

Scottish Episcopal Church – Diocese of Brechin

St Drostans Episcopal Church: Tarfside

Know as; St Drostans Church and Lodge Tarfside

Scottish Charity Number: SC007239

Report of the Trustees for the year ending 31st August 2025

The trustees present their annual report together with their financial statements for the year 2024 to 2025.

Address of Principal office

C/o; Secretary/Treasurer.

4, St Michaels Road, Newtonhill, Stonehaven, AB39 3RW

Current Trustees

A Management Committee of Trustees consisting of the following members administers the charity;

During 2024 - 2025 these were;

Priest in Charge until Retired 30th April 2025, then member- Rev Jane Nelson

Member - Rev Michael J R Turner

Member – Susan Auld

Member –Lyn Marsh

Member - Stuart Mitchell – Maintenance Co-ordinator

Member - Karen Copsey – Booking Secretary

Secretary/Treasurer - Peter Nelson

Members of the Congregation appoint the trustees at an annual general meeting established by constitution and under the Canon Law of the Scottish Episcopal Church. There is no formal induction programme, but ongoing guidance is given to ensure that trustees are familiar with the Church's values, aims and responsibilities as designated trustees of a charity.

Structure and Governance

The Church of St Drostans is a church of the Scottish Episcopal Church, in full communion with the Anglican Church, and is a registered Scottish Charity (SC007239). The superior authority is the Bishop of Brechin.

The Trustees govern all of its affairs, and its constitutional form is that of an Unincorporated Association

The present constitution applies from 1st September 2009 and is available for inspection if required.

Charitable Purpose

The purpose is the advancement of religion. The principle activities include public worship in sacrament and prayer and the operation of a low cost self-catering lodge in the Church Grounds at Tarfside. This church hall, known as St Drostans Lodge is used to provide accommodation for groups and families wishing to visit Glen Esk, for the purpose of religious retreats, recreation and family visits.

It was a condition of funding support received from the Community Fund in 2002, that the Lodge is open to all, and this has been maintained, with visitors from many denominations, and of no particular faith, being welcomed. We have also welcomed children from socially deprived groups and special schools, and since the modifications made in 2002, less able persons have been able to use the Lodge.

The fees received from the use of the Lodge are the largest source of income, although donations and sales of books and postcards make a significant contribution to funds.

Activities and Achievements, and Future Plans

Sale Of parsonage

The sale of the Parsonage was concluded on 5th December 2025 the delay being mainly due to the disruption caused by Mr Kenneth Alan-Goddard, (a former Trustee who resigned on November 20th 2024, the day prior to last year's AGM), applying to Historic Environment Scotland (HES) to have the Parsonage Listed without consulting or gaining the agreement of the Trustees).

Following a visit by HES to the Site we were informed that it was probable that the Parsonage would be listed (this was confirmed on 30th July 2025). We agreed a reduction in price following negotiations with the prospective purchaser related to costs of reverting aspects of the property back to "listed building" status based on shared quotations for required work. The sale realised £216,057.

The delay in settling the sale from September to December also incurred additional costs reacting to Council Tax, electricity, and maintenance of £1487. It should be noted that the Purchaser donated £500 to assist with these additional costs.

Confirmation of Listed Building Status

Quote from HES letter 30/7/2025

St Drostan's Episcopal Church and former parsonage with adjoining stables and detached outbuildings to rear, including boundary walls and gatepiers, and excluding former schoolhouse to west and U-plan steading range to north, Tarfside, Brechin DD9 7YX Category of Listing B.

The Following comment were made about the Lodge (Former Schoolhouse)

Architectural or historic interest of schoolhouse

While the schoolhouse has some interest for its historical association with the church, the building does not meet the necessarily rigorous criteria of *special* architectural or historic interest for the reasons explained under Section 6: Legal Exclusions and that the building should be excluded as originally proposed at consultation. This section notes that while the elements of the school of mid- 19th century character contribute to the setting of the church and parsonage, its standard design and degree of later extension and alteration means it is not found to be of special interest for listing.

The full details of the HES examination and case review are available in our records if required.

Lodge Usage

The overall numbers using the Lodge were lower this year 544 compared with 632 last year and a budget figure of 600.

The "TGO CHALLENGE" visit accounted for 39 bed nights, however, a "wellbeing" group, Gurdjieff Scotland contributed 91 bed nights over multiple visits. Yoga groups continue to make a vital contribution to usage and St Silas Glasgow and Dundee Church of Scotland Church also had significant visits along with from our own Diocese St Luke's "Pirate Monks"

It was particularly pleasing see that The Provincial Youth Pilgrimage to Glen Esk was very successful event. Regular groups of families, walkers and Aberdeen Buddhists made up the majority of other users

Maintenance and Renewal

A Trustees meeting was held on 21st January to discuss Maintenance and Repairs required at our Properties now that we had access to Parsonage sale funds. The following were agreed

Gutter cleaning and Lodge and Church roof repairs

Repair /replace inlet valves on toilet flushes in disabled and small shower rooms

Investigate "soft" floor areas in corridor outside St Modwena, make Access hatch for drains/sewage sys

Sort out Kitchen sink taps plumbing to avoid air locking (may need pipework mods)

