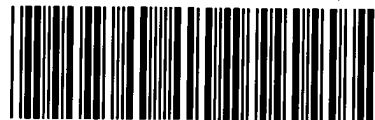


**REGISTERED COMPANY NUMBER: SC273903 (Scotland)**  
**REGISTERED CHARITY NUMBER: SC036903**

**Report of the Trustees and  
Financial Statements for the Year Ended 30 September 2022  
for  
URRAS OIGHREACHD GHABHSAINN  
CONSOLIDATED**

FRIDAY



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SCT

30/06/2023

#40

COMPANIES HOUSE

Mann Judd Gordon Ltd  
Chartered Accountants  
& Statutory Auditors  
26 Lewis Street  
Stornoway  
Isle of Lewis  
HS1 2JF

**Contents of the Financial Statements  
for the Year Ended 30 September 2022**

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## **URRAS OIGHREACHD GHABHSAINN**

### **Report of the Trustees for the Year Ended 30 September 2022**

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 30 September 2022. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

This report relates to the operations of the charity and its wholly owned subsidiaries Galson Estate (Trading) Ltd and Taigh Dhonnchaidh (Trading) Ltd, which deliver specific elements of the charity's objectives.

#### **OBJECTIVES AND ACTIVITIES**

##### **Objectives and aims**

The main objectives of the charity are:-

To promote for the public benefit rural regeneration, following principles of sustainable development, where "sustainable development" means development which meets the needs of the present without compromising the ability of future generations to meet their own needs, the areas of social and economic deprivation within the Galson Estate area of the Isle of Lewis for the benefit of the Galson Crofting Community by all or any of the following means:-

- (i) the relief of poverty in such ways as may be thought fit.
- (ii) the advancement of education, training or retraining particular amongst unemployed people in providing unemployed people with work experience and the advancement of education in the benefits of sustainable development.
- (iii) the provision of housing for those who are in condition of need and the improvement of housing in the public sector and charitable ownership.
- (iv) to develop or alternatively to facilitate through other agencies, the development of the infrastructure and communication links within the Galson community for the benefit of the general public.
- (v) the protection or conservation of the environment.

**Report of the Trustees  
for the Year Ended 30 September 2022**

**OBJECTIVES AND ACTIVITIES**

**Significant activities**

This was a year of recovery for the organisation after the office fire, COVID-19 and the subsea cable failure. In October 2021, UOG took handover of the replacement office at South Galson, slightly larger than the previous premises and remodelled to give a more flexible, open plan layout. Improvements were made in technology and broadband to provide the facilities that have become the norm following COVID-19. UOG celebrated fifteen years of community ownership on 12th January 2022 and in early March, Kate Forbes MSP (then Scottish Government Cabinet Secretary for Finance and the Economy) officially opened the new building.

UOG's new campervan bays, public toilets and shower facilities were opened at South Galson in spring 2022. They became busy over the summer season as visitors discovered the site. A brand-new tourism app, 'Visit Galson Estate', was launched, offering audio tracks, an interactive 3D map and business listings.

The Community Investment Fund was re-opened on 1st June. The new look Fund has been streamlined in line with feedback received from previous applicants. The main products are now a Small Grant and Development Grant, plus a Support for Growth package for strategic initiatives. A queue of applicants appeared very rapidly after the starting gun was fired and a total of £33,084 was awarded to seven community organisations for projects with clear local benefits.

UOG received a grant of £31,400 from Foundation Scotland and Crown Estate Scotland, via the Community Capacity Grants Programme, in early 2022. The funding was used to deliver a much-needed feasibility study for the Butt of Lewis Lighthouse complex. Technical surveys were completed at the site and initial proposals for redevelopment were generated to include catering, retail, visitor accommodation and toilet/shower facilities plus parking and access. A mini-exhibition of the initial proposals was undertaken in the autumn to enable residents to review and comment on work so far.

Commercial contracts with utility companies and mobile communications operators remain an important income source. Efforts continued throughout the year to negotiate agreements at various locations across the Estate, relating to activities such as electricity network upgrading and sand extraction.

Deer continued to cause consternation across the community and 67 were dispatched during the autumn 2021 shooting season. An island-wide deer count was undertaken by Nature Scot in September and this will guide future planning to manage herds.

UOG received a grant from the Big Lottery Fund to allow for the expansion of the Hebridean Community Garden into new areas of the Estate. This includes the project manager's salary for a 2 year period. £27,024 was received in the year and a further £26,824 due for 2023.

UOG undertook reinstatement works caused by damage from a landslip at the access road to Port of Ness Harbour. This was an expensive repair funded primarily by UOG with support from the Crown Estate Revenues Fund operated by Comhairle nan Eilean Siar.

Energy Savings/Transport Scotland awarded a grant of £21,500 to purchase e-bikes for the Estate. This was aimed at facilitating long-term trials of, and promoting the use of, ebikes/ecargo bikes or adapted cycles for community members across the Galson Estate as well as for employees/volunteers to replace higher carbon emitting forms of transport.

The five-year strategic planning process kicked off in March with community workshops, continuing onto feedback from local organisations and concluding with a household survey over July and August.

**Grantmaking**

The charity has established its grant making programme to achieve its objects for rural regeneration. The aim of the funding programme is to support organisations to develop, thrive and grow, therefore further supporting future sustainability and community resilience. The grant funding scheme is open to organisations and groups situated in the Galson Estate area or community projects that will benefit the communities of Galson Estate, which fits within the charitable aims of the charity. The charity will not fund any projects or activities that the state has a legal obligation to provide.

## **URRAS OIGHREACHD GHABHSAINN**

### **Report of the Trustees for the Year Ended 30 September 2022**

#### **OBJECTIVES AND ACTIVITIES**

##### **Volunteers**

The contribution of volunteers (including directors, members and individuals from the community) has been, and continues to be, of immense benefit to the charity.

#### **STRATEGIC REPORT**

##### **Achievement and performance**

##### **Charitable activities**

A range of other events and activities were delivered during the year as follows.

- UOG held its 2021 AGM at the Business Centre in South Galson in late November with guest speaker Magnus Davidson providing a talk on land use and repopulation in the Highlands and Islands.
- Health and wellbeing programme 'Sunnd' ran successfully between January and March 2022 with a range of activities to help keep the community active and healthy. Events included salsa dancing, cookery demonstrations, photography workshops, first aid courses, art sessions and even sea swimming. Informative workshops also took place at Young at Heart and the CEN day club with departments from the NHS, Ability Net and the Fire Service. One-to-one gym sessions were also run by Spòrsnis to tailor a fitness plan to individual needs. This block was followed by a 6-week block of Release Method classes, mat-based gentle exercise which helped strength and balance.
- Heritage festival Dùthchas in early September delivered a range of fantastic events.
- Fèis na Fairge ran for a week in late March, providing an exciting programme of maritime related events.
- There was another strong uptake of places for Plòigh and Plòigh Mhòr activities, the school holiday programme run during April, July and October.
- The Hebridean Community Garden was transformed over the course of the year. Three polycrubs are now well stocked with organically grown vegetables, herbs and flowers.
- A Loch Fishing session took place in July, run by the Outer Hebrides Fisheries Trust and Roddy John MacDonald, which proved to be very popular.
- Another successful Drystone Walling Course was held at the UOG Business Centre over two days in July.
- New waymarkers were installed along the Tolsta-Ness walking route. Signage was also ordered for each end of the route.
- UOG and Urras Oighreachd Chàrlabhaigh jointly co-ordinated a schools transition programme during the early summer period. Primary 7 pupils from Sgoil an Taobh Siar, Shawbost, Lionel and Breasclete schools worked hard to attain their John Muir Discovery Award by completing a number of different land-based activities. While doing so, the pupils made many new friends prior to the move to first year in the Nicolson Institute.
- Buggy and Toddler Walks were offered on Mondays with the option of a Health Walk on Fridays.
- Juliette Desportes, a third-year PhD student spent a three-month internship with UOG to research the history of Galson Estate in the leadup to the 1923 re-settlement of the townships. She wrote a series of interesting blog posts.

