KYLE OF SUTHERLAND HUB LTD

(A COMPANY LIMITED BY GUARANTEE)

ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED

31 MARCH 2026

CHARITY NUMBER SC036130

COMPANY NUMBER SC501958

KYLE OF SUTHERLAND HUB LTD

Legal and Administrative Information

Charity Name

Kyle of Sutherland Hub Ltd

Charity Number

SC036130

Company Registration Number

SC501958

Registered Office

The Bus
South Bonar Estate
Bonar Bridge
Ardgay
IV24 3AQ

Trustees

Hayley Bangs
Pauline Smith
Linda Douglas
Karen Sutherland
David Livingstone
Fiona Porter
Gary Cassap-Brown **resigned 13 August 2025**
Doris Calder
Elaine Robertson
Alison Agnew

Independent Examiner

Kevin Leitch FCCA
Leitch Accountancy Services Limited
3 Beech Avenue
Inverness
IV2 4NN

KYLE OF SUTHERLAND HUB LTD

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The trustees present their report and financial statements for the year ended 31 March 2026. The Trustees' Report complies with and includes the requirements of a Directors' Report in accordance with the Companies Act 2006.

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 charitable company's Memorandum and Articles of Association, the Companies Act 2006, the Charities and Trustee Investment (Scotland) Act 2005, the Charities Accounts (Scotland) Regulations 2006, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (FRS 102).

Objectives and activities

Objectives and activities The charitable objectives of Kyle of Sutherland Hub Ltd are as follows:

(1) The advancement of citizenship and community development and the provision and organisation of recreational activities with the object of improving the conditions of life for young people and other community members in the Kyle of Sutherland area (being the Parishes of Ardgay, Creich and Lairg in the County of Sutherland);

(2) The provision of an open and non-judgmental social and recreational community space where children and young people and other community members can access support and participate in social and community activities, allowing them to become active citizens within the Kyle of Sutherland area and the wider community;

(3) The provision of facilities and activities for health, recreational and other leisure time activities for young people and other community members that enhance community cohesion, life skills and

(4) Provision of opportunities to support the development of young people and other community members;

(5) The provision of facilities for recreation and other leisure time activities for visitors to the area.

Starting life on an old double decker bus and two temporary classrooms on a vacated coal yard the project has evolved into what it is today, a vibrant facility in the far north of Scotland developed by volunteers and owned by the community. The Hub is a project at the heart of the community, a project with huge social, emotional, and physical impact which has substantially improved the opportunities to the residents of the remote rural location it benefits, and other local fragile establishments which benefit from the increased visitor footfall to the area. The Hub is all about connections. Connections to people, connections to places, connections to support services, connections to the community, connections to activities and facilities. It is a vital resource that facilitates the cohesion and resilience of our dispersed population through reducing isolation and assisting in the development of networks. The Hub is a welcoming, non-judgemental, and engaging place for everyone. We have over 26,000 visits to the project and its services. Remarkable given our remote rural location, and evidence of the need and demand for this project. It is an anchor, a facilitator and an example of communities steering their own outcomes.

Objectives and activities (cont)

The project is open year-round, 7 days a week. The only open access drop in facility in the Kyle of Sutherland. It has income generating facilities to support the social enterprise aspect of the project and non-income generating community activities to support our charitable aims. These are possible through external funding.

Through our employment and volunteering we provide a much-needed local opportunity to access quality employment, supported skills development and growth. The Hub is voluntarily managed and currently employs six full- time, 1 part time, and young casual employees. The project supports and is supported by over 30 volunteers in varying roles. The project is people led and strength based. Our full annual report can be seen on our website www.kyleofsutherland.com.

Achievements and performance

The Hub continues to deliver services and activities which reduce the extreme isolation that occurs through living in remote rural locations and provides opportunities to participate and experience ventures that would otherwise not be available that assist in the social, emotional, physical, creative, and intellectual development from ages 0 upwards. Our fixed facilities, the soft play, gym, and café generate a much-needed income for the project to remain viable. In addition to providing fixed facilities this year through the support of external funders we have facilitated an additional 794 community-based activities with 7,099 visits to them. Our community activities aim to reach all sectors, and we are extremely proud of the services to children and young people we offer and the support to families where there would otherwise be little else on offer. Our community activities have included.

