

2022-2023 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**



The Trust achieves its objectives through the delivery of projects, consultancy work, and through a range of outreach initiatives. **This report covers April 2022 to the end of March 2023. For further information, including our Strategic Plan, 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	
Ms Sarah Pearce	

Trust staff:

<i>Director:</i>	David Strachan
<i>Historic Buildings Development Manager:</i>	Sara Carruthers (until March 2023)
<i>Office Manager:</i>	Diane Crighton
<i>City Mills Development Officer:</i>	David Burrows (as of June 2022)
<i>Outreach and Promotion Officer:</i>	Lily Mulvey
<i>Historic Environment Manager:</i>	Sophie Nicol
<i>Skills Training and Outreach Officer:</i>	Ciaran Quigley
<i>Historic Environment Officer:</i>	Grace Woolmer-White

CHAIRPERSON'S REPORT



In October 2022, we published our new Strategic Plan 2023-27, to chart what will be an important and transitional period for the Trust. While we have retained our vision and mission

unchanged, there are two significant additions to our previous plan. The first is the inclusion of Perth Lower City Mills as our new operational base and main project over the period covered; the second is the expansion of our Community Heritage Grants Scheme, enabling local groups to deliver a wide range of 'grass roots' heritage projects. Much of the Trust's other ongoing work will continue as before: the Perth City Heritage Fund; the Planning Archaeology Service and Historic Environment Record; our programme of Outreach; and the Tay Landscape Partnership (TayLP) Maintenance project.

The development of the **Lower City Mills** project has been a key part of our work over the period reported, and we appointed David Burrows as Project Development Officer to lead in this task. Significant progress has been made both in developing a suitable project and in securing funding to take forward our aims, however the outcome of our principal funding bid, to the National Lottery Heritage Fund, will not be known until September 2023.

The **Perth City Heritage Fund** continued to support regeneration in Perth with funding from Historic Environment Scotland. Over the year we applied for new funding for 2023-26 and we're delighted to have HES's continued support confirmed. We were sorry to lose Sara Carruthers in March 2023, however. Sara had managed the fund for seven years, making an impressive contribution to improving Perth through several key historic building conservation projects.

In addition to completing the **Perth and Kinross Archaeological Research Framework** in 2022 and delivering the annual **Doors Open Days** weekend, the year was also notable for such a successful programme of **traditional building skills** training, fitting in the last year of our Strategic Plan 2017-23, which focussed on that theme.

I would like to thank all of the Trust staff, and our Board of Trustees members, and in particular fellow Trustees of our Management Committee. The next 3 years look set to be transformational for the Trust.

Maggie Wilkins
Chairperson
May 2023

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

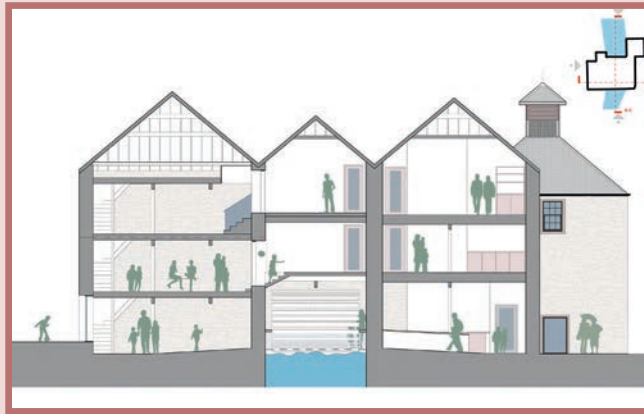
Cover: The Scottish Milling Matters conference at Perth Lower City Mills in May 2022.

LOWER CITY MILLS DEVELOPMENT

In February 2022 the Trust secured £204,036 from the National Lottery Heritage Fund (NLHF) to develop the Perth Lower City Mills project, which the Trust has been developing since 2018.

