



**ROSEMOUNT**  
**DEVELOPMENT TRUST**

**Annual Report**  
**2017 / 2018**







## **Chairperson's Report 2017-2018**

Welcome to Rosemount Development Trust's Annual Report which highlights our activities and financial position for the period April to March 2018.

I would like to open my report by paying Tribute to our late Treasurer Billy Tibbs. Billy joined our board in September 2009, bringing with him a wealth of experience in Community Development and Governance, much of which he learnt in his role as a long-standing management committee member of Spire View Housing Association.

Billy was a very committed and knowledgeable Director/Trustee and sat on the board of both Rosemount Development Trust and our subsidiary company Rosemount Workspace.

Whilst always professional, Billy loved a good joke. He would have made a brilliant comedian with his great sense of humour and regular one liner jokes.

We are discussing with Gina and her family a memorial bench and the planting of a memorial tree on completion of our Landscape project at Spire Park.

Our thoughts and prayers are always with Billy's wife Gina and his 2 sons, Derek and Brian.

Billy will be sadly missed but will always be remembered by Directors and Staff at Rosemount Development Trust.

Isobel Kirkwood  
Chairperson

## Financial Review of the Year

Rosemount Development Trust is the sole owner of both Rosemount (Workspace) Ltd and Roystonhill Spire and Park Ltd. Consolidated financial statements are prepared in respect of the group.

In the year to March 2018 the Group accounts show a decrease in funds of £203,471 (2017: decrease £302,492). This decrease is after a depreciation charge of £221,093 in the year. There is a surplus in the general fund of the group of £1,272,368 at 31 March 2018.

Rosemount Development Trust – the parent company's incoming resources totalled £88,436, including trading support of £31,000 from Rosemount Workspace (2017: £130,028), resulting in an operational deficit of £25,019.

Rosemount Workspace – incoming resources totalled £465,671 (2017: £438,334). There was a decrease in funds of £178,452, which is a mainly due to the large depreciation charge of £221,093 in the year to 31 March 2018.

Roystonhill Spire and Park – in the year to March 2018 RSPL reported a break-even position with financial support from Rosemount Workspace to support maintenance and other costs in preserving the Spire.

A more detailed summary of the group financial statements for the year ended 31 March 2017 is contained within the report.



## Millburn Centre

Occupancy levels at the Millburn Centre continue to be extremely low at 34%, resulting in the loss detailed within the audited accounts.

Discussions with our Landlord, City Property, on renunciation of the lease on the Millburn Centre, have continued throughout the year.

City Property has indicated a willingness to consider renunciation of the lease, however this is subject to community consultation and development of a masterplan. The masterplan will explore the future of the Millburn Centre, and the surrounding land as well as the social, economic and environmental benefits, any future development will provide for our community.

With support from Royston Strategy Group we are currently working closely with 2 of our Partners, Blochairn and Copperworks Housing Associations to develop a Masterplan that will benefit the Royston community and its residents.

Subject to securing funding; we anticipate the Masterplan will be completed early in the New Year.

In the meantime, we continue to work with long-term tenant Rosemount Lifelong Learning to support them find suitable, alternative premises for their childcare services.

Our subsidiary company Rosemount (Workspace) Ltd currently supports currently support Rosemount Development Trust continue operational activities at Millburn Centre and ensure; through earned income, from lease and management of business premises at Rosemount Business Park in Charles Street.



## Rosemount (Workspace) Ltd – A wholly owned subsidiary of Rosemount Development Trust

As highlighted above we are delighted with the increased occupancy levels at Rosemount Business Park, thanks to marketing support from our agents, Shepherd Commercial.



## Roystonhill Spire and Park Ltd – a wholly owned subsidiary of Rosemount Development Trust

Roystonhill Spire and Park Limited is a wholly owned subsidiary of Rosemount Development Trust. It was set up in November 2000, by local residents to take ownership of the A-listed Spire and surrounding parkland to preserve and maintain Royston's A-Listed Landmark.

The board of Rosemount Workspace continues to support and fund all costs relating to the maintenance and management of the Spire Structure as detailed within the accounts. Spire costs include, repairs and maintenance, servicing of clock faces and lightning conductor, public liability insurance, electricity and audit/accountancy costs.



