

# Kyle & Lochalsh Community Trust

Scotland · Charity number SC043360

## Details

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Status	Active
Legal form	Company (the charity is registered with Companies House)
Registered	2012-08-15
Register	<a href="#">View on the OSCR register</a>

## Contact

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Address	Klct Toll Office Kyle of Lochalsh IV40 8AZ
Website	<a href="https://www.lochalsh.uk">https://www.lochalsh.uk</a>

## Activities

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**Activities:** 'It carries out activities or services itself'

**Purposes:** 'the advancement of education', 'the advancement of citizenship or community development', 'the advancement of the arts, heritage, culture or science', 'the provision of recreational facilities, or the organisation of recreational activities, with the object of improving the conditions of life for the persons for whom the facilities or activities are primarily intended', 'the advancement of environmental protection or improvement'

**What the charity does:** Kyle & Lochalsh Community Trust exists to benefit the local community by managing land, assets and services that support wellbeing, economic resilience and environmental stewardship. We own and care for The Plock, a coastal amenity used for recreation, education and biodiversity, and we operate essential community facilities including public toilets, showers and laundry services. We deliver projects that create local opportunities, including skills training, heritage and environmental education, and community-led housing. We work in partnership with local people and organisations to develop sustainable initiatives, improve access to services, and ensure that assets are used for long-term community benefit.

**Beneficiaries:** 'Other defined groups'

**Objectives:** 4. The Trust has been formed to benefit the community of Kyle and Lochalsh, Rossshire as defined by Postcode district IV40 excluding postcode units IV40 8PF, IV40 8NX, IV40 8NY, IV40 8PG, IV40 8PE, IV40 8PD, IV40 8NU, IV40 8NS, IV40 8NT, IV40 8PB, IV40 8PA and IV40 8NG (which cover the Isle of Raasay) and postcode unit IV40 8JJ. But including postcode units: IV41 8PG, IV53 8UG, IV53 8UY, IV53 8UH, IV53 8UR, IV53 8UN, IV53 8UP, IV53 8UX, IV53 8UJ, IV53 8UT, IV53 8UU, IV53 8UW, IV52 8TP, IV52 8TE, IV52 8TJ, IV52 8TR, IV52 8TL, IV52 8TT, IV52 8TW, IV52 8TY, IV52 8TN, IV52 8UB, IV52 8TZ, IV52 8TQ, IV52 8TS, IV52 8TG, IV52 8TH, IV52 8TU, IV52 8TX, IV52 8TF, IV52 8TD ("the community"), with the

Purposes listed in the sub-clauses hereto (“the Purposes”), to be exercised following the 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), namely: 4.1 The company’s main purpose is consistent with furthering the achievement of sustainable development. The company’s purposes are: To provide, or assist in providing, recreational facilities, and/or organising recreational activities, which will be available to members of the Community and public at large with the object of improving the conditions of life of the Community. 4.2 To advance community development, including urban or rural regeneration within the Community. 4.3 To advance the education of the Community about its environment, culture, heritage and/or history. 4.4 To advance environmental protection or improvement including preservation, sustainable development and conservation of the natural environment, the maintenance, improvement or provision of environmental amenities for the Community and/or the preservation of buildings or sites of architectural, historic or other importance to the Community.

## Geography

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- **Main operating location:** Highland
- **Geographical spread:** Wider, but within one local authority area

## Finances

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Period end	Income	Expenditure	Assets	Employees
2025-07-31	£296,487	£364,463	-	13
2024-07-31	£381,023	£393,681	-	10
2023-07-31	£314,604	£374,861	-	13
2022-07-31	£347,356	£325,027	-	11
2021-07-31	£319,878	£224,321	-	12
2020-07-31	£275,256	£140,050	-	3

**Kyle & Lochalsh Community Trust**

Scotland - Charity number SC043360

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# Accounts

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REGISTERED COMPANY NUMBER: SC430036 (Scotland)  
REGISTERED CHARITY NUMBER: 043360

Amended  
Report of the Trustees and  
Unaudited Financial Statements for the Year Ended 31 July 2025  
for  
KYLE & LOCHALSH COMMUNITY TRUST

Kennedy Accountancy & Bookkeeping Services Limited  
Taigh Fearna  
Lochalsh Business Park  
Auchtertyre  
Highland  
IV40 8EG

KYLE & LOCHALSH COMMUNITY TRUST

Contents of the Financial Statements  
for the Year Ended 31 July 2025

	Page
Report of the Trustees	1 to 5
Independent Examiner's Report	6
Statement of Financial Activities	7
Balance Sheet	8 to 9
Notes to the Financial Statements	10 to 25
Detailed Statement of Financial Activities	26 to 27

## KYLE & LOCHALSH COMMUNITY TRUST

### Report of the Trustees for the Year Ended 31 July 2025

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 31 July 2025. 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).

#### **OBJECTIVES AND ACTIVITIES**

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

The Trust has been formed to benefit the community of Kyle and Lochalsh, Ross-shire as defined by the following postcodes districts IV53, IV52 and IV40 (excluding all postcodes in the Island of Raasay) and postcode IV41 8PG. The charity's main purpose is to exercise sustainable development in these districts by namely:

- To provide or assist in providing recreational facilities and/or organise recreational facilities which will be available for members of the community and the public at large with the object of improving the overall wellbeing of the community.
- To maintain, improve and provide public amenities.
- To advance environmental development or improvement including preservation, sustainable development and conservation of the natural environment, the maintenance, improvement, and provision of environmental amenities for the community and the preservation of sites of architectural, historic, or other importance to the community.
- To work in partnership with statutory and other bodies for the greatest benefit for those in need.
- To provide support training and retraining and provide work experience where appropriate.
- To provide support and/or resources for the well-being and welfare of adults and children in the community.
- To advance the education of the community about its environment, culture, and heritage.