*60 Pre-school activities ~ 739 visits * 25 Pre-school balance bike sessions ~ 156 visits *51 Adult activities ~ 422 visits *11 Adult craft evenings ~ 94 visits *75 Family activities ~ 1,187 visits *5 Family bingo sessions ~ 141 visits *12 Over 60's bingo ~ 266 visits *9 Over 60's coffee and chat sessions ~ 130 visits *96 Over 60's Fitness Sessions ~ 768 visits *46 Youth cafes ~ 449 visits *31 Wednesday Youth Club ~ 198 visits *8 Youth gym sessions ~ 41 visits *2 Youth Mountain Biking sessions ~ 7 visits *1 Youth BBQ & Treasure Hunt ~ 22 visits *2 Youth Off-site activity ~ 42visits *31 After School Clubs ~ 840 visits *4 Kitchen Dancers classes ~ 38 visits *2 Book Buddies sessions ~ 2 visits *2 Meditation Breakfast sessions ~ 14 visits *40 Latin Fit and Ballroom classes ~ 339 visits *20 Latin Fit classes ~ 207 visits *19 Line Dance classes ~ 191 visits *7 Reflexology sessions ~ 34 visits *1 Mindfulness sessions ~ 4 visits *1 Singing for Health sessions ~ 4 visits *4 Stress & Burnout, group and individual sessions ~ 15 visits *2 Dream Big sessions ~ 16 visits *13 Mediation & Hypnosis sessions ~ 51 visits*1 Gut Health session ~ 11 visits *4 Flower arranging sessions ~ 64 visits *2 Ceramic Art session ~ 32 visits *4 Menopause support group sessions~ 23 visits *1 Pamper Day ~ 43 visits *7 Sound baths sessions ~ 72 visits *2 Breakfast & Blether sessions ~ 41 visits *1 Women's Paddleboarding session ~ 6 visits *3 Men's Paddleboarding sessions ~ 13 visits *1 Bike maintenance session ~ 2 visits *30 Mixed Bike Led Ride sessions ~ 103 visits *6 Men's Led Bike rides ~ 33 visits *90 Community E-bike loans ~ 90 visits *3 Community Wide Events ~ 117 visits *Facilitated 9 activities by external providers ~ 80 visits *50 Citizens Advice Bureau Drop-in Clinics ~ 100 visits*3,482 visits to gym *7,388 visits to our soft play.

Achievements and performance (cont)

The mix of activities provided ensures that there is something for everyone and through constant consultation services that are identified as wanted and needed.

We have provided 85 pre-school activities with 895 visits from children. This has assisted the children in their emotional, physical, social, creative, and intellectual development where there would otherwise be very limited opportunities. It has supported parents to participate in activities alongside their children, reduce isolation and gain ideas to recreate activities at home, as well as facilitating important social networks. Local school nurseries are also able to attend these sessions which provides them with the opportunity to introduce children to new settings and meet those that will be entering nursery in the following years helping transition and we have provided sessions directly to local nurseries within their own setting. Childcare opportunities are an issue locally with there being virtually no opportunities, so this work is vital in supporting parents/carers and preschoolers to feel supported, engaged and less isolated.

Supporting children of primary age is achieved through our weekly, weekend and holiday art, family craft & sports sessions. During term time these run once a week, and every other weekend. During the school holidays they run three times a week. This service provides families and carers with the reliability needed to plan their lives from week to week, a consistent opportunity for all beneficiaries that is so important for well-being, supporting families to work and extended family members to feel able to cope with looking after younger children in support of their own. Each session provides children with an art activity as well as sports & fitness opportunities on our outdoor games area. With the help of some amazing volunteers, our popular After School Club has continued. This club runs every Thursday during term time, allowing parents to drop their children off at these supervised sessions. There would be no regular provision for children of this age locally without our service. Children of primary school age had access to 111 activities during this reporting period, generating 2,168 visits.

Our extensive Youth programme has continued to be a huge success engaging over 42 young people each week. Young people are the future of our communities and it is important and necessary that they are considered, provided for and given a voice to shape what does, and is going to, affect them. We are extremely privaledged to be able to offer the support we do to young people living in our communities and how the service we provide makes a real difference to their physical and emotional well being and supports them through their transitions into young adults. Without our service there would be no opportunity for young people to regularly meet and socialise out of school hours. We have supported over 48 young people to access opportunities, activities and engage in physical activity. We have provided 90 youth activities during the reporting period, generating 717 visits.

