

APPENDIX 3



Independent examiner's report on the accounts							v2
Report to the trustees/members of		Charity name					CRAIL PRESERVATION SOCIETY
Registered charity number		SC016960					
On the accounts of the charity for the period		Period start date			Period end date		
	Day	Month	Year	to	Day	Month	Year
	01	11	2024		31	10	2025
Set out on pages							(remember to include the page numbers of additional sheets)

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) 2005 Act and the Charities Accounts (Scotland) Regulations 2006 (as amended). The charity trustees consider that the audit requirement of Regulation 10(1) (d) of the Accounts Regulations does not apply. It is my responsibility to examine the accounts as required under section 44(1) (c) of the Act and to state whether particular matters have come to my attention.

Basis of independent examiner's statement

My examination is carried out in accordance with Regulation 11 of the 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 [~~other than that disclosed on the attached page*~~]

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

have not been met, or

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

Signed: 
Name: SUSAN JACK

Date: 13.02.26

Relevant professional qualification(s) or body (if any):

Address: Fife Voluntary Action
 Caledonia House, Pentland Park
 Saltire Centre
 Glenrothes KY6 2AL

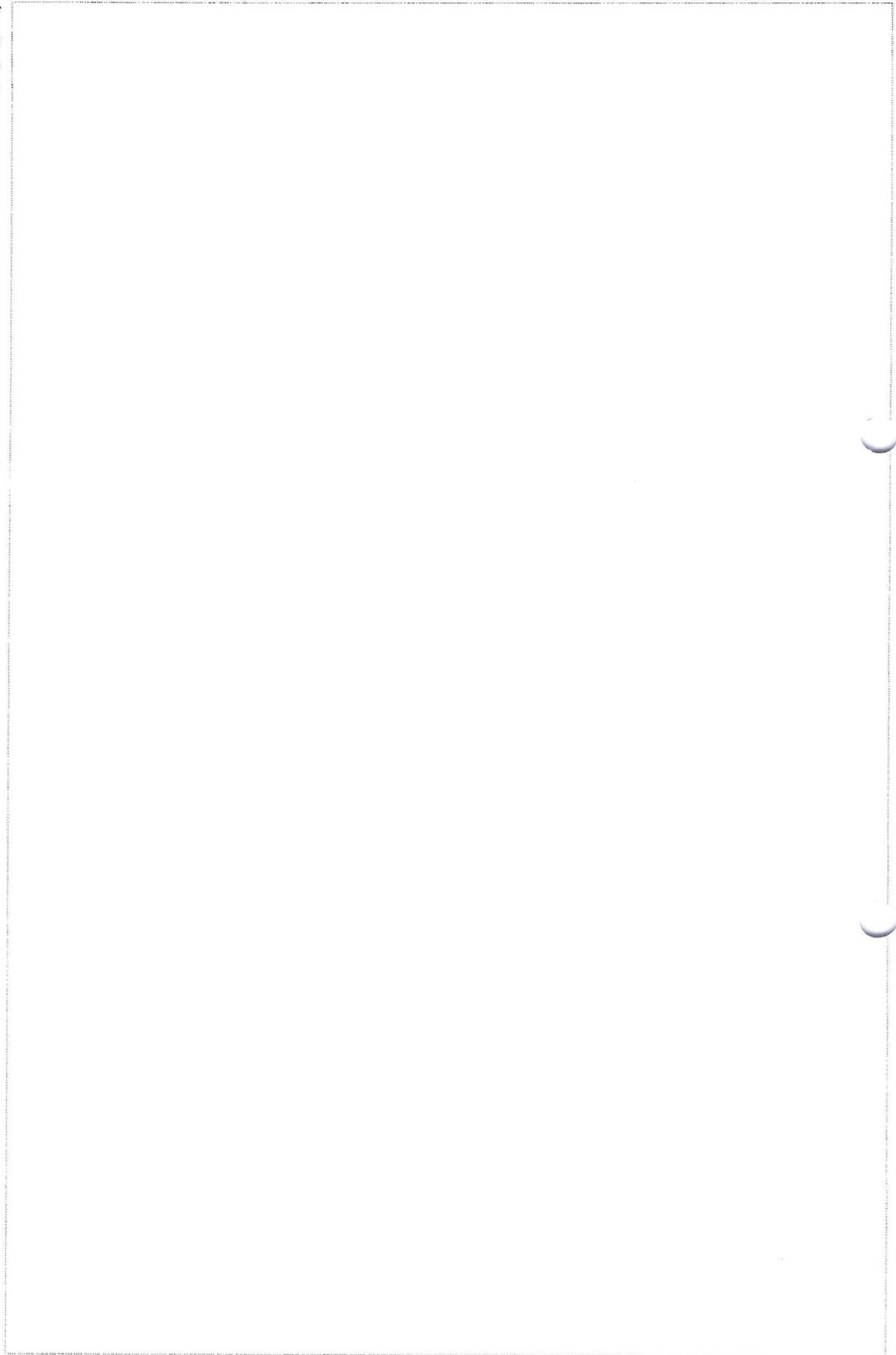
*Please delete the words in the brackets if they do not apply. If the words do apply, set out those matters which have come to your attention on the following page.