##### **Public benefit**

Kyle & Lochalsh Community Trust is a public benefit entity.

## KYLE & LOCHALSH COMMUNITY TRUST

### Report of the Trustees for the Year Ended 31 July 2025

#### **ACHIEVEMENTS AND PERFORMANCE**

Early in 2025 we welcomed our new Trust Manager, Sarah Byrne., who joined us from Stratherrick and Foyers Community Trust. Sarah's skills and experience have had a positive impact on our work in a very short time. We are grateful to Gareth Morgan, who temporarily stepped down as Trustee to manage the Trust during the recruitment period.

Our most important project this year has been the process of securing the community asset transfer from Forest and Land Scotland. This is for land at Ratagan and Saraig for affordable housing, small business units and the development of woodland crofts. The ongoing work is in collaboration with Loch Duich Community Council and there have been several public engagement events as the plan evolves. We are confident that the transfer will go ahead later this year. We are very grateful for Loch Duich Community Council's support with this project.

Kyle toilets, showers and laundry facilities continue to be important assets for local people and visitors. The Trust is committed to their retention and upkeep, although the challenges of their being housed in an old building continue. We plan to do much needed repair and refurbishment over the next year.

The Lochalsh Reuse and Recycle Hub has now become a fixture in Kyle and we are grateful to everyone who helps to ensure that we keep food, clothes and other goods away from landfill. This year over 8,000 kg of foods was saved from landfill.

The Plock continues to be one of our most important assets. There has been an improvement in community access and biodiversity activity in recent years. To underpin the sustainability of The Plock, a successful funding application to the National Lottery Heritage Fund has allowed us to establish a small scale College of the Environment and Traditional skills to continue the excellent work that has been done to date. We are re-thinking the viability of building a traditional Long House, due to rising building costs and whether this is the best way to evolve and sustain this precious and well supported community asset. We are grateful for the funding offer from SSEN for the building work and for continuing helpful discussions regarding the viability of the project.

Like many community organisations, we are working in an increasingly fragile funding environment. However we will continue to be ambitious on behalf of the community and its needs.

#### **FINANCIAL REVIEW**

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

The charity's principal sources of funding during the year were:

Co-operative Community Fund  
Heritage Lottery Fund  
Highlands & Islands Enterprise  
Highland Council Community Regeneration Fund  
Rural Housing Fund  
Scottish Land Fund  
Highlands & Islands Climate Hub  
Robertson Trust  
Energy Saving Trust

## KYLE & LOCHALSH COMMUNITY TRUST

Report of the Trustees  
for the Year Ended 31 July 2025

### **FINANCIAL REVIEW**

#### **Reserves policy**

The Board has examined the requirement for free reserves which are those unrestricted funds not invested in fixed assets, designated for specific purposes, or otherwise committed. To allow the Trust to maintain its operational capacity the members consider that this should be not less than three months running costs.

At the balance sheet dated unrestricted free reserves stood at £42,733 (2024 - £122,277), which represents two months running costs. The Board recognises that this is less than the preferred level of reserves but is confident that the position will improve in the following twelve months. The main factor in the drop in free reserves was professional fees incurred in relation to the Plock Longhouse project, which has now been put on hold as per note 14 to the financial statements

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

#### **Governing document**

The charity is controlled by its governing document, a deed of trust, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

#### **Recruitment and appointment of new trustees**

Additional directors may be appointed by the majority decision of the Directors. Unless otherwise determined by special resolution, the minimum number of Directors shall be three and the maximum number of Directors shall be eleven.

#### **Organisational structure**

The structure of the organisation consists of members and the board:

Members - comprising Ordinary members (who have the right to attend the AGM and any EGM and have important powers under the Articles and the Companies Act, to elect people to serve as trustees and take decisions in relation to any changes to the articles). Ordinary members are those individuals aged 16 and over and who are: (a) ordinarily resident in the Community; and (b) entitled to vote at a local government election in polling district that includes the community or part of it; and (c) in support of the purposes of the charity.

Associate members (individuals and organisations that are not ordinarily resident in the community) and Junior members (those individuals aged 12 to 15) are neither entitled to stand at elections nor vote at any general meeting.

Board - who hold regular meetings between each AGM, set the strategy and policy of the Trust, generally control, and supervise the activities of the Trust and, in particular, are responsible for monitoring its financial position and, where there are no employees or managers appointed, are responsible also for the day-to-day management of the Trust.

### **REFERENCE AND ADMINISTRATIVE DETAILS**

#### **Registered Company number**

SC430036 (Scotland)

#### **Registered Charity number**

043360

KYLE & LOCHALSH COMMUNITY TRUST

Report of the Trustees  
for the Year Ended 31 July 2025

**Registered office**

Taigh Fearna  
Lochalsh Business Park  
Auchtertyre  
IV40 8EG

**Trustees**

Mrs M A Byrne  
Mrs A Campbell  
Mrs A L Macdermid (resigned 22.9.25)  
Ms C M Maguire  
A Mackenzie  
W Roe

**Independent Examiner**

Karen Kennedy CA  
Kennedy Accountancy & Bookkeeping Services Limited  
Taigh Fearna  
Lochalsh Business Park  
Auchtertyre  
Highland  
IV40 8EG

**Solicitors**

J & H Mitchell LLP  
51 Atholl Road  
Pitlochry  
PH16 5BU

**Bankers**

Bank of Scotland  
The Mound  
Edinburgh  
EH1 1YZ

KYLE & LOCHALSH COMMUNITY TRUST

Report of the Trustees  
for the Year Ended 31 July 2025

**EVENTS SINCE THE END OF THE YEAR**

Following detailed design and cost planning, it has become clear that the original Longhouse proposal, envisaged as a traditionally constructed heritage building using stone, turf and thatch, has experienced significant cost escalation beyond what can reasonably be delivered within the current funding landscape.

