



**WOOLFORDS AUCHENGRAY  
& TARBRAX IMPROVEMENT  
FOUNDATION**

**Woolfords, Auchengray & Tarbrax Improvement Foundation**

**Annual Report and Financial Statements**

**Year ended 30 November 2021**

**WAT IF? is a registered Scottish Charitable Incorporated Organisation**

**Charity Number: SC043606**

**[www.watif.scot](http://www.watif.scot)**

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## Legal and Administrative Information

<b>Charity Number</b>	SC043606 (SCIO)
<b>Business address</b>	Tarbrax Village Hall Crosswood Terrace Tarbrax EH55 8XE
<b>Trustees at 30 Nov 21</b>	John Tucker (Chair) Charlie Campbell (Vice Chair) Cass Delaney (Secretary) James Bryden Jim Hewlett Myra Dick Geraldine Hamilton Tabatha McCree-Cox Phil Cox Shivali Fifield
<b>Co-opted Trustees</b>	Fiona Hewlett Anne Gordon (Treasurer)
<b>Accountants</b>	GO Thomson & Co 13 Hope Street Lanark ML11 7NL

## Trustees Report

The Trustees of Woolfords Auchengray and Tarbrax Improvement Foundation (WAT IF?) present their annual report and financial statements of the charity for the year ended 30 November 2021.

### Introduction and operational context

WAT IF? is a passionate and dedicated community development trust focused on improving the quality of life for residents in our area. Development trusts are community-led and member organisations that combine community-led action and an enterprising approach, with the aim to bring about social, economic and environment renewal, creating wealth in communities and keeping it there.

We deliver projects that tackle the issues of greatest concern to our community such as non-existent public transport, poor broadband, lack of services and community activities.

***Our vision is for a beautiful, safe and vibrant place with a resilient, well-connected and resourceful community, offering a great quality of life for all local people.***

Established in 2011, WAT IF?'s [Community Action Plan \(2018 – 2023\)](#) provides the background and context to our work and by continually consulting with the community we identify priorities and use this information to underpin the strategic direction of the Trust. We also respond to unplanned needs as and when they arise, ensuring that they are in occurrence with our charitable purposes. We are in regular communication with our residents and stakeholders and invite as much feedback as possible. Key communication channels are:

- Social Media including Facebook and twitter
- Website: [www.watif.scot](http://www.watif.scot)
- Community Matters, our quarterly newsletter
- Monthly Bulletin
- Regular emails to all our contacts
- One to one engagement
- Surveys

In March 2021 we carried out our [Community Survey Spring 2021](#), to gauge feelings at that point in lockdown and review local priorities midway through our current Community Action Plan. A total of 221 surveys were completed (individual and households), capturing the views of approximately 485 people. Thereafter In May 2021 the Board of Trustees attended a strategic planning session to develop the strategic direction of the Trust and agree work programmes and projects moving forward.

## Our charitable purposes

The Organisation's main purpose is consistent with furthering the achievement of sustainable development. The Organisation's purposes are:

- To advance rural regeneration and community development within the Community so that it can be a sustainable, inclusive community for all who live or work in the area.
- To promote the conservation, protection and improvement of the physical and natural environment.
- To encourage access to open spaces and enhance recreational opportunities.
- To advance heritage, culture, history, arts, science and education, including lifelong learning.
- To establish the present needs and future ambitions of the Community and to ensure the long-term wellbeing and continuity thereof.
- To promote, establish, operate and/or support other similar schemes and projects of a charitable nature for the benefit of the community.

## Structure, governance and management

WAT IF? was registered as a Scottish Charitable Incorporated Organisation in November 2012. At the EGM held in November 2021, a new constitution was adopted to enable the Trust to buy derelict properties and any other potential land and property opportunities, and this was approved by the Office of the Scottish Charity Register (OSCR), our governing body.

## Members

We currently have 74 members and all residents over the age of 16 are welcome to become members supporting our purposes and becoming an integral part of the governance of the Trust. Associate members are individuals from outwith our area as well as groups from within our area.

## Trustees

The Board of Trustees manages the Trust operationally and meet quarterly as a minimum. The minimum number of Trustees who can serve on the Board is three and the maximum number is eleven. Up to four co-opted trustees can be invited onto the Board to ensure a spread of skills and experience. The management team comprises of key trustees and assist the Board in the running of the Trust. All Trustees are unpaid volunteers, and the staff are grateful for the ongoing commitment and support freely donated; the Trustees serving during this reporting period are detailed previously in this report.

## Staff team

We are very proud of our staff who show great commitment to WAT IF? and are passionate about assisting us in achieving our vision. At the end of the reporting period the staff team consisted of one full time and four part time members of staff.

