

Urras An Taighe Mhoir

Scotland · Charity number SC048073

Details

Status	Active
Legal form	SCIO (Scottish Charitable Incorporated Organisation)
Registered	2018-01-18
Register	View on the OSCR register

Contact

Address	Breasclete Community Hall 'Talla Choimhearsneachd Bhreascleit' Breasclete Isle of Lewis HS2 9ED
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Activities

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'

What the charity does: On behalf of the geographic community the Trust oversees the progression of the redevelopment of the asset An Taigh Mor. As the former shorestation to the Flannan Isles it has historic significance to the area, having housed the many itinerant workers who made their home in the community over a period of 70 years. In supporting its development the Trust make applications to funders and liaise with the team of architects employed on the project. They are also responsible for reporting back to the community through updates on social media and through the community newsletter. Overseeing the condition, insurance and caretaking of the building is also an important part of the work as is the promotion of the project, its history and maritime importance.

Beneficiaries: 'No specific group, or for the benefit of the community'

Objectives: The organisation's purposes are: 4.1. Promote rural regeneration through the redevelopment of the former station of light-house keepers to the Flannan Isles, preserving a community asset and providing sustainable facilities which will be of social and economic benefit to the geographic community with postcodes. HS2 9EA, HS2 9ED, HS2 9EF, HS2 9DS, HS2 9DY, HS2 9EJ, HS2 9DX, HS2 9DZ, HS2 9DW, HS2 9DR. 4.2. Advance public education, knowledge and appreciation of the communities cultural and historical links to the Flannan Isles, ensuring an enduring legacy and celebration of this heritage. 4.3. Advance community development and citizenship through the use of an An Taigh Mhòr as a centre for voluntary groups within our community, ensuring a sustainable future for the proposed facilities working with residents, local agencies, voluntary and other organisations.

Geography

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

Finances

Period end	Income	Expenditure	Assets	Employees
2025-01-31	£74,443	£77,301	-	0
2024-01-31	£28,812	£40,134	-	0
2023-01-31	£21,042	£3,631	-	0
2022-01-31	£29,239	£71,398	-	0
2021-01-31	£49,316	£3,296	-	0

Urras An Taighe Mhoir

Scotland - Charity number SC048073

Accounts

Urras an Taighe Mhòir SCIO
Registered Scottish Charity Number SC048073
Accounts for the year ended 31 January 2025

STATEMENT OF BALANCES	Unrestricted funds	Restricted funds	Total funds	2023/24
	£	£	£	£
Balance as at 1 February 2024				
Bank of Scotland Treasurers Account	2,026	12,552	14,578	25,900
	2,026	12,552	14,578	25,900
Surplus / (Deficit) for the year	1,941 -	4,799 -	2,858 -	11,322
Balance as at 31 January 2025	3,967	7,754	11,720	14,578
Represented by:				
Bank of Scotland Treasurers Account	3,967	7,754	11,720	14,578
Balance as at 31 January 2025	3,967	7,754	11,720	14,578

NOTES

1	GRANTS RECEIVED	2024/25	2023/24
	Bord na Gaidhlig	650	2,600
	CNES - Crown Estate		13,236
	CNES - UK Shared Prosperity Fund	8,948	
	CNES - Islands Programme Fund	61,495	
	Architectural Heritage Fund		10,000
		71,093	25,836

Signed on behalf of Urras an Taighe Mhòir SCIO

[Redacted Signature]

Date: 27 October 2025

Urras an Taighe Mhòir SCIO
Report of the Trustees
for the year ended 31 January 2025

Recruitment and election of Trustees -

The minimum number of charity trustees is 6 and the maximum number 12. No more than 2 shall be charity trustees who were co-opted. Trustees are elected from members only - eligible by post-codes outlined in the Trust's charitable purposes.

