THE DUNBEATH PRESERVATION TRUST

REPORT AND ACCOUNTS

for the year ended 31 March 2026

Reid & Fraser
Chartered Accountants
15 Princes Street
Thurso
Caithness
KW14 7BQ

LEGAL AND ADMINISTRATIVE INFORMATION
For the year ended 31 March 2026

TRUSTEES

William Macdonald	
Victor Cormack	
Mark Elder	
Anne MacBeath	
Donald Sutherland	
Claire Mackenzie	
Wendy Smith	Appointed March 2026
Barbara Gray	Appointed June 2025; resigned February 2026

OFFICIALS

Victor Cormack	-	Chairperson
Mark Elder	-	Vice Chairperson
Anne MacBeath	-	Secretary
William Macdonald	-	Hon.Treasurer

MANAGER/CURATOR:
Vacant

PRINCIPAL OFFICE:
Old School
Dunbeath
Caithness
KW6 6ED

STOCKBROKERS
Barclays Investment Solutions Ltd
120 Bothwell Street
Glasgow
G2 7JT

BANKERS
Virgin Money PLC

SOLICITORS
Young Robertson & Co
Solicitors and Estate Agents
29 Traill Street
Thurso
KW14 8EQ

INDEPENDENT EXAMINER
Linda Cameron FCCA CTA CA
Reid & Fraser
Chartered Accountants
15 Princes Street
Thurso
KW14 7BQ

CHARITY NUMBER
SC003175

TRUSTEES' REPORT
for the year ended 31 March 2026

The Trustees present their report and the financial statements for the charity for the period ended 31 March 2026.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing Document
The Charity is a Scottish Charitable Incorporated Organisation (SCIO). It was registered in its current legal form on 30 March 2015. The charity was previously a Trust, created by a deed dated 15 May 1985 by the settlor, Mr Ray Stanton Avery, and it was modernised on his instructions in 2001 and further in 2011.

Appointment of Trustees
The Trustees during the year of review to the date of this report are detailed on company information page 1. Trustees consist of "Local" and "Expert" trustees.
One third of the trustees in each category "Local" and "Expert" retire annually at the Annual General Meeting but shall be eligible for re-election.

Organisational Structure
The charity is run by the Trustees who meet on a regular basis, and whose policies and decisions are implemented by a Board of Officials. The names of the Trustees and Officials who acted during the year are listed on page 1.
The Trustees and Officials are not remunerated for services provided in their capacity as Trustee/Official.
The daily administration of the charity is handled by an experienced member of staff.

OBJECTIVES AND ACTIVITIES
The objectives of the charity are the preservation, enhancement and development for educational and other charitable purposes of the general locality of Dunbeath, Caithness with particular reference to its resources in respect of prehistoric sites, ancient monuments, historic buildings, social history and general environment including its flora, fauna and geology. The Boat Shed is open to the public daily during the summer months.

Full Accreditation status under the Accreditation Scheme (Museums Galleries Scotland) and our 4-star rating through VisitScotland is retained.

FUTURE PLANS
Over the 2026 summer season we have increased our opening hours to six days per week, rather than the three of previous seasons. The newly installed till system allows us to track both footfall and income accurately which enables us to gauge the most popular days and times for visitors. In line with last year's future plans, we employed a seasonal assistant to cover the extra three days. Unfortunately, so far tourist numbers are disappointing this year in the whole area but hopefully this will pick up.

Following the retiral of the long serving manager/coordinator and the departure of the development officer it became apparent to us that a major overhaul of systems within the museum was required. Storage areas have to be reorganised with artefacts stored and catalogued on a more robust recording and retrieval system. Having taken professional advice and given that this is a specialised field, we have just recently appointed a free-lance curator to undertake this task to bring things up to a more modern standard. We have allocated six months for this although it seems it will require. As the existing computer failed completely and the previous cataloguing system ceased to exist we will install a web-based system enabling us to share the collection on-line in the future. We recently purchased a new laptop which will facilitate this update. Until this work is completed, we thought it wise not to involve more volunteers for the time-being until the new system is up and running. Alongside this we also aim to streamline the vast amounts of administrative paperwork which has been retained over the years and establish an easy retrieval system.