- Patricia Mavor: Development Manager (full time) with the overall responsibility for managing the day to day running of the trust, overseeing the delivery of the work programmes and projects.

- Stephanie Plotnikoff: Project Officer (part time) with responsibility for developing and delivering projects and supporting the Development Manager.
- Ilka Graham: Finance & Administration Officer (part time) responsible for all day to day financial tasks and general administrative duties and supporting all other staff with same.
- Kat Shaw Graham: Shop Coordinator (part time) responsible for the day to day running of the Community Shop.
- Aleksandra Diamante: Shop Coordinator (part time) responsible for the day to day running of the Community Shop.

Jane Wilson, our part time Project Officer retired on the 31<sup>st</sup> October 2021 after over 4 years of service. Jane is a founding member of the Trust, and we thank her for all her hard work and dedication over the years.

### Sessional workers

We currently contract with and financially support our sessional workers (usually residents) to enable us to develop our work programmes and projects. Excellent examples of working together for the benefit of our residents during this accounting period are our walking group and toddler sessions. Our shop coordinators started their journey with the Trust as sessional workers during this reporting period and are now employees.

### Volunteers

Volunteers make a very significant contribution to the work of the Trust, and we would not be able achieve our aims, helping to improve the quality of life of our residents if it was not for the immeasurable support from our volunteers. WAT IF? currently has over 50 volunteers in addition to the Trustees and we are very grateful for the contribution made by our volunteers and our thanks go out to them all.

### Community benefit income

We currently have regular community benefit income from five windfarms: Muirhall South and Extension, Harburnhead, Pearie Law and Tormywheel. We are also in discussions with a further three proposed local windfarms, currently in their development phase, to secure additional community benefit monies. In this reporting period we received a total of £165,437.

#### *Windfarm benefit income to year end 30 November 2021*

Windfarm	Annual income
Muirhall South	£30,000
Muirhall Extension	£51,230
Harburnhead	£58,052
Pearie Law	£15,327
Tormywheel	£10,828
<b>Total</b>	<b>£165,437</b>

## General grant income

We also receive funding from other grant sources to support our work programmes. In this reporting period we received grant funding totalling £74,949.

### *Grants Awarded/Received to WAT IF from External Funders Year End 30 November 2021*

Donor	Amount Received	Purpose
SLC Lived Experience Fund	£500.00	Tarbrax Larder Setup
National Lottery	£8,060.00	Outdoor Activities
SLC Lived Experience Fund	£900.00	Community Support
Scottish Community Alliance	£516.00	Community Growing
Arnold Clark	£1,000.00	Community Shop/Café
SLC Summer Activities	£2,070.00	Kids Activities
GEF Fund	£44,694.00	Electric Vehicle and charging points
Scotmid Coop	£250.00	Gardening grant
Paths for All	£1,125.00	Paths grant
Longhillburn Windfarm	£10,000.00	One off payment after contract signed
TCC	£500.00	Community Shop
WAT Group	£2,000.00	Community Shop
Volunteer Action Fund	£3,334.00	Volunteering (Accrual)
<b>Total</b>	<b>£74,949.00</b>	

## Our community grants

Since 2014 we have provided support to individuals as well as to other community groups and facilities. These include community grants, driving lesson grants, WAT Next education and bursary grants. The total amount awarded in this reporting period was £6,493.20 bringing the overall total awarded grants to 30 November 2021 to over £165,000.

### *WAT IF Grant Schemes Awarded Year End 30 November 2021*

Grant Scheme	Awarded To	Amount	Comments
Community Grant	Tarbrax Community Council	£1,000.00	Volunteer Afternoon Tea Event
Community Grant	Tarbrax Bowling Club	£1,000.00	Donation
Community Grant	Tarbrax Residents	£943.20	Neighbourhood improvement
Driving Lesson Fund	Anna Baillie	£300.00	
Driving Lesson Fund	Anna Smith	£300.00	
Driving Lesson Fund	Katie Donald	£300.00	
Driving Lesson Fund	Finn Ross	£300.00	
Driving Lesson Fund	Katie McPherson	£300.00	
Driving Lesson Fund	Keir Murray	£300.00	
WAT Next Education Grant	Cara Donald	£250.00	
WAT Next Education Grant	Katie Donald	£250.00	
WAT Next Education Grant	Finn Murray	£250.00	
WAT Next Bursary	Keir Murray	£1,000.00	
<b>Total</b>		<b>£6,493.20</b>	

## Work programmes & projects

Our work programmes and projects detailed below were developed during 2021 after identifying our ongoing needs during our community engagement and strategic planning sessions.

