

**REGISTERED COMPANY NUMBER: CS004041 (Scotland)**  
**REGISTERED CHARITY NUMBER: SC049348**

**Report of the Trustees and**  
**Unaudited Financial Statements For The Year Ended 31 March 2024**  
**for**  
**The Hoy Trust SCIO**

The Long Partnership  
1 Castle Street  
Kirkwall  
Orkney  
KW15 1HD

# **The Hoy Trust SCIO**

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# **The Hoy Trust SCIO**

## **Report of the Trustees For The Year Ended 31 March 2024**

The Trustees present their annual report and financial statements of the charity for the year ended 31 March 2024. The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charity's trust deed, the Charities and Trustee Investment (Scotland) Act 2005, the Charities Accounts (Scotland) Regulations 2006 (as amended), the Companies Act 2006 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), (effective 1 January 2019).

### **OBJECTIVES AND ACTIVITIES**

#### **Objectives and aims**

The organisation's purposes are:

> The conservation, improvement, administration and management of the Hoy Estate as an area of outstanding natural beauty, wild life and ecological interest, for the benefit of the nation.

> To advance environmental and ecological education and cultural and social heritage for the benefit of the community of Hoy and visitors to Hoy.

In furtherance thereof, to enable funds to be disbursed within the community of Hoy, as appropriate, to fulfil these charitable purposes.

For the purposes of the Charities and Trustee Investment (Scotland) Act 2005 Act the following charitable purposes are (i) particularly relevant and (ii) are the charitable purposes identified as applicable from section 7 of the Charities and Trustee Investment (Scotland) Act 2005, namely:

- > the advancement of environmental protection or improvement;
- > the advancement of citizenship or community development; and
- > the advancement of the arts, heritage, culture or science.

#### **Significant Activities**

This year has been one of progress and positivity for the Trust. The land at Moaness, together with part of the access road leading to the pier, were finally sold to Orkney Islands Council. The sale of the land at Inkster, which had been requested by the tenant, had almost reached conclusion, and the Council had found that it had sufficient budget remaining, after installing the replacement septic tank, to provide a sluice and external tap at the Rackwick toilets for use by those arriving in motorhomes.

All Trust properties have been fitted with the regulation heat detectors, carbon monoxide detectors and smoke alarms, as well as having electrical installations certified following any necessary remedial works. EPCs were also undertaken on those properties requiring them.

The long-standing tenant of Slack, the son of the original family who came to the island at the inception of the Trust, had very reluctantly decided to renounce the lease. However, advertising resulted in a significant response, and the property was leased again very soon after. Storm damage resulted in the need to replace the garage roof at this property, and it was further resolved to re-roof the house as it leaked and needed constant temporary repairs. The contract was awarded to a local contractor for economic and efficiency reasons, and it is hoped that the job will be completed later in 2024.

The resolution to sell the site of Tuifea is progressing in that [REDACTED] R Clouston Ltd has been engaged to act as Agent in connection with the planning application process.

Finally, the Trust, led by [REDACTED] an external consultant, has been successful in obtaining feasibility funding towards the initial stages of the Burnmouth restoration project. [REDACTED] has kindly agreed to deal with publicity. [REDACTED] is hoping to have Planning and Building Warrant Applications submitted by the end of June and [REDACTED] himself is drafting the Business Plan. This is a substantial undertaking for the Trust, but one that, so far, has been a huge boost to Trustee morale.

Trust properties were revalued for insurance purposes and two quotes sought for renewal thereafter. Following a period of negotiation with NFU Mutual, they agreed to drop the premium slightly, and it was resolved to stay with that organisation. One tenant had objected very strongly the previous year to the level of premium payable on his leased property.

## **The Hoy Trust SCIO**

### **Report of the Trustees For The Year Ended 31 March 2024**

#### **OBJECTIVES AND ACTIVITIES**

##### **Significant Activities Continued**

Trust rents were increased across the board at Martinmas 2023, and no-one had objected. However, they still remain very low and because the Trust is starting from such a low base, it will take some time to bring them up to market levels.

##### **Volunteers**

The Trust relies heavily on time donated by trustees and other volunteers.

