

# 2020-2021 Annual Report





ABOUT THE TRUST

Perth and Kinross Heritage Trust (PKHT) was established in 1988 with the aim of conserving, enhancing and promoting the archaeological and architectural heritage of Perth and Kinross. Founded by The Gannochy Trust, Perth & Kinross Council, and Perth Civic Trust, PKHT continues to be supported by The Gannochy Trust and Perth & Kinross Council, leveraging additional funding from other sources for specific projects and activities. Historic Environment Scotland’s ongoing funding of the Perth City Heritage Fund since 2012 is now a core part of our operations. A Company Limited by Guarantee (Reg. No. 111258) and a Scottish Charity (SC003139), our registered office is: **The Lower City Mills, West Mill Street, Perth PH1 5QP**



The Trust achieves its objectives through the delivery of projects, consultancy work, and through a range of outreach initiatives. **This report covers April 2020 to the end of March 2021. For further information, including our Strategic Plan 2017-2022, please visit: [www.pkht.org.uk](http://www.pkht.org.uk)**

The auditors for the year were Morris & Young, Perth.

The Board of Trustees:

|                        |                         |
|------------------------|-------------------------|
| Mrs Sue Hendry         | Chair (until Sept 2020) |
| Ms Maggie Wilkins      | Chair (as of Sept 2020) |
| Mr Colin Longhorn      | Treasurer               |
| Mr Michael Ballantine  |                         |
| Cllr Stewart Donaldson |                         |
| Mr Neil Grieve         |                         |
| Cllr David Illingworth |                         |
| Mr Robin Illsley       | (until Dec 2020)        |
| Mr Alex Lindsay        |                         |
| Ms Sarah Pearce        | (as of Dec 2020)        |

Trust staff:

|  |
|--|
| Director                               |
| David Strachan                         |
| Historic Buildings Development Manager |
| Sara Carruthers                        |
| Office Manager:                        |
| Diane Crighton                         |
| Conservation Area Regeneration Scheme  |
| Development Officer:                   |
| Susie Dibdin Nevo                      |
| City Mills Development Officer:        |
| Andie Harris                           |
| Research and Engagement Officer:       |
| Gavin Lindsay                          |
| Historic Environment Manager:          |
| Sophie Nicol                           |
| Skills Training and Outreach Officer   |
| Ciaran Quigley (as of April 2020)      |
| Historic Environment Officer:          |
| Grace Woolmer-White (as of Oct 2020)   |

CHAIRPERSON’S REPORT

The Trust moved to the **Perth Lower City Mills** at the end of 2019, as the first step of achieving our aspiration to breathe new life into this important, though sadly long-neglected building. As a major new project for the Trust, our aims are to conserve the A-listed building and its machinery, and to create a heritage hub to promote historic environment conservation and skills, and Scottish milling, at our new base. Soon after relocating to the Mills, the effects of the Covid-19 pandemic and the first national lockdown took effect, requiring major adaptation by staff and significantly curtailing the development of the City Mills project over 2020 and into 2021. We have carried out some essential maintenance work, however, and work has resumed in 2021 to secure funding.

Despite the ubiquitous effects of the Covid-19 restrictions, many of our other projects have been taken forward successfully, including the **Perth City Heritage Fund** and the community archaeology project at **Kings Seat, Dunkeld**. There have been, however, unavoidable delays to work on the **Perth and Kinross Archaeological Research Framework**, and the development of a **Conservation Area Regeneration Scheme for Kinnoull, Perth**. While staff continue to work from home, and those furloughed now returned, we now look forward to phased return to use of the office with the lifting of restrictions, and to once again to hosting events, such as the **Doors Open Day**, which in 2020 was presented as a largely online event.

I would like to express thanks to the staff team who this year have worked under especially difficult conditions, and particularly to David Strachan, Director. All of the team have continued to work hard and with enthusiasm. We are delighted to welcome Ciaran Quigley as Skills Training and Outreach Officer, previously the miller with NTS at Barry Mills in Angus,



Trustees visiting Lower City Mills.

and also Grace Woolmer-White as Historic Environment Officer to work on developing our ‘new’ **Historic Environment Record**.