We will continue to focus on our Work Programmes and Project Plan for the following financial year prioritising developing and evaluating our community projects further, as well as the purchase of Loanhead.

Work Programmes	Ongoing needs	Project Plan
<b>Improving facilities and amenities</b>	Lack of local amenities and facilities for all	Continue the community growing project and provide produce for sale in shop  Develop the community workshop  Develop the community shop and takeaway café  Develop a bike hire/repair facility (including e-bikes)  Develop a grass football pitch and other outdoor sports facilities including a gym
<b>Improving community engagement and activities</b>	Lack of diverse activities for all	Develop a range of community activities for all interests and abilities  Provide volunteering opportunities and develop our volunteer support plan
<b>Improving the environment</b>	Poor quality of paths and trails  Lack of safe cycling routes  Access to good quality greenspace for all  Improvement neighbourhood environments	Maintain existing paths  Develop new paths and trails for all abilities with supportive landowners  Create a strategy for developing safe cycling routes  Develop a greenspace development plan and a neighbourhood environmental improvement plan
<b>Improving enterprise</b>	Lack of support for local businesses  Lack of affordable workspace  Lack of local employment	Develop a strategy to support local businesses/enterprises  Further research demand and location for affordable rental workspace



	opportunities	<p>Develop a plan to increase local employment opportunities</p> <p>Research opportunities for social enterprises including a local repair service and tourism enterprises</p>
<b>Improving housing</b>	Lack of affordable and diverse housing	<p>Continue to develop our housing project to bring local derelict properties back into use</p> <p>Continue to investigate opportunities and locations to increase the diversity of our housing stock including affordable rentals</p>
<b>Improving services</b>	<p>Poor transport links</p> <p>Limited choice of fuel and insulation options</p> <p>Poor broadband</p> <p>Lack of support services</p>	<p>Consolidate and extend the community transport project</p> <p>Develop a strategy to support residents to reduce energy costs to include a community energy project</p> <p>Continue to support the existing community broadband partnership</p> <p>Provide support services using strategic partnerships and develop a longer-term plan</p>

## Loanhead Acquisition



WAT IF? is committed to delivering asset-based community development for community resilience and our strategic objectives are to build community capacity and achieve more sustainable economic, environmental, and social development through our investments and project delivery. Although we have achieved considerable success with our projects to date, we have met with consistent obstacles to develop these further. Our primary obstacle has been securing land and property to provide permanent locations for community projects as well as providing long-term financial sustainability. We have considered other sites and smaller pieces of land as alternatives but with no success.

In April 2021 the owners of Loanhead Farm offered to sell the Trust off market. Loanhead is ideally located within our geographical area with a diverse range of buildings and greenspace to address the unmet needs and aspirations identified.

In August 2021 we applied to the Scottish Land Fund for funding to purchase Loanhead, and we carried out further community engagement culminating in a community vote in November 2021.

A majority of 73% voted in favour of WAT IF? purchasing Loanhead for our community, which has enabled us to progress the acquisition.



## Our Successes

### Community growing



The second year of our community growing within the garden at Tarbrax Village Hall has seen the initiative develop with vegetables and herbs being grown from seed and available in the community shop, as well as directly from the garden at Tarbrax.

An outdoor shelter was purchased with support from the National Lottery.

An enthusiastic group of volunteers have enabled the garden to be developed throughout the year.

In addition to the community garden sessions, throughout the year, there were several organised litter picks and bulb planting sessions. These took place across our villages and path networks

### Community workshop

A pilot community workshop project was to be located at Tarbrax Village Hall, commencing in August 2021. The community has been consulted on several occasions and there is a good level of interest with a project team being developed. Plans made for the purchase of a container for Tarbrax Hall were put on hold until the plans for Loanhead became clearer.



## Community shop and takeaway café



Our current community shop/takeaway café was established in response to the community survey, which identified an unmet need for a local shop. 95% of respondents said they would use a shop mainly for locally grown produce, groceries, and essential goods.

Opening in June 2021, at first in conjunction with community larder, the shop provides a variety of locally sourced fresh produce and daily essentials, home baking, takeaway drinks as well as more luxury items such as

crafts, hampers and gifts.



It has provided employment for two local residents and has been supported by volunteers throughout the year.

## Community activities



### Kids activities

Our new weekly toddler group was developed and established with a sessional worker resident within our area. The pupils at Auchengray Primary School enjoyed a two-day trip and overnight stay at Wiston Lodge. Trips were arranged for our younger children to Clyde Valley Farm, Jupiter Artland, Five Sisters Zoo and Almond Valley Farm. Kids activity packs were also delivered during the summer and winter periods.