In parallel, discussions with SSEN Transmissions Regional Fund have concluded that, as the project evolved in response to these challenges, it no longer aligned sufficiently with the original funding criteria. As a result, the funding offer has been withdrawn.

While this is disappointing, we fully understand the rationale behind the decision and are grateful to SSEN for their engagement and support throughout the process. We also appreciate their openness to future proposals that align with their priorities.

As a Trust, we have a responsibility to ensure that any project we take forward is deliverable, represents good value, and does not expose the organisation to undue financial or operational risk. Given the scale of cost increases, driven by the specialist materials and skills required for a heritage build, it would not be responsible to proceed with the project in its current form at this time.

We would like to place on record our sincere thanks to Patrick Ullman-Campbell, who led the original application and has worked tirelessly to develop a strong and ambitious proposal rooted in the heritage and identity of the area.

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

Approved by order of the board of trustees on 28 April 2026 and signed on its behalf by:



.....  
Mrs M A Byrne - Trustee

Independent Examiner's Report to the Trustees of  
KYLE & LOCHALSH COMMUNITY TRUST

I report on the accounts for the year ended 31 July 2025 set out on pages seven to twenty five.

**Respective responsibilities of trustees and examiner**

The charity's trustees are responsible for the preparation of the accounts in accordance with the terms of the Charities and Trustee Investment (Scotland) Act 2005 and the Charities Accounts (Scotland) Regulations 2006 (as amended). The charity's trustees consider that the audit requirement of Regulation 10(1)(a) to (c) of the Accounts Regulations does not apply. It is my responsibility to examine the accounts as required under Section 44(1)(c) of the Act and to state whether particular matters have come to my attention.

**Basis of the independent examiner's report**

My examination was carried out in accordance with Regulation 11 of the Charities Accounts (Scotland) Regulations 2006. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

**Independent examiner's statement**

In connection with my examination, no matter has come to my attention :

- (1) which gives me reasonable cause to believe that, in any material respect, the requirements
- to keep accounting records in accordance with Section 44(1)(a) of the 2005 Act and Regulation 4 of the 2006 Accounts Regulations; and
  - to prepare accounts which accord with the accounting records and to comply with Regulation 8 of the 2006 Accounts Regulations

have not been met; or

- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



Karen Kennedy CA  
The Institute of Chartered Accountants of Scotland

Kennedy Accountancy & Bookkeeping Services Limited  
Taigh Fearna  
Lochalsh Business Park  
Auchtertyre  
Highland  
IV40 8EG

Date: .....28/4/26.....

KYLE & LOCHALSH COMMUNITY TRUST

Statement of Financial Activities  
for the Year Ended 31 July 2025

	Notes	Unrestricted funds £	Restricted funds £	31.7.25 Total funds £	31.7.24 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>					
Donations and legacies		316	1	317	20,441
<b>Charitable activities</b>					
Charitable activities		-	-	-	95
Sustainable development of Kyle & Lochalsh		96,948	44,035	140,983	320,179
Delivering Plock Master Plan		-	122,848	122,848	19,610
Other trading activities	2	<u>32,339</u>	<u>-</u>	<u>32,339</u>	<u>20,698</u>
<b>Total</b>		<u>129,603</u>	<u>166,884</u>	<u>296,487</u>	<u>381,023</u>
<b>EXPENDITURE ON</b>					
<b>Charitable activities</b>					
Support costs		100,829	-	100,829	41,477
Governance costs		6,227	-	6,227	25,993
Sustainable development of Kyle & Lochalsh		121,378	86,851	208,229	289,224
Delivering Plock Master Plan		<u>-</u>	<u>49,178</u>	<u>49,178</u>	<u>36,987</u>
<b>Total</b>		<u>228,434</u>	<u>136,029</u>	<u>364,463</u>	<u>393,681</u>
<b>NET INCOME/(EXPENDITURE)</b>					
Transfers between funds	12	(98,831) <u>7,897</u>	30,855 <u>(7,897)</u>	(67,976) <u>-</u>	(12,657) <u>-</u>
<b>Net movement in funds</b>		(90,934)	22,958	(67,976)	(12,657)
<b>RECONCILIATION OF FUNDS</b>					
Total funds brought forward		<u>482,058</u>	<u>141,548</u>	<u>623,606</u>	<u>636,263</u>
<b>TOTAL FUNDS CARRIED FORWARD</b>		<u>391,124</u>	<u>164,506</u>	<u>555,630</u>	<u>623,606</u>

The notes form part of these financial statements

KYLE & LOCHALSH COMMUNITY TRUST

Balance Sheet  
31 July 2025

	Notes	Unrestricted funds £	Restricted funds £	31.7.25 Total funds £	31.7.24 Total funds £
<b>FIXED ASSETS</b>					
Tangible assets	8	348,389	66,485	414,874	432,354
Investments	9	<u>2</u>	<u>-</u>	<u>2</u>	<u>2</u>
		348,391	66,485	414,876	432,356
<b>CURRENT ASSETS</b>					
Debtors	10	15,094	-	15,094	10,600
Prepayments and accrued income		25,815	5,944	31,759	72,109
Cash at bank and in hand		<u>24,220</u>	<u>113,876</u>	<u>138,096</u>	<u>135,770</u>
		65,129	119,820	184,949	218,479
<b>CREDITORS</b>					
Amounts falling due within one year	11	(22,396)	(21,799)	(44,195)	(27,229)
		<u>42,733</u>	<u>98,021</u>	<u>140,754</u>	<u>191,250</u>
<b>NET CURRENT ASSETS</b>					
		<u>42,733</u>	<u>98,021</u>	<u>140,754</u>	<u>191,250</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>					
		<u>391,124</u>	<u>164,506</u>	<u>555,630</u>	<u>623,606</u>
<b>NET ASSETS</b>					
		<u>391,124</u>	<u>164,506</u>	<u>555,630</u>	<u>623,606</u>
<b>FUNDS</b>					
	12				
Unrestricted funds				391,124	482,058
Restricted funds				<u>164,506</u>	<u>141,548</u>
<b>TOTAL FUNDS</b>					
				<u>555,630</u>	<u>623,606</u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 July 2025.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 July 2025 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

