

REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2025
FOR
URRAS COIMHEARSNACHD BHRADHAGAIR AGUS
ARNOIL (BRAGAR & ARNOL COMMUNITY TRUST)

CIB Services
Chartered Accountants
63 Kenneth Street
Stornoway
Isle of Lewis
Western Isles
HS1 2DS

URRAS COIMHEARSNACHD BHRADHAGAIR AGUS
ARNOIL (BRAGAR & ARNOL COMMUNITY TRUST)

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FOR THE YEAR ENDED 30 JUNE 2025

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URRAS COIMHEARSNACHD BHRADHAGAIR AGUS
ARNOIL (BRAGAR & ARNOL COMMUNITY TRUST)

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 30 JUNE 2025

The trustees present their report with the financial statements of the charity for the year ended 30 June 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 objects of the Charity are:

- to provide recreational and social facilities and economic activities to improve the lives of the inhabitants in Bragar and Arnol and their encompassed areas through the preservation, management and development for community use of the former Bragar School buildings and grounds;
- to advance citizenship and community development and in particular the regeneration and improvement of the physical, social and economic infrastructure of the area through assisting people disadvantaged because of social and economic circumstance, promoting voluntary action and encouraging civic values;
- to advance the arts, heritage, language and culture of the area through public exhibitions, community led services, and by providing facilities, namely the establishment and maintenance of a museum with a long-term collection preserving and transmitting knowledge, history and culture for present and future generations;
- to advance education through encouraging a better understanding of the built and natural environment of the area; and through community capacity building and the development of individual skills and capabilities to improve the lives of the inhabitants of the area and the public in general;
- to provide for the relief of poverty in all its forms and to promote improvement in the health of the individuals in the area, through services and provisions arising from the development of the facilities in the area and in particular at or around the former school;
- to support where possible charitable institutions with related purposes by fostering a community spirit for these and other such purposes as may by law be deemed to be charitable.

Significant activities

The principal activity of the charity was the running of the Grinneabhat centre, including the community room, the exhibition space, the garden grounds, the hostel, launderette and the café.

The centre brings together three streams of activities;

- social, health and wellbeing activities mostly but not exclusively aimed at local people;
- cultural and artistic activities with a local, island-wide and international focus; and
- economic activities which will help maintain the building and the activities within it.

ACHIEVEMENTS AND PERFORMANCE

Charitable activities

The Grinneabhat centre has had a very busy year, with a focus on community and Gaelic activities and events, the exhibition space and arts programme, room hires, joint working with various community and public/commercial groups, as well as running the hostel, the launderette and the café. The high cost of energy, the cost of living and increases in staff costs presented difficulties for the charity and the decision was taken in April 2025 to close the café and reduce staff numbers.

FINANCIAL REVIEW

Financial position

The surplus for the year is £20,038 (2024 - deficit of £36,559). Unrestricted funds at 30 June 2025 are £78,001 (2024 - £21,026) and restricted funds are £1,387,584 (2024 - £1,424,521). The restricted funds reflect the funding received in respect of the redevelopment of the property.

Principal funding sources

The charity has no core funding and is beginning to develop trading activities to help finance its charitable activities. The charity is also dependent upon the continued support of the public funding agencies for the delivery of the activities planned for the organisation and the Grinneabhat Centre.

The principal grant funding sources for the year are detailed in note 5 to the financial statements.

URRAS COIMHEARSNACHD BHRADHAGAIR AGUS
ARNOIL (BRAGAR & ARNOL COMMUNITY TRUST)

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 30 JUNE 2025

FINANCIAL REVIEW

Reserves policy

The capital costs for the Grinneabhat Centre were fully funded and all payments have been completed. A reserves policy has been put in place, which states that UCBA should have a minimum of three months worth of reserves to meet running costs.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The Charity became a Scottish Charitable Incorporated Organisation on 21 June 2013 and the purposes and administration arrangements are set out in the constitution.

Recruitment and appointment of new trustees

Recruitment and appointment of new trustees

Under the requirements of the constitution the trustees are appointed at the Annual General Meeting. One third of trustees (to the nearest round number) retire at each Annual General Meeting and are eligible for re-election.

Organisational structure

Voluntary trustees manage the affairs of the charity through regular monthly meetings. Individual trustees take on responsibility for areas such as bookkeeping, the hostel, HR, the garden grounds, etc.

