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**CAMPHILL CENTRAL SCOTLAND TRUST LIMITED**

**Scottish Charity No. SC021689**

**Company No. SC145366**

**DIRECTORS' REPORT AND FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 JULY 2012**

**COMPANIES HOUSE**

**30 APR 2013**

**EDINBURGH**



**Report of the Directors  
For the Year ended 31 July 2012**

The directors present their report with the financial statements of the company for the year ended 31 July 2012.

**Reference and Administrative Details**

|                           |                                                                                                                                                                                          |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Company number:</i>    | SC145366                                                                                                                                                                                 |
| <i>Charity number:</i>    | SCO21689                                                                                                                                                                                 |
| <i>Registered Office:</i> | Ochil Tower School, 140 High Street, Auchterarder, PH3 1AD                                                                                                                               |
| <i>Principal office:</i>  | Ochil Tower School, 140 High Street, Auchterarder, PH3 1AD.                                                                                                                              |
| <i>Auditors</i>           | James Anderson & Co, Pentland Estate, Straiton, Edinburgh, EH20 9QH.                                                                                                                     |
| <i>Bankers:</i>           | Royal Bank of Scotland.                                                                                                                                                                  |
| <i>Solicitors:</i>        | Anderson, Beaton, Lamond, 31 Kinnoull Street, Perth, PH1 5EN.                                                                                                                            |
| <i>Directors:</i>         | The directors serving during the year and since the year-end were as follow:<br>W A Nicol – Chairman<br>J Carson<br>J Glass<br>I Lamond<br>D Nicholson<br>U Ruprecht<br>Mrs M Snellgrove |

**Statement of Directors Responsibilities**

The directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit and loss of the company for that period. In preparing the financial statements the directors are required to

- Select suitable accounting policies and then apply them consistently.
- Make judgements and estimates that are reasonable and prudent.
- State whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements.
- Observe the methods and principles in the Charities Statement of Recommended Practice.
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue business.

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

**Report of the Directors****For the Year ended 31 July 2012 continued****Statement of Disclosure of Information to Auditors**

In the case of each of the persons who are directors at the time when the directors report is approved:

- So far as the director is aware, there is no relevant audit information (information needed by the company's auditors in connection with preparing their report) of which the company's auditors are unaware, and
- Each director has taken all the steps that he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the company's auditors are aware of that information

**Structure Governance and Management***Governing Document*

Camphill Central Scotland Trust Limited is a charitable company limited by guarantee and is governed by its Memorandum and Articles of Association dated 9 July 1993. The liability of each member is limited to £1. It is a registered charity with the Office of the Scottish Charity Regulator (OSCR).

*Director induction and training*

New directors are briefed on their legal obligations under charity law, the content of the Memorandum and Articles of Association, the committee and decision-making processes, the business plan and recent financial performance of the charity. Directors are encouraged to attend appropriate external training events where these will facilitate the undertaking of their role. All directors are reappointed each year at the Annual General Meeting.

*Organisation*

The board of directors administers the charity and meets on average four occasions a year.

*Risk Management*

The directors are satisfied that the major risks to which the charity is exposed have been reviewed and procedures have been established to manage these risks.

**Objectives and Activities**

The purpose of the charity is the acquisition, management and development of property in support of schools and residential centres that operate in accordance with the principles of the late Dr Rudolf Steiner, as carried out by the Camphill movement, in providing for people with special needs, to equip them to find a place in the social order. The charity currently owns the properties from which Camphill (Blair Drummond) Trust Ltd, Corbenic Camphill Community Ltd and Ochil Tower School operate and receives rental income from each of these three charitable organisations. A representative from each organisation sits on the board of Camphill Central Scotland Trust Ltd together with independent directors. The charity works with each organisation to maintain, improve and develop the property from which it operates.

**Achievements and Performance**

Over the past year CCST has continued in its supporting role for the three Camphill companies in central Scotland. As well as continuing to support financially the development of the infrastructure for the Camphill Blair Drummond development we have committed to sourcing a major part of the funding for the fourth phase of Blair Drummond's development, Parklands House.

The New House at Corbenic near Dunkeld has been granted Planning Permission and the Building Warrant drawings are currently being worked up. Construction is expected to start early in 2013 with a 10 month completion timetable. As well as investing in a new Cattle Shed at Corbenic's farm, CCST has also bought shop premises in Dunkeld for the Community. This will allow them to extend the Community into its local town by opening a Cafe, Camphill outlet and Charity Shop in the centre. The shop will also provide a retail workshop for Corbenic residents and other day attenders from the surrounding area.

