Regeneration has led and contributed to many initiatives to benefit the community, including purchasing and renovating the two derelict shops at the foot of Tower Street, publishing a book of historical photographs of the town, assisting Selkirk Community Shed to get started, supporting the local Fair Trade group to obtain Fair Trade Town status, enabling the Conservation Area Renovation Scheme, commissioning the historical "close" signs, and much more.

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## **ACHIEVEMENTS AND PERFORMANCE (continued)**

On reflection, the Trustees feel justifiably satisfied that current and past projects demonstrate how Selkirk Regeneration can be instrumental in setting up and promoting initiatives beneficial to the local community. With the help and support of members, we are confident that Selkirk Regeneration can look forward to further successful projects in the future. Currently active projects are summarized below.

### **1 and 5 Tower Street**

1TS has continued to operate as a pop-up shop throughout the year with a range of enterprises making use of the premises. Linda Revels continues as shop “manager” and has worked hard to maintain occupancy despite the current economic challenges. As well as benefitting the community as part of a longer-term strategy for town centre regeneration, 1TS continues to provide a small income for the SCIO which can be used to maintain the property and to prime other projects. Some internal redecoration has been carried out during the past year.

The former derelict fish shop at 5 Tower Street continues as the base for the Sustainable Borders energy advice project.

Investigations are underway to determine the best way, and to obtain funding, to rectify deterioration of the render on both 1 and 5 Tower Street, which was completed during the CARS project.

### **Community Solar project**

Selkirk Regeneration contracted Scene Connect as consultants to investigate feasibility of a community-owned solar array on Common Good land. This could benefit Selkirk by providing income to the Common Good Fund, a reliable supply of low-carbon, low-cost electricity to local businesses and employers, a return on investment to community shareholders, and profit channelled into community projects through Selkirk Regeneration. It would also contribute to Scotland’s net-zero targets. Unfortunately, the project has been stalled due to difficulties in negotiating grid access with SPEN.

### **Sustainable Selkirk/Borders**

The aims of this project are to increase public awareness of climate change and its implications, to provide advice to householders to reduce their energy demand and carbon footprint, and to encourage more active travel. Established in 2020 as Sustainable Selkirk with funding from the Climate Challenge Fund and based in the Energy Advice Centre at 5 Tower Street, the team arranges events, carries out home energy visits, facilitates recycling and makes e-bikes available for rent. With ongoing funding from the Lottery Community Fund, the Energy Redress Fund, the LEAP partnership and SGCNs VCMA programme, the project was rebranded as Sustainable Borders, providing services to both Selkirk and a wider area of the Scottish Borders. The staffing team has now increased to a Manager, 4 Energy Advisors and a Community Engagement Officer.

### **Selkirk and the Valleys Local Place Plan**

Having contributed to the development of the original Selkirk Community Action Plan 2012-2015, Selkirk Regeneration has led community consultation in partnership with SBC, leading to the publication of the Selkirk & the Valleys Local Place Plan in August 2025. This will provide a strategic framework of projects which can be taken forward by different agencies and community groups in the coming years. Selkirk Regeneration is currently seeking funding for a Development Officer to coordinate the implementation of the Plan. As an initial example of this, Selkirk Regeneration is in the process of applying for planning permission for the restoration of the Sir Walter Scott statue in Selkirk’s Market Place.

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## **ACHIEVEMENTS AND PERFORMANCE (continued)**

### **Selkirk Community Cinema**

Selkirk Regeneration continued to provide support (banking and trustee assistance) to Selkirk Community Cinema, a local initiative “celebrating the magic of film and the joy of community connection in the heart of Selkirk.” The group’s aim is to prioritise accessible pricing and inclusive screenings so that as many people as possible can enjoy a trip to Selkirk Community Cinema .... and enjoy an atmosphere that’s warm and welcoming for all. During the year, The group organised various screening events in Selkirk Parish Church and Philiphaugh Community Centre, attended mainly by young families.

### **Community involvement**

Trustees and members of Selkirk Regeneration are also involved in a range of other community organisations, including Selkirk Community Council, SBCCN, Selkirk Chamber of Trade, Churches Together in Selkirk and the Valleys, Scott’s Selkirk and the Haining Charitable Trust.

