

ROSEMOUNT DEVELOPMENT TRUST LIMITED
Annual Report & Accounts **2012-13**



ROSEMOUNT

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This past year has seen a number of successful outcomes achieved by Rosemount Development Trust and subsidiary Rosemount (Workspace) Limited.

Occupancy Levels The year to March 2013 saw a small increase in occupancy levels at the Millburn Centre as a result of new community projects funded by the BIG Lottery's Our Place Fund.

Reduced Staffing costs at the Millburn Centre have been achieved with support from Rosemount (Workspace) Limited.

Membership has increased with 21 new members joining the Trust. As Chairperson I would like to take this opportunity to thank Members, both long standing and new for recognising and supporting the work and charitable objectives' of the Trust

The Trust's subsidiary Rosemount Workspace manages and operates the Charles Street Workspace and is competing well with private sector Landlords and continues to maintain high occupancy levels.

R@W (Royston at Work) Project - January 2013 saw our subsidiary achieve completion and success of Rosemount's first endeavours to diversify from its core activity and embark on a new employment initiative. In January this year Trainees on Year 1 of the programme celebrated their success with a Graduation Ceremony attended by their families, 2 guest speakers, Angela Constance the Minister for Youth Employment, Scottish Bafta award winner Paul Brannigan and many other guests.

Year 1 of the project saw 8 trainees secure full time employment, four of which were modern apprenticeships.

Thanks first and foremost go to the Trainees for their commitment to the programme, our funders the BIG Lottery, our partners, North Glasgow College, Royston Youth Action, Jobs and Business Glasgow (formerly known as Glasgow Regeneration Agency) and Toonspeak Young People's Theatre.



Thanks also go to Managing Director Maureen Flynn and her Staff Team who all contribute to the success of the project and the organisation. Special thanks go to Nicola Connelly R@W Co-ordinator, for her dedication in guiding and supporting the trainees into positive destinations.



As a voluntary board we take great pride and achievement in choosing our staff team who are dedicated to the ethos of the Trust and its charitable objectives and we thank each one of them; Maureen, Irene, Eddie, Chris, Fiona, Sharon, Nicola and our most recent employee Harry. Our thanks also go to Ruth Brown a young University student currently supporting the R@W project on a voluntary basis.

Year 2 of the project commenced July 13 with recruitment of 12 new trainees, 11 of them Royston residents. We wish them good luck and hope they do well.

Partnership **working**

In part due to the BIG Lottery's Our Place Fund we have formed new positive working partnerships. As a community owned and led organisation we have always been happy to work in partnership with the many local community organisations all working for the benefit of Royston and its surrounding areas. At Rosemount Development Trust we believe we have built stronger partnerships in the past year with; not only a number of local organisations but also other external agencies that have the capacity to support and enable the Trust achieve its charitable objectives. We will continue to build and increase partnership opportunities when and where we can.

Moving forward 2013/2014 presents a number of challenges with a projected drop in occupancy levels at the Millburn Centre that may result in a substantial increase on this year's deficit. In 1989 the Trust established the Millburn Centre to provide community facilities and opportunities to create employment and services for the local community but also to preserve one of the few remaining buildings of Heritage in the local area for use by the community rather than see it fall into disrepair.

It has always been a challenge to cover costs at the Millburn Centre and that is why the Trust developed the Charles Street Workspace Site and it provides financial support. However with the increasing austerity and scarcity of funding for many charitable organisations the difficulties of maintaining the Millburn Centre have been increasing. At this stage there is no immediate threat to the Millburn Centre's future but the current economic uncertainties could see that possibly change and might throw increased pressure on the Workspace to finance the Millburn Centre's operations.

The Board believe it is essential the Millburn Centre should be an asset and not a liability and continue to review how the Millburn Centre's future can be secured for use and benefit to the community.

As a community led organisation operating in Royston for the past 24 years we are proud to acknowledge and publicise our contribution to the community over the years. Rosemount has directly and indirectly, through provision of locally managed workspaces, enabled many community organisations to locate in affordable business premises, to not only deliver essential services to residents of Royston and surrounding areas, but also to create employment and training opportunities within the community.

Next year we celebrate our 25th Anniversary and are currently looking to work in partnership with other local organisations on how we can involve the whole community in our celebrations.

