COMPANY REGISTRATION NUMBER: SC356015
CHARITY REGISTRATION NUMBER: SCO40372

Isle of Kerrera Development Trust

Company Limited by Guarantee

Unaudited Financial Statements

31 March 2025

R A CLEMENT ASSOCIATES CHARTERED ACCOUNTANTS
Chartered accountants
5 Argyll Square
Oban
Argyll
PA34 4AZ

Isle of Kerrera Development Trust

Company Limited by Guarantee

Financial Statements

Year ended 31 March 2025

Isle of Kerrera Development Trust

Company Limited by Guarantee

Directors' Annual Report (Incorporating the Director's Report)

Year ended 31 March 2025

The directors, who are also the directors for the purposes of company law, present their report and the unaudited financial statements of the charity for the year ended 31 March 2025.

Reference and administrative details

Registered charity name	Isle of Kerrera Development Trust
Charity registration number	SCO40372
Company registration number	SC356015
Principal office and registered office	Lower Gylen Isle of Kerrera Oban PA34 4SX Argyll

The directors

P Davies	
R Wright	
A McGregor	
M Brown	
D Robertson	(Appointed 9 April 2024)
D Keys	(Appointed 9 April 2024)
L Wright	(Appointed 23 March 2025)
G Thorpe	(Appointed 23 March 2025)
S McGregor	(Appointed 23 March 2025)
C Strong	(Appointed 24 March 2025)
K Keys	(Resigned 23 March 2025)
R Glen	(Resigned 21 January 2025)

Independent examiner	Liam Campbell ACCA of R A Clement Associates C.A. 5 Argyll Square Oban Argyll PA34 4AZ

Structure, governance and management

Structure of the charity
IKDT continues to operate as the representative arm of the community. The company has been formed to benefit the communities of the Isle of Kerrera and all of the associated small islands in its immediate vicinity and is governed by its memorandum and articles. The organisation is a charitable company limited by guarantee and is recognised as a Scottish charity.

Governing Document
The company was established under a Memorandum of Association which established the objects and powers of the charitable company and is governed by its Articles of Association. In the event of the company being wound up members are required to contribute an amount not exceeding £1.

Number of Directors
The maximum number of directors shall be 10, of whom no more than 7 may be Member Directors and no more than 3 may be co-opted directors; the minimum number of directors shall be 5 and the number of Member Directors must at all times exceed the aggregate number of co-opted directors.

Election, retiral, re-election: Member Directors
Any full member who wishes to be considered for election as a director at an annual general meeting must lodge with the company a written notice (in such form as the directors require), confirming that he/she is willing to be appointed; the notice must be signed by him/her and must be lodged with the company at least 7 days before the date of the annual general meeting.

Liability of Members
Every member of the company undertakes to contribute such amount as may be required (not exceeding £1) to the company's assets if it should be wound up while he/she/it is a member or within one year after he/she/it ceases to be a member, for payment of the company's debts and liabilities contracted before he/she/it ceases to be a member, and of the costs, charges and expenses of winding up, and for the adjustment of the rights of the contributories among themselves.

Risk Policy
The directors have assessed the major risks to which the charity is exposed, and in particular those related to the operations and finances of the Trust, and are satisfied that systems are in place to mitigate any exposure to these risks.

Recruitment and Appointment of Charity Trustees
All members are eligible to be nominated and appointed as charity trustees. In such a small community where everyone knows each other, it is fairly easy to spread the word that new Trustees are needed and existing trustees will talk through what is required and answer any questions prior to nomination.

Inline with our Governing documents potential new Trustees are invited to register their interest in writing 7 days in advance of the annual AGM. New Trustees are nominated and seconded at the AGM.

Structure, governance and management *(continued)*

Induction and training of trustees
New Trustees receive an induction pack including links to OSCR guidelines about being a Trustee and a presentation based on a Development Trust Association Scotland (DTAS) template, relating to the work of the Trust, including links to documents such as the Articles of Association, annual accounts, policies and procedures, register of interests and project updates. Informal meetings with Trustees and staff are encouraged to bring new Trustees up to date. Training is provided as required during the year and as needs arise e.g. understanding annual accounts.