The Board of Trustees have focussed on strengthening our governance during this period, and I would like to thank my fellow Trustees for their input over the year, and especially, Sue Hendry who was Chair for over a decade and who oversaw the work of the Trust through a number of major developments, including the delivery of the Tay Landscape Partnership Scheme, and the move to Lower City Mills. Many thanks to members of our Management Committee, Colin Longhorn, our Treasurer, Sue Hendry, Mike Ballantine and Alex Lindsay. Thanks also to Robin Illsley who resigned as Trustee, and a warm welcome to Sarah Pearce who joined us as Trustee in December 2020.

**Maggie Wilkins**  
**Chairperson**  
**May 2021**



## PERTH CITY HERITAGE FUND

The **Perth City Heritage Fund** aims to stimulate economic regeneration within Perth Centre and Kinnoull Conservation Areas by encouraging owners of historic buildings to undertake high quality repairs using traditional materials and by promoting conservation best practice. It is one of seven similar schemes operating in each of Scotland's cities which are supported by the Scottish Government through Historic Environment Scotland. It has been operational in Perth since 2012.

Through the Perth City Heritage Fund, historic properties in Perth are put into good repair so that they can remain active, vibrant workplaces and comfortable, secure homes



*The tenement known as 57 King Street and 2 Kings Place: rear and front elevations after repairs.*

that provide a positive and inspiring setting for daily life in the city.

The third funding tranche of £750,000 has been managed by the Trust for the period 2018-2021 and was fully committed by the end of the scheme in March 2021, together with an additional supplement of £22,793. There continues to be high demand from owners for both technical and organisational guidance in taking forward repair schemes as well as grant funding support. In 2020-2021 the fund supported several worthwhile projects through grant assistance. Progress was made on all grant assisted projects, although site works were delayed in various ways owing to the Covid-19 pandemic, including postponed site start dates, temporary site closures and more time-consuming working practices to allow for social distancing on site.



*'The Italian Corner' at 33 Princes Street (left) during repairs in January 2021.*



Common repairs to 33 Princes Street, a category C listed tenement which includes The Italian Corner Restaurant and five flats, continued during the year. Common repairs to a category B listed tenement known as 57 King Street and 2 Kings Place, a section of the neo-Classical terracing overlooking the South Inch, was completed. The first phase of repairs was completed to 21-23 High Street, a striking two storey shopfront designed in 1905 by Adam Currie. Phase 2 is scheduled to start in April 2021.



*Looking ahead: repairs to 31b, 39-43 High Street planned for 2021-2022*



*21-23 High Street after Phase 1 repairs (centre) and work in progress (left and right)*



## PLANNING ARCHAEOLOGY SERVICE

The Trust provides a **planning archaeology service** to Perth and Kinross Council's Housing and Environment Service to ensure development in the area protects or records the historic environment in line with national planning policy. Screening of planning applications and subsequent recommendations for planning conditions, result in archaeological work ranging from surveys and monitoring, to full-scale excavation, post-excavation analysis and publication.

The **A9 dualling programme** has required mainly non-invasive work this year with various historic building and geophysical surveys carried out on some land parcels. Further archaeology has been discovered at a quarry site near Loak farm, near Bankfoot, including three new souterrains one of which has been

fully excavated. Other planning conditioned work has identified a new prehistoric site near Blairgowrie, comprising of various pits, postholes and ditches containing prehistoric pottery and excavation and environmental material will hopefully provide us with dating evidence and interesting narrative of life during this time.

Numerous smaller programmes of monitoring undertaken include various church and graveyards developments requiring new services and drainage while a remote operated vehicle (ROV) survey was undertaken at Loch Tay Marina. Standing building recordings have included recording in advance of alterations at 4 Atholl Crescent, Perth and at Strathgarry House prior to its demolition.



Strathgarry House prior to demolition (© Alder Archaeology).

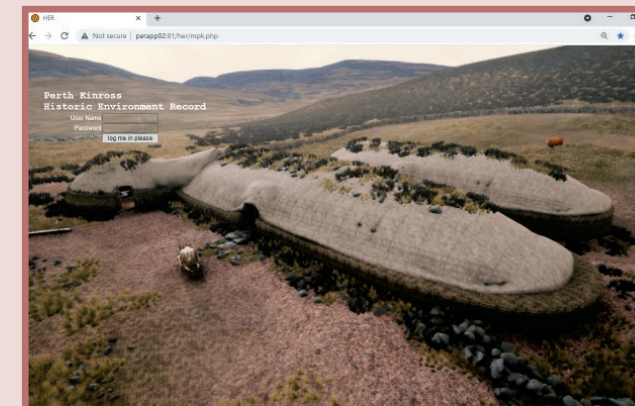


The archaeology of the A9: One of 3 newly discovered souterrains excavated at a borrow pit near Loak Farm (© AOC Archaeology Ltd).