APPENDIX 3

Disclosure section

Only complete if the examiner needs to highlight material problems.

**Give here brief details of
any items that the
examiner wishes to
disclose**

A large, empty rectangular box with a thin black border, intended for the user to provide details of items to be disclosed. The box is currently blank.

**CRAIL PRESERVATION
SOCIETY**

**ANNUAL REPORT AND FINANCIAL
STATEMENTS**

FOR THE YEAR ENDED 31 OCTOBER 2025

SCOTTISH CHARITY NUMBER SC016960

CRAIL PRESERVATION SOCIETY

Trustees' Annual Report and Accounts Year to 31 October 2025

The Trustees have pleasure in presenting their report together with the financial statements for the year ended 31 October 2025

Reference and Administrative Information

Scottish Charity Number: SC016960

Contact Address: 25 Castle Street, Crail KY10 3SJ

Bankers:

- Royal Bank of Scotland, St Andrews, FIFE, KY16 9QB
- Scottish Widows Bank, Edinburgh EH3 8BW

Trustees

The charity is administered by a committee who are its Trustees. The following persons served during the period of this financial report;

Dennis Gowans	Chairman
Sandy Young	Vice- Chair
Kelsey Jackson Williams	Secretary - re-appointed 18th August 2025
Peter McMahon	Treasurer
Liz McMahon	Membership Secretary
Kevin Thurlow	Trustee
Jimmy Aird	Trustee
Neil McKay	Trustee - appointed 11th February 2025
Tamsin Sullivan	Trustee
Jo Hambly	Trustee - appointed 11th February 2025
Tom Dawson	Trustee - appointed 11th February 2025
Gerry O'Neill	Trustee - appointed 11th February 2025

Honorary Roles

David Jerdan	Hon. President
James McCallum	Hon. Vice President
John Ramsay	Hon. Vice President
Derek White	Hon. Vice President

Charitable Purposes

The charitable purpose of the society is to:

- Preserve the architecture, historic character and ambience of the Royal Burgh of Crail
- Improve and maintain the amenity thereof
- Co-operate with and support the work of the Trustees of Crail Museum

Structure and Management and Recruitment and Appointment of Trustees

The society is set up as an unincorporated charitable association, governed by constitution. At an annual general meeting, held in February each year, office bearers and committee members are appointed to run the day-to-day business of the society. Any member of the society is eligible to become a committee member or office bearer. Nominations are sought in advance of the annual general meeting at which elections are held and the results announced. The term of office is three years. All committee members are trustees of the society. No committee member or office bearer has any right to appoint a committee member. No committee member or office-bearer receives any remuneration but reimbursement of reasonable expenses is allowed with prior authorisation by the Chairman or Vice Chairman and supported by receipts. Financial accounts are ratified by the members at the Annual General Meeting.

Risk Management

The Trustees have assessed the major risks to which the charity is exposed, in particular those relating to the operations and finances of the charity, and are satisfied that systems are in place to mitigate the charity's exposure to the major risks.

Review of the Activities and Achievements

We have in recent years CPS fully completed the following projects:

Crail Mercat Cross at a project cost of ~£28,000 (CPS cost £1,800)

The **Lumsden Monument** in Crail Kirkyard at a project cost of ~£48,000 (CPS cost £1,986)

Refurbished the exterior of **Crail's 16th Century Doocot**, at a cost of ~£6,500 (of which CPS paid 50%). This is a cost that will recur every 2 to 3 years to keep the Doocot looking at its best.

We are able to complete projects like these because of membership subscriptions and their donations. We are also grateful for the support other donors e.g. the Crail Wine Club, which has generously donated £3,000 in recent months.

In the last financial year CPS had total outgoings of almost £15,000 which included significant items like:-

- the removal of a major tree from Denburn Wood, as a result of storm damage (£2,750)
- architect fees for progressing the Phase 3 Kirkyard planning and a routine report on The Doocot, sent to Historic Environment Scotland (~£4,000)
- development work in the orchard (~£3,000)

In 2026:

- we are still planning to acquire the remaining part of Denburn Wood that is not in community ownership. CCP will own the property but CPS will manage the wood. With full community ownership we can pursue the goal of developing an accessible (for all) path through the wood. CPS will pay for the legal fees associated with this Asset Transfer, £2,500. We are waiting for Fife Council to remove the large willow which has a fungal infection in its roots, before proceeding with the Community Asset Transfer.
- we plan to plant another 50 new fruit trees this winter (2025/26), which will complete the new orchard area. CPS has set aside funds to cover the orchard expansion this winter and hope to fully engage Crail Primary School children in the planting and harvesting processes. In 2025 we developed part of Denburn Park (aka The Sheep Field) to create a meadow and expansion of our orchard. The orchard has mostly Scottish apple tree varieties, to support their continued existence.
- we are planning further Phase 3 project work in Crail Kirkyard targeting the Erskine Beveridge Monuments XV1 and XIX, that is the Lu, Reid, Chien monument and the Lindsay's of Wormiston Mausoleum. We now know the estimated costs for this work, over £110,000. We are applying for funding from The Pilgrims Trust, Heritage Lottery, NE Fife Graves Dressing, Historic Environment Scotland and Fife Bereavement Services. As of November we have just about 50% committed.

Reserves Policy

The society maintains levels of reserves sufficient to meet fluctuations in its receipts and payments, fund future plans and provide cover against future contingencies and risks. The statement of balances shows £72672 of bank balances at the year end, versus £63,224 in the previous year. Balances include £15,000 from a NE Graves Dressing Fund, for use in 2025/26.

Dennis Gowans Chairman

CRAIL PRESERVATION SOCIETY

Statement of Receipts & Payments

Year to 31st October 2025

Summary of Receipts & Payments YTD unt 31/10/2025										
(for FY Ending 31/10/2025)	Unrestricted	Restricted Funds			FY2024/25	Unrestricted				FY 2023/24
	Funds	Kirkyard	Denburn Park	Doocot	Total	Funds	Kirkyard	Denburn Park	Doocot	Total
Receipts										
Donations, Legacies & Gift Aid	£4,388	£0	£0	£617	£5,005	£3,018			£391	£3,409
Grants	£0	£15,000	£0	£0	£15,000		£15,633			£15,633
Fund-raising events	£0	£0	£0	£0	£0					£0
Bank & investment income	£487	£0	£0	£0	£487	£901				£901
Subscription income	£920	£0	£0	£0	£920	£940				£940
Insurance & Rental Income	£1,878	£0	£0	£0	£1,878	£1,865				£1,865
Other Income	£0	£0	£0	£0	£0					£0
Total Receipts	£7,673	£15,000	£0	£617	£23,290	£6,724	£15,633	£0	£391	£22,748
Payments										
Cost of fund-raising	£0	£0	£0	£0	£0					£0
Cost of charitable activities	£6,749	£3,759	£2,292	£1,121	£13,922	£4,614	£6,960	£3,226	£1,757	£16,557
Donations out	£0	£0	£0	£0	£0					£0
Cost of governance	£0	£0	£0	£0	£0					£0
Total Payments	£6,749	£3,759	£2,292	£1,121	£13,922	£4,614	£6,960	£3,226	£1,757	£16,557
Surplus/Deficit YTD	£925	£11,241	£-2,292	£-504	£9,369	£2,109	£8,673	£-3,226	£-1,366	£6,190
Fund Opening Balances 1/11/24	£52,328	£8,673	£1,589	£664	£63,254	£55,189		£-185	£2,030	£57,034
Inter-Fund Transfers YTD	£-4,000	£0	£1,000	£3,000	£0	£-5,000		£5,000		£0
Calculated Fund Balances	£49,253	£19,914	£297	£3,160	£72,623	£52,298	£8,673	£1,589	£664	£63,224
Add back Correction Below	£49									
Adjusted Fund Balances	£49,302	£19,914	£297	£3,160	£72,672					

Actual Bank Balances today	31/10/2025	
Hampshire Bank Trust	£50,000	(+ APPROX £850 IN ACCUED INTEREST NOT YET APPLIED)
RBS Business High Interest Acc	£17,679	
RBS General Acc	£4,993	
	£72,672	
	£49	

Correction required due to inaccuracy of RBS combined account balances

CRAIL PRESERVATION SOCIETY
Statement of Balances
Year End 31st October 2025

CRAIL PRESERVATION SOCIETY
 Statement of Balances to 31/10/2025

	Unrestricted			Restricted		2024/25	2023/4 Total
		Kirkyard	denburn Park	Doocot	Total		
Funds Reconciliation							
Opening Cash at Banks 1/11/24	£52,328	£8,673	£1,589	£664	£63,254	57034	
Surplus/Deficit for YTD	£925	£11,241	-£2,292	-£504	£9,369	6191	
Calculated Cash at Bank FYE	£53,253	£19,914	-£703	£160	£72,623	£63,225	
Actual Bank Balances today							
Hampshire Bank Trust	£50,000						
RBS BHIA	£17,679						
RBS General Acc	£4,993						
Total Cash at Bank YTD	£72,672						
Variance Actual v Calculated this FY						£49	