Working with the design team, led by John Gilbert Architects, the proposed project has been successfully developed while retaining three elements of the redevelopment of the A listed mill:

- Building Conservation Scheme (repairs to the roof, windows and doors, and internal and external walls);
- Mill Machinery Renovation (including the waterwheel, main gear mechanisms, millstones and sack hoist);
- Internal Refurbishment (remodelling on three floors to provide public access with interpretation telling the story of the mills).



Visuals of the proposed renovation of the Lower City Mills.



In addition, an Activities and Action Plan includes four main workstreams:

- Engaging our Community (engagement with residents, businesses, special interest groups and other stakeholders);
- Mills & Skills (practical training for volunteers and two Historic Environment Scotland Craft Fellows to assist with the repairs and refurbishment of the mill machinery);
- Conservation (learning through on-site training/work experience showcasing conservation skills and techniques);

- Education & Schools (curriculum-linked learning materials and experiences and school visits and work tasters for 16 to 21-year-olds).

Anticipated funders include NLHF; PKHT; Historic Environment Scotland; The Gannochy Trust; and Perth Place-based Investment and the UK Shared Prosperity Fund, accessed through Perth & Kinross Council. It is hoped that all funding will be in place by September 2023 and with an 18-month Delivery Phase our target date for public opening is Easter 2025.



Attendees at the Scottish Milling Matters conference.

To launch our project development, the two-day Scottish Milling Matters conference was hosted in Perth as part of National Mills Weekend. Organised in partnership with Society for the Protection of Ancient Buildings (SPAB) Scotland, it included

presentations and workshops on historic milling and heritage cereals, mill tours, and a pop-up café provided by UHI Food Studies and Hospitality students and staff. Attended by 66 people from across the UK, another 150 attended online talks.



Attendees at the Scottish Milling Matters conference.

PERTH CITY HERITAGE FUND

The City Heritage Fund continues to foster urban regeneration through the conservation of historic buildings within the Perth Conservation Areas, supported by Historic Environment Scotland. Following the extension of the third 3-year funding tranche by a year, a one-year tranche for 2022-23 was secured, of £74,000 unrestricted revenue funding and restricted capital grant of £176,000 to total £250,000. Over the year the Trust has also applied for a fourth tranche of £750,00 funding to cover 2023-2026 consisting of £248,159 unrestricted revenue and £501,841 restricted capital grant.

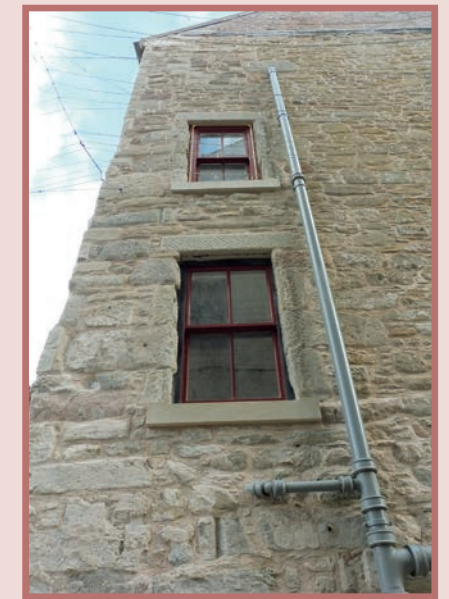
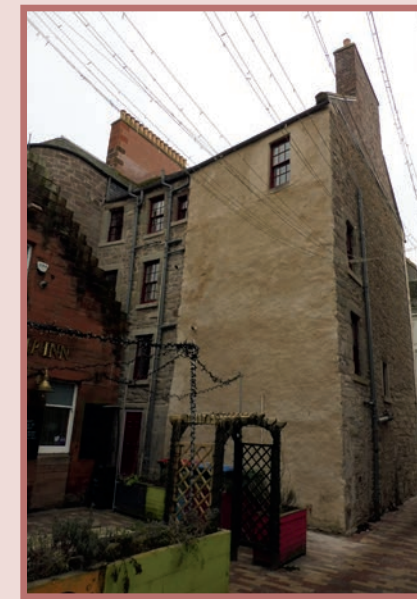
Grant aid for high quality repair of historic properties ensures vibrant workplaces and comfortable homes and a positive setting for city life. Projects completed or ongoing in the year include: The Y Centre (St Andrew's Church), Atholl Street; 80-82 Dundee Rd; 39-43 High St; 25-27 High St; and McIntyres Corner, Bridgend. It is hoped that initial work at McIntyres Corner will instigate wider enhancement of this prominent façade, a chronic outstanding issue.



