

The Loch Lomond South Community Development Trust's lack of transparency and the future of Balloch

Description

LOCH LOMOND SOUTH CDT LTD

Registered Number

Micro-entity Balance Sheet as at 24 March 2026

	Notes	2025
Fixed Assets		3,000
Current Assets		8,600
Prepayments and accrued income		
Creditors: amounts falling due within one year		
Net current assets (liabilities)		8,600
Total assets less current liabilities		9,000
Creditors: amounts falling due after more than one year		
Provisions for liabilities		
Accruals and deferred income		
Total net assets (liabilities)		9,000
Reserves		9,000

Following my post on the Loch Lomond South Community Development Trust (LLSCDT)'s registration of interest in Scottish Enterprise's land at Balloch ([see here](#)), their accounts were published on 6th July by Companies House ([see here](#)). This was the day before the deadline and these were first accounts to appear since the company was incorporated on 8th October 2024. On the same day Directors notified Companies House that they had extended the period covered by these accounts from 31st October 2025 to 31st March 2026.

The current Directors have taken advantage of exemptions in company law to present unaudited accounts which effectively consist of a balance sheet. This shows the LLSCDT had £9070 in assets

on 24th March 2026 and no liabilities. Without the profit and loss account, it is impossible to know how much money the public have donated to the LLSCDT and how much it has raised from other sources since its formation or how much the Directors have spent to date. They could have raised Â£100k and spent Â£90k or raised Â£9070 and spent nothing â?? which matters. Apart from a note which reports they had no employees LLSCDTâ??s filed accounts therefore shed no light on the activity of the company or its Directors.

LLSCDTâ??s Articles of Association (AoA), also available from Companies House, state:

- 59 The business of each annual general meeting shall include:
- (a) a report by the chair on the activities of the company;
 - (b) consideration of the annual accounts of the company;
 - (c) the election/re-election of Member Directors, as referred to in articles 110 to 116.

The LLSCDT first AGM was held on 27th February and while its AoA requires minutes to be taken, it does not require them to be published -only to be made available to those who request them:

Minutes

- 176 The board shall ensure that minutes are made of all proceedings at general meetings, board meetings and meetings of committees; a minute of any meeting shall include the names of those participating in the meeting, and (as far as possible) shall be signed by the chairperson of the meeting.
- 177 Any person may request a copy of the minutes of any meeting of the company (whether a general meeting or a board meeting) and, provided that the request is reasonable, the company must (subject to article 178) provide a copy of the minutes to that person within 28 days of the request.
- 178 Where a request for a copy of minutes is made under article 177, the company may withhold information contained in the minutes provided that the person requesting a copy of the minutes is informed of the reasons for doing so.

The minutes of the LLSCDT AGM have not been published on their website ([see here](#))but the members present could not have considered accounts for a financial year that was not yet complete. It appears therefore that the accounts just published will need to be considered at next yearâ??s AGM.

In response to a question from a reader following my post, Lynne Somerville, who is described on the LLSCDT website as their founder/chair, stated: *â??We have more than 1,000 members, including 647 from the Balloch and Haldane areaâ??*. That is a significant number of interested people who have effectively been denied any meaningful opportunity to consider the accounts.

The LLSCDT, as a community development trust, is also registered with the Office of the Scottish Charity Regulator (OSCR). From 9th March 2026 trustees of charities have been required to submit their annual report and full [my emphasis] accounts and OSCR then publishes this key information about a charity's registration and finances on its website. The decision by the LLSCDT Directors not to provide profit and loss statements to Companies House when they are now required to submit this information to OSCR makes little sense but their entry on OSCR's register ([see here](#)) shows that to date they have not provided this information.

OSCR's register also shows that the SLLCDT has not provided the names of their trustees which is also required by law:

Charity Trustees:

First Name	Last Name
No charity trustee information available	
<p>From 09 March 2026, OSCR is required by law to publish the names of a charity's trustees as part of its Scottish report and accounts as received from this date, which may include the names of certain individuals. The only exemption applies for this information to be excluded, and OSCR is satisfied that publishing it would jeopardise the safety of the charity.</p> <p>If the charity trustee information on a Register entry appears blank, this may mean that an exemption applies to the charity. Supplying this information will become mandatory as part of future annual submissions.</p>	

Screenshot of entry for LLSCDT taken 9th July 2026.

In her comment on my post Lynne Somerville stated:

Our decisions have always been made following careful consideration of our legal responsibilities, governance, available resources, professional advice and the changing circumstances surrounding the Balloch site. Those are not matters that can be inferred from public records alone.

Its quite correct to state not all matters can or should be inferred from public records, but information about who is ultimately responsible for an organisation and its finances are matters of basic governance.

Moreover, as one commentator has put it when advising on company accounts:

if you're actively seeking new shareholder [or member] buy-in or funding [e.government grants] that will allow your company to grow, micro-entity accounts may hold you back (see here).

Secrecy will not help the LLSCDT.