- (a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

The notes form part of these financial statements

KYLE & LOCHALSH COMMUNITY TRUST

Balance Sheet - continued

31 July 2025

These financial statements have been prepared in accordance with the provisions applicable to charitable companies subject to the small companies regime.

The financial statements were approved by the Board of Trustees and authorised for issue on ..... 28 April 2026 ..... and were signed on its behalf by:



.....  
M A Byrne - Trustee

The notes form part of these financial statements

## **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.

### **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.

### **Tangible fixed assets**

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

Pontoons & toilets - 4% straight line  
Toll Office - 2% straight line  
Plant & machinery - 15% reducing balance  
Fixtures & fittings - 25% reducing balance  
Computer equipment - 33% straight line  
Motor vehicles - 25% reducing balance

### **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.

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.

KYLE & LOCHALSH COMMUNITY TRUST

Notes to the Financial Statements - continued  
for the Year Ended 31 July 2025

**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.

**2. OTHER TRADING ACTIVITIES**

	31.7.25	31.7.24
	£	£
Advertising	2,500	3,128
Rental of Land at Ploc	1,100	1,200
Consultancy & Reports	15,026	3,912
Sale of scythes	-	1,349
Car charging income	<u>13,713</u>	<u>11,109</u>
	<u>32,339</u>	<u>20,698</u>

**3. NET INCOME/(EXPENDITURE)**

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

	31.7.25	31.7.24
	£	£
Depreciation - owned assets	<u>26,884</u>	<u>27,614</u>

**4. TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 31 July 2025 nor for the year ended 31 July 2024.

**Trustees' expenses**

There were no trustees' expenses paid for the year ended 31 July 2025 nor for the year ended 31 July 2024.

**KYLE & LOCHALSH COMMUNITY TRUST**

Notes to the Financial Statements - continued  
for the Year Ended 31 July 2025

**5. STAFF COSTS**

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

	31.7.25	31.7.24
Trust Manager	1	1
Finance & Administration Officer	2	1
Community Development Officer	1	1
Heritage & Young People Officer	1	1
Education Officers	3	1
Facilities Manager	1	1
Traditional Growing Tutor	1	1
Community Champion	1	1
Cleaning Staff P/2	<u>2</u>	<u>2</u>
	<u>13</u>	<u>10</u>

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

**6. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES**

	Unrestricted funds £	Restricted funds £	Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>			
Donations and legacies	20,243	198	20,441
<b>Charitable activities</b>			
Charitable activities	-	95	95
Sustainable development of Kyle & Lochalsh	106,669	213,510	320,179
Delivering Plock Master Plan	-	19,610	19,610
Other trading activities	<u>16,786</u>	<u>3,912</u>	<u>20,698</u>
<b>Total</b>	<u>143,698</u>	<u>237,325</u>	<u>381,023</u>
<b>EXPENDITURE ON</b>			
<b>Charitable activities</b>			
Support costs	35,319	6,158	41,477
Governance costs	25,993	-	25,993
Sustainable development of Kyle & Lochalsh	85,006	204,218	289,224
Delivering Plock Master Plan	<u>-</u>	<u>36,987</u>	<u>36,987</u>
<b>Total</b>	<u>146,318</u>	<u>247,363</u>	<u>393,681</u>
<b>NET INCOME/(EXPENDITURE)</b>	(2,620)	(10,038)	(12,658)
<b>Transfers between funds</b>	<u>45,430</u>	<u>(45,429)</u>	<u>1</u>
<b>Net movement in funds</b>	42,810	(55,467)	(12,657)

KYLE & LOCHALSH COMMUNITY TRUST

Notes to the Financial Statements - continued  
for the Year Ended 31 July 2025

**6. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued**

	Unrestricted funds £	Restricted funds £	Total funds £
<b>RECONCILIATION OF FUNDS</b>			
Total funds brought forward	439,248	197,015	636,263
	<u>          </u>	<u>          </u>	<u>          </u>
<b>TOTAL FUNDS CARRIED FORWARD</b>	<u>482,058</u>	<u>141,548</u>	<u>623,606</u>

**7. PROFESSIONAL FEES**

Included within professional fees are fees of 51,482 which related to the Plock Longhouse project. These fees would usually be capitalised as assets under construction, but have been left in the SOFA in light of the fact the Longhouse project is not going ahead in its current form, as per note 14 to the financial statements.