##### **Internal and external factors**

The charity is partially dependent upon the continuing support of public funding agencies to assist in the ongoing delivery of the aims and objectives of the organisation.

##### **Financial review**

##### **Principal funding sources**

The charity is dependent on grants, rental income and other estate income to fund its operational costs. Full details of the charity's principal funding sources are included in notes 2 to 5 to the financial statements.

The charity has also received substantial gift aid payments from Galson Energy Limited ('GEL'). GEL operates three 900kW wind turbines at Ballantrushal in the Isle of Lewis and profits generated by the company are directed to the charity as gift aid payments. These payments are dependent on the amount of power generated each year but are substantial and enable the charity to finance the Community Investment Programme and to build substantial reserves. Gift aid of £350,000 was received during the year ended 30 September 2022 (2021 - £Nil).

**Report of the Trustees  
for the Year Ended 30 September 2022**

**STRATEGIC REPORT**

**Financial review**

**Reserves policy**

UOG has a policy in place based on investment arrangements to ensure that adequate sums are available to meet core expenditure for up to one year through a series of time-bound accounts. This will allow the organisation to develop further mitigation as necessary and potentially scale back its operations to suit a reduced level of income if solutions cannot be found. Other non-financial threats are addressed through UOG's risk management plan. These investment arrangements are as follows.

- A minimum of one month's expenditure with immediate access (£50,000 unrestricted)
- A further two months' expenditure held in maximum 30 day access accounts (£100,000)
- A further three months' expenditure held in maximum 90 day access accounts (£150,000)
- Remaining sum to be held in maximum 180 day access accounts/bonds (£200,000).

During the year the group's incoming resources exceeded resources expended resulting in net income of £88,225 for the period (2021 - £55,301). This represents an increase of £924,906 in unrestricted funds and a decrease of £836,681 in restricted funds, after fund transfers of £773,912. Unrestricted reserves of the group have as a result increased to £1,991,643

**Future plans**

Looking ahead, efforts will be focused on some key initiatives over the next year across UOG's key priorities. For the Butt of Lewis Lighthouse proposals, the next stage will be to carry out further market research, cost-benefit analysis and business planning. Another area of development is future housing developments, particularly at Upper Barvas where there is an ambition to create a mix of housing and extra-care accommodation over the longer-term. Different options will be considered and further project planning undertaken with a view to securing firmer commitments from public-sector partners. Recent economic challenges have motivated UOG to develop a Cost Of Living Programme and it is planned to roll out some major benefits to residents across the forthcoming winter period. UOG also intends to mark the Galson Crofting Township Centenary with a permanent structure and efforts are underway to identify a suitable proposal.

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Governing document**

The trust is a charitable company limited by guarantee, incorporated on 27 September 2004. The company was established under a Memorandum of Association which established the objects and powers of the charitable company and is governed under its Articles of Association. In the event of the company being wound up members are required to contribute an amount not exceeding £1.

**Recruitment and appointment of new trustees**

The directors of the company are also charity trustees for the purposes of charity law.

Under the terms of the Memorandum and Articles of Association the Elected Directors are appointed by the ordinary members at the Annual General Meeting. Two of the Elected Directors must retire by rotation at each Annual General Meeting.

The Board of Directors may also appoint up to three Co-opted Directors. Co-opted Directors serve until the next Annual General Meeting after their co-option and can be re-co-opted at such next Annual General Meeting.

**Organisational structure**

The board consists of voluntary directors who manage the affairs of the charity through monthly board meetings. The board offer strategic direction and oversee the governance of the organisation. The charity employs a Commercial Development Manager, Development Manager, Operations Manager, and a small team of development officers and Administrative Officers who assist in the implementation of the strategic plan which has been adopted by the board the board.

## **URRAS OIGHREACHD GHABHSAINN**

### **Report of the Trustees for the Year Ended 30 September 2022**

#### **STRUCTURE, GOVERNANCE AND MANAGEMENT**

##### **Induction and training of new trustees**

The charity undertakes training for trustees to ensure awareness and understanding of:-

- the responsibilities of directors;
- the organisational structure of the charity;
- the financial position of the charity; and
- the future plans and objectives of the charity.

##### **Wider network**

The charity has established links with other organisations and agencies to foster the aims and objectives of the organisation.

##### **Related parties**

The charity has two subsidiary companies.

Galson Estate (Trading) Limited was set up in November 2008 to develop community projects.

Taigh Dhonnchaidh (Trading) Limited was set up in April 2019 to assist in the development of Taigh Dhonnchaidh. Taigh Dhonnchaidh is a charity based in Ness which a centre for music and arts. The company is dormant as at 30 September 2022.

The charity had previously owned another subsidiary company, Galson Energy Limited, which undertook renewable development projects. On 8 September 2015 the investment in Galson Energy Limited was transferred from the charity to Sminig Energy Society Limited, a community benefit society registered under the Co-operative and Community Benefit Societies Act 2014. Full details of the charity's subsidiaries are included in the notes to the financial statements.

#### **REFERENCE AND ADMINISTRATIVE DETAILS**

##### **Registered Company number**

SC273903 (Scotland)

##### **Registered Charity number**

SC036903

##### **Registered office**

Business Centre Tom Na Ba  
South Galson  
Isle of Lewis  
HS2 0SH

##### **Trustees**

C M Bell  
A Macdonald  
C M Maclean (resigned 31.12.21)  
R Maclean (appointed 3.6.22) (resigned 2.5.23)  
M M Macleod  
M Macritchie  
A Rennie  
D Macsween  
J Furey

##### **Company Secretary**

N Mackinnon (resigned 31.5.23)  
J A Macvicar (appointed 1.6.23)

##### **Senior Statutory Auditor**

John E Moffat BA FCA

## URRAS OIGHREACHD GHABHSAINN

### Report of the Trustees for the Year Ended 30 September 2022

#### REFERENCE AND ADMINISTRATIVE DETAILS

##### Auditors

Mann Judd Gordon Ltd  
Chartered Accountants  
& Statutory Auditors  
26 Lewis Street  
Stornoway  
Isle of Lewis  
HS1 2JF

#### STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also the directors of Urras Oighreachd Ghabhsainn for the purposes of company law) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the group and parent charitable company for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the group and parent charitable company will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the group and parent charitable company and to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the group and parent charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the trustees are aware:

- there is no relevant audit information of which the group and parent charitable company's auditors are unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

Report of the trustees, incorporating a strategic report, approved by order of the board of trustees, as the company directors, on 27 June 2023 and signed on the board's behalf by:



.....  
C M Bell - Trustee

## **Report of the Independent Auditors to the Trustees and Members of Urras Oighreachd Ghabhsainn**

### **Opinion**

We have audited the financial statements of Urras Oighreachd Ghabhsainn (the 'parent charitable company') and its subsidiaries ('the group') for the year ended 30 September 2022 which comprise the group and parent charitable company's Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the group and parent charitable company's affairs as at 30 September 2022 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006, the Charities and Trustee Investment (Scotland) Act 2005 and Regulation 8 of the Charities Accounts (Scotland) Regulations 2006.