80-82 Dundee Rd



McIntyres Corner: north and west elevations before work, and details of the north elevation after repointing.



39-43 High St, from the Skinnergate.

The Schools Roadshow at Perth Grammar in September 2022 was attended by almost 100 pupils, who tried traditional building skills using stone, slate and timber. Some had attended our 'Building Skills Inspiring Futures' earlier in the year and returned to Lower City Mills to take part in courses in Spring 2023.

We also reported on the feasibility of a Perth Traditional Buildings Health Check scheme to Historic Environment Scotland and Perth & Kinross Council, following six pilot inspections. The proposed scheme would help building owners undertake proactive maintenance, and while there is a need in Perth, it would require additional funding to establish.



PROTECTING AND RECORDING ARCHAEOLOGY

The Trust plays a vital role in protecting archaeological heritage in the area by providing the **planning archaeology service** to Perth & Kinross Council's Housing and Environment Service planners, and engaging with developers and contractors to safeguard the historic environment in advance of development. Screening of planning applications and subsequent recommendations for planning conditions to mitigate impact. The resulting archaeological work can range from survey and monitoring to full-scale excavation, post-excavation analysis and publication, and as a result, archaeological sites and historic buildings are either preserved in situ, or by record before destruction or major change.



Excavation of an Iron Age souterrain at Broxy Kennels fort prior to destruction by the Cross Tay Link development.

Over the year, significant projects have included the excavation of an Iron Age fort at Broxy Kennels, as part of the Cross Tay Link development, and continuation of work at the James Hutton Institute, Invergowrie, where a cluster of well-preserved potential Iron Age roundhouses were uncovered. In addition, archaeological standing building surveys are undertaken at well-preserved historic buildings prior to demolition or redevelopment. These have included the Old Dairy at Auchnahyle, and Tomhauld Steading, a typical vernacular steading that is in part depicted on James Stobie's map of 1783.



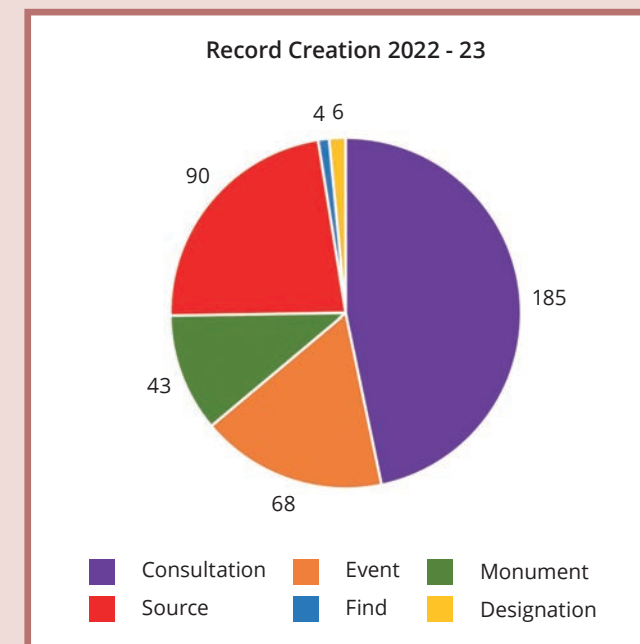
Historic building recording at the Old Dairy interior, Auchnahyle, prior to conversion into holiday accommodation and at New Hall Steading, Kettins (© Derek Hall).