To conclude I would like to thank my fellow directors for their support to myself as chairperson and for their commitment to the local community.

Jackie Kerr

Chairperson




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 staff and 2 part-time staff.

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.


Community Donations Fund




The Trust is proud to support other organisations working to strengthen and provide charitable services to the local community. Through our community donations fund, set up and financed by our subsidiary Rosemount Workspace, we share our success by giving back to non-profit and educational institutions that, in some cases address vital community needs and issues, whilst others just set out to make a positive difference to their local community and the lives of its residents.

Donations totalling £15,000 were distributed in the year to March 2013 to a number of local organisations and Schools, along with a contribution of £17,500.00 to the Royston at Work project. From the community donations fund we also supported first year wage costs with a donation of £5,000 to a local employer who provided apprenticeship opportunities to 2 local young people.

Rosemount Workspace plans to continue its community donations fund in the coming year. Trust Directors Margaret Shepherd and Clare O'Donnell were delighted to present St Roch's Lunch Club with a donation of £750 from Rosemount Workspace.



We were also delighted to support Royston Primary School purchase new resources to help develop and enhance pupils' ICT skills. Headteacher Simon Kelly extended a huge "thank you" from staff and pupils for the financial support, which contributed to the purchase of iPads for the School and its pupils. The devices will make Pupils' learning more exciting and meaningful, allowing them to gain new skills for use in their day to day living.



Blochairn Star Football Club

Rosemount continue to support the successful local amateur football team Blochairn Star AFC. The team have come a long way in their 12 year history and are now the most successful Saturday morning amateur team in Scotland. The club have won the title in 6 of the last 11 seasons and their success on the park has led to them starting a B Team in the last two years and a 'Football Academy' for local primary school kids over the summer. Around 70 local kids attended the academy which ran 3 times a week during the summer and was a big success.



Gerry Hughes, Manager of Blochairn Star "says in order for us to be successful on the park we rely heavily on the support of local organisations. Rosemount have been a great support to us now for the past 6 years. It is a big challenge to run two teams and obviously the football academy took a lot of planning and resource implications so it is thanks to our sponsors that we are able to achieve this. Our sponsors include Spire View & Copperworks Housing who purchased strips for our B team, GHA who sponsored the football academy and Dr Fallon, Royston Dental Surgery, who has supported us by paying all our insurance costs. But it is Rosemount, now in the 6th year of sponsorship, who has been the main sponsor of the first team. They have recently bought us a new strip for the first team which we will wear with pride as we strive to win the Strathclyde Saturday Morning Premier League for the 3rd successive season."

Gerry also says "Both of the Blochairn Star teams play their home games at Glenconner Park on a Saturday morning at 10.00am and everyone is welcome to come along and offer their support". The football Academy will start back in early February next year.

Chairperson Jackie Kerr and Maureen Flynn at the opening of Royston Youth Actions Community Garden. The board of Rosemount Workspace were delighted to fund a barbeque and commemorative plaque for Royston Youth Action's recently developed garden.



St Rochs Secondary School's 2013 first year intake of pupils receiving pencil cases donated by Rosemount Workspace.



Directors Isobel Kirkwood and Jim Conway presenting a cheque for £1,000 to St Rochs Secondary's School's running club to support the purchase of essential new running kit.



Jackie Kerr presenting a cheque for £1,500 to Pupils at St Rochs Secondary's School's to support travel cost to St Kizito a School in Namibia South Africa. Mr Sagan says, "it will be a trip of a lifetime and perhaps life changing. Pupils should come back from the trip more mature, worldly wise and responsible and more able to play a part the Glasgow community".

Other beneficiaries of the Community Fund were Royston Nursery School, St Rochs Primary School, for an educational trip to Italy, St Rochs Childcare Service to support Christmas party for pre fives.



St Rochs Secondary School Business Partnership

The Trust continues to support Royston's local Secondary School, St Rochs. In October 2012 Chairperson Jackie Kerr presented pupil Darren Goudie with the 'Jim Conway' award for Community Involvement, along with a small financial contribution to Darren for his commitment to voluntary work.