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;
- the future plans and objectives of the charity; and
- the artistic programme of the charity.

Wider network

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

Risk management

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

The systems of financial control, which are designed to provide reasonable assurance against material misstatement or loss, currently include the following:

- a business plan and an annual budget approved by the trustees;
- regular consideration by the trustees of actual results compared with budgets and forecasts; and
- identification and management of financial risks by the trustees and management.

Principal Risks and Uncertainties

The charity is a diverse organisation, providing services to a wide range of individuals and organisations, with the principal areas of business being community engagement and service. It relies on grants and awards as well as self generated trading income to deliver its aims and objectives to the benefit of the local community.

The principal risks facing the charity are that its trading activities do not raise as much money as forecast, and that grants and awards are limited due to austerity or other causes, so restricting the charity's ability to operate as intended.

The charity continually engages with funders and aims to maximise its trading income to enable it to deliver all of its planned activities.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

SC044094

URRAS COIMHEARSNACHD BHRADHAGAIR AGUS
ARNOIL (BRAGAR & ARNOL COMMUNITY TRUST)

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 30 JUNE 2025

Principal address
Grinneabhat
North Bragar
Isle of Lewis
Western Isles
HS2 9DA

Trustees
C M Campbell
A Campbell
A Morrison
G Williamson
C Macleod
S Stevens (resigned 30.9.24)
D Macleod
A Matthews (resigned 31.10.24)
E Macleod
F Simmons (appointed 1.11.24)

Independent Examiner
CIB Services
Chartered Accountants
63 Kenneth Street
Stornoway
Isle of Lewis
Western Isles
HS1 2DS

Approved by order of the board of trustees on 27 March 2026 and signed on its behalf by:

A Morrison - Trustee

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
URRAS COIMHEARSNACHD BHRADHAGAIR AGUS
ARNOIL (BRAGAR & ARNOL COMMUNITY TRUST)

I report on the accounts for the year ended 30 June 2025 set out on pages five to thirteen.

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.

John E Moffat BA FCA
The Institute of Chartered Accountants in England and Wales

CIB Services
Chartered Accountants
63 Kenneth Street
Stornoway
Isle of Lewis
Western Isles
HS1 2DS

27 March 2026

URRAS COIMHEARSNACHD BHRADHAGAIR AGUS
ARNOIL (BRAGAR & ARNOL COMMUNITY TRUST)

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 30 JUNE 2025

	Notes	Unrestricted fund £	Restricted fund £	30.6.25 Total funds £	30.6.24 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies		10,291	-	10,291	3,590
Charitable activities	5	17,774	64,535	82,309	54,701
Other trading activities	3	58,198	4,422	62,620	59,703
Investment income	4	131	-	131	205
Total		86,394	68,957	155,351	118,199
EXPENDITURE ON					
Raising funds		346	-	346	-
Charitable activities	6	29,073	105,894	134,967	154,758
Total		29,419	105,894	135,313	154,758
NET INCOME/(EXPENDITURE)		56,975	(36,937)	20,038	(36,559)
RECONCILIATION OF FUNDS					
Total funds brought forward		21,026	1,424,521	1,445,547	1,482,106
TOTAL FUNDS CARRIED FORWARD		78,001	1,387,584	1,465,585	1,445,547

The notes form part of these financial statements

URRAS COIMHEARSNACHD BHRADHAGAIR AGUS
ARNOIL (BRAGAR & ARNOL COMMUNITY TRUST)

BALANCE SHEET
30 JUNE 2025

	Notes	Unrestricted fund £	Restricted fund £	30.6.25 Total funds £	30.6.24 Total funds £
FIXED ASSETS					
Tangible assets	11	11,963	1,347,518	1,359,481	1,395,788
CURRENT ASSETS					
Debtors	12	65,348	38,866	104,214	57,441
Cash at bank and in hand		14,177	1,200	15,377	25,598
		<u>79,525</u>	<u>40,066</u>	<u>119,591</u>	<u>83,039</u>
CREDITORS					
Amounts falling due within one year	13	(13,487)	-	(13,487)	(33,280)
NET CURRENT ASSETS		<u>66,038</u>	<u>40,066</u>	<u>106,104</u>	<u>49,759</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>78,001</u>	<u>1,387,584</u>	<u>1,465,585</u>	<u>1,445,547</u>
NET ASSETS		<u><u>78,001</u></u>	<u><u>1,387,584</u></u>	<u><u>1,465,585</u></u>	<u><u>1,445,547</u></u>
FUNDS	15				
Unrestricted funds				78,001	21,026
Restricted funds				<u>1,387,584</u>	<u>1,424,521</u>
TOTAL FUNDS				<u><u>1,465,585</u></u>	<u><u>1,445,547</u></u>

