

**COMMUNITY DEVELOPMENT COMPANY OF NESTING  
ANNUAL REPORT & UNAUDITED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 28 FEBRUARY 2025**

SCOTTISH CHARITY NUMBER: SC048164  
COMPANY REGISTRATION NUMBER: SC589570



COMMUNITY DEVELOPMENT COMPANY OF NESTING  
TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)  
FOR THE YEAR ENDED 28 FEBRUARY 2025

---

The Trustees present their annual report and financial statements for the year ended 28 February 2025.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charitable company's governing document, the Charities and Trustee Investment (Scotland) Act 2005, the Charities Accounts (Scotland) Regulations 2006 (as amended) and "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)" as amended for accounting periods commencing from 1 January 2019).

## OBJECTIVES & ACTIVITIES

### The Aald Skül

The CDCN (Community Development Company of Nesting) began life in December 2016. Two public meetings were held in the community to debate what was to be done to save the Aald Skül from potentially being sold by the Shetland Islands Council (SIC), who owned it at the time.

The property was leased from the SIC to the Nesting Local History Group (NLHG), but the property was falling into disrepair, and the SIC intimated that they could not justify the needed investment to restore or arrest the decay of the buildings. The NLHG could not afford to fund the needed work either.

The CDCN, was set up; the remit of which was to pursue all possible means to save the property for further community use. Apart from the history group's base there, the community also used some of the land as a burning site for the Nesting and Girlsta Up-Helly Aa.

### Community Ideas

CDCN came to be born; with an initial membership that included members of every other group in the area, as well as various other interested people.

Articles of Association were written, the CDCN was set up as a company limited by guarantee (incorporated on 22<sup>nd</sup> February 2018 Company Number SC589570), and CDCN was registered as a charity (Charity Number SC048164 registered on 27<sup>th</sup> February 2018).

A survey of the whole community was conducted, door to door, to gauge interest in various ideas as to what additional uses the property could be put to, and to garner fresh ideas.

### Aims

The charity's aims are to work in co-operation with organisations and individuals within and beyond Nesting for:

- (a) The advancement of community development and resilience (including the advancement of rural regeneration) by designing and delivering a range of services, including volunteering and learning opportunities which will help Nesting and the wider community to be a vibrant, sustainable and inclusive community for all who live and work here.
- (b) The advancement of heritage and culture through raising awareness and understanding of the Nesting community, its historic and natural environment, and its traditions and culture.



COMMUNITY DEVELOPMENT COMPANY OF NESTING  
TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)  
FOR THE YEAR ENDED 28 FEBRUARY 2025

---

(c) The provision of recreational facilities and the organisation of recreational activities and services, with the object of improving the conditions of life for those who live and work in the area, so as to encourage people to settle and remain in the community.

(d) The relief of those in need by reason of age, ill-health, disability, financial hardship or other disadvantage through the provision of accessible and freely available services to bring the members of the community together to reduce social isolation and improve community cohesion.

## ACHIEVEMENTS & PERFORMANCE

CDCN's Growing Spaces Nesting project, which has seen the creation of a new community growing area with Polycrubs, allotments, a tree-growing space and a Bird Hide, progressed significantly during 2024/25. The five Polycrubs were completed in April 2024, with four 6-metre Polycrubs to rent out to community growers and one 12-metre Polycrub for community growing, storage, and other uses. Other features included an allotment area for outdoor growers, and a small community park with native and non-native trees. Key milestones during 2024/25 included the installation of the Polycrubs and fencing in mid-April 2024, tree planting by the end of April 2024, Polycrub tenants moving in during May 2024, and completion of the Bird Hide in February 2025.

The Nesting Scrapstore remains popular, now with over 3,800 followers on its Facebook page. In October 2024, two Scrapstore Team Leaders were appointed, with the post shared between Vic Thomas and Chloe Hansen at 10 hours per week each.

The Nesting Gym remains popular and continues to be supported by a committed group of volunteers who help with day-to-day management and upkeep. The gym continues to provide affordable access to fitness equipment – now with approximately 300 gym members, and remains an important part of the Aald Skül's overall community use. A Gym Fridge has been established in the Nesting Gym, providing gym members with a source of energy refreshments and snacks, and giving CDCN a small, additional income generator.