#### **FINANCIAL REVIEW**

##### **Reserves policy**

The Hoy Trust maintains significant reserves in order to derive investment income which is a significant part of the Trust's operating income and is required to support the operational expenses of the Trust and enable it to fulfil its charitable purposes.

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

##### **Governing document**

The charity, which is registered in Scotland (Charity number SC049348), is controlled by its governing document, and constitutes a Scottish Charitable Incorporated Organisation (SCIO).

The charity's status was changed from an unincorporated charity to a SCIO with effect from 31 May 2019.

##### **Organisational structure**

The number of trustees shall at all times be not less than five nor more than ten. An employee may not become a Trustee.

The Board may at any time appoint any person at any time by resolution passed by a majority of the Board, however they must retire at the next AGM and may be re-appointed at that meeting. Apart from new Trustees being reappointed, 3 Trustees shall retire at each AGM but are eligible to be re-appointed at that meeting.

The day to day management of the Trust is jointly undertaken by the Trustee's with the administration duties undertaken by [REDACTED] as administrator.

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

New trustees are guided and encouraged by the existing trustees.

# **The Hoy Trust SCIO**

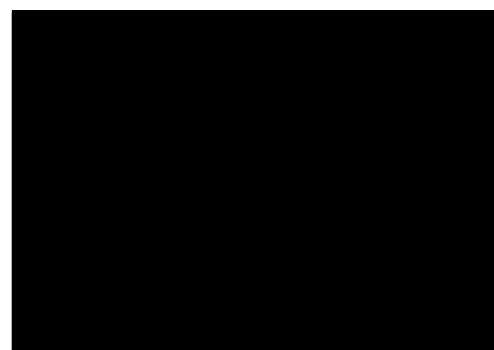
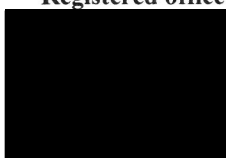
## **Report of the Trustees For The Year Ended 31 March 2024**

### **REFERENCE AND ADMINISTRATIVE DETAILS**

**Registered Company number**  
CS004041 (Scotland)

**Registered Charity number**  
SC049348

**Registered office**



**Independent Examiner**



The Long Partnership  
1 Castle Street  
Kirkwall  
Orkney  
KW15 1HD

### **STATEMENT OF TRUSTEES RESPONSIBILITIES**

The trustees are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Accounting Standards including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice)).

The law applicable to charities in Scotland requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity or that period. In preparing these financial statements, the trustees are required to:

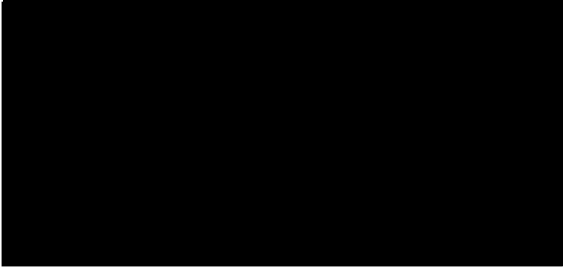
- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgments and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed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

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities and Trustee Investment (Scotland) Act 2005, the Charities Accounts (Scotland) Regulations 2006 (as amended) and the provisions of the charity's constitution. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**The Hoy Trust SCIO**

**Report of the Trustees  
For The Year Ended 31 March 2024**

Approved by order of the board of trustees on 23 August 2024 and signed on its behalf by:



## **Independent Examiner's Report to the Trustees of The Hoy Trust SCIO**

I report on the accounts for the year ended 31 March 2024 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. The charity 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 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

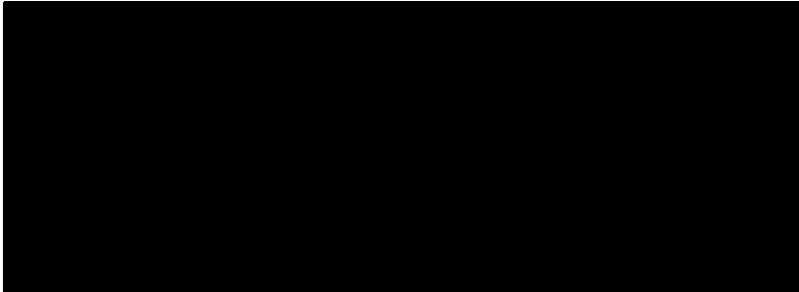
### **Independent examiner's statement**

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.