We were not successful in our bid to get funding for the reorganisation of the museum but through necessity this had to become the major focus of our future plans. Completing this work and increasing the number of artefacts on display will allow us to open up our impressive collection to a much wider audience.

Once the systems in the museum are in place we will continue our efforts to further increase the connection between the harbour area and the museum.

TRUSTEES' REPORT
for the year ended 31 March 2026 (continued)

Undoubtedly the Heritage Centre would benefit from a more flexible and efficient heating system – the current system is hugely expensive. Sadly, our ambitions to review the heating system had to be relegated in favour of updating the museums cataloguing system which is a major undertaking. If the opportunity arises, we will undoubtedly pursue this but with so few trustees involved it will prove challenging.

Following the re-cladding of the boat shed further works are underway at the harbour buildings with the doors and windows of the store being replaced – hopefully this will be completed by the winter months. This has been a labour-intensive job as each door/window has to be made to fit. The roof of this building requires renewal, but this would be a huge investment. It is our intention over the coming year to seek financial assistance to complete this major work thus securing the building's integrity well into the future. Work has gone ahead at the ice house and it is still planned to open it to the public – the inclement weather in spring and early summer delayed progress on this considerably, pushing the completion date out somewhat. However, it still is our plan to open this building to the public as soon as possible.

We are optimistic that we may be able to improve disabled access to the beach area beyond the Bothy – if the funding from an external agency materialises we would hope to have this in place before too long.

We will endeavour to recruit new trustees and volunteers – hopefully with the plans outlined coming to fruition, the prospect of joining our team will be a more attractive option in future.

TRUST FUNDS
The charity's general funds consist of funds which the charity may use for its purposes at its discretion. The charity has an Endowment which it must endeavour to retain intact as part of the charity's capital. The endowment has been invested to provide income for its activities.

FINANCIAL REVIEW
The results for the year are reported in the financial statements. The financial review has shown that stringent measures are required to allow the charity to keep the books balanced.

CHARITABLE STATUS
The charity is registered with HM Revenue & Customs as a charity under the registration number ST017114.

STATEMENT OF TRUSTEES' RESPONSIBILITIES
The Charities and Trustee Investment (Scotland) Act 2005 and the Charities Accounts (Scotland) Regulations 2006 (as amended) require the Trustees to properly prepare accounts for each financial year which give a true and fair view of the financial activities of the charity and its financial position at the end of that year.

In preparing those accounts, the Trustees are required to:
- select suitable accounting policies and apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether the policies adopted are in accordance with Charities Accounts (Scotland) Regulations 2006 (as amended) and with applicable statements of recommended practice, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on a going concern basis unless it is inappropriate to assume that the charity will continue in operation.

The Trustees are responsible for keeping proper accounting records which 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 and the Charities Accounts (Scotland) Regulations 2006 (as amended). 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.

TRUSTEES' REPORT
for the year ended 31 March 2026 (continued)

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

On behalf of the board

Victor Cormack – Chairperson ..... V. Cormack ..... Date: 24/2/26.

Independent Examiner's Report to the Trustees for the year ended 31 March 2026

I report on the accounts of the charity for the year ended 31 March 2026, which are set out on pages 6 to 12.

Respective responsibilities of trustees and independent 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) - (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 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, nothing has come to my attention

1. which gives me reasonable cause to believe that in any material respect, the requirements:
   - to keep accounting records in accordance with Section 44 (1)(a) of the 2005 Act and Regulation 4 of the 2006 Accounts Regulations, and
   - to prepare accounts which accord with the accounting records and comply with Regulation 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.