The Business Studio at the Aald Skül continued to provide space for local enterprise activity during 2024/25. This includes use by existing business and service providers, with the addition of Shetland Accunects in February 2025.

CDCN has continued the Nesting, Girlsta and Wadbister Foodbank, and received additional supplies from the Shetland Foodbank in Lerwick for the winter 2024/25. This initiative remains supported by Skellister Stores and the South Nesting Public Hall, who provide Foodbank donation points in their respective premises.

During 2024/25, CDCN progressed work to complete the Nesting and Girlsta Community Action Plan. The Action Plan provides a clear overview of community priorities and helps to guide CDCN's own work program, as well as discussions with external partners and funders. Priority themes include housing and childcare, which remain key long-term issues for the area. This was completed, signed off and published in September 2024.

Affordable housing was one of the main priorities highlighted through the Community Action Plan, and an area where CDCN felt it could make a meaningful difference. During 2024/25, initial investigations were carried out, including exploring assessment funding options and holding early discussions with representatives of the Scottish Government's Rural and Islands Housing Fund and the SIC Housing Service. By the end of February 2025, this work was ongoing, with CDCN intending to seek funding to undertake a Housing Needs Assessment covering Nesting, Girlsta and Wadbister, which will help inform next steps.



COMMUNITY DEVELOPMENT COMPANY OF NESTING  
TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)  
FOR THE YEAR ENDED 28 FEBRUARY 2025

CDCN commissioned Community Enterprise Scotland to carry out a feasibility study into social enterprise opportunities linked to funeral and burial services, which was finalised in April 2024. Following analysis and discussions, the conclusion was that none of the options assessed were currently feasible for CDCN to pursue, due to high start-up costs, low projected margins, and significant practical and operational barriers. CDCN shared the findings of the study with relevant partners, including SIC Burial Services, and will focus future income-generation efforts on other priorities identified through the Community Action Plan.

Work progressed during 2024/25 to improve the Aald Skül's energy efficiency, with a focus on installing Solar PV and battery storage to support the Scrapstore. CDCN secured £2,000 from CARES Scotland (inclusive of 20% match funding from CDCN) towards the cost of the Building Warrant application, which was approved in February 2025. On 27th February 2025, CDCN also secured £15,492 from the Shetland Community Benefit Fund (30% of the total project cost) towards the installation of Solar PV and battery storage.

During 2024/25, CDCN continued to explore options to sustain the Development Officer post beyond the end of current funding. An application was submitted to the SSEN North of Scotland Community Benefit Fund, however this was unsuccessful. Following this, HIE continued CDCN's current contract, meaning the post remains funded until the allocated budget is fully used (estimated to be approximately June 2025).

CDCN began exploring options to develop new income-generating activity to support longer-term sustainability. One area being considered is a small consultancy service to support the third sector and other community organisations. During 2024/25, initial research and early discussions were held with partners including HIE and the Scottish Land Fund.

Alongside CDCN's own projects and services, CDCN also provided support to a number of community groups during 2024/25, including assistance with planning and funding applications.

- **Community-led childcare:** A Nesting Childcare Working Group was established in January 2025, and an initial meeting was held with SIC representatives. At that time, CDCN's position was that it would support efforts to seek funding for a feasibility study / options appraisal / business case for community-led childcare in Nesting, subject to the working group being formalised and able to take the lead role in progressing the work.
- **South Nesting Hall:** CDCN supported South Nesting Hall to secure £1,791 on 12<sup>th</sup> November 2024 from the SSEN Community Resilience Fund to install an electrical switchboard which allows a generator to be connected quickly during extended power cuts. This will support the hall's role as a local resilience hub, and also means the hall can now make use of CDCN's portable generator (stored at the Aald Skül) when required.
- **Skellister Stores:** CDCN held meetings with Skellister Stores, alongside Business Gateway, to explore business development options, including potential use of the SIC Rural Retail Fund for improvements to the shop. Discussions included whether feasibility work could be supported through the fund. This work was ongoing as at February 2025.
- **South Nesting Boating Club:** CDCN supported the South Nesting Boating Club to submit a grant application for £79,800 to fund an Environmental Impact Assessment (EIA) for its marina project. This work was progressed during 2024/25, with the funding outcome anticipated after February 2025.
- **North Nesting Hall toilet upgrades:** CDCN supported North Nesting Hall in securing £36,914.67 from the Coastal Communities Fund on 15th May 2024 as the final funding element required to complete the toilet upgrade project.