The Long Partnership  
1 Castle Street  
Kirkwall  
Orkney  
KW15 1HD

23 August 2024

# The Hoy Trust SCIO

## Statement of Financial Activities For The Year Ended 31 March 2024

	Notes	Unrestricted fund £	Restricted funds £	31.3.24 Total funds £	31.3.23 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>					
<b>Charitable activities</b>					
Property management		20,641	-	20,641	17,933
Investment income	2	7,346	-	7,346	8,506
Other income		<u>685</u>	<u>-</u>	<u>685</u>	<u>3,431</u>
<b>Total</b>		<u>28,672</u>	<u>-</u>	<u>28,672</u>	<u>29,870</u>
<b>EXPENDITURE ON</b>					
Raising funds	3	1,761	-	1,761	2,139
<b>Charitable activities</b>					
Property management		<u>32,727</u>	<u>-</u>	<u>32,727</u>	<u>42,773</u>
<b>Total</b>		<u>34,488</u>	<u>-</u>	<u>34,488</u>	<u>44,912</u>
Net gains/(losses) on investments		<u>26,187</u>	<u>-</u>	<u>26,187</u>	<u>(28,248)</u>
<b>NET INCOME/(EXPENDITURE)</b>		20,371	-	20,371	(43,290)
<b>RECONCILIATION OF FUNDS</b>					
Total funds brought forward		<u>457,685</u>	<u>-</u>	<u>457,685</u>	<u>500,975</u>
<b>TOTAL FUNDS CARRIED FORWARD</b>		<u><u>478,056</u></u>	<u><u>-</u></u>	<u><u>478,056</u></u>	<u><u>457,685</u></u>

The notes form part of these financial statements

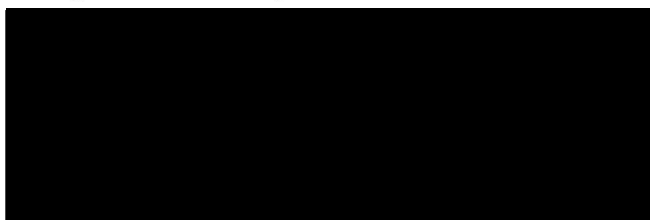


# The Hoy Trust SCIO

## Balance Sheet 31 March 2024

	Notes	Unrestricted fund £	Restricted funds £	31.3.24 Total funds £	31.3.23 Total funds £
<b>FIXED ASSETS</b>					
Tangible assets	7	99,154	-	99,154	133,812
Investments	8	<u>316,470</u>	<u>-</u>	<u>316,470</u>	<u>292,468</u>
		415,624	-	415,624	426,280
<b>CURRENT ASSETS</b>					
Debtors	9	30,841	-	30,841	6,366
Cash at bank and in hand		<u>38,359</u>	<u>-</u>	<u>38,359</u>	<u>31,878</u>
		69,200	-	69,200	38,244
<b>CREDITORS</b>					
Amounts falling due within one year	10	(6,768)	-	(6,768)	(6,839)
		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>NET CURRENT ASSETS</b>		<u>62,432</u>	<u>-</u>	<u>62,432</u>	<u>31,405</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>478,056</u>	<u>-</u>	<u>478,056</u>	<u>457,685</u>
<b>NET ASSETS</b>		<u>478,056</u>	<u>-</u>	<u>478,056</u>	<u>457,685</u>
<b>FUNDS</b>	11				
Unrestricted funds				<u>478,056</u>	<u>457,685</u>
<b>TOTAL FUNDS</b>				<u>478,056</u>	<u>457,685</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 23 August 2024 and were signed on its behalf by:



# **The Hoy Trust SCIO**

## **Notes to the Financial Statements For The Year Ended 31 March 2024**

### **1. ACCOUNTING POLICIES**

#### **Basis of preparing the financial statements**

The financial statements are prepared in accordance with the Financial Reporting Standard 102, as issued by the Financial Reporting Council, the statement of Recommended Practice (SORP) "Accounting and Reporting by Charities", the Charities and Trustees Investment (Scotland) Act 2005, and the Charities Accounts (Scotland) Regulations 2006 (as amended).