We have delivered 378 adult based activities with 2,729visits. The activities offered include adult crafty cafés, over 60's tea and bingo, bingo with Santa, afternoon teas, community Ebike scheme and sessions within our PAUSE mental health & Wellbeing project which facilitates people to take time for themselves and learn strategies and practices to manage circumstance themselves. Friendships have formed at all these activities, without the Hubs services, these people would not have met. Our regular users love coming along for a blether, a cuppa, and a cake. Some users see no-one else throughout the week. The Hub is their lifeline.

Achievements and performance (cont)

The Hub is always evolving, responding to changing circumstances and feedback from users directs our services, this year we had 1,542 feedback forms completed. In the local Community Action Plan, produced independantly, following extensive community wide consultation, The Hub was identified as a top priority for social engagement and project needing maintaing for the benefit of the community.

The Hub is community led, place based and proactive in meeting new and changing community circumstances. The Hub prevents extreme social isolation and the many negative impacts of this. It is safe, supportive and inclusive.

"Coming to the hub makes me feel welcome, included and less isolated with the area I live."

"A great example of community spirit and facilities. Well done!"

"The Hub is, quite simply a lifeline for our community. Being able to be together, have wonderful food, get fit(if we choose!) and learn is for us a very special environment. So many of our neighbours are alone, elderly or simply in need of enrichment-The Hub provides this and so much more. We are so proud to have The Hub as the centre of our community and appreciate every one of the team who work so hard to make it happen – thank you."

The support from the community is heart-warming. The feedback we receive, the support for the projects we put on and the additional extras they give to the Hub in volunteering and donations is exceptional. Without this support it would be very difficult for the Hub to survive.

To the Hub team, the Hub community and the Hub funders thank you for another fantastic year of your support to this amazing facility. We look forward to the next year, the opportunities we will continue to create and the enormous benefits our project has on people's quality of life. The impact is tangible.

Financial review

During the year the charity incurred an overall deficit of £60,519 (2025 - deficit of £42,874), this includes a non-cash depreciation charge of £61,870 (2025 - £60,995). The overall deficit consists of a restricted funds deficit of £96,922 (2025 - deficit of £21,370) and an unrestricted fund surplus of £36,403 (2025 - deficit of £21,504). At the year end the charity had total funds of £1,575,159 (2025 - £1,635,679) which includes restricted funds of £1,486,449 (2025 -£1,583,371) and unrestricted funds of £88,710 (2025 - £52,307).

The restricted fund represents income received for the purposes of providing specific projects and revenue funding for core costs including staff salaries. The unrestricted fund represents funds to be used towards the general activities of the charity for which no ongoing restrictions apply.

The charity recognises that it is important to maintain a free reserve to cover its day to day running costs and is pleased to have met its target of holding at least £45,000 of free reserves, equating to approximately three months running costs.

Risk management

The Board of Directors continue to develop plans to mitigate and respond to major risks to which the charity is exposed to. A risk register along with cashflow forecasts manage this. Where appropriate, systems or procedures are established to mitigate the risks the charity faces.

The priority risk area is income generation. With a small population there is a real risk that we are not going to generate enough income for the project to be sustainable. To mitigate this the Board and staff team are constantly reviewing the service, looking at new possibilities and seeking funding to support our endeavours. We regularly review and update business plans.

KOSH also recognises that external risks to future funding means that a strategic plan should be in place to allow the diversification of funding and activities. Internal control risks will be minimised by the implementation of procedures for authorisation of all transactions and projects. Procedures will be in place to ensure compliance with health and safety of staff, volunteers, clients and visitors to the centre. These will be periodically reviewed to ensure that they continue to meet the needs of the charity.

Organisational structure

Kyle of Sutherland Hub Ltd is a company limited by guarantee that was established by a Memorandum and Articles of Association which established the objects and powers of the charitable company.

The Kyle of Sutherland Hub has a Board of Directors of up to 13 members who meet quarterly and are responsible for the strategic direction and policy of the charity. At present the Board has 10 members from a variety of backgrounds. Day to day responsibility for the provision of the services rests with the Chair and Hub Manager along with the Treasurer and Secretary.

