

2021-2022 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. Since 2012, a core part of our operations is through Historic Environment Scotland's ongoing support of the Perth City Heritage Fund. 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**



HISTORIC ENVIRONMENT SCOTLAND | ÀRAINNEACHD EACHDRAIDHEIL ALBA



The Trust achieves its objectives through the delivery of projects, consultancy work, and through a range of outreach initiatives.

This report covers April 2021 to the end of March 2022. For further information, including our Strategic Plan 2017-2022, please visit www.pkht.org.uk

The Board of Trustees:

Ms Maggie Wilkins	Chair
Mr Colin Longhorn	Treasurer
Mr Michael Ballantine	
Cllr Stewart Donaldson	
Mr Neil Grieve	
Mrs Sue Hendry	
Cllr David Illingworth	
Mr Alex Lindsay	
Mr Colin Liddell	as of Sept 2021
Ms Sarah Pearce	

Trust staff:

Director:

David Strachan

Historic Buildings Development Manager:

Sara Carruthers

Office Manager:

Diane Crighton

PKARF Project Officer:

Leanne Demay (September 2021-January 2022)

CARS Development Officer:

Susie Dibdin Nevo (until September 2021)

City Mills Development Officer:

Andie Harris (until August 2021)

Research and Engagement Officer:

Gavin Lindsay (until August 2021)

Outreach and Promotion Officer:

Lily Mulvey (from January 2022)

Historic Environment Manager:

Sophie Nicol

Skills Training and Outreach Officer:

Ciaran Quigley

PKARF Project Officer:

Dr Bess Rhodes (October 2021-March 2022)

Historic Environment Officer:

Grace Woolmer-White

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

Cover: Traditional Building Skills training at Perth Lower City Mills

CHAIRPERSON'S REPORT



Throughout the year we continued to build on our progress with developing the **Lower City Mills** project. This A-listed but long neglected building became our office and base at the

end of 2019. We aim to create a heritage hub in Perth to promote historic environment conservation and skills, conserve the mill machinery, and afford public access. Significant progress has been made in securing funding to take forward our aims for the Mill.

During the year work on all our projects also progressed well, in spite of the continued requirement for home and hybrid working for staff, and with meetings held remotely. We are optimistic that a return to 'normal' seems possible, as staff resume attendance at events and meetings, and to our office in the Mill itself. In particular, the **Perth City Heritage Fund** has continued its vital work, providing assistance to conserve the fabric of buildings of historic note. The **Perth and Kinross Archaeological Research Framework** is set to be delivered within a revised timescale, following staff changes. Further work has been undertaken to finalise the **Perth Interpretation Project**, and the **King's Seat Archaeology Project**.

Doors Open Day once again was a successful event in the local calendar. **Traditional building skills training** has been ongoing both in the Mills and at Aberdalgie church, under the leadership of our Skills Training and Outreach Officer.

During the year we were sorry to lose Gavin Lindsay our Research and Engagement Officer, and Andie Harris, City Mills Development Officer. I would like to express many thanks to the staff team again this year and particularly to David Strachan, our Director. Again, the staff team continues to work with dedication despite the setbacks once again presented to us by the pandemic. I would like to welcome new members of staff: Lily Mulvey as Outreach and Promotion Officer, and Bess Rhodes and Leanne Demay on a short-term basis help complete the Archaeological Research Framework.

The Board of Trustees continues to work on strengthening governance and I would like to thank fellow Trustees for their valuable time and input. Many thanks to our Treasurer Colin Longhorn, and members of the Management Committee. A very warm welcome to Colin Liddell who joined us as a new Trustee, bringing much expertise of trust work and knowledge of local history. We look forward to 2022 bringing new opportunities and exciting challenges for the Trust.

