REGISTERED COMPANY NUMBER: CS006400 (Scotland)
REGISTERED CHARITY NUMBER: SC052664

Report of the Trustees and

Financial Statements for the Year Ended 31 December 2025

for

SANDWICKHILL DEVELOPMENT TRUST SCIO

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

Contents of the Financial Statements
for the Year Ended 31 December 2025

SANDWICKHILL DEVELOPMENT TRUST SCIO

Report of the Trustees
for the Year Ended 31 December 2025

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 December 2025. The trustees have adopted the provisions of 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
Significant activities
Sandwickhilll Development Trust (SDT) was set up in December 2022 by resident volunteers specifically to manage and redevelop an old and disused school building in the parish of Sandwick, Isle of Lewis. It is hoped to bring the building back into the community by converting it into a community hub and recreational space.

The project is supported by Comhairle nan Eilean Siar (present owners), HIE, Western Isles Enterprise as well as the Sandwickhill Community.

The proximity of Sandwickhill to the Western Isles Airport and Stornoway Harbour makes the community a good central location for visitors to visit and explore the area. Having a community hub offering accommodation, cafe, e-bike hire, laundrette, 10 pin bowling and other activities would benefit both visitors and residents alike.

A community Hall attached to the school building is a recent construction and in good working order and contains a fully equipped and certified commercial kitchen and currently in use. A number of rooms in the Upper Level presents an opportunity to rent to social groups and businesses.

Initial build costs has come in with an estimated budget of £5 Million and a phased development approach is being considered.

STRUCTURE, GOVERNANCE AND MANAGEMENT
Governing document
The charity is controlled by its Constitution and is registered as a Scottish Charitable Incorporated Organisation (SCIO) with the Office of the Scottish Charity Regulator (OSCR).

REFERENCE AND ADMINISTRATIVE DETAILS
Registered Company number
CS006400 (Scotland)

Registered Charity number
SC052664

Registered office
Aros an Rubha
Knock
Point
Isle of Lewis
HS2 0BW

Trustees
A Morrison
K Kennedy
D Smith
R MacRitchie
A MacRitchie
J Morrison
A Campbell
M MacLeod
R MacKenzie

Company Secretary
D Smith

Report of the Trustees
for the Year Ended 31 December 2025

REFERENCE AND ADMINISTRATIVE DETAILS
Independent Examiner
Mann Judd Gordon Ltd
Chartered Accountants
26 Lewis Street
Stornoway
Isle of Lewis
HS1 2JF

Approved by order of the board of trustees on 4 May 2026 and signed on its behalf by:

A. Morrison

A Morrison - Trustee

Independent Examiner's Report to the Trustees of Sandwickhill Development Trust SCIO

I report on the accounts for the year ended 31 December 2025 set out on pages four to eight.

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 (as amended). The charity's 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 was 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 seeking explanations from you as 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.

John E Moffat BA FCA
The Institute of Chartered Accountants in England and Wales

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

4 May 2026

Statement of Financial Activities
for the Year Ended 31 December 2025

	Notes	Unrestricted funds £	Restricted fund £	Year Ended 31.12.25 Total funds £	Period 5.7.23 to 31.12.24 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies	2	31,999	-	31,999	32,000
EXPENDITURE ON					
Charitable activities					
Redevelopment of the former Sandwick School		11,898	-	11,898	6,620
Governance costs		300	-	300	408
Total		12,198	-	12,198	7,028
NET INCOME		19,801	-	19,801	24,972
RECONCILIATION OF FUNDS					
Total funds brought forward		24,972	-	24,972	-
TOTAL FUNDS CARRIED FORWARD		44,773	-	44,773	24,972

SANDWICKHILL DEVELOPMENT TRUST SCIO

Balance Sheet
31 December 2025

	Notes	Unrestricted funds £	Restricted fund £	31.12.25 Total funds £	31.12.24 Total funds £
CURRENT ASSETS					
Cash at bank		45,073	-	45,073	25,272
CREDITORS					
Amounts falling due within one year	5	(300)	-	(300)	(300)
NET CURRENT ASSETS		44,773	-	44,773	24,972
TOTAL ASSETS LESS CURRENT LIABILITIES		44,773	-	44,773	24,972
NET ASSETS		44,773	-	44,773	24,972
FUNDS	6				
Unrestricted funds				44,773	24,972
TOTAL FUNDS				44,773	24,972

The financial statements were approved by the Board of Trustees and authorised for issue on 4 May 2026 and were signed on its behalf by:

K Kennedy - Trustee

D Smith - Trustee

The notes form part of these financial statements

Notes to the Financial Statements
for the Year Ended 31 December 2025

1. ACCOUNTING POLICIES

Basis of preparing the financial statements
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'. The financial statements have been prepared under the historical cost convention.

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.

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.

2. DONATIONS AND LEGACIES

	Year Ended 31.12.25 £	Period 5.7.23 to 31.12.24 £
Grants	31,999	32,000

Grants received, included in the above, are as follows:

	Year Ended 31.12.25 £	Period 5.7.23 to 31.12.24 £
Crown Estate (CnES)	31,999	16,000
Point and Sandwick Trust	-	16,000
	31,999	32,000

continued...

3. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2025 nor for the period ended 31 December 2024.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2025 nor for the period ended 31 December 2024.

4. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted fund £	Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	32,000	-	32,000
EXPENDITURE ON			
Charitable activities			
Redevelopment of the former Sandwick School	6,620	-	6,620
Governance costs	408	-	408
Total	7,028	-	7,028
NET INCOME	24,972	-	24,972
TOTAL FUNDS CARRIED FORWARD	24,972	-	24,972

5. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.25 £	31.12.24 £
Accrued expenses	300	300

6. MOVEMENT IN FUNDS

	At 1.1.25 £	Net movement in funds £	At 31.12.25 £
Unrestricted funds			
Feasibility study fund	24,972	19,801	44,773
TOTAL FUNDS	24,972	19,801	44,773

continued...

Notes to the Financial Statements - continued
for the Year Ended 31 December 2025

6. MOVEMENT IN FUNDS - continued

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
Feasibility study fund	31,999	(12,198)	19,801
TOTAL FUNDS	31,999	(12,198)	19,801

Comparatives for movement in funds

	Net movement in funds £	At 31.12.24 £
Unrestricted funds		
Feasibility study fund	24,972	24,972
TOTAL FUNDS	24,972	24,972

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
Feasibility study fund	32,000	(7,028)	24,972
TOTAL FUNDS	32,000	(7,028)	24,972

7. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2025.

Detailed Statement of Financial Activities
for the Year Ended 31 December 2025

	Year Ended 31.12.25 £	Period 5.7.23 to 31.12.24 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Grants	31,999	32,000
Total incoming resources	31,999	32,000
EXPENDITURE		
Charitable activities		
Telephone	394	428
Feasibility study costs	1,560	6,192
Professional Fees	9,944	-
	11,898	6,620
Support costs		
Governance costs		
Accountancy and legal fees	300	300
AGM costs	-	108
	300	408
Total resources expended	12,198	7,028
Net income	19,801	24,972