Charity Number: SC043558
Company number: SC415281

Scourie Community Development Company Limited

Trustees' Report and Financial Statements

Year ended 31 January 2026

Scourie Community Development Company Limited

Contents of the Financial Statements *for the year ended 31 January 2026*

	Page
Report of the Directors	1 - 4
Report of the Independent Examiner	5
Statement of Financial Activities	6
Balance Sheet	7
Notes to the Financial Statements	8 – 14

Scourie Community Development Company Limited

Report of the Directors *for the year ended 31 January 2026*

The Directors are pleased to present their report together with the financial statements of the charity for the year ended 31 January 2026.

Legal and Administrative Information

Charity name	Scourie Community Development Company Limited
Charity number	SC043558
Company number	SC415281
Registered Office & Operational address	The Pavilion Scourie Sutherland IV27 4TE
Directors	N A Macdonald (Chair) R D MacInnes (Secretary) A A Macdonald A E Marland (retired 6 January 2026) G H Thomson P J Tuck (Treasurer, retired 31 March 2026)
Secretary	R D MacInnes
Accountant	T P Wright Chartered Accountant 396 Elphin By Lairg IV27 4HH

Structure, governance and management

Governing Document

Scourie Community Development Company Limited is a company limited by guarantee and not having a share capital, governed by its Memorandum and Articles of Association incorporated on 24th January 2012, and is registered as a charity with the Scottish Charity Register. In the event of the company being wound up, members are required to contribute a sum not exceeding £1.00p.

The structure of the company consists of:-

(a) the MEMBERS - who have the right to attend the annual general meeting (and any extraordinary general meeting) and have important powers under the articles of association and the Act; in particular, the members elect people to serve as directors and take decisions in relation to changes to the articles themselves

(b) the TRUSTEES (referred to in this report and the financial statements as the DIRECTORS) - who hold regular meetings during the period between annual general meetings, and generally control and supervise the activities of the company; in particular, the directors are responsible for monitoring the financial position of the company.

Membership shall be open to anyone aged 16 or over who is a full or part-time residents of the Scourie and District Community Council area in the Highland Council area of Scotland ("the community"). Further, the directors may at their sole discretion admit to membership any person aged 16 or over who, while not a full or part-time resident in the community has a strong connection with or interest in the community.

Recruitment and Appointment of the Committee of Directors

The directors of the company are known as the Committee of Directors and under the requirements of the Memorandum and Articles of Association should serve for a period of three years. There must be a minimum of 6 and a maximum of 12 members and with up to nine elected by members. Up to 3 members may be co-opted.

Director Induction and Training

New members are provided with a copy of the Constitution, the Memorandum and Articles of Association, the policy documents and the current business plan for Scourie Community Development Company Limited (SCDC Ltd) and the role of OSCR. All directors are encouraged to attend appropriate external training to enhance their knowledge of their role and responsibilities.

Risk Management

Board members, staff and volunteers undertake screening by Disclosure Scotland as required and a contingency Fund is maintained.

Report of the Directors *for the year ended 31 January 2026*

Activities, achievements and performance

This year has been one of steady progress for Scourie Community Development Company as we have continued working towards projects that can make a real difference to the future of our community.

Our main focus has been the further development of the Scourie Rocks project. During the year we worked closely with the North West Highlands Geopark, Grosvenor and other partners to refine the project, review governance arrangements, develop business planning and explore funding opportunities.

Significant progress has been made in developing a deliverable project that can create jobs, attract visitors, support the local economy and provide a valuable community asset for future generations. Discussions on the project's long-term operational structure and partnership arrangements have also moved forward considerably during the year.

Alongside Scourie Rocks, the Board has continued to progress housing-related projects and community infrastructure improvements that will help support population retention and growth within the area. We recognise that access to housing, employment and services remains one of the biggest challenges facing rural communities and we remain committed to doing what we can to support long-term sustainable development.

Throughout the year we have continued to strengthen our relationships with community organisations, funding bodies and local stakeholders. The willingness of people and organisations to work together has been encouraging and demonstrates the shared commitment to creating opportunities across North West Sutherland.

I would like to thank all Board members, volunteers and supporters who have contributed their time, knowledge and effort throughout the year. Community-led development relies heavily on people being prepared to step forward and help, and SCDC is fortunate to have that support.

I would also like to thank our partners, advisers and funders for their continued assistance as we move a number of important projects towards delivery.

While there is still much work ahead, we are entering the next year with a clearer direction, stronger partnerships and greater confidence in our ability to deliver projects that will have a lasting positive impact on the community.

On behalf of the Board, I thank everyone who has supported SCDC during the past year and look forward to continuing that progress in the year ahead.