CCST continues to support financially, and with planning and maintenance advice, ongoing refurbishment projects at all three of its estates. These include infrastructure projects such as the new Blair Drummond water main, supporting the purchase of a high lift access platform and the updating of electrical distribution and back-up generation at Corbenic as well as roofing repairs and water and sewage system management.

**Report of the Directors  
For the Year ended 31 July 2012 continued**

**Financial Review**

The financial statements follow on pages 6 to 11. These statements are prepared in terms of the Statement of Recommended Practice 2005 – Accounting and Reporting by Charities and the Companies Act 1985.

There was a surplus for the year of £265,199 (2011 - £290,971), which resulted from the timing of property repairs and renewal expenditure. Other costs remained static. The surplus has been carried forward and added to reserves.

The directors continue to take a conservative approach to the level of borrowing having due regard to the company's ability to service its loan and to the overall value of its properties.

*Reserves policy*

The charity had no free reserves at 31<sup>st</sup> July 2012, all of the reserves being represented by fixed assets. The directors aim to retain sufficient revenue surplus each year to service bank and other loans.

**Plans for Future Periods**

*Camphill (Blair Drummond) Trust Ltd*

The CBD Trust is continuing with its five year capital development plan. New workshop and craft facilities including an 'In Touch' workshop are now completed. The first two new residential houses (Garden Houses project) are at first floor level and will be completed within the next financial year. The next two residential houses (Parklands Houses project) will be of a similar design to the Garden House Project. Planning permission has been secured, with construction on this 52 week build projected to commence in summer 2013. CCST will be a major funder of the Parklands House Project.

*Corbenic Camphill Community Ltd*

Corbenic's New House project is well advanced. Planning permission has been obtained and the design team have almost completed the building warrant stage. Construction is expected to commence in early 2013 with a completion date 10 months later. CCST will be a major funder of the New House Project.

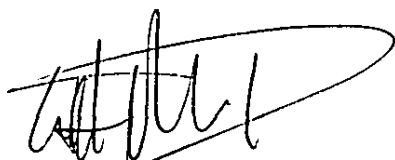
*Ochil Tower School Ltd*

No major projects are currently planned for Ochil Tower although the community are continuing to formulate plans for an upgrade to the Coach House area and outbuildings to provide improved class and craft areas.

**Auditors**

A resolution will be proposed at the Annual General Meeting that James Anderson & Co be appointed auditors for the ensuing year.

**By Order of the Board**



**W A Nicol  
Chairman**

**19 April 2013**

We have audited the financial statements of Campbill Central Scotland Trust Limited for the year ended 31 July 2012 which comprise the Statement of Financial Activities, the Balance Sheet and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters that 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 company and the company's members as a body, for our audit work, or the opinions we have formed.

#### **Respective responsibilities of directors and auditors**

As explained more fully in the Directors' Responsibilities Statement set out on page 1, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view.

We have been appointed as auditor under section 44(1)(c) of the Charities and Trustee Investment (Scotland) Act 2005 and under the Companies Act 2006 and report in accordance with regulations made under these acts.

Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board (APB's) Ethical Standards for Auditors

#### **Scope of the audit of the financial statements**

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the directors; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Directors' Report to identify material inconsistencies with the audited financial statements. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

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

In our opinion the financial statements:

- Give a true and fair view of the state of the company's as at 31 July 2012 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 Companies Act 2006, the Charities and Trustee Investment (Scotland) Act 2005 and regulation 8 of the Charities Accounts (Scotland) Regulations 2006 (as amended).

#### **Opinion on other matter prescribed by the Companies Act 2006**

In our opinion the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

**Opinion (Continued)...**

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

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

- The company has not kept proper and adequate accounting records, or returns adequate for our audit have not been received from branches not visited by us; or
- The financial statements are not in agreement with the accounting records and returns; or
- Certain disclosures of directors' remuneration specified by law are not made; or
- We have not received all the information and explanations we require for our audit;

*James Anderson & Co.*

Christopher Spalding (Senior Statutory Auditor)  
for and behalf of James Anderson & Co, Statutory Auditors, Pentland Estate, Straiton, EH20 9QH

James Anderson & Co is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006.

