

## **Chair's Report 2022-2023**

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### **Millburn Centre**

The Millburn Centre remains a vacant building but continues to incur substantial empty property costs, which are funded by Rosemount Development Trust's (RDT) subsidiary company Rosemount Workspace.



Following a number of years, negotiations have continued with RDT's Landlord City Property seeking renunciation/release from the lease on the Millburn Centre.

Over the years the board has explored and sought several potential options that could support RDT's request to be released from its lease obligations, but none have come to fruition.

Post year end the board agreed with City Property to consider a new option and take the Millburn Centre to market for sale. As a result, City Property are currently in negotiation with a preferred bidder to purchase the Millburn Centre.

### **Rosemount Workspace Ltd - Rosemount Business Park, Charles Street**

The Trust's subsidiary company Rosemount Workspace manages the premises at Charles Street. Rental income generated by Rosemount Workspace is re-invested in:

- maintaining our Charles Street properties to a high standard to ensure we retain and attract new tenants.
- funds are also re-invested to support local community initiatives, small community groups and local schools, who deliver essential community services that meet or support the Trust's charitable objectives.
- As noted in the audited accounts a further element of the workspace rental income is also used to fund empty property costs at Millburn Centre.



## Roystonhill Spire and Park

RDT took ownership of Roystonhill Spire and surrounding park in the year 2000 and since then have invested £299,766 in preservation and maintenance costs. As detailed in the 2022-2023 accounts, £24,740 has been expended in the year, ensuring ongoing sustainability of Royston's A-Listed structure.

Back in 2019 the Spire Parkland and Environmental development project was funded by Waste Recycling Environmental Limited's FCC Scottish Action Fund (£75,000) BIG Lottery Awards for All (£10,000) and Rosemount Workspace (£20,000). The Parkland was designed and developed to compliment Spireview Housing Association's new community facility that sits adjacent to the Spire.



BEFORE



AFTER

## Heritage and Arts Project



Following on from the development of the Spire Parkland, RDT ran a Heritage and Arts Project that explored the history of Royston and the original Blochairn and Townhead Parish Church. This was funded by National Lottery Heritage Fund Scotland and our subsidiary company Rosemount Workspace.

This project saw the completion of 12 amazing mosaics that are sited at the Spire Park on 12 concrete blocks.



Artist Jane McNally worked with local people of all ages, researching the history of the area for inspiration in creating the mosaics. There will be many local features that folk recognise from the past and present: including the Garngad Steamie, Tennant's Stalk, St. Joseph's House, the Monkland Canal and the M8 motorway.

Jane also created a colouring book which is still available as a FREE download from:

<https://www.roystonhillspire.org/colouring-book/>

**Thanks go to all our funders in supporting the Spire Park Land and Environmental Project, and the Heritage and Arts Project.**

## Community Celebration Event

August 2022 RDT held its first community event since pre-pandemic, with an estimated 600-700 people attending.

The August 2022 event was delivered and funded by RDT, with contributions from Spireview, Copperworks Blochairn, Wheatley Homes, housing associations, Glasgow City Council's area committee and the Hugh Fraser Foundation.



This allowed RDT to showcase the Spire Park development, the heritage project and carry out consultation on a number of current and upcoming community projects.



## Community Benefit Fund

With financial support from RDT's subsidiary company Rosemount Workspace, RDT set aside a small pot of funds in the year to support smaller community organisations and initiatives that meet RDT's charitable objectives.

The community benefit fund supported the Christmas illumination of the main Road in Royston with festive decorations on lamp columns and a Christmas Tree sited at Royston Primary School.

Smaller organisations, supported by the community benefit fund, included Royston Youth Action, Royston Primary School, Glasgow's No1 Baby and Parent Support Service, Crafts for Laffs, Hub on the Hill's International Women's Day, Young at heart and St Roch's Lunch Club.

## Community Benefit Fund Grant Application

Recently the board developed a formal grant application process whereby local organisations can complete an application for funding. All funding applications must meet the Trusts charitable objectives. Grants are capped at £1,000 in any financial year (April to March of each year).

## Christmas Lighting Design Competition



Since 2018 RDT has commissioned and funded the Christmas Lights along the main street of Royston. This year the board ran a design competition with Royston's 2 local primary Schools to create an individual/bespoke Christmas decoration.