Maggie Wilkins
Chairperson
May 2022

PERTH CITY HERITAGE FUND

Since 2012, the **Perth City Heritage Fund** has stimulated economic regeneration within the Perth Centre and Kinnoull Conservation Areas through high quality repairs using traditional materials. It is one of seven schemes operating in each of Scotland's cities, supported by the Scottish Government through Historic Environment Scotland.

Through the fund, historic properties are repaired so they can remain active, vibrant workplaces and comfortable homes that provide a positive setting for the city. To help address the climate emergency, the fund minimises embodied carbon added to the built environment through re-use of existing buildings and encourages lower carbon materials and techniques to make buildings more efficient in use.

Over 2021-2022, the Trust managed a one-year award of £316,440, including a supplement of £64,040, and grants awarded in previous tranches, many of which were delayed since 2020. There continues to be high demand in Perth from owners for both technical and organisational guidance in taking forward repair schemes, as well as for grant aid.



The repaired shop at 21 High Street, re-opened

39-43 High Street in July 2021 (above top) and examples of poor previous repairs (above middle) and the fine quality of the original masonry (above)

The restoration of the striking shopfront at 21-23 High Street was completed and a clothing shop opened in February 2022. Common repairs to the C listed tenement at 31b, 39-43 High Street started in June 2021, expected to be completed over 2022. Common repairs to 33 Princes Street, a C listed tenement which includes The Italian Corner Restaurant, is also expected to be completed in 2022.



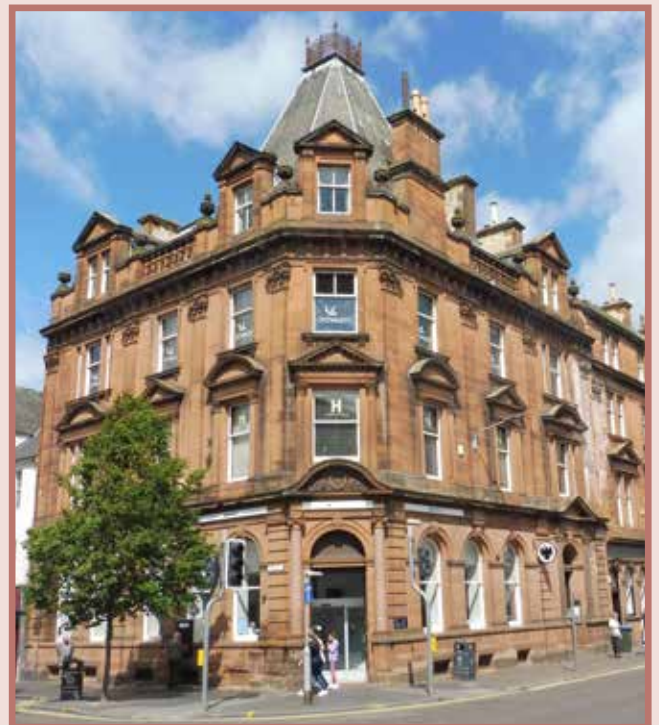
*The Italian Corner at 33 Princes Street
in March 2022*

New grants awarded include support for repair of the former St Andrew's Church, Atholl Street and 19 North William Street as part of their conversion to The Y Centre; grant towards masonry repairs at the corner block at 197 High Street and 4 Kinnoull Street; and masonry repairs at 80-82 Dundee Road. All three are due to start during 2022.

During 2021-2022 the Trust further tested the development of a Traditional Building Health Check Scheme in Perth, with support from Historic Environment Scotland and Perth & Kinross Council. Research and recommendations were prepared on the need for consistent ongoing and centralised funding to ensure a scheme was viable. In addition a series of six pilot inspections were completed as exemplars to promote the scheme locally.



*The former St Andrew's Church,
Atholl Street (above); 197 High Street
and 4 Kinnoull Street (right)*



PLANNING ARCHAEOLOGY SERVICE

The Trust provides a **planning archaeology service** to Perth & 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 survey and monitoring, to full-scale excavation, post-excavation analysis and publication.