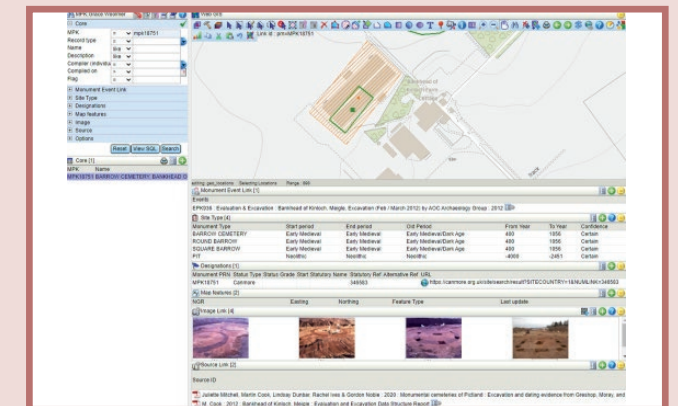
## HISTORIC ENVIRONMENT RECORD



The Perth and Kinross Historic Environment Record (PKHER) was successfully migrated to a new software platform (HEROS) in 2020. This continues to be developed, but it has already delivered key benefits to the Trust, most notably through its greater versatility which has enabled efficient remote working across the 2020-21 Covid-19 lockdowns.



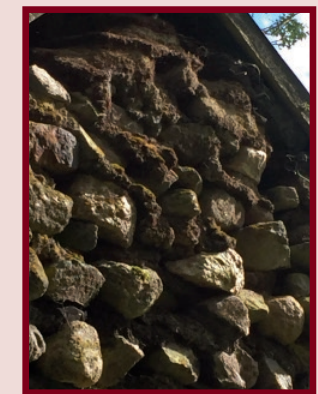
The new HEROS login screen



Detail of database with mapping and photos



Photographs of a turf and stone gabled building at Blacklunans recently added to the HER.



## ARCHAEOLOGICAL RESEARCH FRAMEWORK



The second year of the 3-year project to develop the Perth and Kinross Archaeological Research Framework has progressed with the first three chronological period chapters (Mesolithic, Neolithic and Chalcolithic/Bronze Age) passing

through the production drafts, specialist review and editing prior to wider public consultation. Covid-19 resulted in delays through the furloughing of staff from April-July 2020, delays to submissions from external contributors, and the cancellation of public engagement activities. A revised timescale has been agreed as a result with the project now extended until the end of March 2022.



## KING'S SEAT ARCHAEOLOGY PROJECT, DUNKELD

Further to the third and final season of excavations in 2019 the final year of this community archaeology project, focussing on legacy outreach, was delayed over 2020 lockdown. The first quarter of 2021, however, saw the further tree clearance carried out pro bono by SSE with two **interpretation boards** installed, two **leaflets** (one child friendly) and a **digital school's pack** distributed, and **3D laser printing** of some the small finds to accompany a **digital exhibition at the Dunkeld Community Archives**.

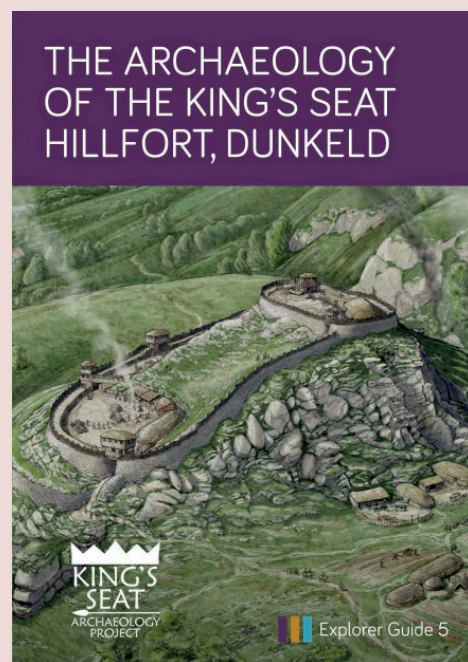
Evaluation of the project, which was funded by the National Lottery Heritage Fund, the SSE Griffin Community Fund and The Gannochy Trust, has also been completed. A partnership with Dunkeld and Birnam Historical Society, the project was delivered with AOC Archaeology, and post-excavation continues to lead to the full publication of the excavations, planned for 2023, the final product of the project.