Staff News

This year, we said to goodbye to our long term employee Irene Morgan. Local resident Irene Morgan has kept the Millburn Centre spick and span for the last 23 years, but in May of this year Irene decided to hang up her mop and duster to devote more time to caring for her mum, Mrs Jean Morgan, who from time to time also worked at the Trust to cover holiday periods.

Everyone at Rosemount is sad to see Irene move on after such a long time and take this opportunity to wish both Irene and her mum our very best wishes for the future. Good luck Irene from both Directors and Staff at the Trust.

Welcome to our new employee Harry Poole who replaced Irene in August this year. The Directors and staff are pleased to have Harry, a local resident, join our team.



R@W trainee and local girl Ashley McIntosh on work experience in our office at Charles Street Workspace. Ashley has now secured full time employment with a local company.



Roystonhill Spire and Park Limited a wholly owned subsidiary of Rosemount Development Trust

Our subsidiary Rosemount Workspace continues to support all costs related to the upkeep of the Spire Structure with expenditure of £1,346 in the year to March which included public liability insurance, electricity and audit and accountancy costs.



Company History

1989 Rosemount Development Trust Limited a company limited by guarantee with charitable status was formed by a group of local residents who were concerned about the high level of unemployment and poverty in Royston.

Secured long term lease on a local primary school declared surplus to requirements by the then Strathclyde Regional Council.

Secured capital grants totalling £600k.

£400k, from the former Urban Aid Programme and the balance obtained from a variety of funders, including Tudor Trust and Strathclyde Community Business.

Converted the school building to provide 14,000 sq ft of office accommodation and dedicated child care facilities.

1993 Refurbishment works completed, “the Millburn Centre” opened for business and very quickly achieved 100% occupancy with many local people gaining employment and training opportunities directly through RDT and also through tenants located within the Centre.

1994 A further grant £79k from the Urban Aid Programme enabled the second phase of development to be undertaken, with the conversion of the cycle sheds / toilets at the rear of the main building refurbished to provide a further two business units, and eight small workshops. This created additional job opportunities for local residents.

As early as March 1993, the Directors recognised that a larger portfolio of managed workspace was essential to ensure longer term sustainability of the Millburn Centre and the organisation.

1997 RDT set up its first wholly owned subsidiary company Rosemount (Workspace) Limited (RWL).

The former British Rail Workshops in Royston were targeted and negotiations with British Rail Property Board began.

A deal was concluded towards the end of 1997. As the owner of the land, Glasgow City Council concluded a lease for 125 years with Rosemount (Workspace) Limited at very supportive terms.

A capital funding package was achieved through a combination of Public and Private Sector finance.

Strathclyde European Partnership - £839,000

Glasgow City Council (interest free loan) - £250,000

Glasgow Development Agency - £200,000

Royal Bank of Scotland - £800,000.

Revenue support was provided by Strathclyde European Partnership and Glasgow City Council.

1999 Practical completion of our new build business premises was achieved within our budget forecast and private sector finance re-paid well within projected timescales.

2000 RDT set up its second wholly owned subsidiary Roystonhill Spire and Park Limited to maintain and preserve the A listed structure in Royston known as the Spire.

2011 RWL secured £152,069 from the BIG lotteries 'Our Place Fund' to run an employability project for young people 16 to 24 year olds.

2012 Successful completion of Year 1 Royston at Work programme which supported 8 young people into full time employment, 4 of which were modern apprenticeships.

Summary of Accounts

The Rosemount Development Trust Limited

Charity Number: 009569 (Scotland)

Registered Number: 121135 (Scotland)