Linda Cameron

Linda Cameron FCCA CTA CA
Reid & Fraser
Chartered Accountants
15 Princes Street
Thurso
KW14 7BQ

Date: 16.9.26

Statement of Financial Activities
(incorporating Income and Expenditure Account)

For the year ended 31 March 2026

	Note	Permanent Endowment	Restricted funds	Unrestricted funds	Total funds 2026	Total funds 2025
			£	£	£	£
Income resources						
Donations		-	50	5,409	5,459	4,393
Donated volunteer time		-	-	13,895	13,895	5,697
Activities to further the Trust's objectives:						
Grants	7	-	6,572	-	6,572	23,614
Fundraising		-	-	722	722	1,004
Investment income		13	-	10,900	10,913	10,494
Realised gain from investments		259	-	-	259	125
Unrealised gain from investments		23,807	-	-	23,807	255
Rental income		-	-	9,943	9,943	4,884
Sundry income		-	-	-	-	324
Total incoming resources		24,079	6,622	40,869	71,570	50,790
Resources expended						
Costs of generating funds:						
Stocks		-	-	509	509	228
Management & administration		1,040	-	-	1,040	1,025
Charitable expenditure	8	-	7,462	28,258	35,720	46,612
Governance Costs	9	-	-	620	620	1,348
Realised loss from investments		-	-	-	-	-
Unrealised loss from investments		-	-	-	-	-
Total resources expended		1,040	7,462	29,387	37,889	49,213
Net movement in funds	12	23,039	(840)	11,482	33,681	1,577
Funds transferred		-	-	-	-	-
Total funds brought forward		333,616	444,956	44,697	823,269	821,692
Total funds carried forward	12	356,655	444,116	56,179	856,950	823,269

There were no recognised gains or losses for the years other than those included in the Statement of Financial Activities.

Balance Sheet as at 31 March 2026

	Notes	2026 £	2025 £
Fixed assets			
Freehold Property	2	297,536	297,536
Fittings & Equipment, Plant & Machinery	2	27,189	24,250
Art-work	2	39,000	39,000
Investment Property	3	102,074	102,074
		465,799	462,860
Investments			
At market value	4	356,655	333,616
Current Assets			
Cash at bank – General Account		32,051	11,436
Cash at bank – Redevelopment Account		57	12,001
Stock on hand		2,632	2,922
Cash on hand		425	325
Sundry debtors	5	1,549	2,693
		36,714	29,377
Current Liabilities			
Sundry creditors	6	(2,218)	(2,584)
Net assets	11	856,950	823,269
Representing:			
Capital Fund:			
Permanent Endowment		356,655	333,616
Restricted Funds			
Revaluation Reserve		28,665	28,665
Old Schoolhouse Office Conversion		28,335	28,335
Glasgow University		3,170	3,170
Visitors Centre and Exhibition		36,888	36,888
Harbour Properties		34,279	34,279
Redevelopment Project		279,830	279,830
Fishings Phase 2		32,853	32,853
Projects		96	936
		444,116	444,956
Unrestricted Fund, General		56,179	44,697
	12	856,950	823,269

..... Victor Cormack – Chairperson

.....Date

Notes to the financial statements
for the year ended 31 March 2026

1 ACCOUNTING POLICIES

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities and Trustee Investment (Scotland) Act 2005. The financial statements have been prepared under the historical cost convention.

Income
All voluntary income is included in income on receipt except where the donor requires the sum to be invested to provide income for the charity's purposes, in which case it is treated as an endowment.

Income from investments is recognised in the Income and Expenditure Account when receivable.

Grants receivable, including grants for the purchase of fixed assets, are credited to the Statement of Financial Activities (SOFA) in the year for which they are received.

Deferred income represents amounts received for future periods and is released to incoming resources in the period for which it has been received.

Resources expended
All expenditure is included on an accruals basis.

Unrestricted funds
Unrestricted funds are incoming resources receivable or generated for the objects of the charity without further specified purpose and are available as general funds.

Restricted funds
Restricted funds are to be used for specific purposes as laid down by the donor. Expenditure which meets these criteria, is charged to the fund.