The financial statements were approved by the Board of Trustees and authorised for issue on 27 March 2026 and were signed on its behalf by:

A Morrison - Trustee

The notes form part of these financial statements

URRAS COIMHEARSNACHD BHRADHAGAIR AGUS
ARNOIL (BRAGAR & ARNOL COMMUNITY TRUST)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2025

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, 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 Charities and Trustee Investment (Scotland) Act 2005. The financial statements have been prepared under the historical cost convention.

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

Going concern

The trustees have assessed the charity's ability to continue as a going concern and do not consider there to be any material uncertainties about the charity's ability to continue as a going concern.

Financial reporting standard 102 - reduced disclosure exemptions

The charity has taken advantage of the following disclosure exemption in preparing these financial statements, as permitted by FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland':

- the requirements of Section 7 Statement of Cash Flows.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the income, there is sufficient certainty of receipt and so it is probable that the income will be received, and the amount of income receivable can be measured reliably. Income received in advance is deferred until the criteria for income recognition are met.

Grants receivable are credited to the Statement of Financial Activities when receivable where entitlement is not conditional on the delivery of a specific performance by the charity. Grants related to performance and specific activities are accounted for when the charity has completed the related undertakings. Grants received which are related to capital expenditure are held within restricted funds and are utilised to fund the future depreciation of the related capital expenditure.

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. Expenditure includes any VAT which cannot be fully recovered, and is reported as part of the expenditure to which it relates.

Raising funds

Costs of generating funds comprise the costs associated with attracting voluntary income and the costs incurred in trading activities that raise funds.

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.

Governance costs

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

URRAS COIMHEARSNACHD BHRADHAGAIR AGUS
ARNOIL (BRAGAR & ARNOL COMMUNITY TRUST)

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2025

1. ACCOUNTING POLICIES - continued

Tangible fixed assets

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

Freehold property	- 2% on cost
Plant and machinery	- 20% on reducing balance
Computer equipment	- 25% on cost

Taxation

The charity is exempt from 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.

Pension costs and other post-retirement benefits

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

2. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

In the application of the charity's accounting policies, the trustees 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 10 for details of the values of tangible fixed assets.

URRAS COIMHEARSNACHD BHRADHAGAIR AGUS
ARNOIL (BRAGAR & ARNOL COMMUNITY TRUST)

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2025

3.	OTHER TRADING ACTIVITIES		
		30.6.25	30.6.24
		£	£
	Fundraising events	4,725	6,772
	Rental income & room hire	51,251	46,104
	Laundry	2,222	2,617
	Employment allowance	4,422	4,210
		<u>62,620</u>	<u>59,703</u>
4.	INVESTMENT INCOME		
		30.6.25	30.6.24
		£	£
	Deposit account interest	131	205
		<u>131</u>	<u>205</u>
5.	INCOME FROM CHARITABLE ACTIVITIES		
		30.6.25	30.6.24
		£	£
	Grants Charitable activities	64,535	51,324
	Membership fees Charitable activities	714	337
	Other income Charitable activities	9,321	2,123
	Insurance Claims Charitable activities	7,739	917
		<u>82,309</u>	<u>54,701</u>
	Grants received, included in the above, are as follows:		
		30.6.25	30.6.24
		£	£
	Western Isles Development Trust	-	749
	National Lottery Community Assets Fund	32,366	15,660
	Bord na Gaidhlig	24,565	17,622
	Comhairle nan Eilean Siar		
		4,554	12,098
	Feisean nan Gaidheal	-	195
	Royal Society of Edinburgh	-	5,000
	SJP Acquisition Services	2,750	-
	Comhairle nan Leabhraichean	300	-
		<u>64,535</u>	<u>51,324</u>