A board training and development day is being planned with Sandy Brunton from Mull and Iona Community Trust. Jane and Aideen provide support to the board.

Pay and remuneration
There are no direct employees in the organisation. All staff are self employed.

Currently the Project Coordinator works flexibly part time for 2.5 days per week. Rates were benchmarked across other rural development trusts when the contract was offered. Any funding applications that include rates of pay always include an annual increase and rates are reviewed and benchmarked annually.

Objectives and activities

The company has been formed to benefit the communities of the Isle of Kerrera and of all associated small islands in its immediate vicinity, which comprise the post code unit PA34 4SX ("the Community") with the following objects:-

(1) To promote, for the public benefit, rural regeneration within the Community;

(2) To advance environmental protection and/or improvement within the Community and in particular through:-

(A) the provision, maintenance and/or improvement of public open space and other public amenities and other environmental and regeneration projects (but subject to appropriate safeguards to ensure that the public benefits so arising clearly outweigh any private benefit thereby conferred on private landowners); and

(B) encouraging the more efficient use of the world's resources, and in particular greater use of renewable energy sources so as

(i) to minimise the proliferation of mines, wells and other extraction facilities which degrade the natural environment and

(ii) to reduce greenhouse gas emissions and thus avoid the damage to the natural environment caused by global warming;

(3) To advance heritage through preserving, for the benefit of the general public, the historical, architectural and constructional heritage that may exist in and around the Community in buildings (including any structure or erection and any part of a building as so defined) of particular beauty or historical, architectural or constructional interest;

To provide recreational facilities or to organise recreational activities, within the Community, with such facilities/activities being available to members of the public at large with the object of improving their conditions of life; To advance the health of the residents of the Community and to assist in the relief of ill health and the provision of health education for such residents;

To advance education among residents of the Community; To relieve unemployment, particularly among residents of the Community

These are achieved through the provision of a community ebike scheme. The refurbishment and future operation of a Old School Buildingfacility on the Isle of Kerrera to provided facilities for the local community and other projects as detailed further in the Achievements and performance section of the report,

Achievements and performance

The school building now up and running although ongoing issues with hearing etc.

The bothy is operating well and continuing to develop business.

Financial review

Results for the year

The charity incurred an overall deficit for the year of £30k (2024: Surplus £244k), partly attributable to a reduction in grant funding on the completion of major projects.

At the year end the charity held £17K unrestricted funds (2024: £17k) and £1.66m restricted funds (2024: £1.7m) of which £1.6m was represented by tangible fixed (2024: £1.6m).

Principal funding sources

The principal funding sources during the year was grant funding as set out in note 5 to the accounts.

Reserves

The Policy of the Trust is to aim to retain sufficient reserves to meet the cost of any regular commitments, as well as a contingency to enable it to continue to develop further projects.

The Trust recognises that its regular commitments will now increase due to the Old School and Bothy, along with the maintenance of the North South Road. The reserves held going forward will need to reflect this. Work is underway to identify these costs and to implement a strategy to increase our reserves figure.

Plans for future periods

Plans for the Coming Year

Looking ahead, we're focused on the following:

- Rectifying ongoing issues with hearing/hot water and septic tank
- Collaborate with calmac re the provision of public toilets at the slipway on Kerrera

Small company provisions

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

The directors' annual report was approved on .04/03/2026....... and signed on behalf of the board of trustees by:

C Strong
Director

Independent Examiner's Report to the Directors of Isle of Kerrera Development Trust

Year ended 31 March 2025

I report to the directors on my examination of the financial statements of Isle of Kerrera Development Trust ('the charity') for the year ended 31 March 2025.

Responsibilities and basis of report

As the directors of the company (and also its directors for the purposes of company law) you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities and Trustee Investment (Scotland) Act 2005 ('the 2005 Act'), the Charities Accounts (Scotland) Regulations 2006 (as amended) and the Companies Act 2006 ('the 2006 Act'). You are satisfied that the accounts of the company are not required by charity or company law to be audited and have chosen instead to have an independent examination.

Having satisfied myself that the accounts of the company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the charity's accounts carried out under section 44(1)(c) of the 2005 Act. In carrying out my examination I have followed the requirements of Regulation 11 of the Charities Accounts (Scotland) Regulations 2006 (as amended).