19 April 2013

**Statement of Financial Activities**  
**(Incorporating Income & Expenditure Account)**  
**For the Year ended 31 July 2012**

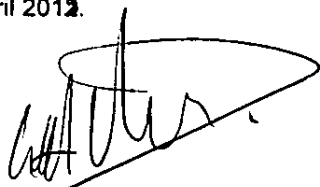
|                               | Notes | Unrestricted<br>Funds<br>£ | Capital<br>Fund<br>£ | 2012<br>Total<br>Funds<br>£ | 2011<br>Total<br>Funds<br>£ |
|-------------------------------|-------|----------------------------|----------------------|-----------------------------|-----------------------------|
| <b>Incoming Resources</b>     |       |                            |                      |                             |                             |
| Incoming resources from       |       |                            |                      |                             |                             |
| Charitable activities         |       |                            |                      |                             |                             |
| - Rents receivable            | 2     | 451,152                    | -                    | 451,152                     | 430,938                     |
| - Grants receivable           | 3     | 4,194                      | -                    | 4,194                       | -                           |
|                               |       | <u>455,346</u>             | <u>-</u>             | <u>455,346</u>              | <u>430,938</u>              |
| <b>Resources Expended</b>     |       |                            |                      |                             |                             |
| Fundraising costs             | 4     | 18,979                     | -                    | 18,979                      | -                           |
| Charitable expenditure        |       |                            |                      |                             |                             |
| - Property expenditure        | 5     | 149,928                    | -                    | 149,928                     | 91,104                      |
| - Finance costs               | 6     | 12,157                     | -                    | 12,157                      | 44,082                      |
| - Support costs               | 7     | 4,190                      | -                    | 4,190                       | 1,553                       |
| - Governance costs            | 8     | 3,893                      | -                    | 3,893                       | 3,228                       |
| Loss on investment            | 11    | 1,000                      | -                    | 1,000                       | -                           |
|                               |       | <u>190,147</u>             | <u>-</u>             | <u>190,147</u>              | <u>139,967</u>              |
| <b>Net Incoming Resources</b> | 9     | 265,199                    | -                    | 265,199                     | 290,971                     |
| Fund balances 31 July 2011    |       | <u>2,671,942</u>           | <u>1,530,099</u>     | <u>4,202,041</u>            | <u>3,911,070</u>            |
| Fund balances 31 July 2012    | 15    | <u>2,937,141</u>           | <u>1,530,099</u>     | <u>4,467,240</u>            | <u>4,202,041</u>            |

The results set out in the income and expenditure account above derive from the continuing operations of the company.

**Balance Sheet**  
**As at 31 July 2012**

|                                      | Notes | 2012<br>£         | 2011<br>£         |
|--------------------------------------|-------|-------------------|-------------------|
| <b>Fixed Assets</b>                  |       |                   |                   |
| Tangible assets                      | 10    | 5,263,664         | 5,068,260         |
| Investment                           | 11    | -                 | 1,000             |
|                                      |       | <u>5,263,664</u>  | <u>5,069,260</u>  |
| <b>Current Assets</b>                |       |                   |                   |
| Debtors                              | 12    | 14,194            | -                 |
| <b>Creditors</b>                     |       |                   |                   |
| Amounts falling due within one year  | 13    | 810,618           | 867,219           |
| <b>Net Current Liabilities</b>       |       | <u>( 796,424)</u> | <u>( 867,219)</u> |
| <b>Total Assets less Liabilities</b> |       | <u>4,467,240</u>  | <u>4,202,041</u>  |
| <b>Reserves</b>                      |       |                   |                   |
| Unrestricted fund                    | 15    | 2,937,141         | 2,671,942         |
| Capital fund                         | 15    | 1,530,099         | 1,530,099         |
|                                      |       | <u>4,467,240</u>  | <u>4,202,041</u>  |

The financial statements on pages 6 to 11 were approved and signed on behalf of the board of directors on 19 April 2013.



W A Nicol  
 Director

**Notes to the Financial Statements**  
**For the Year ended 31 July 2012**

**1. Accounting Policies**

**a) Accounting convention**

The financial statements are prepared under the historical cost convention and in accordance with the Statement of Recommended Practice – Accounting and Reporting by Charities (SORP 2005) issued in March 2005, the Charities and Trustee Investment (Scotland) Act 2005, the Charities Accounts (Scotland) Regulations 2006 and in accordance with the Companies Act 2006. The principal accounting policies adopted in the preparation of the financial statements are set out below.

**b) Depreciation**

The Company's fixed assets consist entirely of residential properties. No depreciation has been charged on such properties due to their long economic life. Any depreciation is nil or negligible when this lifespan and the residual values are considered.

**c) Investment**

The investment was stated at cost price less provision for any permanent diminution in value.

**d) Incoming Resources**

Rental income and grants are stated at amounts receivable in the year.