Reconstruction artwork of the fort based on the excavations (artist: Chris Mitchell).



On site interpretation with vegetation clearance courtesy of SSN's "Be the Difference" scheme.



Project leaflets and School Learning Resource pack.



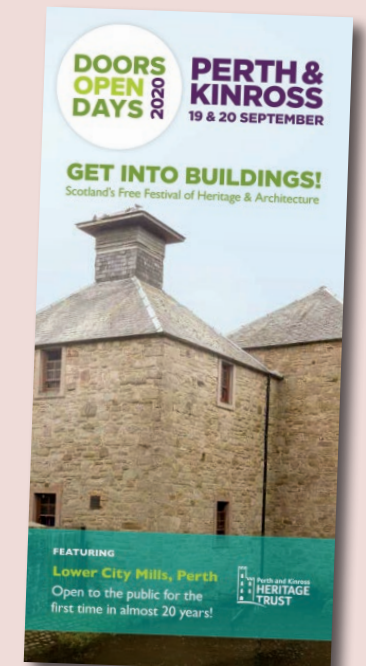
Digital exhibition and 3D printed replica finds at Dunkeld Community Archives.

## DOORS OPEN DAYS

Uncertainty around Covid-19 lockdowns and social distancing challenged the planning of **Doors Open Days** in 2020. The theme of 'digital open doors', giving people access to venues through videos and online tours was largely adopted, with some venues providing physical access, notably at Innerpefferay library which offered both digital 'tours' and a small number of pre-booked visitors to the library itself.

Understandably participating venues reduced dramatically from 36 in 2019 to 9 in 2020

however the programme was delivered with 'digital visitors' watching videos or looking at online 360° photos of spaces. Visitor analysis by the Scottish Civic Trust shows an increase by 8% of 18-25 year olds, and by 19% of 55-64 year olds, and these may indicate the power of digital content to attract a new, younger audience with further geographical reach. As a result, digital material is likely to remain part of the DOD offer into the future.

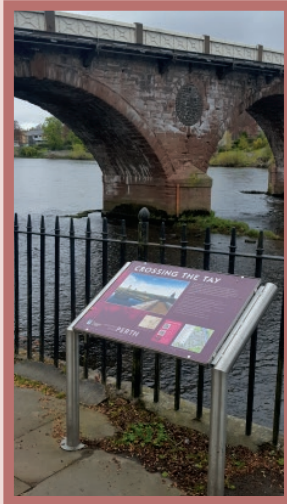


DOD at Innerpefferay Library in 2020.

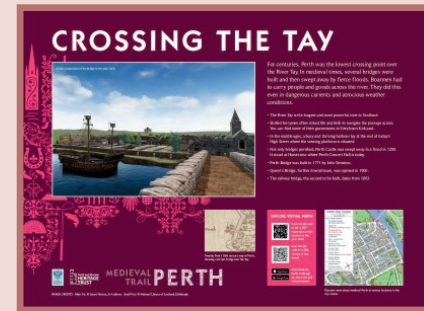


## MEDIEVAL PERTH INTERPRETATION PROJECT

The Trust was commissioned by Perth and Kinross Council to update a series of 12 interpretation boards across Perth city with the aim of improving the readability of the medieval burgh and informing both residents and visitors about aspects of life at that time. The Medieval Perth Interpretation Project produced a series of updated boards linked to 360° virtual reality



modelling created during the Tay Landscape Partnership scheme, and further enhanced by SmartHistory to include interactive characters, based on real historical figures, viewable through smart phones, tablets or headsets, and promoted both online and by leaflet.