## SPIRE PARK LANDSCAPE AND ENVIRONMENTAL PROJECT

As detailed previously we have secured the funds to take forward our plans for environmental and landscaping works, thanks go to our funders WREN - £75,000, BIG Lottery Awards for All - £10,000 and Rosemount Workspace LTD who have committed to cover any shortfall in funds, pending an application to Glasgow City Council's Area Committee Fund. Thanks also to our Partners and the local community for supporting our applications for funding.

Thank You to our funders for making this possible.



### Partnership Working

We continue to work closely with our Partner, Spire View Housing Association, to support and complement plans for their new community facility. The new facility will replace the Rainbow Hall and sit adjacent to the Spire. This includes leasing a small area of the park to Spire View Housing Association, at a nominal rent. This will assist them to increase secure play space around the new community facility. It is anticipated both projects will be complete by April 2019.



## Community Benefit FUND

### Supporting our Local Community

With support from Rosemount Workspace we were able to make donations to the following groups, Schools and nurseries totalling £18,920 in the year to March 2018

- Royston Primary School
- St Roch's Secondary
- Mole dinar Family Nursery
- Blochairn Star Amateur Football Club
- The North Connections Senior Forum
- St Roch's Lunch Club
- St Roch's Invalid Club
- Royston Youth Action annual fun day
- Royston Youth Action's Children's annual Christmas Party
- Young at Heart 50+club
- Royston Primary Parent Council
- Royston Nursery School

### St Roch's under 15's Football Club

This year we supported St Roch's under 15's Football Club for the first time with funds to buy their very first football kit.



**Going forward into 2018/2019 we continue to support our local Community with donations made to**

### **Supporting Royston's Young People**

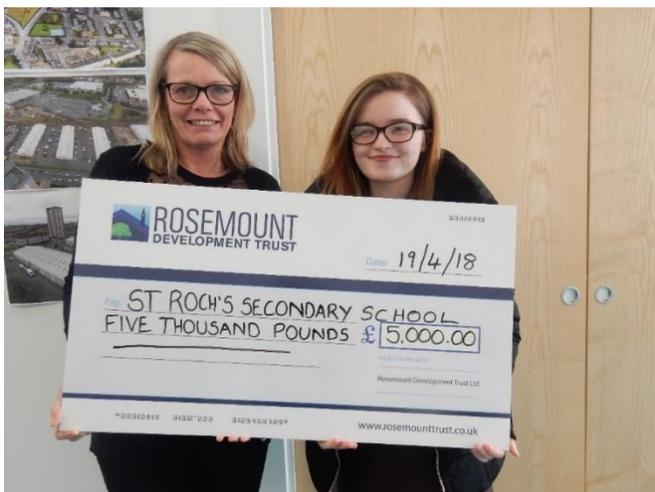


**Isobel Kirkwood Chair of RDT and Director Sharon Keenan present staff and volunteers of Royston Youth Action with a donation of £10,000 to support sessional staff and core running costs.**

### **Supporting St Roch's Secondary School Pupils – Education and Life Experience**

Following an approach from Teigan Healy, St Roch's Secondary Pupil, the board of directors agreed to support Teigan's fundraising efforts to secure £1,500 to allow her to participate in an educational trip to Mawali.

As well as supporting Teigan the Board also agreed to support the other 10 pupils participating in the education exchange programme. Our Finance Officer Sharon Ross was delighted to present the cheque for £5,000 which was split equally among all 11 pupils, to support them achieve their £1,500 fundraising target.



**Sharon Ross, Finance Officer Rosemount Development Trust and Teigan Healy, St Roch's Secondary Pupil**

## Rosemount Development Trust supports Glasgow's no.1 Baby & Family Support Service support others in need

GN1BPSS has come a long way since its founder, Audrey Dempsey started out in a double garage in January 2017, along with her co-founders Sharon Devlin and Annemarie Sawers.

Since then, with support from Rosemount Development Trust GN1BPSS has grown from strength to strength. The Directors of the Trust were delighted to provide them with free temporary storage space at the Millburn Centre. This enabled them to grow and deliver their unique service to anyone suffering hardship, regardless of their status. The main purpose of the organisation, which has charitable status, is the relief of those need through storage and distribution of clothing, toys and other goods to families in poverty or in need. Through our membership of the Development Trust Scotland (DTAS), we were able/in a position to further support GN1BPSS, by securing a 2-year grant of £24,000 from DTAS and Scottish Community Alliance's (SCA) Local Resilience: Pockets and Prospects programme. The programme was funded by the Scottish Government to support community led responses to austerity and welfare reform.

The funding enabled GN1BPSS to purchase a VAN, an essential asset for the charity, as well as other operational equipment.