The Chair is responsible for ensuring that the charity delivers the services specified and that key performance indicators are met. The Hub Manager has responsibility for the day to day operational management of the Centre, individual supervision of the staff/volunteer team and also ensuring that the team continues to develop their skills and working practices in line with good practice. Key management personnel are remunerated based on a comparison with similar posts in other organisations.

Recruitment and appointment of directors

The directors of the company are also charity trustees for the purposes of charity law and under the company's Articles. Under the requirements of the Memorandum and Articles of Association, the Directors are elected to serve for a period of twelve months after which they must be re-elected at the next Annual General Meeting.

All members of the Board of Directors give their time voluntarily and received no benefits from the charity.

Recruitment and appointment of directors (cont)

The Board of Directors seeks to ensure that the needs of the community, and notably young people, are appropriately reflected through the diversity of the trustee body. The more traditional skills are well represented on the Board of Directors. In an effort to maintain a broad skill mix, members of the Board are requested to provide a list of their skills (and update it each year) and in the event of particular skills being lost due to retirements, individuals from the community are approached to offer themselves for election to the Board.

Trustee Induction and Training New Directors is provided each year. Directors will be invited and encouraged to attend a series of short training sessions to familiarise themselves with roles and responsibilities.

Trustees induction and training

Trustee Induction and Training New Directors is provided each year. Directors will be invited and encouraged to attend a series of short training sessions to familiarise themselves with roles and responsibilities.

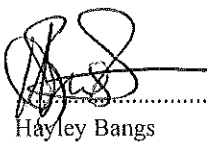
The trustees, who are also the directors for the purposes of company law, and who served during the period from 1 April 2025 to the date the financial statements were approved were as follows:

Hayley Bangs
Pauline Smith
Linda Douglas
Karen Sutherland
David Livingstone
Fiona Porter
Gary Cassap-Brown **resigned 13 August 2025**
Doris Calder
Elaine Robertson
Alison Agnew

The directors are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

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

The Directors' report was approved by the Board of Trustees.



Hayley Bangs
Trustee

Independent Examiner's Report To The Trustees of Kyle of Sutherland Hub Ltd

I report to the charity trustees on my examination of the financial statements of the charity for the year ended 31 March 2026, which are set out on pages 9 to 21.

Respective responsibilities of trustees and examiner

The charity's trustees (who are also the directors of the company for the purposes of company law) are responsible for the preparation of the financial statements in accordance with the terms of the Charities and Trustee Investment (Scotland) Act 2005 and the Charities Accounts (Scotland) Regulations 2006. 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 financial statements 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 financial statements presented with those records. It also includes consideration of any unusual items or disclosures in the financial statements, 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 financial statements.

Independent examiner's statement

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

(a) which gives me reasonable cause to believe that in any material respect the requirements:

(i) to keep accounting records in accordance with section 44(1) (a) of the 2005 Act and Regulation 4 of the 2006 Accounts Regulations; and

(ii) to prepare financial statements which accord with the accounting records and comply with Regulation 8 of the 2006 Accounts Regulations;

have not been met; or

(b) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the financial statements to be reached.

Use of my report

This report is made to the charitable company's board of directors, as a body, in accordance with the terms of engagement. My work has been undertaken to enable me to undertake an independent examination of the charity's financial statements on behalf of the charitable company's board of directors and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charitable company and the charitable company's board of directors as a body, for my work or for this report.



Kevin Leitch FCCA
Leitch Accountancy Services Limited
3 Beech Avenue, Inverness, IV2 4NN

Date: 09/08/2026

KYLE OF SUTHERLAND HUB LTD

Statement of Financial Activities for the year ended 31 March 2026

	Note	Unrestricted Funds £	Restricted Funds £	Total 2026 £	Total 2025 £
Income and endowments from:					
Donations and legacies	3	12,342	-	12,342	6,395
Charitable activities	4	263,012	46,847	309,859	311,428
Investment income	5	1,421	-	1,421	1,627
Total income		276,775	46,847	323,622	319,450
Expenditure on:					
Charitable activities	6	240,372	143,769	384,141	362,323
Total expenditure		240,372	143,769	384,141	362,323
Net income/(expenditure) before gains and losses on investments		36,403	(96,922)	(60,519)	(42,874)
Net gains/losses on investments		-	-	-	-
Net income/(expenditure)		36,403	(96,922)	(60,519)	(42,874)
Transfer between funds		-	-	-	-
Net movement in funds		36,403	(96,922)	(60,519)	(42,874)
Reconciliation of funds:					
Total funds brought forward		52,307	1,583,371	1,635,678	1,678,552
Total Funds carried forward		88,710	1,486,449	1,575,159	1,635,678