*The interpretation panel at Smeaton's bridge on 'Crossing the Tay'.*



*Experiencing the virtual content on smart devices, including smart phones.*



*3D virtual reconstruction of the medieval bridge and backland plots.*

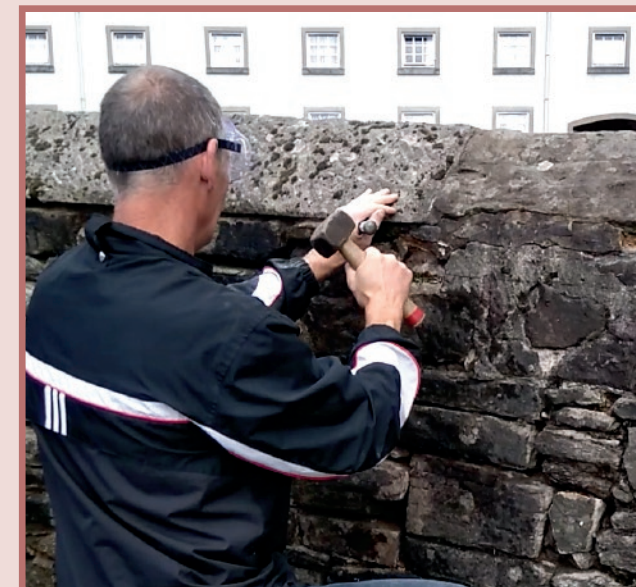


*Interactive virtual characters accessed through QR codes on the boards.*

## TRADITIONAL BUILDING SKILLS TRAINING

A window was found in September 2020 to run **Traditional Building Skills Training** through lime-repointing of the retaining walls of the city lade at Lower City Mills, which were carried out with Covid-safe health & safety precautions. Participants from HMP Castle Huntly, South Esk & Kinnordy Estates, Dundee & Angus College and 16-19 year old youths not currently in employment, education or career training spent

3 weeks learning the skills associated with the repair of masonry walls and the uses of lime in traditional and modern low-embodied energy buildings. In all, 23 people participated in 582 hours of training over the three-week period. With the second Covid-19 lockdowns preventing a second project in Spring 2021, Historic Environment Scotland supported investment into tools and supplies to enable future training.



*Socially distanced learning in 2020: both classroom and hands-on.*



## The impact of Covid-19...

As the above reports show, the Trust remarkably managed to progress many projects, with only minimal delays, through the Covid-19 lockdowns. More significant delays impacted several projects which were in development, however. These included the development of a **Conservation Area Regeneration Scheme (CARS) for Bridgend, Perth**, as a Historic Environment Scotland (HES) review of the funding scheme in 2019 was further delayed as part of a wider Covid-19 review of HES funding programmes.

It has also significantly delayed development of the project for **Lower City Mills, Perth**, as funding applications submitted in late 2019 and early 2020 were closed when funders understandably rallied to support organisations seriously impacted by the restrictions imposed by the Covid-19 lockdowns. The Trust spent much of 2020 proactively exploring alternative funding and delivery models and undertaking urgent repairs to the roof. With the project delayed by over a year, the intention is to reapply as funders begin to open new, or revised programmes. The Trust remains committed to conserving the building and its machinery, improving public access and interpretation of the mills, and creating a national milling hub.

Over the first half of 2020, Perth and Kinross Council funded the Trust to produce a costed options appraisal for the establishment and delivery of a **Traditional Buildings Health Check Scheme** within Perth and Kinross, further to discussions with PKC and Historic Environment Scotland (HES) in the previous year. A consultant working with Trust staff provided options for how such a scheme, based on that delivered over the last decade by Stirling City Heritage Trust, could be delivered in Perth and its environs. The proposed 3-year pilot, planned to be developed over 2020-21 was postponed due to uncertainty about funding support as a result of Covid-19.



## LOOKING AHEAD

While the immediate impact on heritage funding over 2020-21, resulting from the **Covid-19 lockdowns**, did not present a strategic risk to the Trust, continued uncertainty around funding over the next few years of recovery remains a concern, specifically with respect to the development of new projects.

The Trust looks forward to continuing the **Perth City Heritage Fund** with the support of Historic Environment Scotland and to continuing to deliver significant benefits to the city through the conservation of key historic buildings. In December 2020 Perth and Kinross Council announced that the Stone of Destiny will return to Perth as the centrepiece of its new £26.5 million redevelopment of **Perth City Hall** as a museum, due to open in 2024. While this remarkable level of investment will undoubtedly transform the building and its immediate environs, and create a world-class tourism offer as intended, many of the buildings around it and in the wider city centre, are in need of attention, highlighting the importance of the **City Heritage** funding.