Fixed assets
Fixed assets are originally recorded at cost. Depreciation is calculated so as to write off the cost of an asset, less its estimated residual value, over its useful economic life as follows:

Fittings and equipment, plant & machinery	15% and 25% reducing balance

Fixed assets consisting of exhibition equipment and archival material are not capitalised but are written off on acquisition through the Income and Expenditure Account, as a substantial part of these assets is considered inalienable. Depreciation is no longer charged on freehold land and buildings and artworks.

Investments
Investments are included at market value at the balance sheet date. Any gain or loss on revaluation is taken to the statement of financial activities (SOFA). Realised gains or losses on the sale of investments are shown in the SOFA before being transferred to the Permanent Endowment fund.

Notes to the financial statements
for the year ended 31 March 2026 (continued)

2 FIXED ASSETS

	Freehold Property	Fittings & Equipment	Plant & Machinery	Art-work	Total
COST	£	£		£	£
Balances at 1 April 2025	321,664	144,672	-	47,827	514,163
Additions during year	-	1,232	4,045	-	5,277
Reclassification	-	-	-	-	-
Balances at 31 March 2026	321,664	145,904	4,045	47,827	519,440
DEPRECIATION					
Balances at 1 April 2025	24,128	120,422	-	8,827	153,377
Eliminated	-	-	-	-	-
Charge for year	-	1,731	607	-	2,338
Balances at 31 March 2026	24,128	122,153	607	8,827	155,715
NET BOOK VALUE AT 31 March 2026	297,536	23,751	3,438	39,000	363,725
NET BOOK VALUE AT 31 March 2025	297,536	24,250	-	39,000	360,786

The Trustees will review whether a revaluation of property is required in the year to 31 March 2027.

3 INVESTMENT PROPERTY

	£
FAIR VALUE	
At 1 April 2025	102,074
Additions during year	-
Balance at 31 March 2026	102,074
NET BOOK VALUE AT 31 March 2026	102,074
NET BOOK VALUE AT 31 March 2025	102,074

4 INVESTMENTS

	2026	2025
	£	£
Market value at 31 March	356,655	333,616

Notes to the financial statements
for the year ended 31 March 2026 (continued)

5 DEBTORS

	£	£
Grants awarded not yet received	-	1,763
Other debtors	1,549	930
	1,549	2,693

6 CREDITORS

	£	£
Accruals	1,218	1,418
Other creditors	1,000	1,166
	2,218	2,584

7 INCOMING RESOURCES TO FURTHER TRUST'S OBJECTIVES

Grant income	Restricted £	Unrestricted £	Total 2026 £	Total 2025 £
Highland Council: Service Level Agreement	6,272	-	6,272	6,272
Caithness & North Sutherland Fund: Volunteer development officer grant	-	-	-	6,263
Scottish Power Renewables - Halsary Fund: New lawnmower	-	-	-	2,599
Beatrice Offshore Wind Farm Berriedale & Dunbeath CC Panel project	-	-	-	8,480
Ayre Offshore WindFarm Funding for printer	300	-	300	-
Total grant income	6,572	-	6,572	23,614

Notes to the financial statements
for the year ended 31 March 2026 (continued)

8 COSTS OF FUTHERANCE OF TRUST'S OBJECTIVES

	Note	Restricted £	Unrestricted £	Total 2026 £	Total 2025 £
Salaries, National Insurance and Pension contributions	9	4,584	-	4,584	24,691
Telephone & Internet		-	742	742	729
Advertising		-	-	-	165
Stationery			334	334	865
Subscriptions		-	301	301	324
Museum archive costs		-	127	127	123
Repairs		50	3,588	3,638	2,721
General expenses		-	551	551	105
Accountancy fees		-	1,266	1,266	1,250
Rent & rates		-	-	-	158
Insurance		-	1,936	1,936	1,934
Light & heat		-	2,596	2,596	3,742
Bank charges		-	189	189	144
Volunteers' time		-	13,895	13,895	5,697
Rental property expenses		1,050	691	1,741	772
Harbour expenses		-	563	563	-
Computer costs		-	486	486	302
Professional fees		-	433	433	-
Project Costs		-	-	-	1,199
Depreciation		1,778	560	2,338	1,691
		7,462	28,258	35,720	46,612