We had an amazing response to the competition.

Selecting the winner and 2 runners up was a tough job for our judges.

The winning entry was by Jessica Afolabi from St Roch's Primary School. Jessica's Christmas pudding design will be beaded and installed next to the existing decorations this year.



The runners up were Jackson Harvie Royston Primary School and Aiden Watt who is now at St Roch's Secondary.

Thank you to all our young people who took the time to enter our competition. Funds permitting, we will run the competition again next year for Christmas 2024.



## Community Development Officer (CDO)

GCC's Glasgow Communities Fund and the Hugh Fraser Foundation continued to fund RDT's Community Development Officer post to March 2023. Following application to round 2 of the Glasgow Communities Fund RDT was successful in securing a further 3 years funding to continue the Community Development Officer Post to March 2026.

Following nearly 3 years in the post our CDO Gregor Henderson has moved on and we are currently advertising to fill the post.

## Community Anchor Fund

Thanks to national lottery players and the National Lottery Community Anchor Fund RDT received £20,000 funding to work with three local partners Royston Youth Action, Rosemount Lifelong Learning and North Glasgow Healthy Living Community to distribute help to those most in need. Thanks go Development Trust Association Scotland (DTAS) for enabling RDT's access to the fund.

## Royston on Bikes



2022-2023 RDT continued to work in a partnership with St Paul's Youth Forum on a pilot project funded by Transport Scotland, to distribute bikes to young people in Royston and surrounding areas. RDT employed a community engagement officer to work alongside St Paul's cycle mechanic on a one-year pilot project to distribute over 300 new bikes (including helmets, padlocks, and care kits) and 50 refurbished bikes to school age children. Cycle Ability training for local primary schools, bike check-ups and repairs were also made available. The pilot project ended in its current form in October 2022, with St Paul's continuing to deliver an evolved version of the project.

## Murals and Community Artwork

RDT secured funding to deliver public art along the main road in Royston Road. Artists from SWG3 worked with Royston Youth Action, Royston Primary School, St Roch's Primary School, and St Roch's Secondary School to design a mural.

The mural was designed in collaboration with young people from Royston and celebrates nature, the landscape and local culture through the eyes of the young people.

*Thanks go to our funders National Lottery Community Fund, GCC Area Partnership, the Mickel Fund and RDT's community benefit fund.*



## Greening Initiatives



One of RDT's greening Royston initiatives was delivered with a package of funding. RDT commissioned The Conservation Volunteers (TCV) to work with community members to construct and install raised planters along Royston Road.

The board are now looking for volunteers to get involved in maintaining the greening project so if you are interested, please get in touch with us.

*Thanks go to our funders, National Lottery Together for our Planet Programme, Pump House Trust, Gordon Fraser Trust, Mushroom Trust, and Rosemount Workspace.*

## Provanhill Hill Street

Provanhil Street is one of RDT's first major regeneration projects since the acquisition and development of the Charles Street site in 1997 and taking ownership and responsibility for Royston's A-Listed Spire and surrounding parkland in the year 2000.

Currently RDT is negotiating lease terms via the PMGC (People Make Glasgow Communities application process).

Prior to confirmed acquisition of the land/site RDT has confirmation of funding - £797,121 from the Scottish Government's Vacant and Derelict Land Investment Programme to take forward development of Provanhill Street. Stage 1 designs are complete, with numerous community consultations having been undertaken and partners engaged.



Greening Royston/Provanhill Street aims to transform a long term Vacant and Derelict Land site into a thriving community asset, with a focus on robust green infrastructure and strong active travel links.

*Thanks go to funders Scottish Government/Glasgow City Council*

## Royston Road

In addition to the study at Provanhill Street, RDT commissioned Kevin Murray Associates to produce a strategy for the regeneration of Royston Road, which was completed in early 2022. This provides a template for initiatives to improve the streetscape and overall feel of the space over coming years.



We have worked with Glasgow City Council to explore how improvements could be made to 'the Maze', the network of pedestrian paths underneath the M8 which connect Royston to the City Centre.

There has been some success in tidying foliage, redefining and clearing paths, removal of historical litter and fly tipping, removal of graffiti and fly posting and clearing of drains, but much work still needs to be done, particularly around improving lighting.

We are currently looking into options for how improvements may be funded and exactly what they would look like.