Consolidated Statement of Financial Activities

For the Year Ended 31 March 2013

Incoming resources	Unrestricted General Funds £	Unrestricted Designated Funds £	Restricted Funds – Big Lottery £	Expendable Endowment Funds £	Total Funds 2013 £	Total Funds 2012 £
Incoming resources from charitable activities						
Rent	431,489	-	-	-	431,489	454,477
Service charges	146,104	-	-	-	146,104	142,060
Air conditioning recharges	14,954	-	-	-	14,954	16,058
Management charges	4,292	-	-	-	4,292	3,756
Room Hire	410	-	-	-	410	1,490
Miscellaneous	500	-	-	-	500	2,235
Grants – Big Lottery	-	-	96,137	-	96,137	9,750
Deferred income	-	-	(23,775)	-	(23,775)	4,506
Investment income						
Bank interest	821	-	-	-	821	578
Other incoming resources						
Insurance claim proceeds	-	-	-	-	-	21,841
Dilapidation compensation	-	9,283	-	-	9,283	43,619
Total incoming resources	598,570	9,283	72,362	-	680,215	700,370
Resources expended						
Charitable activities	443,592	9,319	89,695	-	542,606	448,630
Governance costs	24,685	-	-	-	24,685	22,299
Total resources expended	468,277	9,319	89,695	-	567,291	470,929
Net incoming / (outgoing) resources for year transfers						
Before Transfers	130,293	(36)	(17,333)	-	112,924	229,441
Gross transfers between funds	(149,168)	159,880	17,333	(28,045)	-	-
Net movement in funds	(18,875)	159,844	-	(28,045)	112,924	229,441
Fund balance brought forward as at 1 April 2012	1,563,812	155,156	-	1,032,218	2,751,186	2,521,745
Fund balance carried forward as at 31 March 2013	1,544,937	315,000	-	1,004,173	2,864,110	2,751,186

Summary of Accounts

Consolidated Balance Sheet

As at 31 March 2013

	2013		2012	
	£	£	£	£
Fixed assets				
Tangible assets		2,243,547		2,209,052
Current assets				
Debtors	24,297		44,618	
Cash at bank	759,539		660,161	
	783,836		704,779	
CREDITORS: Amounts falling due within one year	(163,273)		(162,645)	
NET CURRENT ASSETS		620,563		542,134
NET ASSETS		2,864,110		2,751,186
Reserves				
Unrestricted funds – general		1,544,937		1,563,812
Unrestricted funds – designated		315,000		155,156
Endowment funds – expendable		1,004,173		1,032,218
		2,864,110		2,751,186

Statement by the Trustees

These summarised financial statements are an extract from the statutory financial statements for the financial year ended 31 March 2013 which were approved by the Trustees on 26th August 2013 and have been audited by Hardie Caldwell LLP, who gave an unqualified audit report on 26th August 2013.

The auditors have confirmed to the Trustees that these summarised financial statements are consistent with the statutory financial statements for the year ended 31 March 2013. The statutory financial statements which include the Report of the Trustees were approved by the Trustees on 26th August 2013, and will be delivered to the Registrar of Companies and the Office of the Scottish Charity Regulator.

These summarised financial statements may not contain sufficient information to gain a complete understanding of the financial affairs of the group.

The statutory financial statements which include the Report of the Trustees and the Auditors' report on those financial statements may be obtained from the Millburn Centre, 221 Millburn Street, Royston, Glasgow, G21 2HL.

The audit opinion on the statutory financial statements read as follows:

"In our opinion the financial statements: give a true and fair view of the state of the charitable group and parent company's affairs as at 31 March 2013 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 Companies Act 2006, the Charities and Trustee Investment (Scotland) Act 2005 and Regulation 8 of the Charities Accounts (Scotland) Regulations 2006."

Isobel Kirkwood

Trustee

Statement by the Auditors

In our opinion these summarised financial statements are consistent with the statutory financial statements of The Rosemount Development Trust Limited Group for the year ended 31 March 2013.

Hardie Caldwell LLP

Chartered Accountants and Statutory Auditors

Voluntary Directors

Jim Conway

Jenny Crean

Mathew Elvin

John Gibson

Jackie Kerr, Chairperson

Isobel Kirkwood

Rose Mowatt

Clare O'Donnell

Margaret Shepherd

Billy Tibbs

Robin Greer

Jean Crean - resigned 11/9/12

Staff Members

Maureen Flynn

Managing Director

Fiona MacIntyre

Facilities Manager

Sharon Ross

Centre Manager

Nicola Connelly

Project Co-ordinator

Chris Mullen

Caretaker

Eddie Wilkie

Caretaker

Linda Stoddard

Office Cleaner

Irene Morgan

Office Cleaner

Key Consultants

Bankers

Royal Bank of Scotland

Auditors

Hardie Caldwell Chartered Accountants

Solicitors

Burness Paull Solicitors

Financial Consultant

Wellwood Caldwell



ROSEMOUNT

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