URRAS COIMHEARSNACHD BHRADHAGAIR AGUS
ARNOIL (BRAGAR & ARNOL COMMUNITY TRUST)

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2025

6. CHARITABLE ACTIVITIES COSTS

	Direct Costs (see note 7) £	Support costs £	Totals £
Charitable activities	130,346	4,621	134,967

7. DIRECT COSTS OF CHARITABLE ACTIVITIES

	30.6.25 £	30.6.24 £
Staff costs	46,386	60,693
Rates and water	2,114	2,779
Insurance	8,364	10,786
Light and heat	13,001	19,342
Telephone	1,711	1,517
Postage and stationery	294	728
Advertising	1,059	846
Sundries	-	335
Repairs & maintenance	8,398	5,308
Fundr, events & project costs	7,420	2,993
Subscriptions	1,996	2,159
Travel	240	83
Cleaning & Laundry	845	535
Legal & professional fees	616	502
Donations	-	50
Depreciation	37,902	41,437
	<u>130,346</u>	<u>150,093</u>

8. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 30 June 2025 nor for the year ended 30 June 2024.

Trustees' expenses

There were no trustees' expenses paid for the year ended 30 June 2025 nor for the year ended 30 June 2024.

9. STAFF COSTS

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

	30.6.25	30.6.24
Charitable activities	1	1
Management and administration	2	2
	<u>3</u>	<u>3</u>

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

URRAS COIMHEARSNACHD BHRADHAGAIR AGUS
ARNOIL (BRAGAR & ARNOL COMMUNITY TRUST)

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2025

10. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund £	Restricted fund £	Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	3,590	-	3,590
Charitable activities			
Charitable activities	3,377	51,324	54,701
Other trading activities	55,493	4,210	59,703
Investment income	205	-	205
Total	62,665	55,534	118,199
EXPENDITURE ON			
Charitable activities			
Charitable activities	55,103	99,655	154,758
NET INCOME/(EXPENDITURE)	7,562	(44,121)	(36,559)
RECONCILIATION OF FUNDS			
Total funds brought forward	13,464	1,468,642	1,482,106
TOTAL FUNDS CARRIED FORWARD	21,026	1,424,521	1,445,547

11. TANGIBLE FIXED ASSETS

	Freehold property £	Plant and machinery £	Computer equipment £	Totals £
COST				
At 1 July 2024	1,506,495	48,806	6,925	1,562,226
Additions	-	1,200	396	1,596
At 30 June 2025	1,506,495	50,006	7,321	1,563,822
DEPRECIATION				
At 1 July 2024	120,040	40,215	6,183	166,438
Charge for year	30,130	7,538	235	37,903
At 30 June 2025	150,170	47,753	6,418	204,341
NET BOOK VALUE				
At 30 June 2025	1,356,325	2,253	903	1,359,481
At 30 June 2024	1,386,455	8,591	742	1,395,788

URRAS COIMHEARSNACHD BHRADHAGAIR AGUS
ARNOIL (BRAGAR & ARNOL COMMUNITY TRUST)

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2025

12. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	30.6.25	30.6.24
	£	£
Trade debtors	272	320
Other debtors	103,942	57,121
	<u>104,214</u>	<u>57,441</u>

13. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	30.6.25	30.6.24
	£	£
Bank loans and overdrafts (see note 14)	-	94
Trade creditors	8,001	19,869
Taxation and social security	2,556	3,356
Other creditors	2,930	9,961
	<u>13,487</u>	<u>33,280</u>

14. LOANS

An analysis of the maturity of loans is given below:

	30.6.25	30.6.24
	£	£
Amounts falling due within one year on demand:		
Bank overdrafts	-	94
	<u>-</u>	<u>94</u>

15. MOVEMENT IN FUNDS

FUNDS

General fund

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

Restricted fund

This represents the funds raised from various organisations to assist in the development of the new community centre and to assist in the funding of wages posts.

URRAS COIMHEARSNACHD BHRADHAGAIR AGUS
ARNOIL (BRAGAR & ARNOL COMMUNITY TRUST)

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2025

16. RELATED PARTY DISCLOSURES

Urras Coimhearsnachd Bhradhagair agus Arnoil ('UCBA') provided funding to Grinneabhat CIC to assist with the business. The balance due to UCBA at 30 June 2025 is £102,092.58