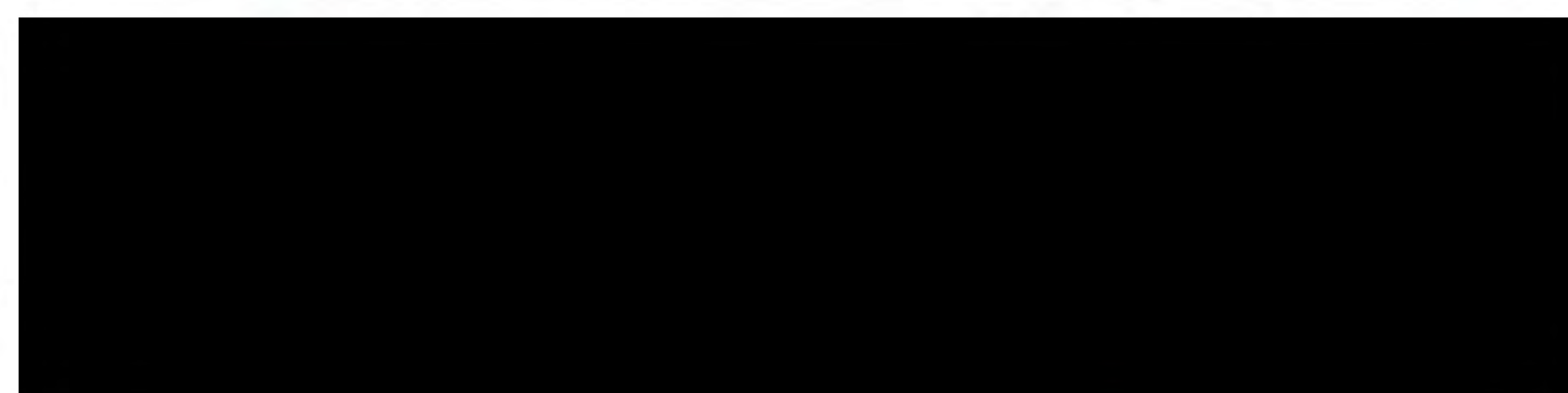
At each AGM, all of the charity trustees elected/appointed shall retire from office - but shall then be eligible for re-election. At each AGM, the members may elect any member to be a charity trustee.

The charity trustees must then elect (from among themselves) a chair, a treasurer and a secretary. Charity trustees may also elect (from among themselves) further office-bearers if they consider that appropriate.

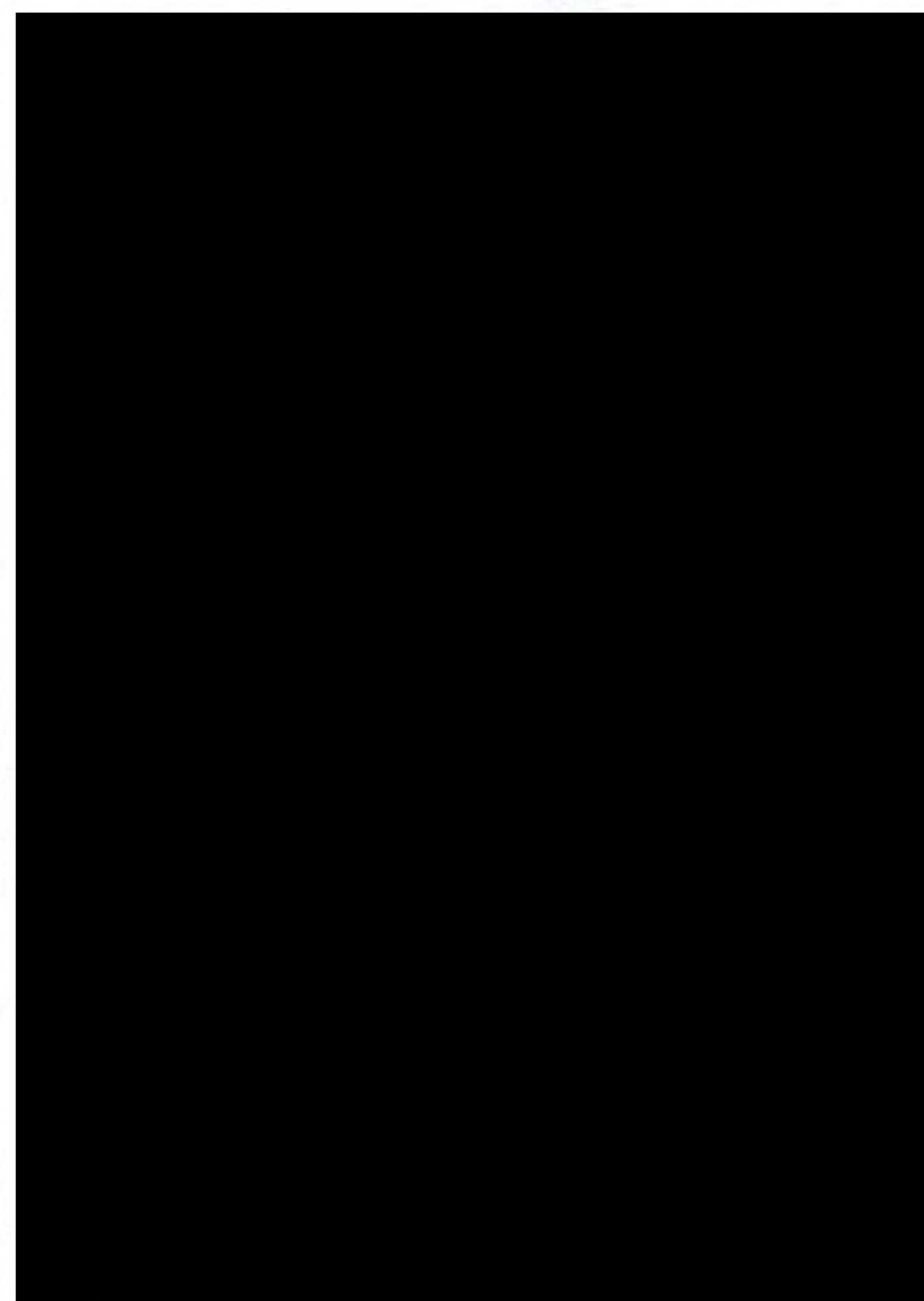
REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number SC048073 (Scotland)