NB Hoses to washing machine have been eaten by Rodents, require replacement, other hoses to be examined

"Other Items":

Normal maintenance and recertification will be on-going, Peter provided Monthly Schedule and list of key contacts to Stuart and will assist Stuart as required

It was agreed that we pursue the installation of Solar Panels on the Lodge

Paint/Varnish Outside woodwork of Lodge

Paint Public rooms in Lodge. (Kitchen, sitting room, Forbes room)

Paint Bedrooms, Toilets and Corridors in Lodge

Replace Fire Door on "new wing" with a PVC type door

Repair/rehang church doors so that they close securely

Replace church gates with Recycled materials gates

Replace worn/missing Kitchen utensils, Replacement Drinking glasses and Mugs

Remove or replace "short" bed in "St Mary the Virgin" room

Any other bedframes needing replacing

Any mattresses needing replacing

Re think draft seal at base of Forbes room French Doors and replace.

Move logs from Septic tank area

Stuart to review lawn mowing equipment and recommend type, and suitable on site storage.

The Outhouse door frames are rotten in many places and may require replacement if cannot be repaired

Key safe to be placed near main door for Tradesmen access.

Remove wooden hanging cross in church for safety reasons.

Repair 4 broken window panes in West Lancet Window of Church.

The majority of these items have been completed, due to the considerable efforts of Stuart and Karen in finding suitable contractors and planning work in between Lodge Use.

The overall cost to the end of the Financial year of these "Other Items" was £23,833.73, the only outstanding items being the completion of the Lodge painting, repairs to Church door and window.

Fuel costs were slightly lower than budget at £5290 vs. £6090.

Other items of regular maintenance were about as expected

Donations, collections were slightly lower £1117 vs £1963. Gift Aid was not claimed this year due to the lower than usual levels of gift aid donations. These will be claimed against in future

We also wish to thank Mrs Lyn Marsh for the washing and cleaning work and also thanks also Stuart for taking over and carrying the maintenance tasks and Karen for taking over the Lodge booking and planning of maintenance into the Lodge use.

The Insurance values of the three buildings are inflation linked and are currently;

Lodge – ANSVAR £1,131,678 24/11/24

Church – Ecclesiastical £3,660,000 31/05/2025

(The insurance company now states a "maximum" repair amount for the church)

Trustee Remuneration and expenses

Expenses have been paid to Trustees as follows:

Mileage at the SEC/IR rate of 45p/mile and expenses have been paid to Stuart Mitchell in relation to his Maintenance duties against invoices provided. (£512.67)

The Charity pays Mrs Lyn Marsh for services related to laundry and cleaning against invoices provided at the end of each month.

Reserves Policy

Reserves are held in The Co-operative Community Direct Plus Account, which is not now interest paying, and the SEC Unit Trust Pool. These unrestricted reserves are held for items of major expenditure, improvements and repairs to the properties at Tarfside; Church, Lodge and associated grounds.

A strategic reserve is held the SEC Unit Trust Pool, which pays dividends twice per annum.

Levels of strategic reserves are reviewed at the AGM or special meetings when future budget expenditure is being considered.

The Trustees agreed at the October 2010 AGM that funds in our current account should not fall below £5000. Excess funds in the current account should be invested into the UTP.

Transfers between accounts

At our meeting on 21st January it was agreed that we should invest £100,000 into the UTP as soon as possible.

Discussion with our Bank revealed that to transfer £100,000 in a lump sum would involve considerable paperwork being sent to them (signed documents from each Trustee and a copy of the meeting minutes, plus a charge to complete the transfer!) all to avoid money laundering accusations!

We were advised to transfer daily sums of less than £30,000 to avoid anti-laundering systems shutting our account and the Bank suggested we make four daily payments of £25,000. This was completed before the end of January.

I received the following from the SEC finance department "**UTP Ref: br28/48T006**

St Drostan's Church & Lodge

"I am writing to let you know that on the 1 February 2025 your £100,000.00 investment into the Unit Trust Pool purchased 3,216 units. An administration fee of £228.75 has been deducted from your UTP investment, which makes the book value of the units to be £99,771.25. The unit price as at 31 December 2024 was £31.0234.

This brings the total number of units for this holding after this investment to 3,216 with a book value of £99,771.25."

Surplus/Deficit

St Drostan's account shows a Surplus of £100,497.12 this year, mainly due to the sale of the Parsonage.

Fee income was lower than last year £18,315, as compared to £22,568 due to lower use.

Donated Facilities and Services

The Trustees are grateful for the time freely given by a small number of volunteers without whom it would be difficult for the charity to operate successfully. No other donated facilities or services were received.

Statement of Trustees Responsibilities

The Trustees must prepare financial statements, which give sufficient detail to enable an appreciation of the transactions of the Church during the financial year. The Trustees are responsible for keeping proper accounting records, which, on request, must reflect the current financial position of the Church at that time. This must be done 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 Church and must take reasonable steps for the prevention and/or detection of fraud or other irregularities.

Signed on behalf of the Trustees



P Nelson
Secretary/Treasurer
Date 24th September 2025

Statement of account and balances signed

P Nelson



Secretary/Treasurer

Date 24th September 2025