Independent examiner's statement

Since the charity is required by company law to prepare its accounts on an accruals basis and is registered as a charity in Scotland your examiner must be a member of a body listed in Regulation 11(2) of the Charities Accounts (Scotland) Regulations 2006 (as amended). I can confirm that I am qualified to undertake the examination because I am a registered member of ICAS which is one of the listed bodies.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the charity as required by section 386 of the 2006 Act, section 44(1)(a) of the 2005 Act and Regulation 4 of the 2006 Accounts Regulations; or

2. the financial statements do not accord with those records or with the accounting requirements of Regulation 8 of the Charities Accounts (Scotland) Regulations 2006; or

3. the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination; or

4. the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Liam Campbell ACCA of
R A Clement Associates C.A.
Independent Examiner

5 Argyll Square
Oban
Argyll
PA34 4AZ

Isle of Kerrera Development Trust

Company Limited by Guarantee

Statement of Financial Activities (including income and expenditure account)

Year ended 31 March 2025

	Note	2025 Unrestricted funds £	Restricted funds £	Endowment funds £	Total funds £	2024 Total funds £
Income and Designated						
Donations and legacies	5	4,318	2,313	–	6,631	299,666
Charitable activities	6	1,663	1,905	–	3,568	2,360
Other trading activities	7	1,244	–	–	1,244	1,306
Total income		7,225	4,218	–	11,443	303,332
Expenditure						
Expenditure on charitable activities	8,9	6,696	34,435	–	41,131	59,543
Total expenditure		6,696	34,435	–	41,131	59,543
Net (expenditure)/income and net movement in funds		529	(30,217)	–	(29,688)	243,789
Reconciliation of funds						
Total funds brought forward		16,995	1,695,411	6,561	1,718,967	1,475,178
Total funds carried forward		17,524	1,665,194	6,561	1,689,279	1,718,967

The statement of financial activities includes all gains and losses recognised in the year.
All income and expenditure derive from continuing activities.

Isle of Kerrera Development Trust

Company Limited by Guarantee

Statement of Financial Position

31 March 2025

	Note	2025 £	2024 £
Fixed assets			
Tangible fixed assets	**14**	1,628,807	1,639,116
Current assets			
Debtors	**15**	1,006	3,405
Cash at bank and in hand		69,678	95,954
		70,684	99,359
Creditors: amounts falling due within one year	**16**	10,212	19,508
Net current assets		60,472	79,851
Total assets less current liabilities		1,689,279	1,718,967
Net assets		1,689,279	1,718,967
Funds of the charity			
Endowment funds		6,561	6,561
Restricted funds		1,665,194	1,695,411
Unrestricted funds		17,524	16,995
Total charity funds	**18**	1,689,279	1,718,967

For the year ending 31 March 2025 the charity was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

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

The statement of financial position continues on the following page.

These financial statements were approved by the board of trustees and authorised for issue on 04/03/2026, and are signed on behalf of the board by:

C Strong
Director

1. General information

The charity is a public benefit entity and a private company limited by guarantee, registered in Scotland and a registered charity in Scotland. The address of the registered office is Lower Gylen, Isle of Kerrera, Oban, PA34 4SX, Argyll.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Companies Act 2006.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Going concern

There are no material uncertainties about the charity's ability to continue.

Disclosure exemptions

The entity satisfies the criteria of being a qualifying entity as defined in FRS 102. As such, advantage has been taken of the following disclosure exemptions available under paragraph 1.12 of FRS 102:

(a) No cash flow statement has been presented for the company.
(b) Disclosures in respect of financial instruments have not been presented.

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

3. Accounting policies *(continued)*

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Endowment funds are unrestricted funds earmarked by the directors for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds.

Income

All income is included in the statement of financial activities when entitlement has passed to the charity, it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

- income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.
- legacy income is recognised when receipt is probable and entitlement is established.
- income from donated goods is measured at the fair value of the goods unless this is impractical to measure reliably, in which case the value is derived from the cost to the donor or the estimated resale value. Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.
- income from contracts for the supply of services is recognised with the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.

3. Accounting policies *(continued)*

Expenditure

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.

- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.

- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other recognised gains and losses, unless it reverses a charge for impairment that has previously been recognised as expenditure within the statement of financial activities. A decrease in the carrying amount of an asset as a result of revaluation, is recognised in other recognised gains and losses, except to which it offsets any previous revaluation gain, in which case the loss is shown within other recognised gains and losses on the statement of financial activities.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Land and buildings	-	2% Straight line
Marquee	-	10% reducing balance
E-Bikes	-	50% in first year and 15% each year after this
Computer equipment	-	25% Straight line

Assets are not depreciated until they are bought into use as detailed in note 15.

3. **Accounting policies** *(continued)*

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that largely independent of the cash inflows from other assets or groups of assets.

For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the charity are assigned to those units.

Financial instruments

A financial asset or a financial liability is recognised only when the charity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the amount receivable or payable including any related transaction costs.

Current assets and current liabilities are subsequently measured at the cash or other consideration expected to be paid or received and not discounted.

Debt instruments are subsequently measured at amortised cost.

Where investments in shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in income and expenditure. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in the statement of financial activities, with the exception of hedging instruments in a Endowment hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised under the appropriate heading in the statement of financial activities in which the initial gain was recognised.

3. Accounting policies *(continued)*

Financial instruments *(continued)*

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

4. Limited by guarantee

The Isle of Kerrera Development Trust is a company limited by guarantee and accordingly does not have a share capital.

Every member of the company undertakes to contribute such amount as may be required not exceeding £1 to the assets of the charitable company in the event of its being wound up while he or she is a member, or within one year after he or she ceases to be a member.

5. Donations and legacies

	Unrestricted Funds £	Restricted Funds £	**Total Funds 2025 £**
Donations			
Donations	4,198	313	4,511
Donations - School project	–	–	–
Gift aid	–	–	–
Grants			
William Grant Foundation	–	–	–
HIE	–	–	–
Highland Council	120	–	120
Argyll & Bute	–	2,000	2,000
Touring Network	–	–	–
DTAS	–	–	–
Energy Savings Trust	–	–	–
Garfield Weston	–	–	–
	4,318	2,313	6,631

	Unrestricted Funds £	Restricted Funds £	Total Funds 2024 £
Donations			
Donations	2,174	–	2,174
Donations - School project	–	1,219	1,219
Gift aid	–	17	17

5. Donations and legacies *(continued)*

	Unrestricted Funds £	Restricted Funds £	Total Funds 2024 £
Grants			
William Grant Foundation	7,800	–	7,800
HIE	–	102,034	102,034
Highland Council	–	–	–
Argyll & Bute	–	147,514	147,514
Touring Network	300	–	300
DTAS	219	–	219
Energy Savings Trust	–	25,564	25,564
Garfield Weston	–	12,825	12,825
	10,493	289,173	299,666

6. Charitable activities

	Unrestricted Funds £	Restricted Funds £	**Total Funds 2025 £**
E-Bike rental	1,345	–	**1,345**
Fundraising events	–	105	**105**
Bothy rental	–	1,800	**1,800**
Other income from charitable activities	318	–	**318**
	1,663	1,905	**3,568**

	Unrestricted Funds £	Restricted Funds £	Total Funds 2024 £
E-Bike rental	1,250	–	1,250
Fundraising events	925	185	1,110
Bothy rental	–	–	–
Other income from charitable activities	–	–	–
	2,175	185	2,360

7. Other trading activities

	Unrestricted Funds £	**Total Funds 2025 £**	Unrestricted Funds £	Total Funds 2024 £
School hire	–	**–**	62	62
Slip rent	1,244	**1,244**	1,244	1,244
	1,244	**1,244**	1,306	1,306

8. Expenditure on charitable activities by fund type

	Unrestricted Funds £	Restricted Funds £	**Total Funds 2025 £**
Core activities	4,296	5,706	10,002
School building	–	24,329	24,329
Broadband Infrastructure	–	2,000	2,000
Support costs	2,400	2,400	4,800
	6,696	34,435	41,131

	Unrestricted Funds £	Restricted Funds £	Total Funds 2024 £
Core activities	1,570	10,388	11,958
School building	–	42,785	42,785
Broadband Infrastructure	–	–	–
Support costs	1,800	3,000	4,800
	3,370	56,173	59,543