COMMUNITY DEVELOPMENT COMPANY OF NESTING  
TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)  
FOR THE YEAR ENDED 28 FEBRUARY 2025

**Grants and Funding**

- CARES Scotland - £2,000 (18th October 2024): Aald Skül Energy Efficiency Project - Building Warrant
- Shetland Community Benefit Fund - £15,492 (27th February 2025) - Aald Skül Energy Efficiency Project (30% of total project for Solar PV and Battery installation)
- Highlands and Islands Enterprise - 1-year extension of Development Officer funding.

**People, Volunteering and Governance**

By February 2025, CDCN employed the following staff:

- Mark Ratter, Development Officer, 15 hours per week\*
- Mandy Sutherland, Finance and Admin Officer, 12 hours per week
- Vic Thomas, Scrapstore Team Leader, 10 hours per week
- Chloe Hansen, Scrapstore Team Leader, 10 hours per week
- Andrew Pearson, Cleaner, 5 hours per week

\*reduced from 35 hours per week in December 2024.

In terms of volunteering, the Scrapstore had approximately eight core volunteers (with mid to high regularity of volunteering) and several more occasional volunteers. The gym management team had seven volunteers, plus several other volunteers who help as and when needed. Estimated volunteer hours in 2024/25 were around 1,460, which is roughly equivalent to 28 hours per week of paid staff time.

CDCN held an AGM on Tuesday 19<sup>th</sup> November 2024 at 7.30pm in the South Nesting Public Hall. CDCN currently has 6 directors, 36 full members and 8 associate members.

**FINANCIAL REVIEW AND RESERVES POLICY**

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of the charitable objectives.

Restricted funds are subject to specific conditions by funders as to how they may be used.



COMMUNITY DEVELOPMENT COMPANY OF NESTING  
TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)  
FOR THE YEAR ENDED 28 FEBRUARY 2025

---

It is the policy of the Charity that unrestricted funds which have not been designated for a specific use should be maintained at a level equivalent to between 3 and 6 months expenditure. The Trustees consider that reserves at this level ensure that, in the event of a significant drop in funding, they will be able to continue the Charity's current activities while consideration is given to ways in which additional funds may be raised.

The Trustees have assessed the major risks to which the Charity is exposed and are satisfied that systems are in place to mitigate exposure to the major risks.

### STRUCTURE, GOVERNANCE AND MANAGEMENT

SCOTTISH CHARITY NUMBER : SC048164  
COMPANY REGISTRATION NUMBER : SC589570

The Charity was incorporated on 22 February 2018 as a company whose members liability is limited by guarantee, the company having no share capital.

The Charity was established under a Memorandum and Articles of Association which established the objects and powers and the Charity is governed under its Articles of Association.

The Trustees, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

J Bradley  
A Foyle  
M Georgeson  
I Hunt Deceased 03/02/2026  
W E Keith  
D Stevenson

As set out in the Articles of Association, directors are elected at each annual general meeting.

The registered office is:  
Aald Skul (Old School)  
Vassa  
South Nesting  
Shetland  
ZE2 9PP

The Trustees Report was approved by the Trustees on .....

W E Keith  
DATE



## **Independent Examiner's Report to the Trustees of Community Development Company of Nesting**

---

I report on the accounts of the charity for the year ended 28 February 2025 which are set out on pages 6 to 18.

### **Respective responsibilities of trustees and examiner**

The charity's trustees (who are also the directors of the company for the purposes of company law) 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 trustees consider that the audit requirement of Regulation 10(1) (a) to (c) of the 2006 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.