Large-scale excavation was undertaken in advance of development at the James Hutton Institute, Invergowrie. Several well-preserved Iron Age/early medieval buildings were uncovered and fully recorded by a team from Wardell Armstrong. The site assemblage will now undergo post-excavation analysis prior to publication. The work included regular public outreach with school visits and tours for both staff and the local community. In April 2021 monitored stripping and subsequent excavation was undertaken by

CFA Archaeology at a new substation near Alyth. This uncovered a rare, potentially early Neolithic, rectilinear post-built structure, nineteen Roman field ovens, and a post-built round house.

Ongoing archaeological monitoring and excavation was undertaken as part of the Perth City Hall development by Alder Archaeology, who discovered a late medieval cobbled surface within this interior of the hall. Interestingly this was aligned with St John's Kirk so may be either a road or open space. In 2022 GUARD Archaeology began large-scale excavations at Broxy Kennels fort in advance of the Cross Tay Link, offering a rare opportunity to fully excavate such a site.

Numerous smaller programmes of monitoring and evaluation were also undertaken across in advance of new housing and standing historic vernacular buildings recorded in advance of alteration included clay mortared Polcark Doocot as well as numerous historic steadings and mills mainly being renovated into homes.



Well preserved roundhouses at the James Hutton Institute, Invergowrie



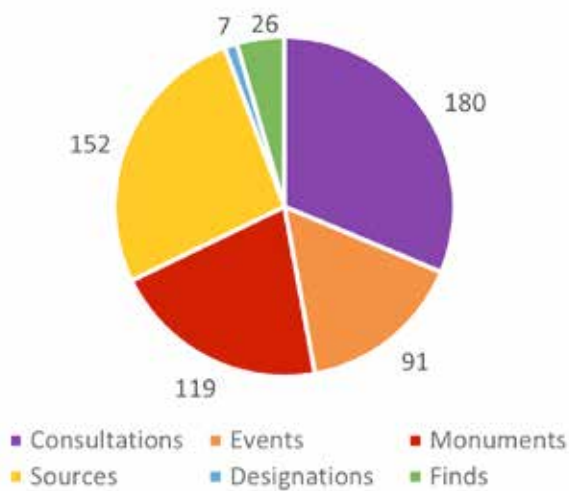
Late medieval cobbles inside Perth City Hall

HISTORIC ENVIRONMENT RECORD

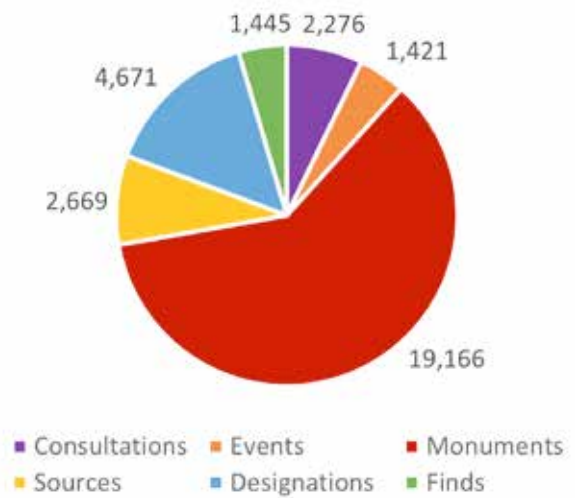
The **Perth and Kinross Historic Environment Record (PKHER)** was successfully migrated to a new software platform (HEROS) in 2020. This continues to development, but it has already delivered key benefits to the Trust, most notably through its greater versatility which has enabled efficient remote working across the 2020-21 Covid-19 lockdowns. A variety of new records, reports, images and information have been

added from professionals, academics and members of the public. A number of larger and smaller HER enhancement projects have also been identified and with the increased amount of users HEROS is able to support. It is hoped that training projects based on these will be delivered in 2021 with the aim of increasing engagement opportunities with the HER.