KYLE OF SUTHERLAND HUB LTD

Balance Sheet as at 31 March 2026

	Note	2026	2025
		£	£
Fixed Assets	**8**		
Tangible assets		1,471,274	1,533,144
		1,471,274	1,533,144
Current Assets			
Stock in hand	**9**	2,253	2,209
Debtors	**10**	2,265	2,178
Cash at bank		110,902	148,764
		115,420	153,151
Current Liabilities			
Trade creditors & accruals	**11**	11,535	50,616
Net Assets		1,575,159	1,635,679
Funds of the charity			
Restricted funds	**13**	1,486,449	1,583,371
Unrestricted funds	**14**	88,710	52,307
Total charity funds		1,575,159	1,635,679

The directors are satisfied that the company is entitled to exemption from the requirement to obtain an audit under section 477 of the Companies Act 2006.
The members have not required the company to obtain an audit in accordance with section 476 of the Act.
The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts.
The charity is subject to Independent Examination under charity legislation, and the report of the Independent Examiner is on page 8.
The financial statements have been prepared in accordance with the provisions in Part 15 of the Companies Act 2006. applicable to companies subject to the small companies regime.

.....
Hayley Bangs
Chairperson

Date: 28/8/26

1 Accounting policies

Charity information

Kyle of Sutherland Hub Ltd is charitable company limited by guarantee incorporated in Scotland and registered with the Office of the Scottish Charity Regulator. The registered office is The Bus, South Bonar Estate, Bonar Bridge, Ardgay, Sutherland, IV24 3AQ.

1.1 Accounting convention

These financial statements have been prepared in accordance with the Companies Act 2006, the Charities and Trustee Investment (Scotland) Act 2005, the Charities Accounts (Scotland) Regulations 2006, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102"), including the provisions of section 1A applicable to Small Entities and 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).

The charity is a Public Benefit Entity as defined by FRS 102.

The charity has availed itself of section 396 of the Companies Act 2006, as permitted in paragraph 4(1) of Schedule 1 of SI 2008 No.409, and adapted the Companies Act formats to reflect the special nature of the charity's activities.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared on the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the next 12 months.The directors are satisfied that the charity has sufficient reserves and cash to continue into the future for at least the next 12 months from the date of sign off. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Accounting Policies (continued)

1.4 Income

Income is recognised when the charity is entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised when receivable. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Grants, including government grants, and donations are usually recognised on receipt, unless performance conditions satisfy early recognition or deferral of the income.

Income from charitable activities is recognised as it becomes receivable and represents amounts receivable for goods and services provided in the normal course of the charity's activities.

Income from investments is included in the SOFA in the year in which it is receivable.

1.5 Expenditure

All expenditure is included on an accruals basis and has been classified under headings that aggregate all costs related to the category. Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties, it is probable that the settlement will be required and the amount of the obligation can be measured reliably.

Expenditure on charitable activities are those costs incurred directly in advancement of the objects of the charitable company. Support costs are those costs incurred which are not connected to the charitable activity directly but indirectly support the achievement of those activities. Governance costs are those incurred in connection with compliance with constitutional and statutory requirements. Support and governance costs are included within expenditure on charitable activities.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost of assets less their residual values over their useful lives on the following bases:

Land and buildings	2% straight line
Plant and Machinery	10-33% straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in net income/(expenditure) for the year.

Accounting Policies (continued)

1.7 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.8 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include cash in hand and deposits held at banks.

1.9 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are measured at transaction price including transaction costs.

Impairment of financial assets

Financial assets are assessed for indicators of impairment at each reporting end date.

Derecognition of financial assets

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire or are settled.

Basic financial liabilities

Basic financial liabilities, including creditors, are recognised at transaction price.

1.10 Employee benefits

Employees' benefits are recognised as an expense and a liability in the period in which the employee services are delivered.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

1.11 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

Accounting Policies (continued)

1.12 Stock

Stock is valued at the lower of cost and net realisable value. An assessment is made for impairment at each reporting date.