9. Expenditure on charitable activities by activity type

	Activities undertaken directly £	Support costs £	**Total funds 2025 £**	Total fund 2024 £
Core activities	10,002	–	10,002	11,958
School building	24,329	–	24,329	42,785
Broadband Infrastructure	2,000	–	2,000	–
Governance costs	–	4,800	4,800	4,800
	36,331	4,800	41,131	59,543

	2025 £	2024 £
Project management fees & expenses	2,050	5,745
Core activities - Office, IT Legal & Professional fees	1,957	762
Broadband Infrastructure - Project management fees	2,000	–
Governance costs - accountancy & audit fees	4,800	4,800
Consultancy, other staff & sundry costs	430	160
Activities & other project costs	682	375
School building costs	24,329	42,785
Core activities - Depreciation & impairment	4,883	4,916
	41,131	59,543

10. Net (expenditure)/income

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

	2025	2024
	£	£
Depreciation of tangible fixed assets	21,961	21,763

11. Independent examination fees

	2025	2024
	£	£
Fees payable to the independent examiner for:		
Independent examination of the financial statements	–	4,800

12. Staff costs

There were no employees during the year or the previous year.

13. Trustee remuneration and expenses

The charity trustees, who are the directors of the company, were not paid and did not receive any remuneration, benefits in kind or reimbursement of expenses in their capacity as trustee during the year or the previous year.

14. Tangible fixed assets

	At 1 Apr 2024	Additions	**At 31 Mar 2025**
	£	£	**£**
Cost			
Kerrera slipway	6,561	–	6,561
Old school building	842,335	11,652	853,987
North/South Road	750,280	–	750,280
Marquee	4,124	–	4,124
Broadband infrastructure	32,400	–	32,400
E-bikes	61,086	–	61,086
Computer equipment	382	–	382
	1,697,168	11,652	1,708,820

14. Tangible fixed assets *(continued)*

	At 1 Apr 2024 £	Charge for the year £	**At 31 Mar 2025 £**
Depreciation			
Kerrera slipway	–	–	–
Old school building	16,847	17,078	33,925
North/South Road	–	–	–
Marquee	1,117	301	1,418
Broadband infrastructure	–	–	–
E-bikes	39,706	4,582	44,288
Computer equipment	382	–	382
	58,052	21,961	80,013

	At 31 Mar 2025 £	**At 31 Mar 2024 £**
Carrying amount		
Kerrera slipway	6,561	6,561
Old school building	820,062	825,488
North/South Road	750,280	750,280
Marquee	2,706	3,007
Broadband infrastructure	32,400	32,400
E-bikes	16,798	21,380
Computer equipment	–	–
	1,628,807	1,639,116

14. Tangible fixed assets *(continued)*

Kerrera Slipway
The slipway major overhaul, which was not being carried out by the charity, was completed in March 2015, but no depreciation will be charged on the initial cost of bringing it into the ownership of the Trust, as this consists only of the legal fees incurred.

Old School Building
The initial costs related to professional fees and the cost of the Old School Building on Kerrera which was bought from Argyll & Bute Council in July 2019 with a 100% grant from the Scottish Land Fund. The grant funded additions in subsequent years relate to refurbishment works undertaken. Depreciation will be charged on completion of the project.

Argyll & Bute Council hold standard security over Kerrera Primary School of security of payment of all sums due and that may become due to Argyll & Bute Council.

North/South Road
The capitalised costs of the cost of putting the road in place. Costs brought forward relate to phase 1 of the construction of the North/South road to connect the communities on the island. Additions in the year relate to phase 2 of the project. The asset is not owned however in the next two years either formal title will be received or the road may be formally adopted by Argyll & Bute Council. Depreciation will be charged on completion of the project.

Broadband infrastructure
The project was in the early stages at the year end. Depreciation will be charged on completion of the project.

