ANNUAL REPORT OF THE COMPANY SECRETARY

SEALLADH AIRD, BAILE NA CILLE PODS SCIO

Scottish Charity Number: SC053492

Company Number: CS006985

Presented to the Annual General Meeting – [Insert Date]

1. Overview

This report provides a concise summary of the governance, activities, compliance, and financial position of SEALLADH AIRD, BAILE NA CILLE PODS SCIO for the year ending **31st December 2025.**

The charity continues to operate in accordance with its constitution and charitable purposes, serving the community of the Lewis and Nationally,

2. Governance & Administration

Trustees Serving During the Year

- Mr Neil Alexander MacKinnon, Chair
- Mr Peter George Woolley, Treasurer
- Rev Hugh Maurice Stewart, Company Secretary

All trustees have fulfilled their duties in line with OSCR guidance. No amendments were made to the constitution during the reporting year.

Meetings

- **2** board meetings held
- Attendance monitored and recorded
- AGM/~~EGM~~ activity: [0] – The charity Trustee's decided that since it was just starting up with little activity to delay a full AGM till financial year 2026.

Key governance actions included oversight of financial matters, policy reviews, and operational planning for the pods and associated community site.

3. Activities & Public Benefit

Main Activities

During the reporting year, the charity undertook:

- The preparation of Building Plans for the development which were progressed and completed.

- Planning Permission was applied for on 13th April 2026 and obtained from Comhairle nan Eilean Siar on 26th August 2026. **26/00130/PPD | Erect house for holiday let; change of use of land to station a caravan for holiday let use; create access, parking, private wastewater system and associated works. | Sealladh Ard Development Baile Na Cille Timsgarry Uig Isle Of Lewis**

  During the planning exercise, a huge amount of local support for the charity and its purposes was evidenced.

- Liaison has taken place and relationships established with the children's charity Children's Hospices Across Scotland [CHAS] and the Church of Scotland's, Crossreach Charity

- Ongoing engagement is taking place with the Presbytery of Lewis, Church of Scotland regarding their approval for the lease of land for the project, on Baile na Cille, Glebe, Uig, Isle of Lewis. The Title remaining locally, vested in the congregation Church of Scotland and held on their behalf by the General Trustee's Church of Scotland.

- Work has begun on preparing an awareness campaign and fund-raising campaign for the charity.

Achievements

- Building Plans commissioned and delivered.
- Planning Permission has been secured for the project.
- £1,000 grant was secured from the Church of Scotland.
- Relationships established with CHAS and Crossreach.
- Good relationship established with interested parties, e.g. landowner of estate, Lewis Presbytery, Church of Scotland, local Church of Scotland congregation, Uig community.

The trustees confirm that all activities delivered clear public benefit.

4. Compliance

The charity complied with all relevant regulatory requirements, including:

- OSCR reporting
- SCIO governance rules
- Health & safety
- GDPR/data protection

- Safeguarding

No serious incidents were reported to OSCR.

5. Financial Summary

Income & Expenditure

- Total income: £**2,701**
- Total expenditure: £**0**
- Year-end balance: £**2,701**

Reserves

Reserves at year-end: **£2,701** Reserves policy: **All expenditure is approved by the Board on in the exercise of the charity's aims.** Variance from target level: **n/a**

Funds

Restricted funds: **0** Unrestricted funds: **£2,701**

Independent Examination

The annual accounts were independently examined by **Mr Murdo Buchannan**, in accordance with OSCR requirements.

6. Risk Management

Key risks considered during the year included:

- Operational risks (site safety, pod maintenance) – N/A
- Financial risks (income stability, grant dependency) – Trying to secure funding.
- Governance risks (trustee capacity, compliance) – Reduction in Trustee's affecting capacity and diversity of competence needed for the project.
- Reputational risks (visitor experience, community expectations) – Damage to local congregation if project failing. Non provision of charitable aims resulting in the loss to targeted families and children concerned.

Mitigation measures included regular inspections, policy updates, and financial monitoring.

7. Priorities for the Coming Year

- Identify a suitably qualified Trustee with financial expertise and knowledge.

- Seek the Presbytery of Lewis's approval for the lease agreement for over 5 years use, with the General Trustee's for the glebe land that will be leased to the charity to undertake its charitable purposes.
- Maximise, awareness raising of the charity and its charitable purposes.
- Prepare and deliver fundraising campaign to raise monies for the charity.
- Cost, contract and deliver new road and services to the site, finance depending.
- Begin procurement process for the purchase and erection of the pod structures, finance depending.
- Further develop, relationship with Children's Hospices Across Scotland [CHAS] and Crossreach, developing, practical referral protocols.
- Facilitate governance training for Trustees.
- Establish quarterly Board Meetings.

8. Declaration

This Annual Report has been prepared in accordance with OSCR guidance and approved by the Board of Trustees of SEALLADH AIRD, BAILE NA CILLE PODS SCIO.

Signed: _ *Hugh Maurice Stewart* ___ **Rev Hugh Maurice Stewart Company Secretary Date:** 23rd September 2026