2 Critical accounting estimates and judgement

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis.

Depreciation

The depreciation of tangible fixed assets is a key area of estimation. The useful life and residual value of fixed assets is considered and a depreciation rate applied accordingly. Details of the depreciation policies applied can be found in the accounting policies section of the notes to the financial statements.

During the year depreciation of £61,870 (2025 - £60,995) was charged and tangible fixed assets had a carrying value of £1,471,274 (2025 - £1,533,144).

	Unrestricted Funds £	Restricted Funds £	Total 2026 £	Total 2025 £
3 - Donations and legacies				
Donations and gifts	12,342	-	12,342	6,395
Government grants	-	-	-	-
	12,342	-	12,342	6,395

Income from donations and legacies in the current and prior year was unrestricted.

4 - Charitable activities				
Hub activities	211,314	-	211,314	167,526
Grants received	51,698	46,847	98,545	143,902
	263,012	46,847	309,859	311,428
Restricted Grants:				
Activities Coordinator - Robertson Trust, Lottery Funding, Beinn Tharsuinn Ardgay Funding and Coir Na Cloiche Creich Funding	15,000	15,000	30,000	45,703
SSE Achany + Foundation Scotland Rosehall	60,698	-	60,698	40,000
Foundation Scotland - Funding for The Den	-	-	-	24,000
Creich Community Council Funds	-	-	-	5,277
Ardgay Council - Family Trip	-	498	498	-
Training Fund - Courses	-	810	810	-
Westminster Foundation - Youth Funding	-	9,928	9,928	-
TNL Community Fund - Year 1	-	16,611	16,611	-
Community Cycling	-	3,000	3,000	-
Allander Fund	-	-	-	4,800
HC Mental	-	-	-	18,122
HC Fund Payment for CYP	-	-	-	2,000
Scottish Childrens Lottery	-	1,000	1,000	4,000
	75,698	46,847	122,545	143,902

	Unrestricted Funds £	Restricted Funds £	Total 2026 £	Total 2025 £
5 - Investment income				
Bank and deposit interest	1,421	-	1,421	1,627
	1,421	-	1,421	1,627

Income from charitable activities for the current and prior year end was all unrestricted.

6 - Expenditure and Charitable activities

	Total 2026 £	Total 2025 £
Employee costs	203,121	177,702
Depreciation and impairment	61,870	60,995
Purchases	62,839	47,175
Cleaning and waste management	6,012	5,365
Rates	2,913	3,016
Telephone and internet	2,293	2,666
Insurance	5,350	4,707
Electricity	13,972	13,782
Licenses	1,961	1,772
Office expenses	751	786
Computer software	4,676	3,956
Repairs and maintenance	5,647	9,949
	371,405	331,872
Share of support costs	9,906	27,581
Share of governance costs	2,830	2,870
	384,141	362,323
Analysis by fund		
Unrestricted funds	240,372	238,051
Restricted funds	143,769	124,272
	384,141	362,323

Governance costs in the year include payments to the independent examiner of £2,830 (2025 - £2,770) and costs of £nil (2025 - £nil) in relation to architect fees, consultancy and legal fees for extension plans (see note 20).

7 - Employees

	2026	2025
Employment costs:		
Wages & salaries	193,126	168,034
Social security costs	6,925	6,626
Employer's pension contribution	3,070	3,042
	203,121	177,702
Average number of staff employed	8	7

There were no employees whose annual remuneration was £60,000 or more.

8 - Tangible Fixed Assets

	Land and Buildings	F,F & E	Total
	£	£	£
Cost			
As at 1 April 2025	1,723,145	197,725	1,920,870
Additions	-	-	-
Disposals	-	-	-
As at 31 March 2026	1,723,145	197,725	1,920,870
Depreciation			
As at 1 April 2025	258,107	129,619	387,726
Charge for year	34,458	27,412	61,870
On disposals	-	-	-
As at 31 March 2026	292,565	157,031	449,596
NBV at 31 March 2026	1,430,580	40,694	1,471,274
NBV at 31 March 2025	1,465,038	68,106	1,533,144

9 - Stock

	2026	2025
	£	£
Cafe Stock	2,253	2,209
	2,253	2,209

	2026	2025
10 - Debtors	£	£
Trade debtors	214	214
Other debtors	-	-
Prepayments & accrued income	2,051	1,964
	2,265	2,178

11 - Creditors		
Other taxation and social security	4,427	3,242
Trade creditors	3,748	4,030
Other creditors	660	644
Accruals and deferred income	2,700	42,700
	11,535	50,616

12 - Retirement benefit schemes

Defined contribution schemes

The charity operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the charity in an independently administered fund.