15. Debtors

	2025	2024
	£	£
Prepayments and accrued income	–	2,399
Other debtors	1,006	1,006
	1,006	3,405

16. Creditors: amounts falling due within one year

	2025	2024
	£	£
Trade creditors	–	350
Accruals and deferred income	10,212	19,158
	10,212	19,508

17. Deferred income

	2025	2024
	£	£
Amount deferred in year	951	951

18. Analysis of charitable funds

Unrestricted funds

	At 1 Apr 2024	Income	Expenditure	**At 31 Mar 2025**
	£	£	£	£
General funds	16,995	7,225	(6,696)	17,524

	At 1 Apr 2023	Income	Expenditure	At 31 Mar 2024
	£	£	£	£
General funds	6,391	13,974	(3,370)	16,995

Restricted funds

	At 1 Apr 2024	Income	Expenditure	**At 31 Mar 2025**
	£	£	£	£
School project	852,586	2,218	(25,878)	828,926
E-Bikes	21,380	–	(4,582)	16,798
Community led activities	4,796	–	(1,975)	2,821
North/South Road	783,721	–	–	783,721
Mainland Carpark	528	–	–	528
Broadband Infrastructure	32,400	2,000	(2,000)	32,400
	1,695,411	4,218	(34,435)	1,665,194

	At 1 Apr 2023	Income	Expenditure	At 31 Mar 2024
	£	£	£	£
School project	596,819	289,341	(33,574)	852,586
E-Bikes	25,962	–	(4,582)	21,380
Community led activities	22,813	–	(18,017)	4,796
North/South Road	783,704	17	–	783,721
Mainland Carpark	528	–	–	528
Broadband Infrastructure	32,400	–	–	32,400
	1,462,226	289,358	(56,173)	1,695,411

18. Analysis of charitable funds *(continued)*

School Project
During the year the refurbishment works were completed and the building was officially opened the building on 30th March 2024.

E-Bikes
Funding was received from The Energy Savings Trust in 2021 for the purchase of E-bikes. The e-bikes are now in use with depreciation charged against the fund balance.

Community led activities
Funding was received from the Lottery to deliver a programme of community-led activities on the Isle of Kerrera. The programme, based on ongoing consultation, will bring the community together, promote community resilience and alleviate rural/social isolation. A number of successful events were held during the current and prior year.

North/South Road
Funding was received from the Scottish Government, in the prior year, to facilitate the construction of a road to connect the separate communities on the island. At 31 March 2022 stage one had been completed consisting of a forestry grade track with fencing and cattle grid. Further funding was received in 2022-23 from Argyll & Bute Council for stage two of the project, the tar topping of the road in October 2022. The capitalised costs of the cost of putting the road in place.

The road project always had a 2 year timeline built in where we were hoping the road would be adopted. This period finished in October 2024 and IKDT now has the option to trigger the assignation of the road to the Trust and is currently with the solicitors. £30,000 has been ringfenced to cover these legal costs and any associated project management costs.

Mainland Car Park
Initial funding was received from DTAS and future support will be provided by Highlands and Islands Enterprise to work with Community Enterprise to look at the options for the mainland car park. There was no action taken on this project during the current year.

Broadband Infrastructure
Grant funding of £32,400 was received from the Argyll & Bute council Digital Exclusion Fund in 2022/23 for the Back of Beyond Broadband (BOBB) for the purpose of completing a Fixed Wireless Access (FWA) network on the island of Kerrera. In September 2024 a further grant of £2,000 was received to cover project management costs.

It has been a complex and challenging environment to work in and although there were no further developments of the project in the year to March 2025, the first home connection was made in January 2026. There are no further funds due for this project and we hope that more homes can now take advantage of the super fast speeds on offer.

18. Analysis of charitable funds *(continued)*

Endowment funds

	At 1 Apr 2024	Income	Expenditure	**At 31 Mar 2025**
	£	£	£	**£**
Isle of Kerrera Slipway	6,561	–	–	6,561

	At 1 Apr 2023	Income	Expenditure	At 31 Mar 2024
	£	£	£	£
Isle of Kerrera Slipway	6,561	–	–	6,561

Kerrera Slipway
The Slipway at the Isle of Kerrera was acquired by the Trust for a payment of £6,561.