HISTORIC ENVIRONMENT RECORD

Our **Historic Environment Record (HER)** continues to underpin much of our work from development management to community projects and public enquiries. This database of all known archaeological sites, historic buildings, events and interventions, and relevant literature, is linked to a GIS map system so that data can be viewed and interrogated visually. Work over the year

has focussed on upgrading the Designations and Source Modules, creation of a Finds Module, and improvement of concordance with other datasets such as HES Canmore and the Buildings at Risk Register. With core development of the new system completed, consideration is being given to HER enhancements projects that will provide training and volunteering opportunities.



ARCHAEOLOGICAL RESEARCH FRAMEWORK

PKARF was launched in September 2022 and promoted at the Tayside and Fife Archaeological Committee conference in Glenrothes, and Scottish Archaeological Research Framework (ScARF) conference in Edinburgh. Available through the Trust website,

or ScARFs, it assesses current knowledge and identifies knowledge gaps that can be used to establish research priorities for archaeological research, whether developer, academic or community led.



COMMUNITY HERITAGE GRANTS

Developed from a pilot scheme in 2020, our **Community Heritage Grant Scheme** has a budget of £65,000 to support community group projects with the aim of improving social cohesion and well-being through the celebration of shared heritage. Over the year, ten applications were made, three of which were completed: clock repairs at the Robert Douglas Memorial Institute, Scone; roof repairs at Burrelton and Woodside Village Hall; and a costed condition report for the B listed 'Y' for the Coupar Angus Youth Activities Group.

Funds have also been committed to several new projects including: the Glen Shee Phonebox conversion; the Perthshire Society of Natural Science historic Perth map; a memorial sculpture for Abernethy Women accused as witches with the Museum of Abernethy; roof repairs to The White Church, for Comrie Community Centre; repairs to the Murray Fountain for Crieff Community Trust; and roof and window repairs to the Moncrieffe Pavilion for the Perth Working Men's Garden Association.



Robert Douglas Memorial Institute repaired clock and The 'Y', home of Coupar Angus Youth Activities Group.



Grants offered to the White Church, Comrie and the Murray Fountain, Crieff.

DOORS OPEN DAYS

Doors Open Days is the annual celebration of the built environment, co-ordinated nationally by The Scottish Civic Trust (SCT) as part of European Heritage Days. It was delivered for Perth and Kinross over the weekend of 17-18 September. Thirty-three venues opened to explore the 'Year of Stories' and 'Sustainable Heritage' with events including 'Stories Through Song' at Strathearn Arts by Crieff Folk Club and a Scottish Witch Trials storytelling evening at Tullibole Castle.

Other popular events included behind-the-scenes tours of Perth City Hall as it is transformed to the new Perth Museum, and Dewar's Aberfeldy distillery which has an interactive heritage museum. Cultybraggan POW Camp, Comrie, was again very popular and attracted over 400 visitors. Tours of Lower City Mills attracted around 150 people, with an additional 80 enjoying historic Lade tours.



Doors Open 2022: visitors to Cultybraggan WWII prisoner of war camp (© Comrie Croft), Lower City Mills, and the lade tour in Perth.

TRADITIONAL BUILDING SKILLS TRAINING

The Trust delivered three rounds of **Traditional Building Skills training** between June 2022 and March 2023, supported by Historic Environment Scotland and The Gannochy Trust, with three new skills included in the program. In all, 1,027 hours of training on four traditional building skills were delivered to 59 participants.

At Aberdalgie Community Walled Garden, training on **limework and stonemasonry** was combined with **traditional oak framed carpentry** to offer pupils from Perth schools a taste of the techniques to inspire potential career choices. Traditional lime masonry also featured at St Kattan's historic graveyard, Aberuthven, where secondary school pupils had an opportunity to try out repairs to lime pointing, stone carving and stone-dyking while re-building the boundary wall.



Left: Perth Grammar School and Bertha Park High School students at St Kattan's graveyard, Aberuthven; right: oak framed carpentry training at Aberdalgie.