Future plans

Scourie Community development company will continue to pursue its aims of creating jobs and housing and making things better for people living within the area. Scourie rocks is moving forward and the hope is that breaking ground in 2027 with an opening date of autumn 2028 is achievable. Our community housing project and the school parking to facilitate this will continue to be a priority which will be slightly alleviated by the purchase and renovation of Slaghi House to provide essential worker housing. The health and wellbeing will continue as long as funding streams permit likewise the Garden and Men shed activities will hopefully go from strength to strength.

Report of the Directors *for the year ended 31 January 2025*

Financial review

Results for the year are set out in the attached financial statements.

Directors' responsibilities in relation to the financial statements

Company law requires the Directors to prepare financial statements that give a true and fair view of the state of affairs of the charity at the end of the financial year and its surplus or deficit for the financial year. In doing so the directors are required to:

- Select suitable accounting policies and then apply them consistently
- Make sound judgements and estimates that are reasonable and prudent
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business

The Directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report is prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

This report was approved by the Board and signed on its behalf by

N A Macdonald
Chair of Board of Directors

Date: 26 October 2026

Scourie Community Development Company Limited

Report of the Independent Examiners to the Trustees *for the year ended 31 January 2026*

I report on the accounts of the charity for the year ended 31 January 2026 which are set out on pages 6 to 14.

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-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 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 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 Examiners' Statement

In the course of my examination, no matter has come to my attention

1. which gives me reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with Section 44(1) (a) of the 2005 Act and Regulation 4 of the 2006 Accounts Regulations, 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.



Name T P Wright

Qualification Chartered accountant

Address 396 Elphin, By Lairg, Sutherland, IV27 4HH

Date 26 October 2026

Scourie Community Development Company Limited

Statement of financial activities

for the year ended 31 January 2026

	Notes	Unrestricted Funds £	Restricted Funds £	Total 2026 £	Unrestricted Funds £	Restricted Funds £	Total 2025 £
Income and endowments from:							
Donations and legacies	2	20	394	414	1,225	-	1,225
Charitable activities	3	-	68,862	68,862	-	255,588	255,588
Other income	4	-	1,498	1,498	50	451	501
Investment income	5	2,594	-	2,594	3,533	-	3,533
Total incoming resources		2,614	70,754	73,368	4,808	256,039	260,847
Resources expended:							
Charitable activities	6	6,777	90,937	97,714	4,717	119,004	123,721
Total resources expended		6,777	90,937	97,714	4,717	119,004	123,721
Net incoming/outgoing resources before transfers		(4,163)	(20,183)	(24,346)	91	137,035	137,126
Transfers	13	10,995	(10,995)	-	595	(595)	-
Net movement in funds after transfers		6,832	(31,178)	(24,346)	686	136,440	137,126
Total funds brought forward	13	20,939	393,061	414,000	20,253	256,621	276,874
Total funds carried forward	13	27,771	361,883	389,654	20,939	393,061	414,000

The statement of financial activities includes all gains and losses in the year. All incoming resources and resources expended derive from continuing activities.

The notes form part of these financial statements.

Scourie Community Development Company Limited

Balance Sheet

as at 31 January 2026

	Notes		2026 £		2025 £
Fixed assets					
Tangible assets	10		220,986		235,678
Current assets					
Debtors	11	7,073		1,679	
Cash at bank and in hand		186,383		200,538	
		193,456		202,217	
Creditors: amounts falling due within one year	12	(24,788)		(23,895)	
Net current assets			168,668		178,322
Net assets			389,654		414,000
Represented by:					
Restricted funds	13		361,883		393,061
Unrestricted funds	13		27,771		20,939
			389,654		414,000

The directors are satisfied that the company is entitled to exemption under Section 477 of the Companies Act 2006 and that no member or members have requested an audit pursuant to Section 476 of the Act.

The directors acknowledge their responsibilities for:
(i) ensuring that the company keeps proper accounting records which comply with Sections 386 and 387 of the Companies Act 2006; and
(ii) preparing accounts which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its income and expenditure for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to accounts, so far as applicable to the company.

The accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

Approved by the board and signed on its behalf on 26 October 2026.

R D Macinnes
Director

N A Macdonald
Director

Company registration number SC415281

Scourie Community Development Company Limited

Notes to the Accounts

for the year ended 31 January 2026

1 Accounting policies

The principal accounting policies are summarised below. The accounting policies have been applied consistently throughout the year and in the preceding year.

Basis of accounting
The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's Memorandum and Articles of Association, The Charities and Trustee Investment (Scotland) Act 2005, the Charities Accounts (Scotland) Regulations 2006 (as amended) and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities 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).

Donations
Donations received are recorded at the time the charity becomes entitled to the resource.

Membership fees
Membership fees received are recorded at the time of receipt.

Grants
Grants received are included in incoming resources when they are receivable, except when conditions attached to such grants have not yet been fulfilled, when the income is deferred.