19. Analysis of net assets between funds

	Unrestricted Funds	Restricted Funds	Endowment Funds	**Total Funds 2025**
	£	£	£	**£**
Tangible fixed assets	2,706	1,619,538	6,561	1,628,805
Current assets	20,233	50,453	–	70,686
Creditors less than 1 year	(5,416)	(4,796)	–	(10,212)
Net assets	17,523	1,665,195	6,561	1,689,279

	Unrestricted Funds	Restricted Funds	Endowment Funds	Total Funds 2024
	£	£	£	£
Tangible fixed assets	3,007	1,629,548	6,561	1,639,116
Current assets	28,428	70,931	–	99,359
Creditors less than 1 year	(14,440)	(5,068)	–	(19,508)
Net assets	16,995	1,695,411	6,561	1,718,967

20. Conflicts of interest

The Trust operates a policy to deal with potential conflicts of interest. This includes maintaining a register of board members/directors interests, which details any contractual or financial relationship or position of authority with outside companies, firms or organisations. Whenever a board member/director has an interest in any item discussed by the Board, he/she takes no part in the discussions or decision making process.

21. Capital commitments

The Trust is committed to completion of ongoing projects.

22. Related parties

During the year the charity entered into the following transactions with related parties:

	Transaction value		Balance owed by/(owed to)	
	2025	2024	**2025**	2024
	£	£	£	£
R Wright	1,800	–	–	–

The opportunity to operate the bothy was offered to all islanders. From September 2024, the bothy has been operated by R Wright a trustee/director.

The following pages do not form part of the financial statements.

Isle of Kerrera Development Trust

Company Limited by Guarantee

Detailed Statement of Financial Activities

Year ended 31 March 2025

	2025	2024
	£	£
Income and Designated		
Donations and legacies		
Donations	4,511	2,174
Donations - School project	–	1,219
Gift aid	–	17
William Grant Foundation	–	7,800
HIE	–	102,034
Highland Council	120	–
Argyll & Bute	2,000	147,514
Touring Network	–	300
DTAS	–	219
Energy Savings Trust	–	25,564
Garfield Weston	–	12,825
	6,631	299,666
Charitable activities		
E-Bike rental	1,345	1,250
Fundraising events	105	1,110
Bothy rental	1,800	–
Other income from charitable activities	318	–
	3,568	2,360
Other trading activities		
School hire	–	62
Slip rent	1,244	1,244
	1,244	1,306
Total income	11,443	303,332

Isle of Kerrera Development Trust

Company Limited by Guarantee

Detailed Statement of Financial Activities *(continued)*

Year ended 31 March 2025

	2025	2024
	£	£
Expenditure		
Expenditure on charitable activities		
Wages and salaries	5,046	26,216
Light and heat	1,236	306
Repairs and maintenance	204	6
Insurance	2,815	2,817
Other establishment	–	589
Legal and professional fees	8,101	4,800
Other office costs	656	762
Depreciation	21,961	21,763
Sundry	430	1,909
Core activities - Equipment & Activities	682	375
	41,131	59,543
Total expenditure	41,131	59,543
Net (expenditure)/income	(29,688)	243,789

Isle of Kerrera Development Trust

Company Limited by Guarantee

Notes to the Detailed Statement of Financial Activities

Year ended 31 March 2025

	2025 £	2024 £
Expenditure on charitable activities		
Core activities		
Activities undertaken directly		
Core activities - Project management fees	1,446	4,806
Core activities - Repairs & maintenance	204	–
Core activities - Insurance	400	350
Core activities - Volunteer & Staff expenditure	–	589
Core activities - Legal and professional fees	1,301	–
Core activities - Office expenses & IT	656	762
Core activities - Depreciation & impairment	4,883	4,916
Core activities - Sundry costs	430	160
Core activities - Equipment & Activities	682	375
	10,002	11,958
School building		
Activities undertaken directly		
School building - Project management costs	3,600	21,410
School building - Light & heat	1,236	306
School building - Repairs & maintenance	–	6
School building - Insurance	2,415	2,467
School building - Depreciation	17,078	16,847
School building - Sundry costs	–	1,749
	24,329	42,785
Broadband Infrastructure		
Activities undertaken directly		
Infrastructure - legal and professional fees	2,000	–
Governance costs		
Governance costs - accountancy fees	4,800	4,800
Expenditure on charitable activities	41,131	59,543