### Seniors' activities

Our seniors enjoyed various trips in our community electric vehicle including to Hopetoun Garden Centre supported by our resident sessional worker. Salt sticks were delivered to our older residents for winter safety.

## Local groups



Our walking group was developed with a resident sessional worker and proved to be popular, with walks available for all abilities and including a litter pick from time to time.

Our first meeting took place of our local history group and our bee keeping group both of which we hope to develop further during the next financial year.

Regular indoor and outdoor art workshops took place, led by a qualified local resident. The workshops and facilitator were highly evaluated by residents who welcomed the opportunity to connect and learn.

## Community events

A successful community get together took place in October in partnership with Tarbrax Community Council and Tarbrax Village Hall and Common Trust. The event was well attended with activities for all age groups, including live music in the evening.

An afternoon tea was held for all our volunteers thanking them for their contribution.



## Seasonal activities

At Christmas time we held various events including Santa's Grottos and Santa and his Sleigh visiting our area working together with Auchengray Church Centre and numerous volunteers. All Christmas events were well received and appreciated during a difficult festive season for all. Halloween and Easter events were organised in partnership with residents and volunteers.

Christmas hampers were distributed in partnership with Auchengray Primary School to over 60 nominated residents, which were very well received.





## Training opportunities

Provided by one of our local qualified trainers, first aid, defibrillator training, as well as mental health training was provided free of charge for local residents.

## Support services

The community larder was discontinued during the summer after lockdown, but donation bags with basic food items were still available on demand. There was little demand for prescription pickups but the support helpline remained open throughout the year.

Advice and support information continues to be published through social media and Forth Resource Centre organised to offer their services monthly at Auchengray Church Centre.

## Paths and greenspace



Funding was secured for the upkeep of local paths from Paths for All. Four paths continue to be maintained with an extra path at Croftheadwood added this year.

Volunteer days were arranged to repair signage, and volunteers planted bulbs throughout the area in October/November.

Our path routes were mapped by our walking group leader and are now on the OS app for the public to enjoy.

## Local enterprise

Established WAT IF Open for Business Page to enable local businesses to advertise freely and for residents to ask for more information about availability of local enterprise. We also established a local business directory to list businesses available in local area.



## Housing



Affordable Community Housing – People are keen to see development of derelict properties followed by developing housing suitable for older residents.

Our affordable rental was continued to be occupied by our first tenant who made it their home in September 2019.

We continued to work on our derelict housing project considering different options for the potential for community purchase.

## Taxibus service

Since 2014 we have run a subsidised taxibus service to enable our residents to access essential services such as healthcare, shopping and leisure facilities. To date we have supported over 1200

journeys. The service to and from West Calder continues to be popular with a total of 234 trips within the reporting period, at a total cost of £2,854 to the organisation.

### Community electric vehicle



We took delivery of our GEF funded Electric Vehicle in June 2021. Three charging points were also installed, one at Woolfords Village Hall and two at Tarbrax Village Hall.

Several volunteers signed up as volunteer drivers and received an introduction to the vehicle.

The vehicle has been used for; pickups for the Community Shop, local walking group and seniors' outings and is available for use by local residents for essential trips between 9am-5pm Monday-Friday.

Since June 2021, 101 trips were completed in the EV totaling 2606 miles. Compared to a same size diesel fueled car the carbon savings were 598.05kg.



### Broadband

Our community wireless broadband service in partnership with Borders Online was rolled out in 2019 after extensive research of broadband opportunities for our area and it has continued to grow in use and coverage throughout the year.

**STATEMENT OF TRUSTEES' RESPONSIBILITIES**

The Trustees are responsible for preparing the Trustees' Annual Report and the Financial Statements in accordance with applicable law and United Kingdom Accounting Standards (UK GAAP).

Law applicable to charities in Scotland requires the Trustees to prepare Financial Statements for each financial year which give a true and fair view of the charity and of the incoming resources and application of resources of the charity for the year. In preparing these Financial Statements the Trustees are required to:

- Select suitable accounting policies and then apply them consistently
- Observe the methods and principles in the Charities SORP 2015 (FRS 102)
- 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
- Prepare the Financial Statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the Financial Statements comply with the Charities and Trustee Investment (Scotland) Act 2005 and the Charities Accounts (Scotland) Regulations 2006. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Trustees Report has been prepared in accordance with the Statement of Recommended Practice – Accounting and Reporting by Charities (January 2015) applicable to charities preparing their accounts in accordance with FRS 102 and in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small entities.

Approved by the Board of Trustees on the ..... and signed on their behalf by

**Name: John Tucker**

**Title: WAT IF Chair**