At the recent opening of their new premises in Forge Street, Germiston Audrey was quoted as saying:

"Our time at the Millburn was heavenly. It was warm, clean and an endless amount of space and it really gave GN1BFSS the time to grow, achieve registered charitable status and get GN1BFSS recognised. Without the help that the Trust has given us we would have had to have thrown in the towel, as our charity was literally homeless, so RDT and its Managing Director Maureen Flynn, are very special to us and a significant factor in our growth. When the time came to stand on our own two feet, we began preparations to move out of the Milburn Centre. Just when we thought the Trust couldn't do anymore for us, we were blown away by the funding donation, secured by them, to allow us to buy a Company Van! This was just amazing! We really couldn't believe the generosity of the Trust and their belief in us, so we are more determined now to pursue our goal in stamping out poverty in Glasgow, in any way that we possibly can, because we will not let Rosemount Development Trust down. They believed in us, supported us endlessly, and gave us a chance when no one else would.



*What they did for us allows us to do for others; and we are forever grateful and thankful to the Trust for that. They are a "heart on sleeve" service who see beyond the curse of pound signs, to help and assist anyone they believe can make a difference in the community and myself and my co-founders simply don't know where we would be without them!"*

*"(And Eddie at the Millburn Centre is just the best "Janny" ever!)"*  
Audrey Dempsey

**Voluntary Directors and staff from left to right – Brian McGraw, specialist director, Maureen Flynn, Manager/Chief Executive, Sharon Keenan, Laura Fitzpatrick, Jackie Kerr, Mathew Elvin & Clare O'Donnell**

## Jim Conway Award

**Michaela McPhilemy** wins Rosemount Development Trust's Jim Conway Award for her voluntary community work with Royston Youth Action.

The Jim Conway Award was created in recognition of the Trust's former Managing Director on his retirement in 2009.

The award recognises Jim's successful leadership and achievement in taking the organisation forward and building confidence in Voluntary Directors to develop and manage Rosemount Business Park, enabling commercial businesses to locate in Royston; presenting residents opportunity for local jobs and training.



Jim was delighted to meet Michaela and present her with her award and a cheque for £100.

Each Year, in partnership with St Roch's Secondary School, the Trust presents a winning pupil, selected by the School, to receive an individual award and £100 for their voluntary contribution in supporting others in their local community.

**Congratulations to Michaela who also, earlier in the year, won No1 magazine's 'Amazing Young Woman' award.**

## Royston Strategy Group

We continue to work with our local partners to achieve a co-ordinated approach to further the wider regeneration of Royston. A number of objectives, highlighted in Royston's Vision and Strategy document, are in progress and continue to move towards positive outcomes.

This year we carried out a review of the Vision and Strategy Document which highlights progress to date.

## Spire View Housing Association

We are delighted to support Royston's, new community facility with a £10,000 contribution. Our congratulations go to the Management Committee and Staff of Spire View Housing on securing funds to take this amazing new development forward. With a site start in February of this year the works are progressing well.



You can find out more information on the new Community facility by contacting Spire View Housing Association

February 2018

## Copperwork's Housing Association

Copperwork's HA has just announced they have been successful in bringing 'the triangle site' and the former tennis court area, on Roystonhill/Millburn Street, into community ownership.



The site is now owned by Copperworks Housing Association who have plans to transform the site into a recreational green space. Rosemount Development Trust is delighted to support acquisition and clean-up of this site with a £31,500 donation from subsidiary company Rosemount (Workspace) Ltd

## Royston Primary – Former School House

Royston Primary School House, a B listed structure, has lain derelict and unused for several years. The building is owned by Glasgow City Council Education and managed by City Property. We have been in discussion with City Property and are currently looking at potential for restoration and re-use of the building for community benefit. We recently secured funding from the Architectural Heritage Fund and Rosemount Workspace to carry out an options appraisal of the building and its condition.



### ROYSTON STRATEGY GROUP PARTNERS



## Rosemount Development Trust - Charitable Objectives

- To prevent and/or relieve poverty, particularly among residents of Royston and neighbouring districts (the operating area).
- To relieve unemployment in such ways as may be thought fit, particularly among the residents of the operating area.
- To advance citizenship and community development, particularly within the operating area.
- To relieve those in need by reason of age, ill-health, disability, financial hardship or other disadvantage, particularly among residents of the operating area.
- To support such other similar charitable purposes for the benefit of the community within the operating area as the directors may consider appropriate from time to time.