### **Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the group and parent charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### **Conclusions relating to going concern**

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the group and parent charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

### **Other information**

The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

### **Opinions on other matters prescribed by the Companies Act 2006**

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Report of the Trustees for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Trustees has been prepared in accordance with applicable legal requirements.

**Report of the Independent Auditors to the Trustees and Members of  
Urras Oighreachd Ghabhsainn**

**Matters on which we are required to report by exception**

In the light of the knowledge and understanding of the group and parent charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Trustees.

We have nothing to report in respect of the following matters where the Companies Act 2006 and the Charities Accounts (Scotland) Regulations 2006 (as amended) requires us to report to you if, in our opinion:

- adequate and proper accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

**Responsibilities of trustees**

As explained more fully in the Statement of Trustees' Responsibilities, the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the group and parent charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the group and parent charitable company or to cease operations, or have no realistic alternative but to do so.

## **Report of the Independent Auditors to the Trustees and Members of Urras Oighreachd Ghabhsainn**

### **Our responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Independent Auditors that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Our approach was as follows:

We obtained an understanding of the legal and regulatory frameworks that are applicable to the entity and determined that the most significant are those relating to employment matters and those relating directly to the preparation of the financial statements; that is FRS102, Charities SORP and the Companies Act 2006.

We assessed the risks of material misstatement in respect of fraud as follows:

As part of our audit team discussion, we identified if any particular area was more susceptible to misstatement. A list of the known related parties was compiled along with an expectation of transactions between them. We then made fraud enquires of those charged with governance and confirmed our related party list.

Based on the results of our risk assessment we designed our audit procedures to identify non-compliance with such laws and regulations identified above. We corroborated our enquiries of those charged with governance by a review of the board minutes to date, a review of the bank statements to date and a review of legal fees charged in the year for any evidence of legal or regulatory issues. Our considerations at planning were corroborated and no further legal or regulatory issues were noted.

We considered the risk of fraud through management override and, in response, we incorporated testing of manual journal entries throughout the year into our audit approach. A review of the year of bank statements was undertaken, to identify any large or unusual transactions. No transactions outside the normal course of business were identified.

Given the size of the entity, segregation of duties is limited, so we designed our audit procedures to identify and to address any material misstatements arising from this. Appropriate approval controls were found to be in place.

As the parent charitable company of Galson Estate (Trading) Limited and Taigh Dhonnchaidh Trading Limited, we have considered any instance of non-compliance by the subsidiary company and subsequent effect on the group. We are auditors for all entities within the group.

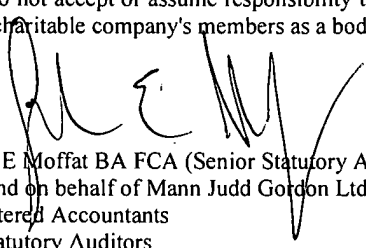
The engagement partner's assessment of whether the engagement team collectively had the appropriate competence and capabilities to identify or recognise non-compliance with laws and regulations concluded that the overall risk of fraud and misstatement was low and the experience of the audit team assigned was sufficient and no specialists were required. An appropriate level of materiality has been calculated in consideration of the inherent difficulty in detecting irregularities along with the perceived level of risk.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Report of the Independent Auditors.

**Report of the Independent Auditors to the Trustees and Members of  
Urras Oighreachd Ghabhsainn**

**Use of our report**

This report is made solely to the group and parent charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006, and to the group and parent charitable company's trustees, as a body, in accordance with Regulation 10 of the Charities Accounts (Scotland) Regulations 2006. Our audit work has been undertaken so that we might state to the group and parent charitable company's members and the trustees those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the group and parent charitable company and the group and charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.



John E Moffat BA FCA (Senior Statutory Auditor)  
for and on behalf of Mann Judd Gordon Ltd  
Chartered Accountants  
& Statutory Auditors  
Eligible to act as an auditor in terms of Section 1212 of the Companies Act 2006  
26 Lewis Street  
Stornoway  
Isle of Lewis  
HS1 2JF

27 June 2023

# URRAS OIGHREACHD GHABHSAINN

## Statement of Financial Activities - Group (Incorporating an Income and Expenditure Account) for the Year Ended 30 September 2022

	Notes	Unrestricted funds £	Restricted funds £	30.9.22 Total funds £	30.9.21 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>					
Donations and legacies	2	350,227	-	350,227	733
<b>Charitable activities</b>	5				
Management of community owned estate		129,608	202,719	332,327	272,010
Other trading activities	3	19,235	-	19,235	13,847
Investment income	4	16,624	-	16,624	15,954
Other income		<u>91,378</u>	<u>-</u>	<u>91,378</u>	<u>-</u>
<b>Total</b>		<u>607,072</u>	<u>202,719</u>	<u>809,791</u>	<u>302,544</u>
<b>EXPENDITURE ON</b>					
Raising funds	6	17,565	-	17,565	107,908
<b>Charitable activities</b>	7				
Management of community owned estate		364,298	265,488	629,786	451,334
Improvement of health		2,000	-	2,000	10,000
Heritage and culture		<u>35,084</u>	<u>-</u>	<u>35,084</u>	<u>20,000</u>
<b>Total</b>		<u>418,947</u>	<u>265,488</u>	<u>684,435</u>	<u>589,242</u>
Net gains/(losses) on investments		<u>(37,131)</u>	<u>-</u>	<u>(37,131)</u>	<u>341,999</u>
<b>NET INCOME/(EXPENDITURE)</b>		150,994	(62,769)	88,225	55,301
Transfers between funds	20	<u>773,912</u>	<u>(773,912)</u>	<u>-</u>	<u>-</u>
<b>Net movement in funds</b>		924,906	(836,681)	88,225	55,301
<b>RECONCILIATION OF FUNDS</b>					
Total funds brought forward		<u>1,066,737</u>	<u>1,591,685</u>	<u>2,658,422</u>	<u>2,603,121</u>
<b>TOTAL FUNDS CARRIED FORWARD</b>		<u><u>1,991,643</u></u>	<u><u>755,004</u></u>	<u><u>2,746,647</u></u>	<u><u>2,658,422</u></u>

The notes form part of these financial statements

URRAS OIGHREACHD GHABHSAINN

Statement of Financial Activities – charity only  
(Incorporating an Income and Expenditure Account)  
for the Year Ended 30 September 2022