## **FINANCIAL REVIEW**

The charity receipts are primarily from grants received, and payments are mainly related to specific projects. Both receipts and payments have increased significantly in the year, due mainly to the expansion of the Sustainable Borders project, with total receipts for the year being £266,209 (2024: £234,920). Payments in the year totalled £258,898 (2024: £214,453) which resulted in a surplus of £7,311 (2024: £20,467). This surplus is mainly due to grants and income received in the current year which will be carried forward to cover expenditure in 2025-26.

## **RESERVES POLICY**

It is the policy of charity to maintain unrestricted funds at a level that equates to approximately three months of unrestricted expenditure. Unrestricted funds held at 30<sup>th</sup> September 2025 amounted to £42,104 (2024: £27,169) which was acceptable to the Trustees.

This report was approved by the Board on 11<sup>th</sup> December 2025 and signed on its behalf by



David Bethune, Trustee



**Selkirk Regeneration SCIO: Receipts and Payments Accounts for the year ended 30<sup>th</sup> September 2025**

|                                       | unrestricted<br>funds | restricted<br>funds | total<br>2024-25 | total<br>2023-24 |
|---------------------------------------|-----------------------|---------------------|------------------|------------------|
| <b>Receipts</b>                       |                       |                     |                  |                  |
| Donations/sundry                      | 137                   | -                   | 137              | 8                |
| Fundraising                           | 121                   | -                   | 121              | 22               |
| Grants for Sustainable Borders        | -                     | 140,136             | 140,136          | 161,976          |
| Grant for Community Cinema            | -                     | -                   | -                | 984              |
| CARES grant for solar project         | -                     | 15,446              | 15,446           | -                |
| Income for Sustainable Borders *      | 108,300               | -                   | 108,300          | 68,575           |
| Income from Community Cinema          | -                     | 454                 | 454              | 380              |
| 1TS rental income                     | 1,615                 | -                   | 1,615            | 2,975            |
| <b>Total Receipts</b>                 | 110,173               | 156,036             | 266,209          | 234,920          |
| <b>Payments</b>                       |                       |                     |                  |                  |
| Administration                        | 445                   | -                   | 445              | 620              |
| 1TS costs                             | 2,871                 | -                   | 2,871            | 2,693            |
| 5TS costs                             | -                     | -                   | -                | 797              |
| community solar project costs         | -                     | 15,446              | 15,446           | -                |
| Sustainable Borders project costs     | 91,828                | 147,257             | 239,085          | 209,443          |
| Community Cinema costs                | -                     | 957                 | 957              | 805              |
| sundry                                | 94                    | -                   | 94               | 95               |
| <b>Total payments</b>                 | 95,238                | 163,660             | 258,898          | 214,453          |
| Surplus (deficit) for the year        | 14,935                | (7,624)             | 7,311            | 20,467           |
| Transfers between funds               | -                     | -                   | -                | -                |
| <b>Surplus (deficit) for the year</b> | 14,935                | (7,624)             | 7,311            | 20,467           |

\*LEAP and SGN/VCMA contracts

Selkirk Regeneration SCIO: Statement of Balances for the year ended 30<sup>th</sup> September 2025

|                                  | unrestricted<br>funds | restricted<br>funds | total<br>2024-25 |
|----------------------------------|-----------------------|---------------------|------------------|
| <b>Funds reconciliation</b>      |                       |                     |                  |
| Opening cash at bank and in hand | 27,169                | 20,060              | 47,229           |
| Surplus/(deficit) for the year   | 14,935                | (7,624)             | 7,311            |
| Closing cash at bank and in hand | 42,104                | 12,436              | 54,540           |

**Other assets**  
(nominal value)

|                                    |        |
|------------------------------------|--------|
| Freehold property (1 Tower Street) | 30,000 |
| Freehold property (5 Tower Street) | 15,000 |
|                                    | 45,000 |

Approved by the Trustees on 11<sup>th</sup> December 2025 and signed on their behalf



David Bethune, Trustee

## **1. Basis of accounting**

These accounts have been prepared on the Receipts and Payments basis in accordance with the Charities & Trustee Investment (Scotland) Act 2005 and the Charities accounts (Scotland) Regulations 2006 (as amended).