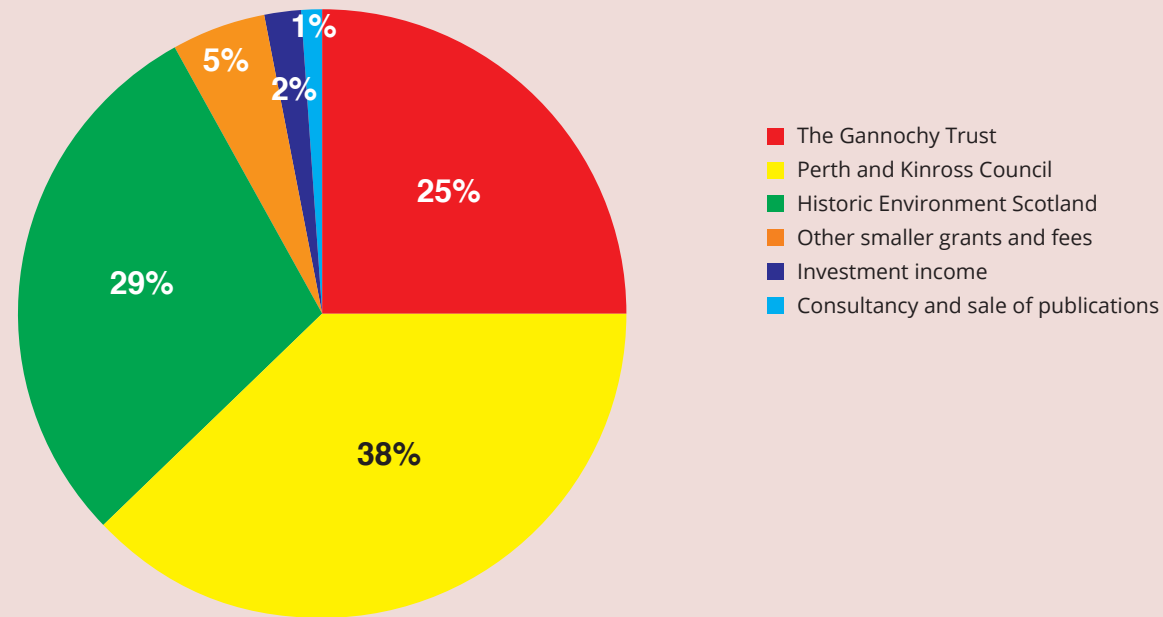
The Trust will conclude the **Perth and Kinross Archaeological Research Framework** and **Perth Interpretation Project** in the next reporting period and will also aim to progress production of outstanding publications of the **Hillforts of the Tay** and the **Kings Seat, Dunkeld**.

**Doors Open Days** looks set to continue through both physical and digital access and our **Skills Training** projects will continue in advance of our **Lower City Mills** project, which while delayed now by over a year, will be the focus of much of our skills training work in the medium term. The Trust is set to develop two key funding applications for a £1.5M project to conserve the building and its machinery, improve public access and interpretation of the mills, and create a national milling hub and regional centre for historic environment conservation.

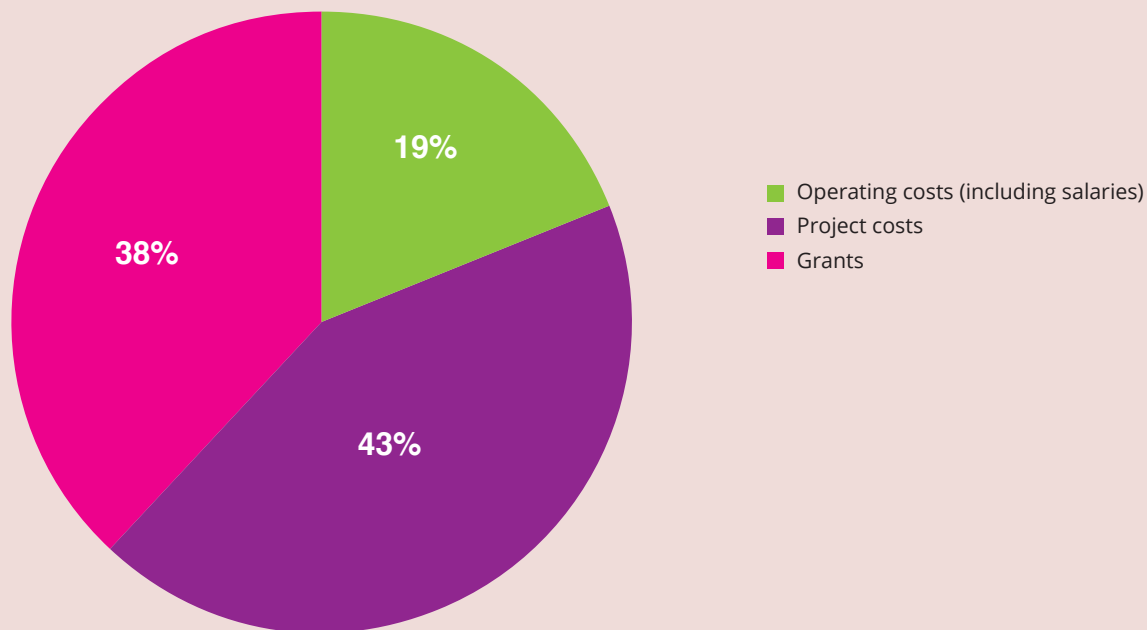
**PKARF** Perth and Kinross  
Archaeological  
Research  
Framework