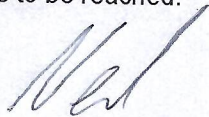
### **Basis of independent examiner's statement**

My examination is carried out in accordance with Regulation 11 of the 2006 Accounts Regulations. 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.

### **Independent examiner's statement**

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  
to prepare accounts which accord with the accounting records and 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.



Neil Ruthven FCCA

On behalf of NGR Accountancy  
Top Floor, The Garrety  
Esplanade  
Lerwick  
Shetland  
ZE1 0LL

Date:

05/03/2026



COMMUNITY DEVELOPMENT COMPANY OF NESTING  
STATEMENT OF FINANCIAL ACTIVITIES (INCLUDING INCOME AND EXPENDITURE ACCOUNT)  
FOR THE YEAR ENDED 25 FEBRUARY 2025

	Notes	Unrestricted funds £	Restricted income funds £	Restricted capital funds £	Total funds £	Prior year funds £
<b>Income</b>						
<b>Income from:</b>						
Donations and legacies	2	275	-	-	275	263
Charitable activities	2	-	80,596	90,355	170,951	117,942
Other trading activities	2	27,160	-	-	27,160	34,594
<b>Total income</b>		<b>27,435</b>	<b>80,596</b>	<b>90,355</b>	<b>198,386</b>	<b>152,799</b>
<b>Expenditure</b>						
<b>Expenditure on:</b>						
Charitable activities	4	40,980	80,596	-	121,576	103,943
<b>Total Expenditure</b>		<b>40,980</b>	<b>80,596</b>	<b>-</b>	<b>121,576</b>	<b>103,943</b>
<b>Net income/(expenditure) before transfers for the reporting period</b>		<b>(13,545)</b>	<b>-</b>	<b>90,355</b>	<b>76,810</b>	<b>48,856</b>
<b>Transfers between funds</b>		<b>8,855</b>	<b>-</b>	<b>(8,855)</b>	<b>-</b>	<b>-</b>
<b>Net movement in funds</b>		<b>(4,690)</b>	<b>-</b>	<b>81,500</b>	<b>76,810</b>	<b>48,856</b>
<b>Reconciliation of funds:</b>						
Total funds brought forward		230,299	8,815	135,158	374,272	325,416
<b>Total funds carried forward</b>		<b>225,609</b>	<b>8,815</b>	<b>216,658</b>	<b>451,082</b>	<b>374,272</b>

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing operations.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.



COMMUNITY DEVELOPMENT COMPANY OF NESTING  
BALANCE SHEET  
AS AT 28 FEBRUARY 2025

	Notes	2025 £	2024 £
<b>Fixed assets</b>			
Tangible assets	8	430,177	384,404
Investments	9	1	1
<b>Total fixed assets</b>		<u>430,178</u>	<u>384,405</u>
<b>Current assets</b>			
Debtors	10	2,468	36,869
Cash at bank and in hand		19,638	52,072
<b>Total current assets</b>		<u>22,106</u>	<u>88,941</u>
<b>Creditors: amounts falling due within one year</b>	11	<u>1,202</u>	<u>99,074</u>
<b>Net current assets/(liabilities)</b>		20,904	(10,133)
<b>Total assets less current liabilities</b>		451,082	374,272
<b>Creditors: amounts falling due after one year</b>	11	-	-
<b>Total net assets</b>		<u><u>451,082</u></u>	<u><u>374,272</u></u>
<b>Restricted capital funds</b>	12	216,658	135,158
<b>Restricted income funds</b>	12	8,815	8,815
<b>Unrestricted funds</b>	12	<u>225,609</u>	<u>230,299</u>
<b>Total funds</b>		<u><u>451,082</u></u>	<u><u>374,272</u></u>

The company was entitled to exemption from audit under s477 of the Companies Act 2006 relating to small companies.

The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to small companies subject to the small companies regime and in accordance with FRS102 SORP.

The financial statements were approved by the Trustees on .....

W E Keith  
Trustee  
Date



COMMUNITY DEVELOPMENT COMPANY OF NESTING  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 28 FEBRUARY 2025

---

## **1 Accounting Policies**

### **Charity Information**

Community Development Company of Nesting is a private company limited by guarantee, incorporated in Scotland. The registered office is Aald Skul (Old School), Vassa, South Nesting, Shetland, ZE2 9PP.