	Unrestricted funds £	Restricted funds £	30.9.22 Total funds £	30.9.21 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>				
Donations and legacies	350,227	-	350,227	733
<b>Charitable activities</b>				
Management of community owned estate	129,608	202,719	332,327	272,010
Other trading activities	18,570	-	18,570	13,121
Investment income	16,624	-	16,624	1,393
Other income	<u>91,378</u>	<u>-</u>	<u>91,378</u>	<u>-</u>
<b>Total</b>	<u>606,407</u>	<u>202,719</u>	<u>809,126</u>	<u>287,257</u>
<b>EXPENDITURE ON</b>				
Raising funds	1,943	-	1,943	2,354
<b>Charitable activities</b>				
Management of community owned estate	364,298	265,488	629,786	451,334
Improvement of health	2,000	-	2,000	10,000
Heritage and culture	<u>35,084</u>	<u>-</u>	<u>35,084</u>	<u>20,000</u>
<b>Total</b>	<u>403,325</u>	<u>265,488</u>	<u>668,813</u>	<u>483,688</u>
Net gains/(losses) on investments	<u>(37,131)</u>	<u>-</u>	<u>(37,131)</u>	<u>92,418</u>
<b>NET INCOME/(EXPENDITURE)</b>	165,951	(62,769)	103,182	(104,013)
Transfers between funds	20 <u>773,912</u>	<u>(773,912)</u>	<u>-</u>	<u>-</u>
<b>Net movement in funds</b>	939,863	(836,681)	103,182	(104,013)
<b>RECONCILIATION OF FUNDS</b>				
Total funds brought forward	<u>1,132,650</u>	<u>1,591,685</u>	<u>2,724,335</u>	<u>2,828,348</u>
<b>TOTAL FUNDS CARRIED FORWARD</b>	<u><u>2,072,513</u></u>	<u><u>755,004</u></u>	<u><u>2,827,517</u></u>	<u><u>2,724,335</u></u>

The notes form part of these financial statements

# URRAS OIGHREACHD GHABHSAINN

## Balance Sheet - Group 30 September 2022

	Notes	Unrestricted funds £	Restricted funds £	30.9.22 Total funds £	30.9.21 Total funds £
<b>FIXED ASSETS</b>					
Tangible assets	15	846,816	703,548	1,550,364	1,449,531
Investments	16	<u>175,836</u>	<u>1</u>	<u>175,837</u>	<u>214,911</u>
		1,022,652	703,549	1,726,201	1,664,442
<b>CURRENT ASSETS</b>					
Debtors: amounts falling due within one year	17	32,847	-	32,847	40,806
Debtors: amounts falling due after more than one year	17	9,896	-	9,896	44,071
Cash at bank and in hand		<u>955,489</u>	<u>51,455</u>	<u>1,006,944</u>	<u>1,037,488</u>
		998,232	51,455	1,049,687	1,122,365
<b>CREDITORS</b>					
Amounts falling due within one year	18	(29,241)	-	(29,241)	(128,385)
<b>NET CURRENT ASSETS</b>		<u>968,991</u>	<u>51,455</u>	<u>1,020,446</u>	<u>993,980</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>1,991,643</u>	<u>755,004</u>	<u>2,746,647</u>	<u>2,658,422</u>
<b>NET ASSETS</b>		<u>1,991,643</u>	<u>755,004</u>	<u>2,746,647</u>	<u>2,658,422</u>
<b>FUNDS</b>	20				
Unrestricted funds				1,991,643	1,066,737
Restricted funds				<u>755,004</u>	<u>1,591,685</u>
<b>TOTAL FUNDS</b>				<u>2,746,647</u>	<u>2,658,422</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 27 June 2023 and were signed on its behalf by:



.....  
C M Bell - Trustee

The notes form part of these financial statements

# URRAS OIGHREACHD GHABHSAINN

## Balance Sheet – charity only 30 September 2022

	Notes	Unrestricted funds £	Restricted funds £	30.9.22 Total funds £	30.9.21 Total funds £
<b>FIXED ASSETS</b>					
Tangible assets	15	844,693	703,548	1,548,241	1,445,284
Investments	16	<u>872,963</u>	<u>1</u>	<u>872,964</u>	<u>912,038</u>
		1,717,656	703,549	2,421,205	2,357,322
<b>CURRENT ASSETS</b>					
Debtors: amounts falling due within one year	17	32,847	-	32,847	40,806
Debtors: amounts falling due after more than one year	17	9,896	-	9,896	44,071
Cash at bank and in hand		<u>951,927</u>	<u>51,455</u>	<u>1,003,382</u>	<u>1,035,175</u>
		994,670	51,455	1,046,125	1,120,052
<b>CREDITORS</b>					
Amounts falling due within one year	18	(33,768)	-	(33,768)	(132,906)
<b>NET CURRENT ASSETS</b>		<u>960,902</u>	<u>51,455</u>	<u>1,012,357</u>	<u>987,146</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		2,678,558	755,004	3,433,562	3,344,468
<b>CREDITORS</b>					
Amounts falling due after more than one year	19	(606,045)	-	(606,045)	(620,133)
<b>NET ASSETS</b>		<u>2,072,513</u>	<u>755,004</u>	<u>2,827,517</u>	<u>2,724,335</u>
<b>FUNDS</b>	20				
Unrestricted funds				2,072,513	1,132,650
Restricted funds				<u>755,004</u>	<u>1,591,685</u>
<b>TOTAL FUNDS</b>				<u>2,827,517</u>	<u>2,724,335</u>

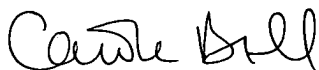
The notes form part of these financial statements

**URRAS OIGHREACHD GHABHSAINN**

**Balance Sheet – charity only  
30 September 2022**

	Notes	Unrestricted funds £	Restricted funds £	30.9.22 Total funds £	30.9.21 Total funds £
<b>FIXED ASSETS</b>					
Tangible assets	15	844,693	703,548	1,548,241	1,445,284
Investments	16	<u>872,963</u>	<u>1</u>	<u>872,964</u>	<u>912,038</u>
		1,717,656	703,549	2,421,205	2,357,322
<b>CURRENT ASSETS</b>					
Debtors: amounts falling due within one year	17	32,847	-	32,847	40,806
Debtors: amounts falling due after more than one year	17	9,896	-	9,896	44,071
Cash at bank and in hand		<u>951,927</u>	<u>51,455</u>	<u>1,003,382</u>	<u>1,035,175</u>
		994,670	51,455	1,046,125	1,120,052
<b>CREDITORS</b>					
Amounts falling due within one year	18	(33,768)	-	(33,768)	(132,906)
<b>NET CURRENT ASSETS</b>		<u>960,902</u>	<u>51,455</u>	<u>1,012,357</u>	<u>987,146</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		2,678,558	755,004	3,433,562	3,344,468
<b>CREDITORS</b>					
Amounts falling due after more than one year	19	(606,045)	-	(606,045)	(620,133)
<b>NET ASSETS</b>		<u>2,072,513</u>	<u>755,004</u>	<u>2,827,517</u>	<u>2,724,335</u>
<b>FUNDS</b>	20				
Unrestricted funds				2,072,513	1,132,650
Restricted funds				<u>755,004</u>	<u>1,591,685</u>
<b>TOTAL FUNDS</b>				<u>2,827,517</u>	<u>2,724,335</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 27 June 2023 and were signed on its behalf by:



C M Bell - Trustee

The notes form part of these financial statements

**URRAS OIGHREACHD GHABHSAINN**

**Cash Flow Statement - Group  
for the Year Ended 30 September 2022**

	Notes	30.9.22 £	30.9.21 £
<b>Cash flows from operating activities</b>			
Cash generated from operations	1	101,401	72,946
Finance costs paid		<u>(1,422)</u>	<u>(1,281)</u>
Net cash provided by operating activities		<u>99,979</u>	<u>71,665</u>
 <b>Cash flows from investing activities</b>			
Purchase of tangible fixed assets		(148,916)	(798,490)
Purchase of fixed asset investments		(90,095)	(1)
Sale of tangible fixed assets		-	7,750
Sale of fixed asset investments		91,864	690,452
Interest received		<u>16,624</u>	<u>15,954</u>
Net cash used in investing activities		<u>(130,523)</u>	<u>(84,335)</u>
 <b>Change in cash and cash equivalents in the reporting period</b>		 (30,544)	 (12,670)
<b>Cash and cash equivalents at the beginning of the reporting period</b>		<u>1,037,488</u>	<u>1,050,158</u>
 <b>Cash and cash equivalents at the end of the reporting period</b>		 <u>1,006,944</u>	 <u>1,037,488</u>