No. of New Records 2021-2



Total No. of Records



Lintrose Sawmill



ARCHAEOLOGICAL RESEARCH FRAMEWORK



The third year of the **Perth and Kinross Archaeological Research Framework** saw a revised timescale for completion as a result of delays incurred as a result of the Covid-19 pandemic and other staffing issues.

The first two years of the project saw three chapters drafted (Mesolithic, Neolithic and Chalcolithic/Bronze Age) and, following

changes in staffing, the remaining four chapters were completed in the final year (Iron Age, Early Medieval, Medieval and Post-Medieval).

Final publication, on the Scottish Archaeological Research Framework (ScARF), is now planned for September 2022 as part of Scottish Archaeology Month. It is envisaged that the framework will be widely used by development-funded archaeologists, community research projects and undergraduate students.

COMMUNITY HERITAGE GRANT FUND

The Trust launched a new grant scheme in 2021 to support community projects that conserve or enhance the historic environment of Perth & Kinross. The fund offers grant of up to £5,000 for the conservation of historic buildings or monuments with established public access or community-based recording, research and interpretation of the historic environment.

The first applications in January 2022 have resulted in the support of four projects: clock repairs at the Robert Douglas Memorial Institute, Scone; roof repairs at Burrelton and Woodside Village Hall; a costed condition report for the B listed 'Y' for the Coupar Angus Youth Activities Group; and a Conservation Management Plan for Cultybraggan Camp. All these grants will progress during 2022-2023.

DOORS OPEN DAYS

Doors Open Days began to physically welcome visitors into buildings as well as through websites over 18-19 September 2021. Lower City Mills was opened to the public and the Trust welcomed over 100 visitors who enjoyed an overview of the mill's history, milling and the surrounding area and learned about our plans for building over the next few years. Tours of the lade's route through the city centre, defeated in 2020 due to Covid-19 restrictions, also commenced. Both offerings were quickly booked up within days of their announcement.

Across Perth & Kinross, more venues opened physically than last year – however some also offered virtual access to visitors from anywhere in the world. Venue participation also grew to a healthier 25 sites with over 7,000 visitors accessing the Scottish Civic Trust website showing a strong interest in getting out and about.



Scotlandwell Wash House



Cultybraggan camp



The Royal Perth Golfing Society



Tours of Lower City Mills, Perth



TRADITIONAL BUILDING SKILLS TRAINING

Our Traditional Building Skills Training in 2021 commenced with an investment in tools using underspend created due to pandemic restrictions in 2020. Training recommenced on the retaining walls of Perth mill lade with secondary school pupils from Perth schools and participants from Skills Development Scotland, Alyth Youth Partnership, Perth College, Logos Youth Project, Couper Angus Youth Activities Group and PKC's Bail Supervision Services. News of the project reached STV news and made mention in the Scottish Parliament.



A second round of courses was run at the emerging community garden at Aberdalgie with a section of walled garden being made safe and accessible for future public events. Participants on both rounds of training learned the basics of mixing and repairing stone walls with lime, rescuing them from the damage of decades of cement cover which had ruined much of the stone. They also learned about working together as a team, routes into employment in stonemasonry and the ecological and structural benefits of using the correct repair methods and materials.



LOWER CITY MILLS DEVELOPMENT

Further to delays in the development of the project for **Lower City Mills, Perth**, an application was made to Historic Environment Scotland (HES) for support through a Historic Environment Repair Grant (HERG) in December 2020. Also, an Expression of Interest to the National Lottery Heritage Fund (NLHF), submitted in April 2021, was followed by Round 1 application in August 2021. This proved successful and released funds to support development of a project with estimated costs of around £2.7M, of which NLHF will grant aid around £1.3M. The Trust appointed John Gilbert Architects as our Conservation Accredited Professional Advisor (CAPA) to progress the HERG application, and following urgent roof repairs in 2020, a drone survey was carried out to remotely inspect the roof in detail.