## **Glenconner Park**

RDT continue to explore opportunities for potential acquisition and development of Glenconner Park, via the 'People Make Glasgow Communities' process.

## **Royston Strategy Group**

We continue to work in partnership with other local organisations to discuss issues in the local area and develop ideas and projects that enhance the local environment for all Royston residents. One such project is the development of the Provanhill Street Land.

Partners on the group include Spire View Housing Association, Copperworks Housing Association, Blochairn Housing Association, Rosemount Development Trust, Royston Youth Action, Rosemount Lifelong Learning, North Glasgow Community Food Initiative, North Glasgow Healthy Living Community, MSPs, local Glasgow City Council elected members, No1 Baby & Parent Support Service, Police Scotland, Glasgow City Council, Wheatley Homes Glasgow as well as the local schools.

## **Summary of RDT/RWL's financial investment to the Royston Community.**

Over the past 15 years Rosemount Workspace Ltd has generated sufficient funds (£1,206,386) to support costs relating to the Millburn Centre, Roystonhill Spire and Park, and donations to support local groups and community initiatives.

# Anderson, Anderson & Brown Audit LLP

## ROSEMOUNT DEVELOPMENT TRUST – Consolidated Accounts to 31<sup>st</sup> March 2023

### NOTES FROM THE AUDITOR TO MEMBERS

#### AGM – 14<sup>th</sup> November 2023 -

#### SUMMARY

Rosemount Development Trust comprises three separate charitable companies – RDT, RWL and RSPL.

RDT is the parent company where the consolidated accounts are prepared. The Board now have the signed financial statements with all the notes included. The main page to focus on are the Statement of Financial Activities (SOFA) and Balance Sheet for the consolidations group which combines all three charitable companies as well as the Statement of Financial Activities (SOFA) and Balance Sheet for the parent entity RDT.

We have undertaken a statutory audit for 31 March 2023 year end for all three charitable companies and no major issues found and audit went smoothly.

All audit reports show clean unqualified reports.

#### GROUP EXTRACT

##### -Group SOFA:

- SOFA total income £732k compared to £599k in 2022.
- SOFA total expenditure £712k compared to £1.301m in 2022. Main difference is the onerous lease provision included in last year's total.
- SOFA loss on investments held of £26k. Compared to a gain of £21k last year
- SOFA shows deficit of £6k compared to deficit of £668k in 2022. The reason for the decrease in the deficit is due to the accounting of an onerous lease provision in the financial year 31 March 2022.

##### -Group Balance Sheet:

- Fixed assets held relate to the workspace properties which are being used to meet charitable purpose of the RDT group.
- Investments strong at the year end of £253k.
- Bank and cash remains strong at £218k, which is an increase of £20k on the previous year
- Provision is presented in 2023 of £410k as there has been a year's release.
- Total funds of £1.34m which are down due to deficit in year.



THE ROSEMOUNT DEVELOPMENT TRUST LIMITED

GROUP STATEMENT OF FINANCIAL ACTIVITIES  
(INCORPORATING THE INCOME AND EXPENDITURE ACCOUNT)  
FOR THE YEAR ENDED 31 MARCH 2023

				2023	As restated 2022	
	Notes	Unrestricted funds £	Restricted fund £	Endowment fund £	Total funds £	Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>						
<b>Charitable activities</b>						
Workspace projects	4	576,939	-	-	576,939	460,605
Community benefit		-	136,897	-	136,897	139,262
Other income		-	17,366	-	17,366	-
Investment income	6	921	-	-	921	20
Miscellaneous Income		-	-	-	-	-
<b>Total</b>		<u>577,860</u>	<u>154,263</u>	<u>-</u>	<u>732,123</u>	<u>599,887</u>
<b>EXPENDITURE ON</b>						
<b>Raising funds</b>						
<b>Charitable activities</b>						
Workspace projects	8	2,094	-	-	2,094	2,977
Community benefit	9	523,490	1,495	-	524,985	1,147,475
		<u>67,877</u>	<u>117,084</u>	<u>-</u>	<u>184,961</u>	<u>150,939</u>
<b>Total</b>		<u>593,461</u>	<u>118,579</u>	<u>-</u>	<u>712,040</u>	<u>1,301,391</u>
Net gains/ (losses) on Investments		<u>(26,003)</u>	<u>-</u>	<u>-</u>	<u>(26,003)</u>	<u>20,965</u>
<b>NET INCOME/(EXPENDITURE)</b>		(41,604)	35,684	-	(5,920)	(680,539)
Transfer between funds	35	41,450	(14,950)	(26,500)	-	-
<b>Net movement in funds</b>		(154)	20,734	(26,500)	(5,920)	(680,539)
<b>RECONCILIATION OF FUNDS</b>						
<b>Total funds brought forward</b>		642,880	4,725	702,392	1,349,997	2,030,536
<b>TOTAL FUNDS CARRIED FORWARD</b>		<u>642,726</u>	<u>25,459</u>	<u>675,892</u>	<u>1,344,077</u>	<u>1,349,997</u>