### **1.1 Basis of accounting**

The financial statements have been prepared in accordance with the charitable company's governing document, the Charities and Trustee Investment (Scotland) Act 2005, the Charities Accounts (Scotland) Regulations 2006 (as amended) and "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)" as amended for accounting periods commencing from 1 January 2019).

The charity is a Public Benefit Entity as defined by FRS102.

The charity has taken advantage of the provisions in the SORP not to prepare a Statement of Cash Flows.

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

The financial statements have been prepared under the historical cost convention (modified to include the revaluation of Freehold Properties and to include Investment Properties and certain financial instruments at fair value). The principal accounting policies adopted are set out below.

### **1.2 Going concern**

At the time of approving the financial statements, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. Thus the Trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

### **1.3 Reserves**

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of the charitable objectives.

Restricted funds are subject to specific conditions by funders as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.



## **1 Accounting Policies (continued)**

### **1.4 Recognition of income**

These are included in the Statement of Financial Activities (SoFA) when:

- the charity becomes entitled to the resources;
  - it is more likely than not that the trustees will receive the resources;
  - the monetary value can be measured with sufficient reliability.
- Cash donations are recognised on receipt. Other donations are recognised once the Charity has

### **1.5 Expenditure**

Liabilities are recognised where it is more likely than not that there is a legal or constructive obligation committing the charity to pay out resources and the amount of the obligation can be measured with reasonable certainty.

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

### **1.6 Tangible fixed assets**

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings - not depreciated  
Improvements to buildings - 2% straight line  
Plant & equipment - 50% straight line  
Equipment, Fixtures & Fittings - 50% straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

### **1.7 Stocks**

Due to the high volume of low value items it is impractical to estimate the fair value of donated items of stock for resale. The charity therefore takes advantage of the exemption in Charities SORP (FRS 102) 6.29 and does not recognise these items on receipt. The value to the charity of the donated goods is recognised as income when sold.



**1 Accounting Policies (continued)**

**1.8 Debtors**

Debtors are measured on initial recognition at settlement amount after any trade discounts or amount advanced by the charity. Subsequently, they are measured at the cash or other consideration expected to be received.

**1.9 Creditors**

The charity has creditors which are measured at settlement amounts less any trade discounts

**1.10 Financial instruments**

The charity only has assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at settlement value.



COMMUNITY DEVELOPMENT COMPANY OF NESTING  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 28 FEBRUARY 2025

**Note 2**

**Income**

<b>Analysis of income</b>		<b>Unrestricted funds</b>	<b>Restricted income funds</b>	<b>Restricted capital funds</b>	<b>Total funds 2025</b>	<b>2024</b>
		<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Donations and legacies:</b>	Donations and gifts General grants	275	-	-	275	263
		-	-	-	-	-
<b>Total</b>		<b>275</b>	<b>-</b>	<b>-</b>	<b>275</b>	<b>263</b>
<b>Charitable Activities:</b>						
	Grants received	-	80,596	90,355	170,951	117,942
<b>Other trading activities:</b>	Sales	27,160	-	-	27,160	34,594
<b>TOTAL INCOME</b>		<b>27,435</b>	<b>80,596</b>	<b>90,355</b>	<b>198,386</b>	<b>152,799</b>

**Note 3**

**Analysis of receipts of government grants**

		<b>2025</b>	<b>2024</b>
		<b>£</b>	<b>£</b>
<b>Highlands &amp; Islands Enterprise</b>	Development Worker		
	Delivery Resource	42,897	32,661
<b>Shetland Islands Council CCF fund</b>	Scrapstore team leader	13,127	8,287
<b>Shetland Islands Council</b>	Scrapstore expansion	-	34,757
<b>Highland &amp; Islands Enterprise</b>	Scrapstore expansion	-	1,646
<b>Shetland Community Benefit Fund</b>	End of life feasibility study	7,280	3,000
<b>Shetland Islands Council</b>	End of life feasibility study	8,700	9,000
<b>Shetland Islands Council</b>	Community Action Plan	6,700	8,000
<b>SSEN Community Resilience fund</b>	Generator	-	9,495
<b>Highlands &amp; Islands Enterprise</b>	Growing spaces	84,043	-
<b>Shetland Islands Council</b>	Growing spaces	1,891	-
<b>Energy Saving Trust</b>			
<b>Total</b>		<b>170,951</b>	<b>117,942</b>