The notes form part of these financial statements

**URRAS OIGHREACHD GHABHSAINN**

**Notes to the Cash Flow Statement - Group  
for the Year Ended 30 September 2022**

**1. RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES**

	30.9.22 £	30.9.21 £
<b>Net income for the reporting period (as per the Statement of Financial Activities)</b>	88,225	55,301
<b>Adjustments for:</b>		
Depreciation charges	48,084	44,493
Losses/(gain) on investments	37,131	(341,999)
Interest received	(16,624)	(15,954)
Finance costs	1,422	1,281
Investment management costs	173	784
Decrease in debtors	42,134	543,629
Decrease in creditors	<u>(99,144)</u>	<u>(214,589)</u>
<b>Net cash provided by operations</b>	<u>101,401</u>	<u>72,946</u>

**2. ANALYSIS OF CHANGES IN NET FUNDS**

	At 1.10.21 £	Cash flow £	At 30.9.22 £
<b>Net cash</b>			
Cash at bank and in hand	<u>1,037,488</u>	<u>(30,544)</u>	<u>1,006,944</u>
	<u>1,037,488</u>	<u>(30,544)</u>	<u>1,006,944</u>
<b>Total</b>	<u>1,037,488</u>	<u>(30,544)</u>	<u>1,006,944</u>

The notes form part of these financial statements

# URRAS OIGHREACHD GHABHSAINN

## Cash Flow Statement – charity only for the Year Ended 30 September 2022

	Notes	30.9.22 £	30.9.21 £
<b>Cash flows from operating activities</b>			
Cash generated from operations	1	100,152	344,517
Finance costs paid		<u>(1,422)</u>	<u>(1,281)</u>
Net cash provided by operating activities		<u>98,730</u>	<u>343,236</u>
 <b>Cash flows from investing activities</b>			
Purchase of tangible fixed assets		(148,916)	(798,490)
Purchase of fixed asset investments		(90,095)	(1)
Sale of fixed asset investments		91,864	440,871
Interest received		<u>16,624</u>	<u>1,393</u>
Net cash used in investing activities		<u>(130,523)</u>	<u>(356,227)</u>
 <b>Change in cash and cash equivalents in the reporting period</b>		 (31,793)	 (12,991)
<b>Cash and cash equivalents at the beginning of the reporting period</b>		<u>1,035,175</u>	<u>1,048,166</u>
 <b>Cash and cash equivalents at the end of the reporting period</b>		 <u>1,003,382</u>	 <u>1,035,175</u>

# URRAS OIGHREACHD GHABHSAINN

## Notes to the Cash Flow Statement – charity only for the Year Ended 30 September 2022

### 1. RECONCILIATION OF NET INCOME/(EXPENDITURE) TO NET CASH FLOW FROM OPERATING ACTIVITIES

	30.9.22 £	30.9.21 £
Net income/(expenditure) for the reporting period (as per the Statement of Financial Activities)	103,182	(104,013)
Adjustments for:		
Depreciation charges	45,960	42,369
Losses/(gain) on investments	37,131	(92,518)
Interest received	(16,624)	(1,393)
Finance costs	1,422	1,281
Investment management costs	173	784
Movement on subsidiary balances	(14,088)	640,133
Decrease in debtors	42,134	58,701
Decrease in creditors	<u>(99,138)</u>	<u>(200,827)</u>
Net cash provided by operations	<u>100,152</u>	<u>344,517</u>

### 2. ANALYSIS OF CHANGES IN NET FUNDS

	At 1.10.21 £	Cash flow £	At 30.9.22 £
Net cash			
Cash at bank and in hand	<u>1,035,175</u>	<u>(31,793)</u>	<u>1,003,382</u>
	<u>1,035,175</u>	<u>(31,793)</u>	<u>1,003,382</u>
Total	<u>1,035,175</u>	<u>(31,793)</u>	<u>1,003,382</u>

**Notes to the Financial Statements  
for the Year Ended 30 September 2022**

**1. ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

The financial statements are prepared in sterling which is the functional currency of the charity, and amounts are rounded to the nearest £.

**Going concern**

Management have prepared projections for the period to September 2023 which have been reviewed by the directors and, based on this review, have a reasonable expectation that the charity has adequate resources to continue in operation for a period of at least 12 months from the approval of the financial statements.

The charity therefore continues to adopt the going concern basis in preparing its financial statements.

**Critical accounting judgements and key sources of estimation uncertainty**

In the application of the society's accounting policies, the directors are required to make judgements, estimates and assumptions that affect the amounts reported for assets, liabilities, income and expenditure.

The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in future periods should it affect future periods.

The estimates and assumptions which carry a higher degree of risk of causing a material adjustment to the carrying amount of assets and liabilities are as follows:

**Useful economic lives of tangible fixed assets**

The annual depreciation charge for tangible fixed assets is sensitive to changes in the estimated useful economic lives and residual values of the assets. They are amended when necessary to reflect current estimates, future investment, economic utilisation and the physical condition of the assets. See note 15 for details of the values of tangible fixed assets.

**Income**

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

**Expenditure**

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

**Raising funds**

Costs of generating funds comprise the costs associated with attracting voluntary income and the costs of fundraising activities.

**Notes to the Financial Statements - continued  
for the Year Ended 30 September 2022**

**1. ACCOUNTING POLICIES - continued**

**Charitable activities**

Charitable expenditure comprises those costs incurred by the charity in the delivery of its objects and activities. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them. The allocation of direct and support costs are analysed in the notes to the financial statements.

Grants payable are payments made to third parties in the furtherance of the charitable objects of the charity. Single or multi-year grants are accounted for when either the recipient has a reasonable expectation that they will receive a grant and the trustees have agreed to pay the grant without condition, or the recipient has a reasonable expectation that they will receive a grant and any condition attaching to the grant is outside of the control of the charity.

**Governance costs**

Governance costs include those costs associated with meeting the constitutional and statutory requirements of the charity and include audit fees and costs linked to the strategic management of the charity.

**Allocation and apportionment of costs**

All costs are allocated between the expenditure categories of the Statement of Financial Activities on a basis designed to reflect the use of the resource. Costs relating to a particular activity are allocated directly, others are apportioned on an appropriate basis e.g. estimated usage.

**Tangible fixed assets**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Land	- not provided
Buildings	- 10% depreciation on cost and 2% depreciation on cost
Plant and machinery	- 25% depreciation on cost
Office equipment	- 25% depreciation on cost
Computer equipment	- 33% depreciation on cost and 25% depreciation on cost

Tangible fixed assets are stated at cost less accumulated depreciation. The costs of minor additions or those costing below £100 are not capitalised.

Assets not measured at fair value are reviewed for any indication that the asset may be impaired at each balance sheet date. If such indication exists, the recoverable amount of the asset is estimated and compared to the carrying amount. Where the carrying amount exceeds its recoverable amount, an impairment loss is recognised in profit or loss unless the asset is carried at a revalued amount where the impairment loss is a revaluation decrease.

**Taxation**

The charity is exempt from corporation tax on its charitable activities.