Urgent roof repairs at the Lower City Mills, Perth in 2020



Drone survey of early 2021 to inspect the roof in detail. Aerial Image by M. Fotheringham

LOOKING AHEAD

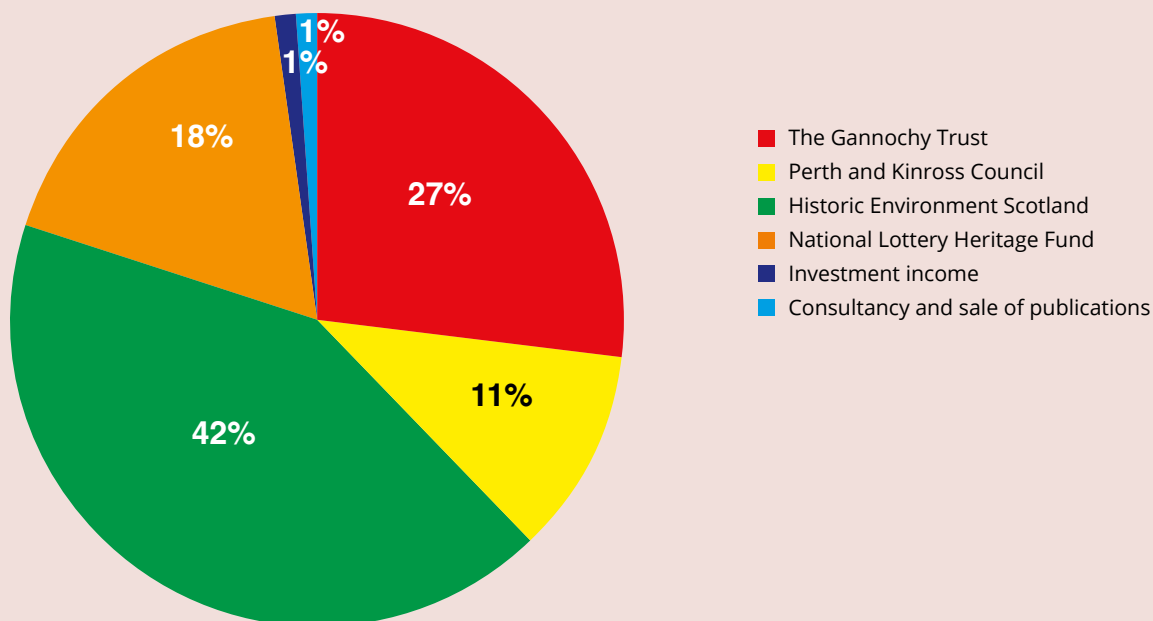
While Covid-19 restrictions continued to interfere with Trust activities over the year, the impact was tactical rather than strategic, with most projects continuing unhindered. In common with most similar organisations, the Trust has developed hybrid office and home working arrangements.

In 2022, the Trust plans to host a **Scottish Mills and Milling Conference**, and we have been in discussion with the Society for the Protection of Ancient Buildings (SPAB) Scotland about working in partnership with them. It is provisionally planned as a weekend event including speakers, workshops, and tours to local sites of interest.