## **2. Nature and purpose of funds**

### **(a) Unrestricted Funds**

#### **General Fund**

The General Fund encompasses all income and expenditure relating to the primary activities of the charity, other than those for which funding is restricted or designated. The closing balance on the fund was £6,218 (2024: £8,334).

#### **Sustainable Borders General Fund (designated)**

The Sustainable Borders General Fund comprises unrestricted funds designated to be used to further the purposes of the Sustainable Borders project. The income to this fund comes from services provided by Sustainable Borders for the LEAP programme and SGN's VMCA programme. The closing balance on the fund was £35,885.

### **(b) Restricted Funds**

#### **Sustainable Selkirk/Borders Fund**

This fund comprises of grants received from the National Lottery's Community Led Fund, Scottish Borders Council, South of Scotland Enterprise, Energy Redress and CyclingUK. During the year grants of £140,136 were received and expenditure of £147,256 was incurred. The closing balance on the fund was £12,435.

Note: Energy Redress grant instalments are paid 3 monthly in arrears against claimed expenditure, and at 30<sup>th</sup> September, the balance in this fund was temporarily diminished by £32,094 of Energy Redress related expenditure, awaiting imminent receipt of the next quarterly claimed grant instalment.

#### **Selkirk Community Cinema Fund**

This fund is to support the initial establishment of Selkirk Community Cinema. The income comprises of £454 from ticket sales from community film events. During the year, expenditure of £957 was incurred. The closing balance on the fund was £56.

## **3. Other Assets**

The designated assets shown on the Statement of Balances represent the nominal value of the charity's fixed assets (1 and 5 Tower Street).



#### 4. Grants received

Major grants received during the year were as follows:

##### For Sustainable Selkirk:

|                                  |         |
|----------------------------------|---------|
| SBC Community Welfare Fund       | £2,499  |
| SBCAN seed funding               | £1,800  |
| Big Lottery Community Led grants | £37,079 |
| Energy Redress funding           | £98,758 |

##### For Selkirk Regeneration Solar project feasibility:

|                                 |         |
|---------------------------------|---------|
| Energy Saving Trust CARES grant | £15,446 |
|---------------------------------|---------|

In addition, a total of £50,500 was received from Agility Eco for services provided by Sustainable Borders for their LEAP (Energy Advice) programme across the Scottish Borders, and £57,800 from SGN for their VCMA (Vulnerability and Carbon Monoxide Allowance) programme.

#### 5. Transfer between funds

none

**Independent Examiner's Report to the Trustees of Selkirk Regeneration SCIO:**

**Registered charity number: SC037397**

I report on the accounts of the charity for the year ended 30<sup>th</sup> September 2025 which are set out on pages 1 to 8.

**Respective responsibilities of trustees and examiner**

The charity's trustees are responsible for the preparation of the accounts in accordance with the terms of the Charities and Trustee Investment (Scotland) Act 2005 and the Charities Accounts (Scotland) Regulations 2006. The charity trustees consider that the audit requirement of Regulation 10(1) (d) of the 2006 Accounts Regulations does not apply. It is my responsibility to examine the accounts as required under section 44(1) (c) of the Act and to state whether particular matters have come to my attention.

**Basis of independent examiner's statement**

My examination is carried out in accordance with Regulation 11 of the 2006 Accounts Regulations. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeks explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

**Independent examiner's statement**

In the course of my examination, no matter has come to my attention

1. which gives me reasonable cause to believe that in any material respect the requirements:
  - to keep accounting records in accordance with Section 44(1) (a) of the 2005 Act and Regulation 4 of the 2006 Accounts Regulations
  - to prepare accounts which accord with the accounting records and comply with Regulation 9 of the 2006 Accounts Regulations

have not been met, or

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

**Name:** David Campbell



**Relevant Professional qualification/professional body:** CA, FCCA

**Address:** 27 North Bridge Street  
Hawick  
TD9 9BD

**Date:**

19-2-26