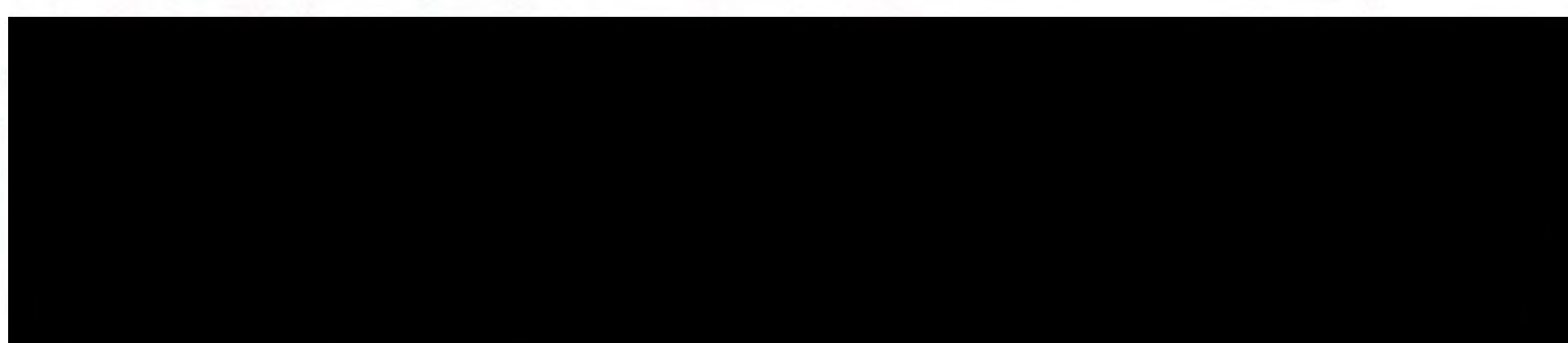
Registered Address:



Trustees:



Signed on behalf of Urras an Taighe Mhòir SCIO by:



Date: 27 October 2025

Urras an Taighe Mhòir SCIO
Report of the Trustees
for the year ended 31 January 2025

The trustees of the charity present their report with the financial statements of the charity for the year ended 31 January 2025.

OBJECTIVES AND ACTIVITIES

Charitable Purposes

- To acquire and develop the former light house keeper's station for the benefit of geographic community with postcodes: HS2 9EA, HS2 9ED, HS2 9EF, HS2 9DS, HS2 9DY, HS2 9DX, HS2 9DZ, HS2 9DW, HS2 9DR.
- To develop sustainable community facilities and activities that will safeguard and promote the heritage of the keepers' station and recognise its historical and cultural importance to the community.
- Advance public knowledge, education and appreciation of the communities' cultural and historical links to the Flannan Isles, ensuring an enduring legacy and celebration of this heritage.
- Manage and develop An Taigh Mòr and associated assets for the benefit of the community, ensuring a sustainable future for the proposed facilities and associated activities.
- To advance opportunities within the community for tourism, social enterprise, economic and cultural development, working in partnership with residents, local agencies, voluntary and other organisations.