**e) Resources Expended**

All expenditure is included on the accruals basis and has been directly attributed to one of the financial categories of resources expended in the Income & Expenditure Account and Statement of Financial Activities. The expenditure also includes irrecoverable VAT.

**f) Taxation**

No provision for corporation tax is necessary as the company has charitable status.

|                                                         | 2012<br>£      | 2011<br>£      |
|---------------------------------------------------------|----------------|----------------|
| <b>2. Incoming Resources from Charitable Activities</b> |                |                |
| Rents receivable                                        |                |                |
| Blair Drummond                                          | 136,672        | 132,738        |
| Corbenic                                                | 114,656        | 109,200        |
| Ochil Tower                                             | 199,824        | 189,000        |
|                                                         | <u>451,152</u> | <u>430,938</u> |

The company's income consists of one activity, being rents receivable from the charities which occupy its properties. These rents are exempt supplies for VAT purposes.

**3. Grants Receivable**

|                         |              |          |
|-------------------------|--------------|----------|
| Perth & Kinross Council | <u>4,194</u> | <u>-</u> |
|-------------------------|--------------|----------|

Notes to the Financial Statements continued  
For the Year ended 31 July 2012

|                                                          | 2012<br>£      | 2011<br>£     |
|----------------------------------------------------------|----------------|---------------|
| <b>4. Fundraising Costs</b>                              |                |               |
| Professional fees                                        | 18,979         | -             |
|                                                          | <u>18,979</u>  | <u>-</u>      |
| <b>5. Property Expenditure</b>                           |                |               |
| Insurance                                                | 5,411          | 5,283         |
| Repairs & renewals                                       | 23,518         | 57,717        |
| Grants for repairs                                       | 109,879        | 23,944        |
| Professional fees                                        | 8,070          | -             |
| Legal fees                                               | 3,050          | 4,160         |
|                                                          | <u>149,928</u> | <u>91,104</u> |
| <b>6. Finance Costs</b>                                  |                |               |
| Bank overdraft interest                                  | 6,660          | 9,997         |
| Bank charges                                             | 322            | 30,099        |
| Loan interest                                            | 5,175          | 3,986         |
|                                                          | <u>12,157</u>  | <u>44,082</u> |
| <b>7. Support Costs</b>                                  |                |               |
| Accountancy - current year                               | 3,360          | 1,121         |
| - previous year                                          | -              | ( 1,150)      |
| Directors' travel                                        | 830            | 1,431         |
| Sundry                                                   | -              | 151           |
|                                                          | <u>4,190</u>   | <u>1,553</u>  |
| <b>8. Governance Costs</b>                               |                |               |
| Indemnity insurance                                      | 1,379          | 843           |
| Auditors remuneration - current year                     | 2,500          | 2,400         |
| - previous year                                          | -              | ( 180)        |
| Filing fee                                               | 14             | 165           |
|                                                          | <u>3,893</u>   | <u>3,228</u>  |
| <b>9. Operating Surplus<br/>(net incoming resources)</b> |                |               |
| The operating surplus is stated after charging:          |                |               |
| Auditors remuneration - current year                     | 2,500          | 2,400         |
| - previous year                                          | -              | ( 180)        |
| Directors' travel                                        | 830            | 1,431         |
|                                                          | <u>3,330</u>   | <u>3,651</u>  |

Notes to the Financial Statements continued  
For the Year ended 31 July 2012

10. Tangible Fixed Assets

|                       | Land &<br>Buildings<br>£ |
|-----------------------|--------------------------|
| <b>Cost</b>           |                          |
| At 31 July 2011       | 5,068,260                |
| Additions             | 195,404                  |
|                       | <hr/>                    |
| At 31 July 2012       | 5,263,664                |
|                       | <hr/>                    |
| <b>Net Book Value</b> |                          |
| At 31 July 2011       | 5,068,260                |
| At 31 July 2012       | 5,263,664                |
|                       | <hr/>                    |

**Note**

The Company's properties were valued in January 2012 at £7,750,000 by D M Hall, Chartered Surveyors, 15 Alva Street, Edinburgh. In the opinion of the directors the current market value of the properties remains in excess of the stated historical cost.

11. Fixed Asset Investment

|                         | 2012<br>£ | 2011<br>£ |
|-------------------------|-----------|-----------|
| Cost value 31 July 2011 | 1,000     | 1,000     |
| Written off             | ( 1,000)  | -         |
|                         | <hr/>     | <hr/>     |
| Cost value 31 July 2012 | -         | 1,000     |
|                         | <hr/>     | <hr/>     |

The investment represented £1,000 of investment stock in Triodos Stockholding Plc, a subsidiary of Triodos Bank Plc. The investment has been written off as the company has been dissolved.