The charity constitutes a public benefit entity as defined by FRS 102.

Assets and liabilities are initially recognised at historical cost or transition value unless otherwise stated in the relevant accounting policy.

The preparation of financial statements requires the use of certain critical accounting estimates. It also requires the trustees to exercise their judgement in the process of applying accounting policies. Use of available information and application of judgement are inherent in the formation of estimates.

#### **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.

#### **Allocation and apportionment of costs**

All costs were allocated to unrestricted activities.

#### **Tangible fixed assets**

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

Computer equipment        -    25% on 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.

#### **Capitalisation of fixed assets**

Expenditure on tangible items under £100 is treated as revenue costs in the accounts.

#### **Investments**

Fixed asset investments are stated at market value.

#### **Irrecoverable VAT**

Irrecoverable VAT is included in the expense or asset account to which it relates.

#### **Cash at Bank and in Hand**

Cash represents funds held in short term access bank accounts.

## The Hoy Trust SCIO

### Notes to the Financial Statements - continued For The Year Ended 31 March 2024

#### 2. INVESTMENT INCOME

	31.3.24	31.3.23
	£	£
Investment Income & Dividends	4,644	8,356
Deposit account interest	<u>2,702</u>	<u>150</u>
	<u>7,346</u>	<u>8,506</u>

#### 3. RAISING FUNDS

##### Investment management costs

	31.3.24	31.3.23
	£	£
Portfolio management	<u>1,761</u>	<u>1,839</u>

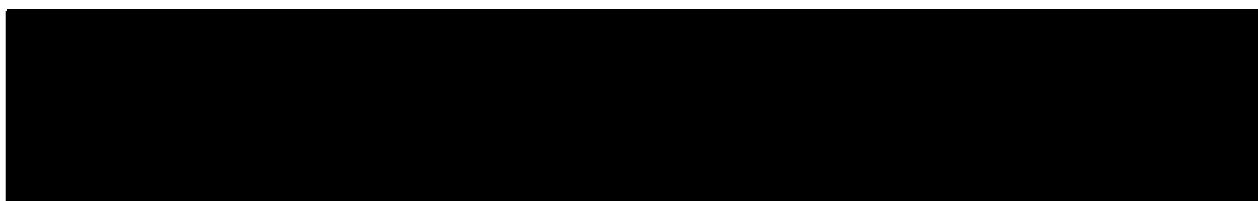
#### 4. NET INCOME/(EXPENDITURE)

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

	31.3.24	31.3.23
	£	£
Depreciation - owned assets	<u>58</u>	<u>78</u>

#### 5. TRUSTEES' REMUNERATION AND BENEFITS

The following trustees received payments for services in the year.



##### Trustees' expenses

There was nil (2023 - £68) of travel and administrative expenses reimbursed to trustees for the year.

# The Hoy Trust SCIO

## Notes to the Financial Statements - continued For The Year Ended 31 March 2024

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

	Unrestricted fund £	Restricted funds £	Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>			
<b>Charitable activities</b>			
Property management	17,933	-	17,933
Investment income	8,506	-	8,506
Other income	<u>3,431</u>	<u>-</u>	<u>3,431</u>
<b>Total</b>	<u>29,870</u>	<u>-</u>	<u>29,870</u>
 <b>EXPENDITURE ON</b>			
Raising funds	2,139	-	2,139
<b>Charitable activities</b>			
Property management	<u>42,773</u>	<u>-</u>	<u>42,773</u>
<b>Total</b>	<u>44,912</u>	<u>-</u>	<u>44,912</u>
 Net gains/(losses) on investments	<u>(28,248)</u>	<u>-</u>	<u>(28,248)</u>
 <b>NET INCOME/(EXPENDITURE)</b>	 (43,290)	 -	 (43,290)
 <b>RECONCILIATION OF FUNDS</b>			
Total funds brought forward	<u>500,975</u>	<u>-</u>	<u>500,975</u>
 <b>TOTAL FUNDS CARRIED FORWARD</b>	 <u><u>457,685</u></u>	 <u><u>-</u></u>	 <u><u>457,685</u></u>