**8. TANGIBLE FIXED ASSETS**

	Freehold property £	Short leasehold £	Plock of Kyle £	Plant and machinery £
<b>COST</b>				
At 1 August 2024	332,272	93,091	76,619	87,804
Additions	<u>-</u>	<u>-</u>	<u>-</u>	<u>9,404</u>
At 31 July 2025	<u>332,272</u>	<u>93,091</u>	<u>76,619</u>	<u>97,208</u>
<b>DEPRECIATION</b>				
At 1 August 2024	118,973	10,509	(1,793)	44,040
Pontoon and Toilets charge for	<u>13,290</u>	<u>1,862</u>	<u>-</u>	<u>8,193</u>
At 31 July 2025	<u>132,263</u>	<u>12,371</u>	<u>(1,793)</u>	<u>52,233</u>
<b>NET BOOK VALUE</b>				
At 31 July 2025	<u>200,009</u>	<u>80,720</u>	<u>78,412</u>	<u>44,975</u>
At 31 July 2024	<u>213,299</u>	<u>82,582</u>	<u>78,412</u>	<u>43,764</u>

**KYLE & LOCHALSH COMMUNITY TRUST**

Notes to the Financial Statements - continued  
for the Year Ended 31 July 2025

**8. TANGIBLE FIXED ASSETS - continued**

	Fixtures and fittings £	Motor vehicles £	Computer equipment £	Totals £
<b>COST</b>				
At 1 August 2024	3,222	31,098	5,660	629,766
Additions	<u>-</u>	<u>-</u>	<u>-</u>	<u>9,404</u>
At 31 July 2025	<u>3,222</u>	<u>31,098</u>	<u>5,660</u>	<u>639,170</u>
<b>DEPRECIATION</b>				
At 1 August 2024	3,320	17,979	4,384	197,412
Pontoon and Toilets charge for	<u>260</u>	<u>3,279</u>	<u>-</u>	<u>26,884</u>
At 31 July 2025	<u>3,580</u>	<u>21,258</u>	<u>4,384</u>	<u>224,296</u>
<b>NET BOOK VALUE</b>				
At 31 July 2025	<u>(358)</u>	<u>9,840</u>	<u>1,276</u>	<u>414,874</u>
At 31 July 2024	<u>(98)</u>	<u>13,119</u>	<u>1,276</u>	<u>432,354</u>

**9. FIXED ASSET INVESTMENTS**

	Shares in group undertakin £
<b>MARKET VALUE</b>	
At 1 August 2024 and 31 July 2025	<u>2</u>
<b>NET BOOK VALUE</b>	
At 31 July 2025	<u>2</u>
At 31 July 2024	<u>2</u>

There were no investment assets outside the UK.

There were no investment assets outside the UK.

The company's investments at the balance sheet date in the share capital of companies include the following:

Kyle & Lochalsh Trading Limited  
Nature of business: Operation of trading activities

Class of share: Ordinary  
Shareholding %: 100

The company was dormant for the year 1st August 2024 to 31st July 2025.

KYLE & LOCHALSH COMMUNITY TRUST

Notes to the Financial Statements - continued  
for the Year Ended 31 July 2025

**10. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	31.7.25	31.7.24
	£	£
Trade debtors	<u>15,094</u>	<u>10,600</u>

**11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	31.7.25	31.7.24
	£	£
Trade creditors	3	(3)
Social security and other taxes	1,460	6,359
Other creditors	20,110	9,873
Accruals and deferred income	851	-
Deferred income	<u>21,771</u>	<u>11,000</u>
	<u>44,195</u>	<u>27,229</u>

KYLE & LOCHALSH COMMUNITY TRUST

Notes to the Financial Statements - continued  
for the Year Ended 31 July 2025

**12. MOVEMENT IN FUNDS**

	At 1.8.24 £	Net movement in funds £	Transfers between funds £	At 31.7.25 £
<b>Unrestricted funds</b>				
General fund	138,942	(84,906)	7,897	61,933
Designated Fund - Plock of Kyle	90,136	-	-	90,136
Designated Fund - Community Facilities & Pontoons	199,861	(13,373)	-	186,488
Designated Fund -Delivering Plock Master Plan	<u>53,119</u>	<u>(552)</u>	<u>-</u>	<u>52,567</u>
	482,058	(98,831)	7,897	391,124
<b>Restricted funds</b>				
HIE Chief Officer	20,168	4,067	-	24,235
Scottish Land Fund - Community Acquisition of The Plock of Kyle and former Toll Office	(18)	(675)	-	(693)
Coop Community Fund - Engagement Events	2,660	(2,260)	445	845
Scottish Land Fund - Plock Project Officer	-	142	-	142
Grow Wild - Wildflowers & Fungi on The Plock	(123)	(95)	-	(218)
Foundation Scotland - Grant for Disabled Assess to theToll Office	-	(38)	-	(38)
Energy Savings Trust - Car Charger	-	110	-	110
Paths for All - Access Improvements	5,561	121	(4,782)	900
Investing In Communities - Lochalsh Collaborates	333	(23)	(308)	2
SSE - Viking Living Villiage	775	-	-	775
Adapt & Thrive	5,382	(75)	(5,083)	224
Developing Plock Master Plan - Others	2,468	(67)	-	2,401
HIE Tourism Infastructure Fund Delivering Plock Master Plan -	-	(501)	-	(501)
National Lottery Heritage Fund Delivering Plock Master Plan -	31,150	67,056	-	98,206
National Lottery Community Fund Branching out	18,987	(521)	-	18,466
Inspiring Scotland	1,295	(194)	-	1,101
16,586	(3,800)	-	12,786	
Princes Countryside Fund - Traditional Constructions skills	564	(400)	(164)	-
Highlands and Islands Environment Foundation	618	(618)	-	-
Highland Alcohol & Drugs Partnership	10,564	(10,564)	-	-
Highland Council Community Regeneration Fund, Fund 2	10,528	(10,716)	188	-
Mental Health Wellbeing Fund	6,464	(6,464)	-	-

KYLE & LOCHALSH COMMUNITY TRUST

Notes to the Financial Statements - continued  
for the Year Ended 31 July 2025

**12. MOVEMENT IN FUNDS - continued**

Pebble Trust	800	-	(800)	-
Rural Housing Fund	3,668	(3,674)	6	-
Scottish Land Fund	3,118	(5,826)	2,708	-
Co-op Community Fund 2	-	107	(107)	-
Bord na Gaidhlig	-	3,263	-	3,263
Baillie Gifford	-	1,000	-	1,000
Bruce Wake Charity Trust	-	1,500	-	1,500
	<u>141,548</u>	<u>30,855</u>	<u>(7,897)</u>	<u>164,506</u>
<b>TOTAL FUNDS</b>	<u>623,606</u>	<u>(67,976)</u>	<u>-</u>	<u>555,630</u>