The Local Place Plan for Balloch

7 West Riverside & Pier Road

Ambition

- Rejection of the the inappropriate Lomond Banks commercial leisure development proposals by the National Park and the Scottish Government creates an unmissable opportunity to improve this long neglected area in line with this Plan's vision of nature restoration and community wealth building.
- It lies between the River Leven and Pier Road, extending from near Balloch Road to the Pierhead. Largely comprising former rail sidings and riverside native woodland, much of it was landscaped after the railway closed in 1986.
- The area is critical - not as a development site, but as a vital connection between Loch Lomond Shores / the Pierhead and the village centre, railway station and Balloch Castle Country Park. But the poor quality of paths, signage and visitor infrastructure means that it functions more as a barrier than a connection.
- Our alternative scenario revolves around:
 - Creating an attractive green connection between the village centre / railway station and Loch Lomond Shores / the Pierhead for visitors and residents alike.
 - Sensitively improving visitor facilities and views of the river in ways which respect biodiversity and flood risk.
 - Enhancing nature and heritage.

Action

- Terminate the conditional missive between Scottish Enterprise and Flamingoland, and progress alternative ownership / management models with community participation, including Community Asset Transfer.
- Take forward the West Riverside Walk proposals from the 2016 Balloch 'charrette' (see image overleaf, from pages 33-34 of the [2016 report](#)), to create a visible, safe, well-lit walkway between the village, Pierhead and Loch Lomond Shores, with kiosks for cafe, bike hire etc (see also action 5).
- Improve the non-pedestrian connection between the railway station, Pierhead and Loch Lomond Shores along the Pier Road corridor. For example, electric shuttle bus and trishaws (see also actions 8 and 17).
- Create high quality, publicly accessible open space for residents and visitors which respects the natural environment and becomes flexible, low-impact venue for community markets, festivals, pop-up learning spaces, and cultural events, all developed in line with this Plan's strategic principles (see section 5).
- Create a community-run [motorhome aire](#) behind the old station building (see action 8), complementing existing higher-spec facility at [Lomond Woods Holiday Park](#).

Extract from the Local Plan for Balloch on the Riverside Side facilitated (and produced?) by Nick Wright planning

Lynne Somerville in her comment on my post did not respond to the main point which was to ask why the Directors of the LLSCDT have recently registered an interest in the land owned by Scottish Enterprise at Balloch. She did, however, express disappointment that I had overlooked the work that

the Trust had done on the Place Plan for Balloch and Haldane and sent me a link to the Local Place Plan website ([see here](#)). This shows that the Balloch and Haldane Community Council (BHCC), which Lynne Somerville also chairs, had at their meeting on 2nd June agreed to submit the Place Plan to West Dunbartonshire Council for registration. .

I had not seen the final Local Place Plan or known it had been approved but it is far better than I anticipated. It had started out with an initial consultation last year that completely failed to mention the Flamingo Land development ([see here](#)). The plan has moved from ignoring the elephant in the room to clearly rejecting the whole concept of Flamingo Land, as illustrated by the extract above. It also articulates a clear alternative vision for the land. That is most welcome and credit to all involved.

Unfortunately, there appears to have been no publicity about this radical new plan for Balloch from either the LLSCDT or the BHCC and no-one appears to have informed the media. I will consider the proposals in the plan, which is due to be considered by West Dunbartonshire Council in August, in further posts and give these the attention they deserve.

For now, the key point is that 18 actions are listed in the Local Plan and the LLSCDT is listed among the key players for seven of them. These include the following sites, all of which would be affected if the courts overturn the Scottish Government's decision to reject Flamingo Land's planning application:

- the former National Park Gateway Centre;
- Drumkinnon Wood;
- the West Riverside Site and Pier Road;
- the Old Station building (the former tourism information centre) and plaza;
- derelict sites, which include Woodbank House owned by Flamingo Land).

The week before the BHCC approved the Local Place Plan, the LLSCDT had submitted asset transfer requests to Scottish Enterprise for three of these sites, the former Gateway Centre, Drumkinnon Wood and the West Riverside Site. Having already attempted to register an interest in the Old Station building, it appears that their new transfer requests are linked to their role as a key player for these sites in the Local Place Plan.

If so, that could help break the planning deadlock at Balloch but for this to succeed the LLSCDT will require wide public backing, much wider than the number of people who responded to the Local Plan (important though their contributions were). The Directors are not going to get that support without publicising and explaining their intentions.

A good place to start would be this statement from the Local Place plan:

The Scottish Government's February 2026 decision to uphold the National Park's rejection of the Lomond Banks commercial leisure proposals represents an opportunity for all of us. It opens the door to a future for Balloch and Haldane which is in tune with the National Park's statutory aims, national planning policy, the government's community wealth building agenda, and community aspirations for sustainable locally-led solutions. Everybody wins.

I shouldn't have to say it but if they are going to help deliver for the local community and the wider public, the Directors of the LLSCDT need, as a matter of urgency, to put their own house in order and start being much more transparent. The only reason the proposed Flamingo Land development ever

got to where it is today is because of the secret machinations of Scottish Enterprise and the LLTNPA. The LLSCDT should not repeat those mistakes and won't out compete public authorities at their own game: it needs to show its different and be open about all it does.

Category

1. Loch Lomond and Trossachs

Tags

1. flamingo land
2. LLTNPA
3. Local communities
4. planning
5. Scottish Government

Date Created

July 10, 2026

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