## FINANCIAL REPORT

### Perth and Kinross Heritage Trust Analysis of Income 2020/2021



### Analysis of Total Expenditure 2020/2021



The income and expenditure of the Trust is analysed in the above charts.

The Trust's total income for the financial year 2020/2021 amounted to £405,904. The largest contributor during the year has been Perth & Kinross Council. In addition, Historic Environment Scotland provided support for the Perth City Heritage Fund and the Traditional Building Skills Project. The Trust appreciates the continued support of its founding partners' The Gannochy Trust and Perth & Kinross Council, and funding from all other sources.

The Trust's expenditure in 2020/2021 totalled £632,143, which resulted in a net operating deficit for the year of £226,239.

The net assets of the Trust amounted to £939,686 as at 31st March 2021.

### Income & Expenditure Account Year ended 31st March 2021

|   | Unrestricted Funds<br>£ | Designated Funds<br>£ | Restricted Funds<br>£ | Total Funds<br>2021<br>£ | Total Funds<br>2020<br>£ |
|---|-------------------------|-----------------------|-----------------------|--------------------------|--------------------------|
| Total income                            | 350,944                 | 6,167                 | 48,793                | 405,904                  | 123,273                  |
| Total expenditure                       | (264,949)               | (16,541)              | (350,653)             | (632,143)                | (605,646)                |
| Net income / (expenditure) for the year | (85,995)                | (10,374)              | (301,860)             | (226,239)                | (482,373)                |

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of the general objectives of the charity.

Restricted funds are subject to restrictions on their expenditure imposed by the donor or through the terms of an appeal. In respect of the Trust this relates to the Archaeology Research Framework, Tay Landscape Partnership Maintenance Fund, Perth City Heritage Fund, Conservation Area Regeneration Scheme, Kings Seat Archaeology Project, Traditional Building Skills Project and Lower City Mills.

### Balance sheet As at 31st March 2021

|   | 2021<br>£        | 2020<br>£        |
|---|------------------|------------------|
| <b>Fixed assets</b>                                   |                  |                  |
| Tangible assets                                       | 3,212            | 1,813            |
| Investment properties                                 | 85,000           | 85,000           |
|   | <u>88,212</u>    | <u>86,813</u>    |
| <b>Current assets</b>                                 |                  |                  |
| Debtors   | 338,142          | 496,994          |
| Cash at bank and in hand                              | 932,996          | 872,098          |
|   | <u>1,271,138</u> | <u>1,369,092</u> |
| <b>Creditors: amounts falling due within one year</b> | <u>(419,664)</u> | <u>(289,980)</u> |
| <b>Net current assets</b>                             | <u>851,474</u>   | <u>1,079,112</u> |
| <b>Total assets less current liabilities</b>          | <u>939,686</u>   | <u>1,165,925</u> |
| <b>Deferred income</b>                                | -                | -                |
| <b>Net assets</b>                                     | <u>939,686</u>   | <u>1,165,925</u> |
| <b>The funds of the charity</b>                       |                  |                  |
| Restricted funds                                      | 259,274          | 561,134          |
| Unrestricted funds:                                   |                  |                  |
| Designated funds                                      | 467,754          | 473,128          |
| General unrestricted funds                            | 177,343          | 96,348           |
| Revaluation reserve                                   | 35,315           | 35,315           |
| <b>Total charity funds</b>                            | <u>939,686</u>   | <u>1,165,925</u> |

**Note: Full accounts are available on Companies House website:**  
(<https://www.gov.uk/government/organisations/companies-house>).



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