KYLE & LOCHALSH COMMUNITY TRUST

Notes to the Financial Statements - continued  
for the Year Ended 31 July 2025

**12. MOVEMENT IN FUNDS - continued**

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

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	129,604	(214,510)	(84,906)
Designated Fund - Community Facilities & Pontoons	-	(13,373)	(13,373)
Designated Fund -Delivering Plock Master Plan	<u>(1)</u>	<u>(551)</u>	<u>(552)</u>
	129,603	(228,434)	(98,831)
<b>Restricted funds</b>			
HIE Chief Officer	21,009	(16,942)	4,067
Scottish Land Fund - Community Acquisition of The Plock of Kyle and former Toll Office	(1)	(674)	(675)
Coop Community Fund - Engagement Events	-	(2,260)	(2,260)
Scottish Land Fund - Plock Project Officer	-	142	142
Grow Wild - Wildflowers & Fungi on The Plock	(1)	(94)	(95)
Foundation Scotland - Grant for Disabled Access to the Toll Office	-	(38)	(38)
Energy Savings Trust - Car Charger	4,344	(4,234)	110
Paths for All - Access Improvements	-	121	121
Investing In Communities - Lochalsh Collaborates	-	(23)	(23)
Adapt & Thrive	-	(75)	(75)
Developing Plock Master Plan - Others	1	(68)	(67)
HIE Tourism Infrastructure Fund Delivering Plock Master Plan - National Lottery Heritage Fund	117,086	(50,030)	67,056
Delivering Plock Master Plan - National Lottery Community Fund	-	(521)	(521)
Branching out	-	(194)	(194)
Inspiring Scotland	-	(3,800)	(3,800)
Princes Countryside Fund - Traditional Constructions skills	(400)	-	(400)
The Robertson Trust	11,000	(11,000)	-
Highlands and Islands Environment Foundation	-	(618)	(618)
Highland Alcohol & Drugs Partnership	-	(10,564)	(10,564)
Highland Council Community Regeneration Fund, Fund 2	6,602	(17,318)	(10,716)

KYLE & LOCHALSH COMMUNITY TRUST

Notes to the Financial Statements - continued  
for the Year Ended 31 July 2025

**12. MOVEMENT IN FUNDS - continued**

Mental Health Wellbeing Fund	-	(6,464)	(6,464)
Rural Housing Fund	(3,519)	(155)	(3,674)
Scottish Land Fund	-	(5,826)	(5,826)
Co-op Community Fund 2	5,000	(4,893)	107
Bord na Gaidhlig	3,263	-	3,263
Baillie Gifford	1,000	-	1,000
Bruce Wake Charity Trust	1,500	-	1,500
	<u>166,884</u>	<u>(136,029)</u>	<u>30,855</u>
<b>TOTAL FUNDS</b>	<u>296,487</u>	<u>(364,463)</u>	<u>(67,976)</u>

KYLE & LOCHALSH COMMUNITY TRUST

Notes to the Financial Statements - continued  
for the Year Ended 31 July 2025

**12. MOVEMENT IN FUNDS - continued**

**Comparatives for movement in funds**

	At 1.8.23 £	Net movement in funds £	Transfers between funds £	At 31.7.24 £
<b>Unrestricted funds</b>				
General fund	76,321	17,191	45,430	138,942
Designated Fund - Plock of Kyle	90,836	(700)	-	90,136
Designated Fund - Community Facilities & Pontoons	213,446	(13,585)	-	199,861
Designated Fund -Delivering Plock Master Plan	<u>58,645</u>	<u>(5,526)</u>	<u>-</u>	<u>53,119</u>
	439,248	(2,620)	45,430	482,058
<b>Restricted funds</b>				
HIE Chief Officer	780	10,330	9,058	20,168
Scottish Land Fund - Community Acquisition of The Plock of Kyle and former Toll Office	-	(18)	-	(18)
SSE - Car Park Feasibility Study	7,887	-	(7,887)	-
Coop Community Fund - Engagement Events	461	2,199	-	2,660
Grow Wild - Wildflowers & Fungi on The Plock	-	(123)	-	(123)
Paths for All - Access Improvements	929	4,632	-	5,561
HIE - Lochalsh Community Response Fund	1,585	-	(1,585)	-
Investing In Communities - Lochalsh Collaborates	333	(94)	94	333
SSE - Viking Living Villiage	13,475	(3,123)	(9,577)	775
Think Health, Think Nature	2,155	(64)	(2,091)	-
Adapt & Thrive	8,040	(2,658)	-	5,382
Developing Plock Master Plan - Others	9,801	(60)	(7,273)	2,468
Delivering Plock Master Plan - National Lottery Heritage Fund	13,196	(16,856)	34,810	31,150
Delivering Plock Master Plan - National Lottery Community Fund	74,020	(462)	(54,571)	18,987
Artic fund	1,645	(1,330)	(315)	-
Branching out	1,378	(228)	145	1,295
Community Newsletter	641	(1,159)	518	-
Hubbub	4,104	(1,007)	(3,097)	-
Inspiring Scotland	22,375	(5,119)	(670)	16,586
People's Postcode Lottery - Local Food	3,210	(630)	(2,580)	-
Princes Countryside Fund - Traditional Constructions skills	10,000	(9,436)	-	564
Pockets and Prospects	10,000	(10,000)	-	-
The Robertson Trust	11,000	(11,000)	-	-