**Fund accounting**

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Designated funds are unrestricted funds earmarked by the trustees for particular purposes.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

**Hire purchase and leasing commitments**

Rentals paid under operating leases are charged to the Statement of Financial Activities on a straight line basis over the period of the lease.

Notes to the Financial Statements - continued  
for the Year Ended 30 September 2022

1. ACCOUNTING POLICIES - continued

**Pension costs and other post-retirement benefits**

The charitable company operates a defined contribution pension scheme. Contributions payable to the charitable company's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

**Debtors and creditors**

Trade and other debtors are recognised at the settlement amount due after any trade discount offered.

Prepayments are valued at the amount prepaid net of any trade discounts due. Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

2. DONATIONS AND LEGACIES

	30.9.22	30.9.21
	£	£
Donations	23	530
Gift aid	350,000	-
Membership fees	<u>204</u>	<u>203</u>
	<u>350,227</u>	<u>733</u>

3. OTHER TRADING ACTIVITIES

	30.9.22	30.9.21
	£	£
Merchandise sales	1,616	2,162
Sales of materials	665	726
Amenity site	<u>16,954</u>	<u>10,959</u>
	<u>19,235</u>	<u>13,847</u>

4. INVESTMENT INCOME

	30.9.22	30.9.21
	£	£
Interest received	<u>16,624</u>	<u>15,954</u>

All investment income arises from investment assets held within the UK.

# URRAS OIGHREACHD GHABHSAINN

## Notes to the Financial Statements - continued for the Year Ended 30 September 2022

### 5. INCOME FROM CHARITABLE ACTIVITIES

		30.9.22	30.9.21
	Activity	£	£
Project management income	Management of community owned estate	21,300	19,679
Rental income	Management of community owned estate	81,323	49,916
Royalties	Management of community owned estate	2,758	8,222
Land sales	Management of community owned estate	18,224	31,992
Grants	Management of community owned estate	195,783	153,185
Miscellaneous income	Management of community owned estate	7,939	5,016
Employment allowance	Management of community owned estate	5,000	4,000
		<u>332,327</u>	<u>272,010</u>

Grants received, included in the above, are as follows:

	30.9.22	30.9.21
	£	£
Highlands & Islands Enterprise	35,454	115,960
Big Lottery Fund - Investing in Communities	27,024	-
Comhairle nan Eilean Siar - Ward Priority Funding	2,000	-
Bord na Gaidhlig	11,440	29,725
John Muir Trust	-	4,500
Inspiring Scotland	8,000	-
Western Isles Development Trust	2,000	2,000
Arnold Clark	-	1,000
Energy Saving Trust	32,885	-
Scottish Business Resilience Centre	5,960	-
Scottish Council for Voluntary Organisations	9,450	-
Butt of Lewis Lighthouse Foundation Scotland	31,400	-
MG Alba	250	-
Historic Scotland	4,920	-
CNES - Crown Estate	25,000	-
	<u>195,783</u>	<u>153,185</u>

### 6. RAISING FUNDS

#### Other trading activities

	30.9.22	30.9.21
	£	£
Purchases	13,498	3,099
Depreciation	2,124	2,124
Loans written off	-	100,331
	<u>15,622</u>	<u>105,554</u>

# URRAS OIGHREACHD GHABHSAINN

## Notes to the Financial Statements - continued for the Year Ended 30 September 2022

### 6. RAISING FUNDS - continued

#### Investment management costs

	30.9.22	30.9.21
	£	£
Investment management	<u>1,943</u>	<u>2,354</u>
Aggregate amounts	<u>17,565</u>	<u>107,908</u>

### 7. CHARITABLE ACTIVITIES COSTS

	Direct Costs (see note 8) £	Grant funding of activities (see note 9) £	Support costs (see note 10) £	Totals £
Management of community owned estate	624,629	-	5,157	629,786
Improvement of health	-	2,000	-	2,000
Heritage and culture	-	<u>35,084</u>	-	<u>35,084</u>
	<u>624,629</u>	<u>37,084</u>	<u>5,157</u>	<u>666,870</u>

### 8. DIRECT COSTS OF CHARITABLE ACTIVITIES

	30.9.22	30.9.21
	£	£
Staff costs	252,942	270,224
Other operating leases	1,357	1,060
Insurance and licences	11,567	9,305
Light and heat	4,266	11,400
Telephone and internet charges	7,391	1,592
Postage and stationery	6,015	2,196
Advertising and marketing	3,575	3,453
Travel expenses	5,066	2,570
Meeting expenses	1,130	-
Repairs and renewals	114,944	1,313
Computer expenses	10,558	10,025
Office rent	-	17,927
Memberships and subscriptions	1,550	1,309
Legal and professional fees	14,394	1,171
Habost Amenity Site project	2,410	4,374
Bad debts	-	40
General charges	1,015	258
Projects	125,466	64,237
Training courses and demonstrations	250	-
Covid 19 Response support	205	2,638
Campsite	7,003	-
Rates and water	6,143	210
Depreciation	45,960	42,369
Interest payable and similar charges	<u>1,422</u>	<u>1,281</u>
	<u>624,629</u>	<u>448,952</u>

# URRAS OIGHREACHD GHABHSAINN

## Notes to the Financial Statements - continued for the Year Ended 30 September 2022

### 9. GRANTS PAYABLE

	30.9.22	30.9.21
	£	£
Improvement of health	2,000	10,000
Heritage and culture	<u>35,084</u>	<u>20,000</u>
	<u>37,084</u>	<u>30,000</u>

The total grants paid to institutions during the year was as follows:

	30.9.22	30.9.21
	£	£
Ness Sports and Recreation Association	-	10,000
Comunn Eachdraidh Nis	4,000	20,000
Ness Football Club	2,000	-
Cross Church of Scotland	2,000	-
Galson Cemetery	6,284	-
Hebridean Mountain Rescue	10,000	-
Lewis Crofters Ltd	4,000	-
Acair	1,000	-
Carthannas Nis	<u>7,800</u>	<u>-</u>
	<u>37,084</u>	<u>30,000</u>

### 10. SUPPORT COSTS

	Governance costs
	£
Management of community owned estate	<u>5,157</u>

Support costs, included in the above, are as follows:

#### Governance costs

	30.9.22	30.9.21
	Management of community owned estate	Total activities
	£	£
Auditors' remuneration	4,200	2,382
Accountancy fees	<u>957</u>	<u>-</u>
	<u>5,157</u>	<u>2,382</u>

# URRAS OIGHREACHD GHABHSAINN

## Notes to the Financial Statements - continued for the Year Ended 30 September 2022

### 11. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	30.9.22	30.9.21
	£	£
Auditors' remuneration	4,200	2,382
Depreciation - owned assets	48,083	44,493
Other operating leases	<u>1,357</u>	<u>1,060</u>

### 12. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 30 September 2022 nor for the year ended 30 September 2021.

#### Trustees' expenses

There were no trustees' expenses paid for the year ended 30 September 2022 nor for the year ended 30 September 2021.

### 13. STAFF COSTS

	30.9.22	30.9.21
	£	£
Wages and salaries	238,496	247,086
Social security costs	10,591	18,151
Other pension costs	<u>3,855</u>	<u>4,987</u>
	<u>252,942</u>	<u>270,224</u>

The average monthly number of employees during the year was as follows:

	30.9.22	30.9.21
	<u>15</u>	<u>15</u>
Charitable activities		

No employees received emoluments in excess of £60,000.