COMMUNITY DEVELOPMENT COMPANY OF NESTING  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 28 FEBRUARY 2025

**Note 6**                      **Paid employees**

**Staff Costs**

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Salaries and wages	64,775	48,765
Social security costs	-	-
Pension costs (defined contribution scheme)	1,217	1,780
Other employee benefits	-	-
<b>Total staff costs</b>	<b>65,992</b>	<b>50,545</b>

There were no employees whose annual remuneration was more than £60,000.

**The average monthly  
number of employees**

<b>2025</b>	<b>2024</b>
<b>Number</b>	<b>Number</b>
	<u>4</u>

No directors' emoluments or expenses were paid in year. (2024 - £nil)

**Note 7**                      **Taxation**

HMRC recognises the company as a Scottish charity and it is not liable to Corporation Tax on its charitable activities



COMMUNITY DEVELOPMENT COMPANY OF NESTING  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 28 FEBRUARY 2025

**Note 4 Expenditure**

	Total funds 2025 £	Total funds 2024 £
<b>Expenditure on charitable activities:</b>		
Wages and salaries	64,810	50,545
Other staff costs	649	1,068
Depreciation and impairment	15,718	13,975
Insurance and rates	3,792	3,401
Light and heat	476	35
Telephone	1,722	1,378
Advertising	680	1,649
Sundry	1,036	843
Website	320	296
Office costs	499	368
Repairs and small equipment	620	290
Cleaning	384	353
Donations	275	495
Motor expenses	1,837	157
Subscriptions	-	50
Bank Charges	260	-
Community Action Plan		8,000
End of life feasibility study		12,000
Hall hire and catering		820
<b>Total expenditure</b>	<b>93,078</b>	<b>95,723</b>
Share of support costs (see Note 5)	-	-
Share of governance costs (see Note 5)	28,498	8,220
	<b>121,576</b>	<b>103,943</b>
<b>Analysis by fund</b>		
Unrestricted funds	40,980	42,995
Restricted funds	80,596	60,948
	<b>121,576</b>	<b>103,943</b>

**Note 5 Support Costs**

	Support Costs £	Governance costs £	2025 £	2024 £
Legal and professional costs	-	25,202	25,202	40
Accountancy services	-	3,296	3,296	8,180
	-	28,498	28,498	8,220
<b>Breakdown of accountancy services:</b>				
	Independent Examiner £	Other accountancy providers £	2025 £	2024 £
Independent examination fee	790	-	790	790
Other accountancy services	2,506	-	2,506	7,390
	3,296	-	3,296	1,710



COMMUNITY DEVELOPMENT COMPANY OF NESTING  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 28 FEBRUARY 2025

**Note 8 Tangible fixed assets**

	Freehold land & buildings £	Building improvements £	Plant, machinery and motor vehicles £	Fixtures, fittings and equipment £	Total £
<b>Cost</b>					
At the beginning of the year	4	391,727	20,882	4,986	417,599
Additions	-	60,903	-	589	61,492
Revaluations	-	-	-	-	-
Disposals	-	-	-	-	-
Transfers *	-	-	-	-	-
At end of the year	4	452,630	20,882	5,575	479,091
<b>Depreciation and impairments</b>					
At beginning of the year	-	13,697	14,512	4,986	33,195
Disposals	-	-	-	-	-
Depreciation	-	9,053	6,371	295	15,719
Impairment	-	-	-	-	-
Transfers*	-	-	-	-	-
At end of the year	-	22,750	20,883	5,281	48,914
<b>Net book value</b>					
Net book value at 29 February 2024	4	378,030	6,370	-	384,404
Net book value at 28 February 2025	4	429,880	1	294	430,177

**Note 9 Investments**

The charity has a £1 investment being 100% of the share capital of Aald Skul Enterprises Limited, a dormant company with registered address of Aald Skul (Old School), Vassa, South Nesting, Shetland, ZE2 9PP.