Skills training for secondary school pupils, and others at career choice stages, was also delivered in early 2023, this time at Lower City Mills, Perth. This included **mosaic restoration training**, in part to repair a badly degraded mosaic beside the mills,

and training on **traditional sash and case window repair**, which proved to be popular for joinery school students keen to learn how historic building maintenance could compliment their existing studies.



Mosaic Restoration students at assemble piece prior to installation at the City Mills, and young people learn about refurbishment of sash and case windows.

TAY LP MONITORING

The Trust is responsible for the monitoring and maintenance of products from the Tay Landscape Partnership Scheme and retains restricted funds for this purpose. Monitoring

of sites, ranging from hillforts to clay buildings was carried out over the year and plans made for repairs in 2023/4.

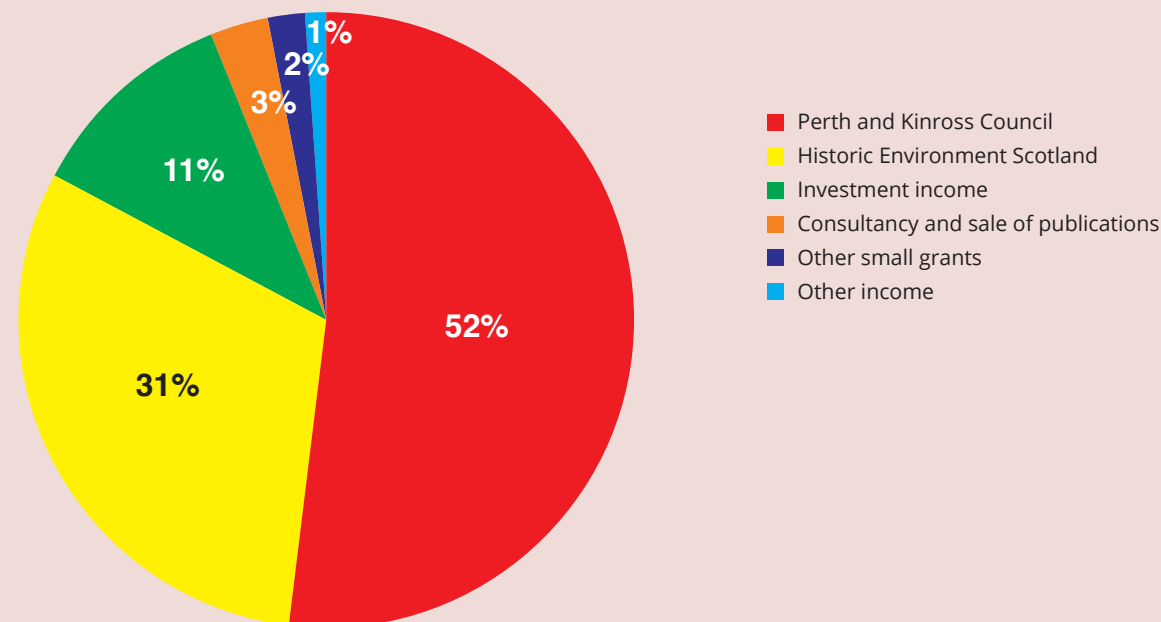
LOOKING AHEAD

Development of the **Lower City Mills** project should be completed by June 2023, and it is hoped that the project will have secured all funding and have begun by the end of that year. We also look forward to beginning a new

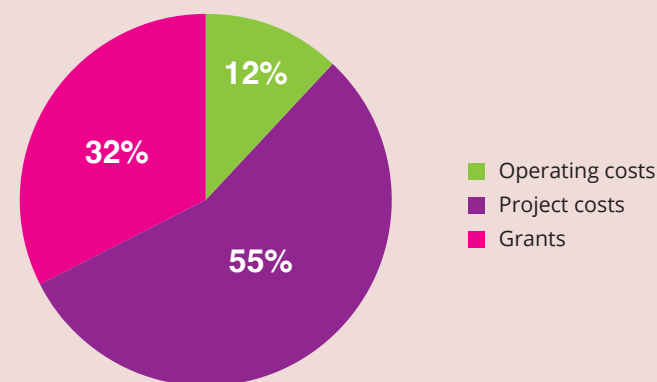
three-year tranche of the City Heritage Fund led with a new staff member. In addition to all the change these developments will bring, staff will continue to deliver many of our other projects as before.