12. Debtors

|                    |        |       |
|--------------------|--------|-------|
| Grant receivable   | 4,194  | -     |
| Loan for new house | 10,000 | -     |
|                    | <hr/>  | <hr/> |
|                    | 14,194 | -     |
|                    | <hr/>  | <hr/> |

13. Creditors

Amounts falling due within one year

|                             |         |         |
|-----------------------------|---------|---------|
| Bank overdraft              | 353,074 | 452,606 |
| Creditors & accruals        | 33,280  | 41,453  |
| Income in advance (note 14) | 174,264 | 123,160 |
| Loans                       | 250,000 | 250,000 |
|                             | <hr/>   | <hr/>   |
|                             | 810,618 | 867,219 |
|                             | <hr/>   | <hr/>   |

The loans include £100,000 which is repayable on notice being given of three months – early repayment is not anticipated, and £150,000 which carry no repayment schedule and are included above. The loans are unsecured.

The bank overdraft is secured by first charge standard security over two of the charity's three heritable properties.

Notes to the Financial Statements continued  
For the Year ended 31 July 2012

|                                                                                                                                                                                                                                   | 2012<br>£                 | 2011<br>£            |                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|----------------------|------------------|
| <b>14. Income in Advance</b>                                                                                                                                                                                                      |                           |                      |                  |
| Opening balance                                                                                                                                                                                                                   | 123,160                   | 15,710               |                  |
| Received in year                                                                                                                                                                                                                  | 261,392                   | 296,450              |                  |
| Transferred to Income & Expenditure account                                                                                                                                                                                       | ( 210,288)                | ( 189,000)           |                  |
|                                                                                                                                                                                                                                   | <u>174,264</u>            | <u>123,160</u>       |                  |
| Closing balance (note 13)                                                                                                                                                                                                         |                           |                      |                  |
|                                                                                                                                                                                                                                   |                           |                      |                  |
| <b>15. Statement of Funds</b>                                                                                                                                                                                                     |                           |                      |                  |
|                                                                                                                                                                                                                                   | Unrestricted<br>Fund<br>£ | Capital<br>Fund<br>£ | Total<br>£       |
| Balance 31 July 2011                                                                                                                                                                                                              | 2,671,942                 | 1,530,099            | 4,202,041        |
| Incoming resources                                                                                                                                                                                                                | 455,346                   | -                    | 455,346          |
| Resources expended                                                                                                                                                                                                                | ( 190,147)                | -                    | ( 190,147)       |
|                                                                                                                                                                                                                                   | <u>2,937,141</u>          | <u>1,530,099</u>     | <u>4,467,240</u> |
| Balance 31 July 2012                                                                                                                                                                                                              |                           |                      |                  |
|                                                                                                                                                                                                                                   |                           |                      |                  |
| <b>16. Analysis of Net Assets between Funds</b>                                                                                                                                                                                   |                           |                      |                  |
| Tangible fixed assets                                                                                                                                                                                                             | 3,733,565                 | 1,530,099            | 5,263,664        |
| Net liabilities                                                                                                                                                                                                                   | ( 796,424)                | -                    | ( 796,424)       |
|                                                                                                                                                                                                                                   | <u>2,937,141</u>          | <u>1,530,099</u>     | <u>4,467,240</u> |
|                                                                                                                                                                                                                                   |                           |                      |                  |
| <b>17. Indemnity Insurance</b>                                                                                                                                                                                                    |                           |                      |                  |
| A premium of £1,379 (2011 - £843) was paid during the year for Directors and officers liability insurance.                                                                                                                        |                           |                      |                  |
| <b>18. Contingent Liability</b>                                                                                                                                                                                                   |                           |                      |                  |
| The company acts as a guarantor in respect of a bank credit facility of £30,000 made to Camphill (Blair Drummond) Trust Ltd. It has also provided a guarantee for a loan of £250,000 made to Camphill (Blair Drummond) Trust Ltd. |                           |                      |                  |
| <b>19. Related Party Transactions</b>                                                                                                                                                                                             |                           |                      |                  |
| The amount reimbursed to directors for travel expenses during the year was £830 (2011 : £1,431). No director received any remuneration during the year.                                                                           |                           |                      |                  |
|                                                                                                                                                                                                                                   | 2012<br>£                 | 2011<br>£            |                  |
| <b>20. Capital Commitment</b>                                                                                                                                                                                                     |                           |                      |                  |
| Contracted but not provided                                                                                                                                                                                                       | <u>250,000</u>            | <u>-</u>             |                  |