The charge to the SOFA in respect of defined contribution schemes was £3,070 (2025 - £3,042).

13 - Restricted funds

The income funds of the charity include restricted funds comprising the following unexpended balances of donations and grants held on trust for specific purposes:

	As at 1 April 25	Incoming Resources	Outgoing Resources	Transfers	As at 31 March 26
Restricted funds	£	£	£	£	£
Hub fixed asset fund	1,509,217		(53,597)	-	1,455,620
Activities Coordinator - Robertson Trust, Lottery Funding, Beinn Tharsuinn Ardgay Funding and Coir Na Cloiche Creich Funding	25,822	15,000	(30,557)	-	10,265
Cycle Share Fund - We are Cycling UK	21,183	-	(8,274)	-	12,909
Foundation Scotland - Funding for The Den	24,000	-	(24,000)	-	-
Creich Community Council Funds	-	-	-	-	-
Allander Fund	2,800	-	(2,800)	-	-
Scottish Childrens Lottery	349	-	(349)	-	-
Ardgay Council - Family Trip		498	-	-	498
Training Fund - Courses		810	-	-	810
Westminster Foundation - Youth Funding		9,928	(6,581)	-	3,347
TNL Community Fund - Year 1		16,611	(16,611)	-	-
Community Cycling		3,000	(1,000)	-	2,000
Scottish Childrens Lottery		1,000	-	-	1,000
	1,583,371	46,847	(143,769)	-	1,486,449
Total funds	1,583,371	46,847	(143,769)	-	1,486,449

Purposes of Restricted Funds

The Hub fixed asset fund relates to funds raised towards the construction of the Youth and Family Hub and for the purchase of the associated fixtures, fittings and equipment. The transfer during the year reflects fixed asset additions transferred into this fund.

Purposes of Restricted Funds (cont)

The Robertson Trust - grant for activities coordinator and equipment

Lottery - grant for activities coordinator and equipment

Fitness instructor - Foundation Scotland Rosehall

Highland Cares – Youth Group Drog, gym membership and ASN Funding (additional special needs)

Cycle Share Fund - We are Cycling UK - for the purchase of E-bikes for community loan

Rosehall - to provide Youth activity

Edinburgh Sutherland Association - Craft supplies for After School Club

Anne Duchess of Westminster Fund - For core salary costs

Training fund – provide courses that employees are required to undertake.

Training fund – provide courses that employees are required to undertake.

Community cycling – provide balance bike and led bike rides for the community.

Creich Community Council Funds - income from windfarm community benefit to assist with coorinator and facilitator

Allander Fund - funding for mountain bike training for 36 young people

Highland Third Sector Interface - for workshops regarding mental health

Scottish Childrens Lottery - for youth activities within the hub

14 - Analysis of net assets between funds

	Unrestricted Funds 2026 £	Restricted Funds 2026 £	Total 2026 £
Fixed assets	-	1,471,274	1,471,274
Current assets/(liabilities)	88,710	15,175	103,885
	88,710	1,486,449	1,575,159

	Unrestricted Funds 2025 £	Restricted Funds 2025 £	Total 2025 £
Fixed assets	-	1,479,410	1,479,410
Current assets/(liabilities)	52,307	103,961	156,268
	52,307	1,583,371	1,635,678

16 Directors' expenses

No directors were reimbursed for expenses incurred during the year (2025 - £nil).

17 Related Party Transactions

Remuneration of key management personnel in the year was £39,385 (2025 - £36,822)

18 Taxation

The charity's activities fall within the exemptions afforded by the provisions of the Income and Corporation Taxes Act 2010. Accordingly, there is no taxation charge in these accounts.

19 Control

The company is controlled by the Trustees.

20 Capital Commitment

During the financial year ended 2024 the charity has been successful in gaining planning permission for carrying out extension works to the building. Planning permission is in place for 3 years and the charity is in the process of trying to raise funds for the build.