## Organisational Structure

Rosemount Development Trust Ltd is a company limited by guarantee with a Board of voluntary Directors. Members of the Board are elected from its membership which is open to local residents and workers within Royston and its surrounding area.

The Board is responsible for setting policy and the strategic management of the company. Management of the day to day operation is delegated to the Managing Director who is supported by 4 full time and one part time staff.

## Trustees

*Isobel Kirkwood Appointed 09/07/1998 Chairperson*  
*Jackie Kerr Appointed 27/07/1990 Vice-Chair*  
*William Tibbs Appointed 07/09/2004 Deceased 26/04/2018*  
*Mathew Elvin Appointed 23/09/2003*  
*Clare O'Donnell Appointed 30/10/2006*  
*Mary Gibson Appointed 20/10/2015 resigned 23/01/2018*  
*James Conway Appointed 01/09/2009*  
*Robin Greer Appointed 29/08/2011*  
*Brian McGraw Appointed 28/10/2013*  
*Laura Fitzpatrick Appointed 25/01/2018*  
*Sharon Keenan Appointed 26/04/ 2018*

## Staff

*Maureen Flynn, Managing Director*  
*Sharon Ross, Finance Officer*  
*Joanne Donnelly Property Services Officer*  
*Alex Anderson, Handyperson/Caretaker (Rosemount Business Park)*  
*Eddie Willkie, Caretaker (Millburn Centre)*  
*Linda Stoddard, Office Cleaner (Part Time)*

## **Membership**

Rosemount Development Trust is looking to increase its membership and community interest and support in the organisation's work and charitable objectives.

As a member you would be invited to our Annual General Meeting each year and would also be eligible to apply for any available position as a voluntary Director/Trustee.

We currently have 9 board members with 3 available vacancies.

If you are interested in becoming a Director/Trustee full training and support will be provided. For further information please contact Maureen Flynn on 0141 552 1199.

## **Articles of Association and the Community Empowerment Act**

Last year members reviewed and approved updated Articles of association (RDT's Governance/ management Rules and Regulations) - to ensure compliance with Scottish Government/Ministers 'Community Empowerment Act'.

Compliance with the community empowerment act will allow RDT to register interest in land and buildings in our local community, to ensure it is not sold off to private developers without consultation with the local community.

Following approval from the membership at last year's AGM we were advised by Scottish Government's 'Community Land Team' that the articles did not comply with the Act and required further review and update.

We are now happy to report, we have received final approval from Scottish Ministers in August this year, The Articles will, once again, be presented for approval, by the membership, at our 2018 AGM.

# ACCOUNTS

THE ROSEMOUNT DEVELOPMENT TRUST LIMITED

COMPANY NUMBER: SC121135

SCOTTISH CHARITY NUMBER: SC009569

SUMMARISED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2018

GROUP STATEMENT OF FINANCIAL ACTIVITIES  
(INCORPORATING THE INCOME AND EXPENDITURE ACCOUNT)  
FOR THE YEAR ENDED 31 MARCH 2018

	Unrestricted funds £	Restricted fund £	Endowment fund £	2018 Total funds £	2017 Total funds £
<b>INCOME AND ENDOWMENTS</b>					
<b>FROM</b>					
<b>Charitable activities</b>					
Workspace projects	522,996	-	-	522,996	506,755
Community benefit	-	-	-	-	-
Investment income	<u>111</u>	<u>-</u>	<u>-</u>	<u>111</u>	<u>1,607</u>
<b>Total</b>	<u>523,107</u>	<u>-</u>	<u>-</u>	<u>523,107</u>	<u>508,362</u>
<b>EXPENDITURE ON</b>					
Raising funds	3,383	-	-	3,383	2,000
<b>Charitable activities</b>					
Workspace projects:					
Excluding exceptional item	702,973	-	-	702,973	591,811
Exceptional item	-	-	-	-	175,020
Community benefit	<u>29,134</u>	<u>-</u>	<u>-</u>	<u>29,134</u>	<u>91,926</u>
<b>Total</b>	<u>735,490</u>	<u>-</u>	<u>-</u>	<u>735,490</u>	<u>860,757</u>
Net gains/ (losses) on Investments	<u>8,912</u>	<u>-</u>	<u>-</u>	<u>8,912</u>	<u>49,903</u>
<b>NET INCOME/(EXPENDITURE)</b>	(203,471)	-	-	(203,471)	(302,492)
<b>Transfer between funds</b>	<u>25,919</u>	<u>-</u>	<u>(25,919)</u>	<u>-</u>	<u>-</u>
<b>Net movement in funds</b>	(177,552)	-	(25,919)	(203,471)	(302,492)
<b>RECONCILIATION OF FUNDS</b>					
<b>Total funds brought forward</b>	<u>1,799,920</u>	<u>-</u>	<u>831,987</u>	<u>2,631,907</u>	<u>2,934,399</u>
<b>TOTAL FUNDS CARRIED FORWARD</b>	<u>1,622,368</u>	<u>-</u>	<u>806,068</u>	<u>2,428,436</u>	<u>2,631,907</u>