FINANCIAL REPORT

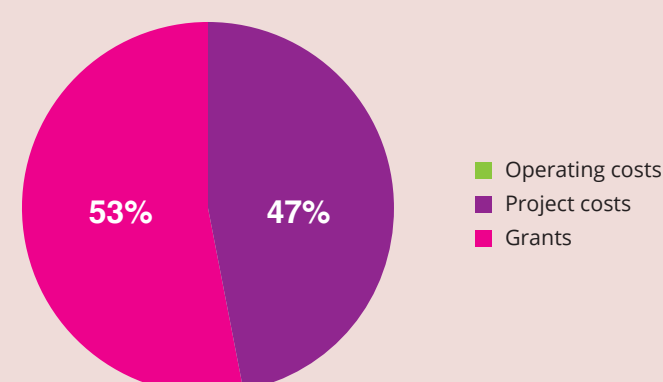
Perth and Kinross Heritage Trust Analysis of Income 2022/2023



Analysis of Total Expenditure 2022/2023



Analysis of Restricted Expenditure 2022/23



	2021/22	2020/21	2019/20	2018/2019
Operating costs	13%	19%	22%	12%
Project costs (including salaries)	44%	43%	44%	47%
Grants	43%	38%	33%	42%

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

The Trust's total income for the financial year 2022/2023 amounted to £193,836 (2022 - £1,127,987). The largest contributor during the year has been Perth and Kinross Council. The Trust appreciates the continued support of its founding partners The Gannochy Trust and Perth & Kinross Council, and appreciates funding from all other sources. Due to charity accounting regulations requiring certain grant income to be recognised in full in the accounting period that the grant offer is received, £300,000 of core funding from the Gannochy Trust for the period April 2022 to March 2025 was recognised in the accounts for the year ended 31 March 2022.

The Trust's expenditure in 2022/2023 totalled £821,908 (2022 - £604,570), which resulted in a net operating deficit of £628,071 for the year (2022 - net surplus of £523,417).

The net assets of the Trust amounted to £835,031 (2022 - £1,463,103) as at 31st March 2023.

Income & Expenditure Account Year ended 31st March 2023

	Unrestricted Funds £	Designated Funds £	Restricted Funds £	Total Funds 2023 £	Total Funds 2022 £
Total income	121,776	6,750	65,310	193,836	1,127,987
Total expenditure	(322,282)	(34,473)	(465,153)	(821,908)	(604,570)
Net income / (expenditure) for the year	(200,505)	(27,723)	(399,843)	(628,072)	523,417

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 2023

	2023 £	2022 £
Fixed assets		
Tangible assets	-	1,001
Investment properties	85,000	85,000
	<u>85,000</u>	<u>86,001</u>
Current assets		
Debtors	314,678	781,813
Cash at bank and in hand	1,015,796	1,039,504
	<u>1,330,474</u>	<u>1,821,317</u>
Creditors: amounts falling due within one year	<u>(580,443)</u>	<u>(444,215)</u>
Net current assets	<u>750,031</u>	<u>1,377,102</u>
Total assets less current liabilities	<u>835,031</u>	<u>1,463,103</u>
Deferred income	-	-
Net assets	<u>835,031</u>	<u>1,463,103</u>
The funds of the charity		
Restricted funds	146,315	546,158
Unrestricted funds:		
Designated funds	544,279	472,002
General unrestricted funds	109,122	409,628
Revaluation reserve	35,315	35,315
Total charity funds	<u>835,031</u>	<u>1,463,103</u>

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

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