## The Hoy Trust SCIO

### Notes to the Financial Statements - continued For The Year Ended 31 March 2024

#### 7. TANGIBLE FIXED ASSETS

	Land & Buildings £	Computer equipment £	Totals £
<b>COST</b>			
At 1 April 2023	133,579	2,493	136,072
Additions	400	-	400
Disposals	<u>(35,000)</u>	<u>(1,658)</u>	<u>(36,658)</u>
At 31 March 2024	<u>98,979</u>	<u>835</u>	<u>99,814</u>
<b>DEPRECIATION</b>			
At 1 April 2023	-	2,260	2,260
Charge for year	-	58	58
Eliminated on disposal	<u>-</u>	<u>(1,658)</u>	<u>(1,658)</u>
At 31 March 2024	<u>-</u>	<u>660</u>	<u>660</u>
<b>NET BOOK VALUE</b>			
At 31 March 2024	<u>98,979</u>	<u>175</u>	<u>99,154</u>
At 31 March 2023	<u>133,579</u>	<u>233</u>	<u>133,812</u>

#### 8. FIXED ASSET INVESTMENTS

	Listed investments £
<b>MARKET VALUE</b>	
At 1 April 2023	292,468
Additions	138,064
Disposals	(140,249)
Impairments	<u>26,187</u>
At 31 March 2024	<u>316,470</u>
<b>NET BOOK VALUE</b>	
At 31 March 2024	<u>316,470</u>
At 31 March 2023	<u>292,468</u>

The investment portfolio is managed by Brewin Dolphin on behalf of Hoy Trust SCIO.

At 31 March 2024 56.04% of these investments comprised overseas Bonds and Equities.

All investments are listed on the appropriate exchanges.

## The Hoy Trust SCIO

### Notes to the Financial Statements - continued For The Year Ended 31 March 2024

#### 9. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.24	31.3.23
	£	£
Rent outstanding	3,811	4,541
Other debtors	<u>27,030</u>	<u>1,825</u>
	<u>30,841</u>	<u>6,366</u>

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

	31.3.24	31.3.23
	£	£
Accruals and deferred income	<u>6,768</u>	<u>6,839</u>

#### 11. MOVEMENT IN FUNDS

	At 1.4.23 £	Net movement in funds £	At 31.3.24 £
<b>Unrestricted funds</b>			
General fund	457,685	20,371	478,056
	<u>457,685</u>	<u>20,371</u>	<u>478,056</u>
<b>TOTAL FUNDS</b>	<u>457,685</u>	<u>20,371</u>	<u>478,056</u>

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	28,672	(34,488)	26,187	20,371
	<u>28,672</u>	<u>(34,488)</u>	<u>26,187</u>	<u>20,371</u>
<b>TOTAL FUNDS</b>	<u>28,672</u>	<u>(34,488)</u>	<u>26,187</u>	<u>20,371</u>

#### Comparatives for movement in funds

	At 1.4.22 £	Net movement in funds £	At 31.3.23 £
<b>Unrestricted funds</b>			
General fund	500,975	(43,290)	457,685
	<u>500,975</u>	<u>(43,290)</u>	<u>457,685</u>
<b>TOTAL FUNDS</b>	<u>500,975</u>	<u>(43,290)</u>	<u>457,685</u>

## The Hoy Trust SCIO

### Notes to the Financial Statements - continued For The Year Ended 31 March 2024

#### 11. MOVEMENT IN FUNDS - continued

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	29,870	(44,912)	(28,248)	(43,290)
	<hr/>	<hr/>	<hr/>	<hr/>
<b>TOTAL FUNDS</b>	<u>29,870</u>	<u>(44,912)</u>	<u>(28,248)</u>	<u>(43,290)</u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.4.22 £	Net movement in funds £	At 31.3.24 £
<b>Unrestricted funds</b>			
General fund	500,975	(22,919)	478,056
	<hr/>	<hr/>	<hr/>
<b>TOTAL FUNDS</b>	<u>500,975</u>	<u>(22,919)</u>	<u>478,056</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	58,542	(79,400)	(2,061)	(22,919)
	<hr/>	<hr/>	<hr/>	<hr/>
<b>TOTAL FUNDS</b>	<u>58,542</u>	<u>(79,400)</u>	<u>(2,061)</u>	<u>(22,919)</u>

#### 12. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 March 2024.