THE ROSEMOUNT DEVELOPMENT TRUST LIMITED

COMPANY NUMBER: SC121135  
SCOTTISH CHARITY NUMBER: SC009569

**SUMMARISED FINANCIAL STATEMENTS (continued)  
FOR THE YEAR ENDED 31 MARCH 2018**

**GROUP BALANCE SHEET  
AT 31 MARCH 2018**

	2018 £	2017 £
<b>FIXED ASSETS</b>		
Tangible assets	1,786,005	1,911,987
Investments	<u>414,919</u>	<u>409,390</u>
	<u>2,200,924</u>	<u>2,321,377</u>
<b>CURRENT ASSETS</b>		
Debtors	35,339	57,625
Cash at bank	<u>385,444</u>	<u>432,332</u>
	420,783	489,957
<b>CREDITORS</b>		
Amounts falling due within one year	<u>(193,271)</u>	<u>(179,427)</u>
<b>NET CURRENT ASSETS/(LIABILITIES)</b>	<u>227,512</u>	<u>310,530</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>	2,428,436	2,631,907
<b>NET ASSETS</b>	<u>2,428,436</u>	<u>2,631,907</u>
<b>FUNDS</b>		
Unrestricted funds:		
General fund	1,272,368	1,449,920
Designated funds	<u>350,000</u>	<u>350,000</u>
	1,622,368	1,799,920
Restricted funds	-	-
Endowment funds:		
Capital grants	<u>806,068</u>	<u>831,987</u>
<b>TOTAL FUNDS</b>	<u>2,428,436</u>	<u>2,631,907</u>

**Statement by the Trustees**

These summarised financial statements are a summary of information extracted from the full annual statutory financial statements for the financial year ended 31 March 2018 which were approved by the Trustees on 27<sup>th</sup> September 2018 and have been audited by Hardie Caldwell LLP, who gave an unqualified audit report on 27<sup>th</sup> September 2018.

The auditors have confirmed to the Trustees that these summarised financial statements are consistent with the full annual statutory financial statements for the year ended 31 March 2018.

These summarised financial statements may not contain sufficient information to gain a complete understanding of the financial affairs of the group. The full annual statutory financial statements which include the Report of the Trustees and the Auditors' report on those financial statements may be obtained from 141 Charles Street, Unit W6/W16, Royston, Glasgow, G21 2QA

## Company History

**1989** – Local residents of Royston form the Rosemount Development Trust Limited, a company limited by guarantee with charitable status.

A long term lease is secured on a local primary school, along with capital grants totalling £600k, to convert the school building to provide 14,000 sq ft of office accommodation and dedicated child care facilities.

**1994** - Second phase of development undertaken providing a further two business units, and eight small workshops, creating additional job opportunities for local residents.

**1999** - Building of new business premises in Charles Street is completed.



**2011** - Rosemount (Workspace) Limited secures funding from the Big Lottery to run an employability project, Royston at Work, for young people 16-24 years of age.

**2014** - The Royston Strategy Group is set up and is led by Rosemount Development Trust.

**2017** - Text



**1993** - Refurbishment works of “the Millburn Centre” are complete and very quickly achieve 100% occupancy

**1997** - RDT sets up its first wholly owned subsidiary company, Rosemount (Workspace) Limited (RWL). The former British Rail Workshops in Royston are targeted for the building of new business premises and negotiations with British Rail Property Board and Glasgow City Council ensure a 125 year lease.

**2000** - RDT sets up its second wholly owned subsidiary company, Roystonhill Spire and Park Limited to maintain the Royston Spire.



**2012** - The Royston at Work programme completes successfully, with 8 young people moving into full time employment, 4 of which were modern apprenticeships.

**2016** - RDT continues to provide high quality rental space and support the local community of Royston with donations and awards.

**2017** - Text





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