KYLE & LOCHALSH COMMUNITY TRUST

Notes to the Financial Statements - continued  
for the Year Ended 31 July 2025

**12. MOVEMENT IN FUNDS - continued**

Highlands and Islands Environment Foundation	-	618	-	618
Highland Alcohol & Drugs Partnership	-	10,564	-	10,564
Highland Council Community Regeneration Fund, Fund 1	-	1,215	(1,215)	-
Highland Council Community Regeneration Fund, Fund 2	-	10,528	-	10,528
Mental Health Wellbeing Fund	-	6,464	-	6,464
Pebble Trust	-	147	653	800
Rural Housing Fund	-	3,668	-	3,668
Scottish Land Fund	-	3,118	-	3,118
Scottish Forestry Community Fund	-	(154)	154	-
	<u>197,015</u>	<u>(10,038)</u>	<u>(45,429)</u>	<u>141,548</u>
<b>TOTAL FUNDS</b>	<u>636,263</u>	<u>(12,658)</u>	<u>1</u>	<u>623,606</u>

KYLE & LOCHALSH COMMUNITY TRUST

Notes to the Financial Statements - continued  
for the Year Ended 31 July 2025

**12. MOVEMENT IN FUNDS - continued**

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

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	143,698	(126,507)	17,191
Designated Fund - Plock of Kyle	-	(700)	(700)
Designated Fund - Community Facilities & Pontoons	-	(13,585)	(13,585)
Designated Fund -Delivering Plock Master Plan	<u>1</u>	<u>(5,527)</u>	<u>(5,526)</u>
	143,699	(146,319)	(2,620)
<b>Restricted funds</b>			
HIE Chief Officer	26,327	(15,997)	10,330
Scottish Land Fund - Community Acquisition of The Plock of Kyle and former Toll Office	-	(18)	(18)
Coop Community Fund - Engagement Events	3,889	(1,690)	2,199
Grow Wild - Wildflowers & Fungi on The Plock	-	(123)	(123)
Paths for All - Access Improvements	50,584	(45,952)	4,632
Investing In Communities - Lochalsh Collaborates	-	(94)	(94)
SSE - Viking Living Villiage	3,913	(7,036)	(3,123)
Think Health, Think Nature	-	(64)	(64)
Adapt & Thrive	-	(2,658)	(2,658)
Developing Plock Master Plan - Others	-	(60)	(60)
Delivering Plock Master Plan - National Lottery Heritage Fund	19,610	(36,466)	(16,856)
Delivering Plock Master Plan - National Lottery Community Fund	(1)	(461)	(462)
Artic fund	200	(1,530)	(1,330)
Branching out	1	(229)	(228)
Community Newsletter	(1)	(1,158)	(1,159)
Hubbub	-	(1,007)	(1,007)
Inspiring Scotland	1	(5,120)	(5,119)
People's Postcode Lottery - Local Food	-	(630)	(630)
Princes Countryside Fund - Traditional Constructions skills	-	(9,436)	(9,436)
Pockets and Prospects	7,140	(17,140)	(10,000)
The Robertson Trust	-	(11,000)	(11,000)
Highlands and Islands Environment Foundation	15,001	(14,383)	618
Highland Alcohol & Drugs Partnership	21,999	(11,435)	10,564

## KYLE & LOCHALSH COMMUNITY TRUST

### Notes to the Financial Statements - continued for the Year Ended 31 July 2025

#### **12. MOVEMENT IN FUNDS - continued**

Highland Council Community Regeneration Fund, Fund 1	22,079	(20,864)	1,215
Highland Council Community Regeneration Fund, Fund 2	18,207	(7,679)	10,528
Mental Health Wellbeing Fund	10,000	(3,536)	6,464
Pebble Trust	9,999	(9,852)	147
Rural Housing Fund	14,760	(11,092)	3,668
Scottish Land Fund	11,250	(8,132)	3,118
Scottish Forestry Community Fund	<u>2,366</u>	<u>(2,520)</u>	<u>(154)</u>
	<u>237,324</u>	<u>(247,362)</u>	<u>(10,038)</u>
<b>TOTAL FUNDS</b>	<u>381,023</u>	<u>(393,681)</u>	<u>(12,658)</u>

During the year the charity's had the following restricted funds:

Chief Officer HIE	Funded by the Highlands & Islands Enterprise. these funds are to partly cover the Chief Officer's wage, as well as some overheads.
Coop Community Fund	Provided for Plock of Kyle and Plock Development Project, and to promote the learning of traditional heritage skills by young people.
Highland Council Community Regeneration Fund 2	To support micro eco village by continuation of Community Development Officer role and proposed community Longhouse build
Rural Housing Fund	To support the Housing Feasibility Study of the Saraig micro eco village
Scottish Land Fund	To support the Housing Feasibility Study of the Saraig micro eco village
Robertson Trust	To support the operational requirement of the Re-use Shop.
Highlands & Islands Climate Hub	For composting toilets on The Plock.
Scottish Land Fund	To support the Ratagan & Saraig Eco Village Project
Energy Savings Trust	To retrofit Contactless Compliance
Bord na Gaidhlig	Sguel agus Seachas as Ur
Bruce Wake Charity Trust	To support purchase of a mobility scooter.

## KYLE & LOCHALSH COMMUNITY TRUST

### Notes to the Financial Statements - continued for the Year Ended 31 July 2025

#### **12. MOVEMENT IN FUNDS - continued**

##### **Transfers between funds**

During the year the following inter-fund transfers were made:

£445 was transferred from general funds to the Coop Community Fund. This reflects a contribution from unrestricted funds to the project, which was complete at year end.

Unspent funds of £4782 on the Paths for All project have been transferred to unrestricted funds.