The accounts were approved by the Trustees and signed on their behalf by

Chairman

Treasurer

CRAIL PRESERVATION SOCIETY

Notes to the Accounts

Year Ended 31 October 2025

1. Accounting Policies

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

2. Donations, Legacies and Gift Aid

Donations Source	Unrestricted	Restricted Kirkyard	Restricted Denburn Park	Restricted Doocot	Total YE2025	Total YE2024
Crail Wine Club	£3,000				£3,000	£2,000
Anon - Denburn Wood					£0	£0
Scotland's Garden Scheme					£0	£0
Doocot Donations				£617	£617	£391
Other Donations	£508				£508	£595
Gift Aid Refund	£880				£880	£423
	£4,388	£0	£0	£617	£5,005	£3,409

3. Grants

NE Fife Graves Dressing Fund £15,000 - towards Kirkyard Phase3.

4. Charitable Activities

Nature of Spend 2024/25	Unrestricted Fund	Restricted Kirkyard Fund	Restricted D'burn Park Fund	Restricted Doocot Fund	Total 2025	Total 2024
Property Maintenance	£ 2,753	£ 89	£ 939		£ 3,781	£ 3,019
Planning Fees					£ -	£ 40
Museum Building Insurance	£ 1,877				£ 1,877	£ 1,864
Property/Liability Insurance	£ 1,224				£ 1,224	£ 1,077
Printing and Stationary	£ 297	£ 370			£ 667	£ 834
Community Expenditure	£ 598		£ 1,353		£ 1,951	£ 63
Conservation Report				£ 594	£ 594	£ -
Architect's Fees		£ 3,300			£ 3,300	£ 7,374
Legal Fees					£ -	£ 1,501
BT Broadband				£ 527	£ 527	£ 503
Membership Costs					£ -	£ 281
	£ 6,749	£ 3,759	£ 2,292	£ 1,121	£ 13,921	£ 16,556

5. Cost of Governance

This financial year we plan to use Fife Voluntary Action for Independent Examination so we have allocated £180 (as per last year).

6. Trustee Remuneration, expenses and related party transactions

No remuneration was paid to Trustees in the period.

7. Employees

The charity did not have any employees during the period.

8. Heritable Property

Heritable property is stated at cost. The society has a policy of regular maintenance and repair such that the properties are kept in a condition to retain their value. The Trustees are of the opinion that the properties are held to further the objectives of the society, not as investment properties.

			Total 2024 £	Total 2025 £
Dóocot Pathway	Mr and Mrs I O'Neill	2014	-	-
Pinkerton Wood	Gift: W Dorward	1989	-	-
64 Marketgate	NE District Council	1981	1,000	1,000
Triangle Park	Gift Mrs Dow	1972	-	-
62 Marketgate	Crail Burgh Council	1972	-	-
Memorial Garden	Fife Council	1971	5	5
Denburn Park	Gift: Professor Dow	1960	-	-
Doocot	Bequest Agnes Young	1960	-	-
			1,005	1,005

9. Funds

Purposes of Unrestricted Funds

Unrestricted funds are those that may be used at the discretion of the Trustees in furtherance of the objectives of the charity.

Purposes of Restricted Funds

Restricted funds may only be used for specific purposes. Restrictions arise when specified by the donor or when funds are raised for specific purposes.

The Kirkyard Fund - Crail Kirkyard (a Fife Council owned cemetery) contains some of Scotlands most significant mural monuments from the 16th and 17th centuries. CPS is committed to a campaign of conservation work that aims to retain the significant features of these monuments.

Denburn Park Fund - Denburn Park is a CPS owned asset, that CPS has plans to change from an agricultural field to a community asset with paths and a desirable green environment.

The Doocot Fund - The Doocot is a CPS owned asset that was renovated to position it as a valued historical and educational visitor site on the Fife Coastal Path. It is now featured in a book "[111 Places in Fife that you shouldn't miss](#)". Restricted funds are required to ensure CCTV, electricity, lighting and annual structural maintenance are supported.

10. Movements in bank balances related to the various funds

Fund Balances for FYE 31/10/25		Unrestricted Fund Balance	Restricted			Total
Date			Kirkyard	Denburn Pk	Doocot	Fund Balances
Starting Balances	01/11/2024	£52,328	£8,673	£1,589	£664	£63,254
Receipts for year		£7,673	£15,000	£0	£617	£23,290
Payments for Year		£6,749	£3,759	£2,292	£1,121	£13,922
Inter-fund Transfers		-£4,000	£0	£1,000	£3,000	£0
Add ANY Variance +/-		£49	£0	£0	£0	£49
YTD Fund Balances	31/10/2025	£49,302	£19,914	£297	£3,160	£72,672

NB: Variance suspected as a result of linked RBS bank accounts which give a confused/inaccurate combined balance. The RBS accounts have now been de-linked for better accuracy