**CONTINUING OPERATIONS**

All income and expenditure has arisen from continuing activities.

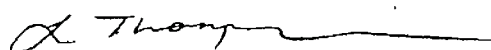
THE ROSEMOUNT DEVELOPMENT TRUST LIMITED (REGISTERED NUMBER: SC121135)

GROUP BALANCE SHEET  
AT 31 MARCH 2023

		2023	As restated 2022
	Notes	£	£
<b>FIXED ASSETS</b>			
Tangible assets	22	1,507,573	1,375,347
Investments	24	<u>253,555</u>	<u>505,098</u>
		<u>1,761,128</u>	<u>1,880,445</u>
 <b>CURRENT ASSETS</b>			
Debtors	26	17,106	27,055
Cash at bank		<u>217,974</u>	<u>187,694</u>
		235,080	214,749
 <b>CREDITORS</b>			
Amounts falling due within one year	28	(241,881)	(230,097)
		<u>(6,801)</u>	<u>(15,348)</u>
 <b>NET CURRENT ASSETS/(LIABILITIES)</b>			
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		1,754,327	1,865,097
 <b>PROVISION FOR LIABILITIES</b>	30	(410,250)	(515,100)
		<u>1,344,077</u>	<u>1,349,997</u>
 <b>NET ASSETS</b>			
 <b>FUNDS</b>	35		
Unrestricted funds:			
General fund		199,251	453,185
Designated funds		<u>443,475</u>	<u>189,695</u>
		642,726	642,880
Restricted funds		25,459	4,725
Endowment funds:		-	-
Capital grants		<u>675,892</u>	<u>702,392</u>
<b>TOTAL FUNDS</b>		<u>1,344,077</u>	<u>1,349,997</u>

These financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small charitable companies.

The financial statements were approved by the Board of Trustees on 26/10/23 and were signed on its behalf by:



Laura Thomson  
Trustee

**THE ROSEMOUNT DEVELOPMENT TRUST LIMITED**

**PARENT STATEMENT OF FINANCIAL ACTIVITIES  
(INCORPORATING THE INCOME AND EXPENDITURE ACCOUNT)  
FOR THE YEAR ENDED 31 MARCH 2023**

		2023	As restated 2022			
	Notes	Unrestricted funds £	Restricted fund £	Endowment fund £	Total funds £	Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>						
Donations and legacies	3	125,000	-	-	125,000	75,000
<b>Charitable activities</b>	5					28,348
Workspace projects		-	-	-	-	175,987
Community benefit		-	169,307	-	169,307	-
Other income		-	-	-	-	-
Investment income	7	<u>154</u>	<u>-</u>	<u>-</u>	<u>154</u>	<u>4</u>
<b>Total</b>		<u>125,154</u>	<u>169,307</u>	<u>-</u>	<u>294,461</u>	<u>279,339</u>
<b>EXPENDITURE ON Charitable activities</b>						
Workspace projects	12	29,217	-	-	29,217	,668,818
Community benefit		<u>-</u>	<u>160,505</u>	<u>-</u>	<u>160,505</u>	<u>147,881</u>
<b>Total</b>		<u>29,217</u>	<u>160,505</u>	<u>-</u>	<u>189,722</u>	<u>816,699</u>
<b>NET INCOME/(EXPENDITURE)</b>		95,937	8,802	-	104,739	(537,360)
Transfer between funds	36	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Net movement in funds</b>		95,937	8,802	-	104,739	(537,360)
<b>RECONCILIATION OF FUNDS</b>						
Total funds brought forward		<u>(547,184)</u>	<u>811</u>	<u>-</u>	<u>(546,373)</u>	<u>(9,013)</u>
<b>TOTAL FUNDS CARRIED FORWARD</b>		<u>(451,247)</u>	<u>9,613</u>	<u>-</u>	<u>(441,634)</u>	<u>(546,373)</u>

**CONTINUING OPERATIONS**

All income and expenditure has arisen from continuing activities.