Expenditure
Expenditure is included on the accruals basis, gross of irrecoverable VAT, and recognised when there is a legal or constructive obligation to pay.

Fund accounting
Restricted funds: funds held which are resticted for use for specific purposes.
Unrestricted funds: funds which the trustees are free to use, in accordance with the charitable objects.

Designated funds: funds which the trustees set aside for a specific purpose.

Depreciation
Depreciation has been provided at the following rates in order to write off the assets over their estimated useful lives.

Pavilion restoration	-	Over the period of the lease (25 years)
Picnic benches and container	-	20% and 10% straight line respectively

Notes to the Accounts

for the year ended 31 January 2026

2 Donations and legacies

	Unrestricted funds				
	General Fund	Designated Fund	Restricted Funds	Total 2026	Total 2025
	£	£	£	£	£
Donations	-	20	394	414	1,225

3 Income from charitable activities

	Unrestricted funds				
	General Fund	Designated Fund	Restricted Funds	Total 2026	Total 2025
	£	£	£	£	£
Development/Project Officer funding:					
Highland Council	-	-	4,617	4,617	13,692
HIE	-	-	15,119	15,119	12,080
Scottish Land Fund	-	-	-	-	6,000
SSE Services	-	-	-	-	34,000
Visitor Centre:					
Highland Council	-	-	-	-	21,584
Grosvenor Estate	-	-	-	-	15,000
Community Support:					
Highland Council	-	-	-	-	440
Scourie And District Community Council	-	-	-	-	2,100
Main Grants	-	-	-	-	1,795
Housing scheme:					
Highland Council	-	-	5,492	5,492	31,201
SSE Services	-	-	-	-	83,000
North Highland Initiative	-	-	2,000	2,000	2,000
North West Sutherland Trust	-	-	10,000	10,000	25,000
Scourie And District Community Council	-	-	-	-	3,000
DTA Scotland (SCIO)	-	-	9,414	9,414	-
Nature garden:					
ASDA Foundation	-	-	2,820	2,820	-
Main Grants	-	-	19,000	19,000	-
Loch Duart	-	-	-	-	329
Highlands and Islands Climate Hub	-	-	-	-	500
Old Folks Xmas Lunch:					
Marty Mackay Memorial Fund	-	-	400	400	300
Scourie Support Group	-	-	-	-	3,567
	-	-	68,862	68,862	255,588

Notes to the Accounts

for the year ended 31 January 2026

4 Other income

	Unrestricted funds				
	General Fund	Designated Fund	Restricted Funds	Total 2026	Total 2025
	£	£	£	£	£
Fundraising events	-	-	1,498	1,498	-
Other	-	-	-	-	501
	-	-	1,498	1,498	501

5 Investment income

	Unrestricted funds				
	General Fund	Designated Fund	Restricted Funds	Total 2026	Total 2025
	£	£	£	£	£
Interest and dividends received	1,890	-	-	1,890	1,613
Feed In Tariff	660	44	-	704	1,920
	2,550	44	-	2,594	3,533
Total income	2,550	64	70,754	73,368	260,847

6 Resources expended on charitable activities

	Unrestricted funds				
	General Fund	Designated Fund	Restricted Funds	Total 2026	Total 2025
	£	£	£	£	£
Project manager fees	-	-	32,064	32,064	35,407
Insurance	-	1,377	-	1,377	1,327
Utilities	-	414	-	414	711
Repairs and maintenance	-		-	-	-
Website costs	-	-	335	335	407
Community Care and Support	-	680	2,157	2,837	3,911
Nature Garden costs	-	-	984	984	2,948
Equipment expensed	-	1,766	1,053	2,819	-
Donations	-	-	-	-	960
Consultants, fees, planning	-	-	39,473	39,473	60,406
Legal fees	1,140	-	-	1,140	-
Miscellaneous expenses	247	153	179	579	1,305
Depreciation	-	-	14,692	14,692	15,439
Accountancy and examination	1,000	-	-	1,000	900
	2,387	4,390	90,937	97,714	123,721

Notes to the Accounts

for the year ended 31 January 2026

7 Resources expended by fund (restricted)

	Developm't / Project Officer £	Visitor Centre project £	Kevin Flett memorial fund £	Community Care and Support £	Broadband £
Project manager fees	27,096	-	-	-	-
Website costs	-	-	-	-	335
Community Care and Support	-	-	-	531	-
Equipment expensed	441	-	-	-	-
Consultants, fees, planning	-	18,270	-	-	-
Miscellaneous expenses	-	85	94	-	-
	27,537	18,355	94	531	335