COMMUNITY DEVELOPMENT COMPANY OF NESTING  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 28 FEBRUARY 2025

**Note 10 Debtors**

**Amounts falling due within one year:**

	2025	2024
	£	£
Trade debtors	270	165
Prepayments and accrued	2,160	28,109
Other debtors	38	8,595
<b>Total</b>	<b>2,468</b>	<b>36,869</b>

**Note 11 Creditors**

**Amounts falling due within one year:**

	2025	2024
	£	£
Other taxation and social security		
Other loans	-	97,837
Pension contributions payable	74	187
Other creditors	1,128	1,050
<b>Total</b>	<b>1,202</b>	<b>99,074</b>

**Amounts falling due after more than one year:**

	2025	2024
	£	£
Other loans	-	-
<b>Total</b>	<b>-</b>	<b>-</b>



COMMUNITY DEVELOPMENT COMPANY OF NESTING  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 28 FEBRUARY 2025

**Note 12 Charity funds**

**12.1 Details of material funds held and movements during the CURRENT reporting period**

		Fund balances at 01 March 2024	Income	Expenditure	Transfers	Fund balances at 28 February 2025
Fund names		£	£	£	£	£
<b>Restricted Income:</b>						
Scottish Land Fund		6,505	-	-	-	6,505
Big Lottery Fund		2,310	-	-	-	2,310
Shetland Islands	Scrapstore team					
Council CCF fund	leader	-	13,127	(13,127)	-	-
	Development					
Highlands & Islands	Worker Delivery					
Enterprise	Resource	-	42,897	(42,897)	-	-
Shetland Community	End of life feasibility					
Benefit Fund	study	-	7,280	(7,280)	-	-
Shetland Islands	End of life feasibility					
Council/Scottish	study	-			-	-
Government		-	8,700	(8,700)	-	-
Shetland Islands	Community Action					
Council	Plan	-	6,700	(6,700)	-	-
Energy Saving Trust			1,892	(1,892)		-
		8,815	80,596	-	80,596	-
						8,815
<b>Restricted Capital:</b>						
Highlands & Islands	EV Chargepoint					
Enterprise		12,910	-	-	(266)	12,644
Shetland Islands	Scrapstore					
Council	expansion	85,288	-	-	(1,741)	83,547
Highland & Islands	Scrapstore					
Enterprise	expansion	21,339	-	-	(435)	20,904
SSEN Community	Generator					
Resilience fund		4,747	-	-	(4,747)	-
Shetland Islands						
Council	Growing spaces	-	84,042	-	(1,444)	82,598
Highland & Islands						
Enterprise	Growing spaces	10,874	6,313	-	(222)	16,965
		135,158	90,355	-	(8,855)	216,658
<b>Unrestricted Fund</b>		230,299	27,435	(40,980)	8,855	225,609
<b>Total Funds as per balance sheet</b>		374,272	198,386	(121,576)	-	451,082



COMMUNITY DEVELOPMENT COMPANY OF NESTING  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 28 FEBRUARY 2025

**Note 13 Analysis of net assets between funds**

	Unrestricted funds 2025 £	Restricted income funds 2025 £	Restricted capital funds 2025 £	Total funds 2025 £	Total funds 2024 £
Tangible fixed assets	213,520	-	216,658	430,178	384,405
Current assets/(liabilities)	12,089	8,815	-	20,904	(10,133)
Long term liabilities	-	-	-	-	-
Net assets at 28 February	225,609	8,815	216,658	451,082	374,272

**Note 14 Related Party Transactions**

There were no disclosable related party transactions during the year. (2024 - none)



Signed By

**WILLIAM ELLIS KEITH**

Date Signed	2026-03-05 08:40:50
Email	ellis@skellister.plus.com
Printed Name	William Ellis keith
IP Address	109.151.139.85
Browser User Agent	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/145.0.0.0 Safari/537.36 Edg/145.0.0.0
Name of signatory	William Keith