Summary of the Main Activities 2024-2025

- Funding applied for within this period :
 - oCrown Estate - £13,236 (2023)
 - oIslands Programme Fund £78,350 (FEB 2024)
 - oUK Shared Prosperity Fund £19,200 (Feb 2024)
 - oBòrd na Gàidhlig £3,250 (2023-2024)

•Main focus to January 2025 was to get the main design work accomplished to RIBA 4. This involved input from architects LDN, engineering consultants Narro Associates, Heating Consultants CDM and Land consultants LUC. Surveys to support this work were done through Cal Max and Total Design.

STRATEGIC REPORT

ACHIEVEMENTS AND PERFORMANCE

Charitable Activities

- Costs to RIBA 4 were fixed at £122,622 – which reflected the fixed fees agreed when LDN began the project. These fees included the design work, engineering spec, heating options, Land use design and a number of surveys
- The decision to pull back on the extension resulted in the reorganising of space within An Taigh Mòr to accommodate a lift and adequate community spaces. The move of plant and storage to the rear of the building alongside the bothy giving more options for the kitchen and community spaces inside
- The survey of the neighbouring croft, to be developed as a car park area, was supported by a drainage survey and also contact to Anderson Macarthur to begin the acquisition and de-crofting process. These surveys were supported by further funding from UKSPF managed through CNES
- the research work of the community archive of Comunn Eachdraidh Loch Ròg an Ear was supported by both Bòrd na Gàidhlig and the Content Creator post funded by MG Alba. This work has enabled us to identify a large amount of new material for the planned exhibition and supported a trip to the National Archives and the NLB headquarters in Edinburgh.
- Insurance –
 - oThe rising costs of 're-build' has again pushed the insurance premium up and will be a focus of fund-raising events going forward
- The Urras continue to update the community through the newsletter, online updates on Facebook
- Membership continues to rise and we wish to encourage new members locally and within interested groups.

FINANCIAL REVIEW

Principal funding sources across RIBA 4

- oCrown Estate - £13,236 (2023)
- oIslands Programme Fund £78,350 (FEB 2024)
- oUK Shared Prosperity Fund £19,200 (Feb 2024)
- oBòrd na Gàidhlig £3,250 (2023)

Due to the infancy of the charity the Trustees have not yet formulated a reserves policy.

FUTURE PLANS

In delivering this project Urras an Taighe Mhòir and its geographic membership will work together in partnership with residents, funding agencies and voluntary organisations.

Despite finalizing the fine design required for RIBA 4 and submission to Planning in October 2024, this process has been delayed by parking issues. Working with LDN and Planning we hope to achieve this by November 2025.

This final design stage is key to delivering the building and facilities the community has aspired to during consultation and their support in going forward is key to the success of the project. To achieve this the Urras hopes look at funding which will support participation in the garden and interior design of the building.

In February 2024 UATM set up a partnership with MG Alba in hosting a graduate apprentice placement in the community. This project has supported several voluntary groups locally, including the Coman Eachdraidh, Cuimhnich magazine, Sradagan and Urras Oighreachd Charlabhaigh. It has also contributed a number of interviews for the Taigh Mor archive and financed a trip to the National Archive and NLB headquarters in Edinburgh.

INTERFACE – Continued potential of working with Edinburgh University to develop a web-site and search engine for the Flannan and CE community archives.

Moving forward to our final development stage UATM wish to bring to the community a strong design and an updated business plan which will support the progression of the project through RIBA 4 and building warrant. Building warrant was applied for in March 2025. We are awaiting a decision.

We were successful in receiving £10,000 from the Coastal Communities fund 2025 – to support the project We were disappointed that we did not qualify for RCGF 2025 and hope that future government funding schemes can be identified. WE are aware of the challenge of this going forward and have had regular meetings with the CNES development team: Having received costings for redevelopment and going through the tender process future funding is planned as follows:

Future funding applications for capital redevelopment include

- Heritage Lottery EOI submission December 2025
- HES EOI submission December 2025
- RCGF June 2026
- William Grant Foundation Dec 2025 Borehole hole survey costs

To support applications for capital redevelopment, letters of support for the project are required from both local groups and from potential third sector groups who would use the facilities being developed. To advance this, UATM wish to encourage members of the community to raise the profile of the project within the wider community and their own work-place.