Unspent funds of £5083 on the Adapt and Thrive project have been transferred to unrestricted funds.

£188 was transferred from general funds to the Highland Council Community Regeneration Fund 2. This reflects a contribution from unrestricted funds to the project, which was complete at year end.

Unspent funds of £107 on the Coop Community Fund 2 project have been transferred to unrestricted funds.

£2707 was transferred from general funds to the Scottish Land Fund Feasibility Study project. This reflects a contribution from unrestricted funds to the project, which was complete at year end.

#### **13. RELATED PARTY DISCLOSURES**

Payments of £11,600 were made to Aros Consulting Ltd, a company controlled by Gareth Morgan. Gareth Morgan is a director of Kyle & Lochalsh Trading Ltd, which is a company wholly owned by Kyle & Lochalsh Community Trust (KLCT). Payments were made in relation to Gareth's time spent as Interim Manager for KLCT and for HR consultancy provided by another director of Aros Consulting Ltd. Gareth did not act as director of KLCT during the time he acted as Interim Manager.

#### **14. POST BALANCE SHEET EVENTS**

Following detailed design and cost planning, it has become clear that the original Longhouse proposal, envisaged as a traditionally constructed heritage building using stone, turf and thatch, has experienced significant cost escalation beyond what can reasonably be delivered within the current funding landscape.

In parallel, discussions with SSEN Transmission's Regional Fund have concluded that, as the project evolved in response to these challenges, it no longer aligned sufficiently with the original funding criteria. As a result, the funding offer has been withdrawn.

While this is disappointing, we fully understand the rationale behind the decision and are grateful to SSEN for their engagement and support throughout the process. We also appreciate their openness to future proposals that align with their priorities.

KYLE & LOCHALSH COMMUNITY TRUST

Notes to the Financial Statements - continued  
for the Year Ended 31 July 2025

**14. POST BALANCE SHEET EVENTS - continued**

As a Trust, we have a responsibility to ensure that any project we take forward is deliverable, represents good value, and does not expose the organisation to undue financial or operational risk. Given the scale of cost increases, driven by the specialist materials and skills required for a heritage build, it would not be responsible to proceed with the project in its current form at this time.

We would like to place on record our sincere thanks to Patrick Ullman-Campbell, who led the original application and has worked tirelessly to develop a strong and ambitious proposal rooted in the heritage and identity of the area.

**15. ULTIMATE CONTROLLING PARTY**

The charity is a company limited by guarantee and is controlled by its board of trustees.

KYLE & LOCHALSH COMMUNITY TRUST

Detailed Statement of Financial Activities  
for the Year Ended 31 July 2025

	31.7.25 £	31.7.24 £
<b>INCOME AND ENDOWMENTS</b>		
<b>Donations and legacies</b>		
Gifts	1	(2)
Donations	316	1,491
Exceptional items	-	18,952
	<u>317</u>	<u>20,441</u>
<b>Other trading activities</b>		
Advertising	2,500	3,128
Rental of Land at Ploc	1,100	1,200
Consultancy & Reports	15,026	3,912
Sale of scythes	-	1,349
Car charging income	13,713	11,109
	<u>32,339</u>	<u>20,698</u>
<b>Charitable activities</b>		
Service level agreement DEVELOP	10,000	10,000
Re-use shop income	30,058	34,748
Grants	167,683	237,400
Turnstile Income	34,020	26,069
Shower Income	5,308	6,549
Laundrette Income	13,729	19,120
Pontoon income	-	3,550
Forest School income	-	1,480
Minibus income	3,033	968
	<u>263,831</u>	<u>339,884</u>
<b>Total incoming resources</b>	296,487	381,023
<b>EXPENDITURE</b>		
<b>Charitable activities</b>		
Wages and Social Security	164,477	200,292
Pensions	5,387	5,893
Postage and stationery	28	-
Sundries	666	-
Subscriptions & Memberships	1,950	2,041
Training & Confernece Costs	-	785
Legal & Professional Fees	54,210	1,955
Carried forward	226,718	210,966

This page does not form part of the statutory financial statements

KYLE & LOCHALSH COMMUNITY TRUST

Detailed Statement of Financial Activities  
for the Year Ended 31 July 2025

	31.7.25 £	31.7.24 £
<b>Charitable activities</b>		
Brought forward	226,718	210,966
Website costs	181	179
Travel & Subsistence	14,787	619
Repairs & Renewals	28,911	13,167
Cleaning	2,084	1,672
Insurance	4,423	4,549
Rates & water	997	1,042
Rent - reuse shop	9,600	12,000
Activity resources	6,121	55,058
Depn of pontoons and Toilets	13,291	13,291
Depn of Toll Office	1,862	1,863
Plant and machinery	8,193	7,724
Fixtures and fittings	259	346
Motor vehicles	3,280	4,373
Computer equipment	<u>2</u>	<u>17</u>
	320,709	326,866
<b>Support costs</b>		
<b>Management</b>		
Wages	15,000	19,075
Pensions	478	581
Light and heat	15,601	9,085
Telephone	2,082	1,942
Postage and stationery	2,048	1,667
Advertising	210	6,721
Sundries	-	(5)
Subscriptions & Memberships	<u>-</u>	<u>215</u>
	35,419	39,281
<b>Finance</b>		
Bank charges	2,438	2,501
<b>Governance costs</b>		
Accountancy and legal fees	5,633	5,800
Legal & professional fees	-	18,990
AGM expenses	<u>264</u>	<u>243</u>
	<u>5,897</u>	<u>25,033</u>
Total resources expended	<u>364,463</u>	<u>393,681</u>
<b>Net expenditure</b>	<u>(67,976)</u>	<u>(12,658)</u>

This page does not form part of the statutory financial statements