9 GOVERNANCE COSTS

	2026 £	2025 £
Independent Examiner's fee	500	500
Bookkeeper Costs	120	848
	620	1,348

10 EMPLOYEE COSTS

	2026 £	2025 £
Gross salaries	4,555	24,219
Employer's pension contributions	29	472
	4,584	24,691

There was an average of 0.5 full time equivalent staff members employed during the year.

Notes to the financial statements
for the year ended 31 March 2026 (continued)

11 ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Permanent Endowment £	Restricted £	Unrestricted £	Total 2026 £	Total 2025 £
Tangible fixed assets	-	432,847	32,952	465,799	462,860
Investments	356,655	-	-	356,655	333,616
Current assets	-	11,269	25,445	36,714	29,377
Current liabilities	-	-	(2,218)	(2,218)	(2,584)
	356,655	444,116	56,179	856,950	823,269

12 MOVEMENT IN FUNDS

	At 1 April 2025 £	Net movement £	Transfers £	At 31 March 2026 £
Capital fund:				
Permanent Endowment	333,616	23,039		356,655
Restricted funds:				
Revaluation Reserve	28,665	-	-	28,665
Old Schoolhouse Office Conversion	28,335	-	-	28,335
Glasgow University	3,170	-	-	3,170
Visitors' Centre & Exhibition	36,888	-	-	36,888
Harbour Properties	34,279	-	-	34,279
Redevelopment Project	279,830	-	-	279,830
Fishings Phase 2	32,853	-	-	32,853
Projects	936	(840)	-	96
Total restricted funds	444,956	(840)	-	444,116
Unrestricted funds - General	44,697	11,482		56,179
Total funds	823,269	33,681	-	856,950

13 TRANSACTIONS WITH TRUSTEES

There were no transactions with Trustees during the year to 31 March 2026 nor the year to 31 March 2025.

Detailed Statement of Financial Activities
for the Year Ended 31 March 2026

INCOME & ENDOWMENTS		**2026**		**2025**
	£	**£**	£	£
Donated volunteer services	**13,895**		5,697	
Grant income	**6,572**		23,614	
Donations	**5,459**		4,393	
Unrestricted fundraising	**722**		1,004	
		26,648		34,708
Other income				
Rents received	**9,943**		4,884	
Other income	**-**		324	
Dividends & fixed interest	**10,913**		10,494	
Realised gain from investments	**259**		125	
Unrealised gain from investments	**23,807**		255	
		44,922		16,082
Total incoming resources		**71,570**		50,790
EXPENDITURE				
Costs of generating funds: Stocks		**509**		228
Charitable Activities				
Project Costs	**-**		1,199	
Rent, rates & insurance	**1,936**		2,092	
Light and heat	**2,596**		3,742	
Rental property expenses	**1,741**		772	
Harbour Expenses	**563**			
Salaries & national insurance	**4,555**		24,219	
Volunteers' time	**13,895**		5,697	
Pensions	**29**		472	
Telephone	**742**		729	
Advertising and stationery	**334**		1,030	
Trade fees & subscriptions	**301**		324	
Repairs and replacements	**3,638**		2,721	
Museum archive costs	**127**		123	
Computer Costs	**486**		302	
General expenses	**551**		105	
Accountancy	**1,266**		1,250	
Professional fees	**433**		-	
Bank charges	**189**		144	
Depreciation of assets	**2,338**		1,691	
		35,720		46,612
Management & Administration				
Portfolio management fees		**1,040**		1,025
Governance Costs				
Independent Examiners Fee	**500**		500	
Bookkeeper Costs	**120**		848	
		620		1,348
Total resources expended		**37,889**		49,213
Net surplus		**33,681**		1,577