{continued}	Housing scheme £	Nature Garden £	Old Folks Xmas lunch £	Asset based £	Total £
Project manager fees	-	4,968	-	-	32,064
Website costs	-	-	-	-	335
Community Care and Support	-	-	1,626	-	2,157
Nature Garden costs	-	984	-	-	984
Equipment expensed	-	612	-	-	1,053
Consultants, fees, planning	21,203	-	-	-	39,473
Miscellaneous expenses	-	-	-	-	179
Depreciation	-	-	-	14,692	14,692
	21,203	6,564	1,626	14,692	90,937

8 Resources expended by fund (unrestricted)

	General fund £	Sports Pavilion Committee fund £	Gala Day fund £	Calendar fund £	Total £
Insurance	-	1,377	-	-	1,377
Utilities	-	414	-	-	414
Community Care and Support	-	-	680	-	680
Equipment expensed	-	-	1,766	-	1,766
Legal fees	1,140	-	-	-	1,140
Miscellaneous expenses	247	103	-	50	400
Accountancy	1,000	-	-	-	1,000
	2,387	1,894	2,446	50	6,777

Notes to the Accounts

for the year ended 31 January 2026

9 Directors' remuneration and expenses

None of the directors (or any persons connected with them) received any remuneration or expenses during the year (2025 - nil).

10 Tangible fixed assets

	Land	Leasehold property (Pavilion)	Equipment and computers	Total £
Cost				
At 1 February 2025	54,938	306,825	21,301	383,064
Additions	-	-	-	-
At 31 January 2026	54,938	306,825	21,301	383,064
Depreciation				
At 1 February 2025	-	136,485	10,901	147,386
Charge for the year	-	12,689	2,003	14,692
At 31 January 2026	-	149,174	12,904	162,078
Net book value				
At 31 January 2026	54,938	157,651	8,397	220,986
At 31 January 2025	54,938	170,340	10,400	235,678

11 Debtors

	2026 £	2025 £
Debtors and prepayments	7,073	1,679

12 Creditors: amounts falling due within one year

	2026 £	2025 £
Creditors and accruals	24,788	23,895

Scourie Community Development Company Limited

Notes to the Accounts

for the year ended 31 January 2026

13 **Reserves**	At 01/02/25 £	Income £	Expenditure £	Transfers £	At 31/01/26 £
Restricted funds:					
Development/Project Officer funding	31,189	19,736	(27,537)		23,388
Visitor Centre project (note)	14,592	-	(18,355)		(3,763)
Kevin Flett memorial fund	1,609	1,688	(94)		3,203
Community Care and Support funds	174	-	(531)	357	-
Broadband	11,687	-	(335)	(11,352)	-
Housing scheme	92,693	26,906	(21,203)		98,396
Nature Garden	972	21,924	(6,564)		16,332
Old Folks Xmas lunch	4,467	400	(1,626)		3,241
Men's Shed		100			100
Asset based	-				
Pavilion restoration	170,340	-	(12,689)		157,651
Visitor Centre (land)	54,938	-	-		54,938
Container	504	-	(126)		378
Container (2022)	1,417	-	(237)		1,180
Computer (2023)	214	-	(214)		-
Nature Garden equipment (2024)	8,265	-	(1,426)		6,839
	393,061	70,754	(90,937)	(10,995)	361,883
				Note 14	
Unrestricted funds					
General fund	6,776	2,550	(2,387)	11,519	18,458
Designated funds:					
Sports Pavilion Committee fund	8,595	44	(1,894)	-	6,745
Gala Day fund	2,578	20	(2,446)	-	152
Leaflet fund	524	-	-	(524)	-
Calendar fund	2,466	-	(50)	-	2,416
	20,939	2,614	(6,777)	10,995	27,771
Total funds	414,000	73,368	(97,714)	-	389,654

Represented by:

	General Fund £	Designated Funds £	Restricted Funds £	Total 2026 £	Total 2025 £
Fixed assets	-	-	220,986	220,986	235,678
Debtors and prepayments	-	-	7,073	7,073	1,679
Cash at bank and in hand	19,458	9,313	157,612	186,383	200,538
Creditors	(1,000)	-	(23,788)	(24,788)	(23,895)
	18,458	9,313	361,883	389,654	414,000

Note: the deficit on the visitor centre fund was a short term timing difference, covered by unrestricted funds and rectified by additional income in the new year.

Notes to the Accounts

for the year ended 31 January 2026

14 Transfer from Restricted to Unrestricted fund

The donor of a grant to support the potential development of local broadband has given their approval for the remainder of the fund to be transferred to unrestricted reserves and used for any purpose at the organisation's discretion without restriction.

15 Company limited by guarantee

Scourie Community Development Companmy Limited is a company limited by guarantee and has no share capital. Every member promises, if the company is dissolved when he she or it is a member or within twelve months of ceasing to be a member, to pay up to £1 each towards the costs of dissolution including liabilities incurred while the contributor was a member.