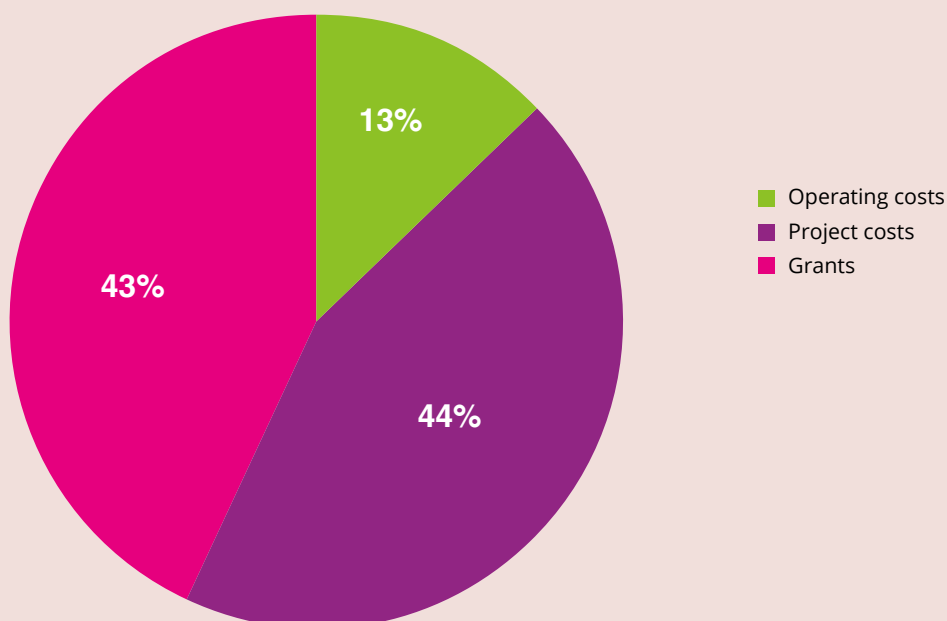
The Trust looks forward to continuing the **Perth City Heritage Fund** with the support of Historic Environment Scotland. The fund offers significant benefit to the city through the conservation of key historic buildings, as will our **Lower City Mills** project. Our vision for the building continues to develop, and in addition to conserving the building and its machinery, we will aim to provide public access and interpretation, and create a national milling hub and regional centre for historic environment conservation. 2022 will also see the return of the ever-popular Doors Open Days and further work through our **Traditional Building Skills Training** project.

FINANCIAL REPORT

Perth and Kinross Heritage Trust Analysis of Income 2021/2022



Analysis of Total Expenditure 2021/2022



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

The Trust's total income for the financial year 2021/2022 amounted to £1,127,987. The largest contributor during the year has been Historic Environment Scotland, providing 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 appreciates funding from all other sources.

The Trust's expenditure in 2021/2022 totalled £604,570, which resulted in a net operating surplus for the year of £523,417.

The net assets of the Trust amounted to £1,463,103 as at 31st March 2022.

Income & Expenditure Account

Year ended 31st March 2022

	Unrestricted Funds £	Designated Funds £	Restricted Funds £	Total Funds 2021 £	Total Funds 2020 £
Total income	486,685	12,643	628,659	1,127,987	405,904
Total expenditure	(211,829)	(38,164)	(354,577)	(604,570)	(632,143)
Net income / (expenditure) for the year	274,856	(25,521)	274,082	523,417	(226,239)

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 Tay Landscape Partnership Maintenance Fund, Perth City Heritage Fund, Traditional Building Skills Project and Lower City Mills Project.

Balance sheet

As at 31st March 2022

	2022 £	2021 £
Fixed assets		
Tangible assets	1,001	3,212
Investment properties	85,000	85,000
	<u>86,001</u>	<u>88,212</u>
Current assets		
Debtors	781,813	338,142
Cash at bank and in hand	1,039,504	932,996
	<u>1,821,317</u>	<u>1,271,138</u>
Creditors: amounts falling due within one year	<u>(444,215)</u>	<u>(419,664)</u>
Net current assets	<u>1,377,102</u>	<u>851,474</u>
Total assets less current liabilities	<u>1,463,103</u>	<u>939,686</u>
Deferred income	-	-
Net assets	<u>1,463,103</u>	<u>939,686</u>
The funds of the charity		
Restricted funds	546,158	259,274
Unrestricted funds:		
Designated funds	472,002	467,754
General unrestricted funds	409,628	177,343
Revaluation reserve	35,315	35,315
Total charity funds	<u>1,463,103</u>	<u>939,686</u>

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

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**Lower City Mills
West Mill Street, Perth
PH1 5QP**