### 14. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted funds £	Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>			
Donations and legacies	733	-	733
<b>Charitable activities</b>			
Management of community owned estate	113,959	158,051	272,010
Other trading activities	13,847	-	13,847
Investment income	<u>1,601</u>	<u>14,353</u>	<u>15,954</u>
<b>Total</b>	<u>130,140</u>	<u>172,404</u>	<u>302,544</u>
<b>EXPENDITURE ON</b>			
Raising funds	107,908	-	107,908

URRAS OIGHREACHD GHABHSAINN

Notes to the Financial Statements - continued  
for the Year Ended 30 September 2022

14. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued

	Unrestricted funds £	Restricted funds £	Total funds £
<b>Charitable activities</b>			
Management of community owned estate	267,234	184,100	451,334
Improvement of health	10,000	-	10,000
Heritage and culture	<u>20,000</u>	<u>-</u>	<u>20,000</u>
<b>Total</b>	<u>405,142</u>	<u>184,100</u>	<u>589,242</u>
 Net gains on investments	 <u>341,999</u>	 <u>-</u>	 <u>341,999</u>
 <b>NET INCOME/(EXPENDITURE)</b>	 66,997	 (11,696)	 55,301
<b>Transfers between funds</b>	<u>(53,504)</u>	<u>53,504</u>	<u>-</u>
 <b>Net movement in funds</b>	 13,493	 41,808	 55,301
 <b>RECONCILIATION OF FUNDS</b>			
Total funds brought forward	<u>1,053,244</u>	<u>1,549,877</u>	<u>2,603,121</u>
 <b>TOTAL FUNDS CARRIED FORWARD</b>	 <u>1,066,737</u>	 <u>1,591,685</u>	 <u>2,658,422</u>

15. TANGIBLE FIXED ASSETS - GROUP

	Land £	Buildings £	Plant and machinery £
<b>COST</b>			
At 1 October 2021	610,830	887,371	-
Additions	<u>-</u>	<u>121,755</u>	<u>21,000</u>
 At 30 September 2022	 <u>610,830</u>	 <u>1,009,126</u>	 <u>21,000</u>
 <b>DEPRECIATION</b>			
At 1 October 2021	-	61,711	-
Charge for year	<u>-</u>	<u>38,732</u>	<u>3,062</u>
 At 30 September 2022	 <u>-</u>	 <u>100,443</u>	 <u>3,062</u>
 <b>NET BOOK VALUE</b>			
At 30 September 2022	<u>610,830</u>	<u>908,683</u>	<u>17,938</u>
 At 30 September 2021	<u>610,830</u>	<u>825,660</u>	<u>-</u>

URRAS OIGHREACHD GHABHSAINN

Notes to the Financial Statements - continued  
for the Year Ended 30 September 2022

15. TANGIBLE FIXED ASSETS - continued

	Office equipment £	Computer equipment £	Totals £
<b>COST</b>			
At 1 October 2021	4,303	28,048	1,530,552
Additions	<u>6,161</u>	<u>-</u>	<u>148,916</u>
At 30 September 2022	<u>10,464</u>	<u>28,048</u>	<u>1,679,468</u>
<b>DEPRECIATION</b>			
At 1 October 2021	4,303	15,007	81,021
Charge for year	<u>898</u>	<u>5,391</u>	<u>48,083</u>
At 30 September 2022	<u>5,201</u>	<u>20,398</u>	<u>129,104</u>
<b>NET BOOK VALUE</b>			
At 30 September 2022	<u>5,263</u>	<u>7,650</u>	<u>1,550,364</u>
At 30 September 2021	<u>-</u>	<u>13,041</u>	<u>1,449,531</u>

15. TANGIBLE FIXED ASSETS – charity only

	Land £	Buildings £	Plant and machinery £
<b>COST</b>			
At 1 October 2021	610,830	887,371	-
Additions	<u>-</u>	<u>121,755</u>	<u>21,000</u>
At 30 September 2022	<u>610,830</u>	<u>1,009,126</u>	<u>21,000</u>
<b>DEPRECIATION</b>			
At 1 October 2021	-	61,711	-
Charge for year	<u>-</u>	<u>38,732</u>	<u>3,062</u>
At 30 September 2022	<u>-</u>	<u>100,443</u>	<u>3,062</u>
<b>NET BOOK VALUE</b>			
At 30 September 2022	<u>610,830</u>	<u>908,683</u>	<u>17,938</u>
At 30 September 2021	<u>610,830</u>	<u>825,660</u>	<u>-</u>

# URRAS OIGHREACHD GHABHSAINN

## Notes to the Financial Statements - continued for the Year Ended 30 September 2022

### 15. TANGIBLE FIXED ASSETS – Charity only - continued

	Office equipment £	Computer equipment £	Totals £
<b>COST</b>			
At 1 October 2021	4,303	19,551	1,522,055
Additions	<u>6,161</u>	<u>-</u>	<u>148,916</u>
At 30 September 2022	<u>10,464</u>	<u>19,551</u>	<u>1,670,971</u>
<b>DEPRECIATION</b>			
At 1 October 2021	4,303	10,757	76,771
Charge for year	<u>898</u>	<u>3,267</u>	<u>45,959</u>
At 30 September 2022	<u>5,201</u>	<u>14,024</u>	<u>122,730</u>
<b>NET BOOK VALUE</b>			
At 30 September 2022	<u>5,263</u>	<u>5,527</u>	<u>1,548,241</u>
At 30 September 2021	<u>-</u>	<u>8,794</u>	<u>1,445,284</u>

### 16. FIXED ASSET INVESTMENTS – GROUP

	Unlisted investments £
<b>MARKET VALUE</b>	
At 1 October 2021	214,911
Additions	90,095
Disposals	(103,025)
Revaluations	<u>(26,144)</u>
At 30 September 2022	<u>175,837</u>
<b>NET BOOK VALUE</b>	
At 30 September 2022	<u>175,837</u>
At 30 September 2021	<u>214,911</u>

There were no investment assets outside the UK.  
Cost or valuation at 30 September 2022 is represented by:

	Unlisted investments £
Valuation in 2021	91,634
Valuation in 2022	(26,144)
Cost	<u>110,347</u>
	<u>175,837</u>

Notes to the Financial Statements - continued  
for the Year Ended 30 September 2022

16. FIXED ASSET INVESTMENTS – CHARITY ONLY – continued

	Shares in group undertakings £	Unlisted investments £	Totals £
<b>MARKET VALUE</b>			
At 1 October 2021	750,100	214,911	965,011
Additions	-	90,095	90,095
Disposals	-	(103,025)	(103,025)
Revaluations	-	(26,144)	(26,144)
At 30 September 2022	<u>750,100</u>	<u>175,837</u>	<u>925,937</u>
<b>PROVISIONS</b>			
At 1 October 2021 and 30 September 2022	<u>52,973</u>	-	<u>52,973</u>
<b>NET BOOK VALUE</b>			
At 30 September 2022	<u>697,127</u>	<u>175,837</u>	<u>872,964</u>
At 30 September 2021	<u>697,127</u>	<u>214,911</u>	<u>912,038</u>

There were no investment assets outside the UK.