UATM hope to continue their working relationship with the Dalmore to Lochganvich Community forum and Urras Oighreachd Chàrlabhaigh who are the lead on the Area Community Plan, which includes groups of representatives from all working projects locally and voluntary organisations.

UATM hope to progress with fund-raising events locally which we hope will have the support of voluntary groups locally and raise the profile of the project.

As a Grade 2 listed asset UATM shall continue working with the local Planning team, Historic Environment Scotland, our development consultant [REDACTED] alongside the preferred Design Team LDN Architects in the development of any changes to layout, re-instating of original features and plans towards the future use of the building.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Urras an Taighe Mhòir SCIO a Scottish Charitable Incorporated Organisation(SCIO) created by the following legislation: The Charities and Trustee Investment (Scotland) Act 2005 (as amended) ('2005 Act').

The Scottish Charitable Incorporated Organisations Regulations 2011

The Scottish Charitable Incorporated Organisations (Removal from the Register and Dissolution) Regulations 2011 ('the Dissolution Regulations').

Urras an Taighe Mhòir SCIO
Report of the Trustees
for the year ended 31 January 2025

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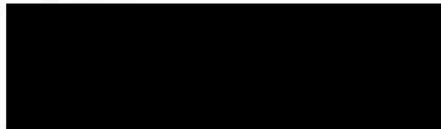
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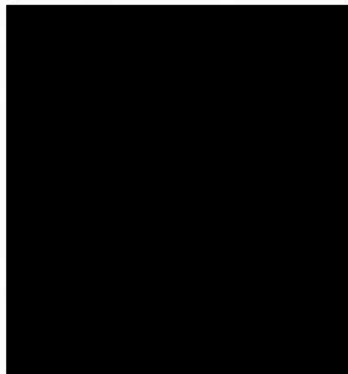
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Registered Company number SC048073 (Scotland)

Registered Address:



Trustees:



Signed on behalf of Urras an Taighe Mhòir SCIO by:

A black rectangular box redacting the signature.

Date: 27 October 2025

Urras an Taighe Mhòir SCIO
Registered Scottish Charity Number SC048073
Accounts for the year ended 31 January 2025

	Unrestricted funds £	Restricted funds £	Total funds £	2023/24 £
RECEIPTS				
Grants	650	70,443	71,093	25,836
Receipts from fundraising activities	100		100	2,976
Donation in Kind	3,250		3,250	-
Total Receipts	4,000	70,443	74,443	28,812
PAYMENTS				
Advertising	-	90	90	-
Bank Charges	- 35	-	35	108
Hire of Machinery	-	540	540	-
Insurance	- 1,374	-	1,374	-
Professional Fees	-	69,912	69,912	40,026
Planning Fees	-	2,100	2,100	-
Project costs in kind	- 3,250	-	3,250	-
Total Payments	- 4,659	- 72,642	- 77,301	- 40,134
Surplus / (Deficit) for the year	- 659	- 2,199	- 2,858	- 11,322
Fund Transfers	2,600	2,600	-	-
Total Surplus / (Deficit) for the year	1,941	4,799	2,858	11,322

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	Architectural Heritage Fund		10,000
		71,093	25,836

Signed on behalf of Urras an Taighe Mhòir SCIO

(Chair)

Date: 27 October 2025

Independent Examiner's Report

Registered Scottish Charity Number SC048073

I report on the accounts of the Urras An Taighe Mhoir for the year ended 31 January 2025.

Respective responsibilities of Trustees and Examiner

Basis of Independent Examiner's Statement

My examination is 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 seeks explanations from the 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.

In the course of my examination, no matter has come to my attention

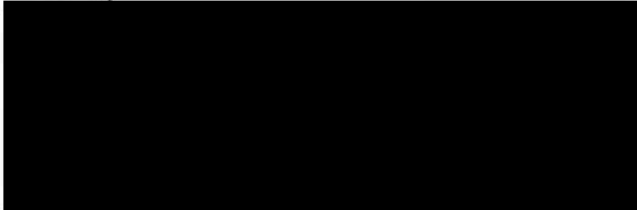
1. which gives me reasonable cause to believe that in any material respect the requirements :

- 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 comply with regulation 9 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.



Mann Judd Gordon Chartered Accountants
26 Lewis Street
Stornoway
Isle of Lewis
HS1 2JF

Date: 27 October 2025