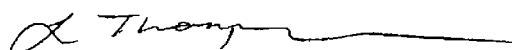
THE ROSEMOUNT DEVELOPMENT TRUST LIMITED (REGISTERED NUMBER: SC121135)

PARENT BALANCE SHEET  
AT 31 MARCH 2023

		2023	As restated 2022
	Notes	£	£
<b>FIXED ASSETS</b>			
Tangible assets	23	-	-
Investments	25	<u>200</u>	<u>200</u>
		<u>200</u>	<u>200</u>
<b>CURRENT ASSETS</b>			
Debtors	27	1,000	11,526
Cash at bank		<u>42,411</u>	<u>60,675</u>
		43,411	72,201
<b>CREDITORS</b>			
Amounts falling due within one year	29	<u>(74,995)</u>	<u>(103,674)</u>
<b>NET CURRENT ASSETS/(LIABILITIES)</b>		<u>(31,584)</u>	<u>(31,473)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		(31,384)	(31,273)
<b>PROVISION FOR LIABILITIES</b>	31	<u>(410,250)</u>	<u>(515,100)</u>
<b>NET ASSETS</b>		<u>(441,634)</u>	<u>(546,373)</u>
<b>FUNDS</b>	37		
Unrestricted funds:			
General fund		(451,247)	(547,184)
Restricted funds		9,613	811
Endowment funds:		-	-
Capital grants		-	-
<b>TOTAL FUNDS</b>		<u>(441,634)</u>	<u>(546,373)</u>

These financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small charitable companies.

The financial statements were approved by the Board of Trustees on 26/10/23 and were signed on its behalf by:



Laura Thomson  
Trustee

## Rosemount Development Trust

Breakdown of funds invested to support the community of Royston since 2009  
Achieved with financial support from RDT's subsidiary company Rosemount Workspace

Extracted from Audited Accounts 2008-2023

Financial Year end 31st March	Rosemount Dev Trust Donations to support Millburn Centre	Spire & Park Donations to preserve & maintain A-listed Spire	Community Benefit Donation to support local community initiatives	Royston at Work Project Trainee Allowances Project ran for 2 years	Totals Each year
2008/2009	£-00	£28,323.00	£-00	£-00	£28,323.00
2009-2010	£30,000.00	£32,550.00	£-00	£-00	£62,550.00
2010-2011	£-00	£2,689.00	£-00	£-00	£2,689.00
2011-2012	£10,000.00	£2,512.00	£-00	£35.00	£12,547.00
2012-2013	£-00	£1,346.00	£-00	£12,604.00	£13,950.00
2013-2014	£5,000.00	£1,302.00	£-00	£24,865.00	£31,167.00
2014-2015	£20,000.00	£3,512.00	£20,150.00	£-00	£43,662.00
2015-2016	£-00	£41,674.00	£20,317.00	£-00	£61,991.00
2016-2017	£60,000.00	£29,835.00	£59,767.00	£-00	£149,602.00
2017-2018	£31,000.00	£8,089.00	£18,921.00	£-00	£58,010.00
2018-2019	£72,450.00	£56,100.00	£54,274.00	£-00	£182,824.00
2019-2020	£75,000.00	£61,510.00	£38,774.00	£-00	£175,284.00
2020-2021	£75,000.00	£2,328.00	£14,463.00	£-00	£91,791.00
2021-2022	£75,000.00	£3,256.00	£32,000.00	£-00	£110,256.00
2022-2023	£125,000.00	£24,740.00	£32,000.00	£-00	£181,740.00
<b>TOTALS</b>	<b>£578,450.00</b>	<b>£299,766.00</b>	<b>£290,666.00</b>	<b>£37,504.00</b>	<b>£1,206,386.00</b>

**TOTAL ALL FUNDING/DONATIONS at 31st March 2023 £1,206,386.00**