Cost or valuation at 30 September 2022 is represented by:

	Shares in group undertakings £	Unlisted investments £	Totals £
Valuation in 2021	-	91,634	91,634
Valuation in 2022	-	(26,144)	(26,144)
Cost	<u>750,100</u>	<u>110,347</u>	<u>860,447</u>
	<u>750,100</u>	<u>175,837</u>	<u>925,937</u>

# URRAS OIGHREACHD GHABHSAINN

## Notes to the Financial Statements - continued for the Year Ended 30 September 2022

### 17. DEBTORS

	Group		Charity only	
	30.9.22	30.9.21	30.9.22	30.9.21
	£	£	£	£
Amounts falling due within one year:				
Trade debtors	13,252	26,244	13,252	26,244
Other debtors	<u>19,595</u>	<u>14,562</u>	<u>19,595</u>	<u>14,562</u>
	<u>32,847</u>	<u>40,806</u>	<u>32,847</u>	<u>40,806</u>
Amounts falling due after more than one year:				
Other debtors	<u>9,896</u>	<u>44,071</u>	<u>9,896</u>	<u>44,071</u>
Aggregate amounts	<u>42,743</u>	<u>84,877</u>	<u>42,743</u>	<u>84,877</u>

### 18. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	Group		Charity only	
	30.9.22	30.9.21	30.9.22	30.9.21
	£	£	£	£
Trade creditors	6,295	28,645	6,092	28,444
Amounts owed to group undertakings	-	-	6,780	6,780
Taxation and social security	(188)	4,987	(193)	4,976
Other creditors	<u>23,134</u>	<u>94,753</u>	<u>21,089</u>	<u>92,706</u>
	<u>29,241</u>	<u>128,385</u>	<u>33,768</u>	<u>132,906</u>

### 19. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	Charity only	
	30.9.22	30.9.21
	£	£
Amounts owed to group undertakings	<u>606,045</u>	<u>620,133</u>

### 20. MOVEMENT IN FUNDS

	At 1.10.21 £	Net movement in funds £	Transfers between funds £	At 30.9.22 £
<b>Unrestricted funds</b>				
General fund	1,066,313	150,994	773,912	1,991,219
Loch Stiapabhat fund	<u>424</u>	<u>-</u>	<u>-</u>	<u>424</u>
	1,066,737	150,994	773,912	1,991,643
<b>Restricted funds</b>				
Projects fund	36,991	(62,792)	180,805	155,004
Estate Development fund	927,696	-	(927,696)	-
Equipment fund	(23)	23	-	-
Estate Improvements fund	8,795	-	(8,795)	-
Estate Purchase fund	<u>618,226</u>	<u>-</u>	<u>(18,226)</u>	<u>600,000</u>
	<u>1,591,685</u>	<u>(62,769)</u>	<u>(773,912)</u>	<u>755,004</u>
<b>TOTAL FUNDS</b>	<u>2,658,422</u>	<u>88,225</u>	<u>-</u>	<u>2,746,647</u>

# URRAS OIGHREACHD GHABHSAINN

## Notes to the Financial Statements - continued for the Year Ended 30 September 2022

### 20. MOVEMENT IN FUNDS – continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	607,072	(418,947)	(37,131)	150,994
<b>Restricted funds</b>				
Projects fund	202,719	(265,511)	-	(62,792)
Equipment fund	-	23	-	23
	<u>202,719</u>	<u>(265,488)</u>	<u>-</u>	<u>(62,769)</u>
<b>TOTAL FUNDS</b>	<u>809,791</u>	<u>(684,435)</u>	<u>(37,131)</u>	<u>88,225</u>

### Comparatives for movement in funds

	At 1.10.20 £	Net movement in funds £	Transfers between funds £	At 30.9.21 £
<b>Unrestricted funds</b>				
General fund	1,052,820	66,997	(53,504)	1,066,313
Loch Stiapabhat fund	424	-	-	424
	<u>1,053,244</u>	<u>66,997</u>	<u>(53,504)</u>	<u>1,066,737</u>
<b>Restricted funds</b>				
Projects fund	25,012	11,979	-	36,991
Estate Development fund	894,288	(20,096)	53,504	927,696
Equipment fund	-	(23)	-	(23)
Estate Improvements fund	12,351	(3,556)	-	8,795
Estate Purchase fund	618,226	-	-	618,226
	<u>1,549,877</u>	<u>(11,696)</u>	<u>53,504</u>	<u>1,591,685</u>
<b>TOTAL FUNDS</b>	<u>2,603,121</u>	<u>55,301</u>	<u>-</u>	<u>2,658,422</u>

# URRAS OIGHREACHD GHABHSAINN

## Notes to the Financial Statements - continued for the Year Ended 30 September 2022

### 20. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	130,140	(405,142)	341,999	66,997
<b>Restricted funds</b>				
Projects fund	158,052	(146,073)	-	11,979
Estate Development fund	14,352	(34,448)	-	(20,096)
Equipment fund	-	(23)	-	(23)
Estate Improvements fund	-	(3,556)	-	(3,556)
	<u>172,404</u>	<u>(184,100)</u>	<u>-</u>	<u>(11,696)</u>
<b>TOTAL FUNDS</b>	<u>302,544</u>	<u>(589,242)</u>	<u>341,999</u>	<u>55,301</u>

### FUNDS

#### General fund

The general fund represents unrestricted funds which the trustees are free to use in accordance with the charitable objects

#### Loch Stiapabhat fund

This represents unrestricted funds designated by the trustees to assist with the maintenance of Loch Stiapabhat, a Local Nature Reserve.

#### Projects fund

This represents grants received from public funding agencies and trusts to assist with specified revenue and project costs.

#### Estate Development fund

This represents grants received from public funding agencies and trusts to assist with the building of a multi-function business centre, the development of a wind turbine project and the employment of a Commercial Development Manager and a Renewables Development Officer.

#### Equipment fund

This represents grants received from public funding agencies and trusts to assist with the purchase of equipment. The funds are utilised to fund the future depreciation of the capital expenditure.

#### Estate Improvements fund

This represents grants received from public funding agencies and trusts and funds set aside by the charity to assist with estate improvement projects. The funds are utilised to fund the future depreciation of the capital expenditure.

#### Estate Purchase fund

This represents the grants and donations received by the charity to assist with the purchase of Galson Estate.

#### Transfers between funds

The trustees agreed a fund transfer of £85,402 from the General Fund to the Projects Fund, being the Charity's contribution to the repairs work required to the access road during the year. The remainder of the works was grant funded.

**Notes to the Financial Statements - continued  
for the Year Ended 30 September 2022**

**20. MOVEMENT IN FUNDS – continued**

A fund transfer of £832,292 has been made from the Estate Development Fund to the General Fund in order to transfer the fixed assets held to unrestricted as the grant funding conditions have now been met.

Similarly, a transfer of £8,795 from the Estate Improvements Fund has been made to Unrestricted being the transfer of fixed assets whose grant funding conditions have been met.

A transfer of £95,404 from the Estate Development Fund to the Projects Fund has been made to align the fixed assets with the grant funding received in the prior year.

A transfer of £18,226 from the Estate Purchase Fund to Unrestricted being the unspent cash balance from the purchase of the Estate in 2013.

**21. RELATED PARTY DISCLOSURES**

The charity has two subsidiary companies, Galson Estate (Trading) Limited and Taigh Dhonnchaidh (Trading) Limited.

The amounts owed by the charity to Galson Estate (Trading) Limited at 30 September 2022 was £612,825 (2021 - £626,913).

**22. LIMITED BY GUARANTEE**

The company is limited by guarantee and has no share capital. The liability of each member in the event of the company being wound up is restricted to £1.

**23. PERMANENT ENDOWMENTS**

The charity does not have any permanent endowments.