Company registration number SC642989 (Scotland)

Charity registration number 051251 (Scotland)

THE ARDCHATTAN CENTRE LTD

ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 SEPTEMBER 2025

THE ARDCHATTAN CENTRE LTD

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	C Lavis-Jones	
	R Campbell	
	Ms D Mackenna	
	J Campbell	
	Jenifer Larney	(Appointed 13 April 2025)
	A Scott	(Appointed 20 February 2026)
	J Mathers	(Appointed 28 September 2025)
Secretary		
Country of incorporation	United Kingdom (Scotland)	SC642989
Charity registrations	England and Wales	
	Scotland	051251
Registered office	Th Ardchattan Connel Oban Scotland PA37 1RH	

THE ARDCHATTAN CENTRE LTD

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THE ARDCHATTAN CENTRE LTD

TRUSTEES REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 30 SEPTEMBER 2025

The trustees present their annual report and financial statements for the year ended 30 September 2025.

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 governing document, 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" and the Charities SORP "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)".

Objectives and activities

Our aims/priorities were to

- attract more people to the area and
- deepen experiences for constituents,
- build up evidence of demand and a strong case for support which informs our strategic development and, in turn, strengthens our contribution to the community.

Public benefit

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the Charity should undertake.

Achievements and performance

Significant activities and achievements against objectives

More steady growth and solid work from our Volunteers, Trustees and community members.
The organisation's primary function is to serve the community-owned Centre for the benefit of the local community, wider neighbouring communities and visitors to the community/area.
The Centre comprises a Victorian school building with adjoining school house, plus a range of outbuildings, polytunnel and a walled garden.
The Centre serves the community of Bonawe by providing a space for activities such as tearooms, workshops, community council meetings and polling station.
A wide range of activities are organised to suit the diverse community; an annual ferry-crossing; the Canteen is long-term rented by an artist working internationally; the walled garden is used for bonfires and foraging and educational activities; the poly-tunnel by local gardeners; the main building accommodates tearooms, ceramic and printmaking classes/courses; playgroup; home education group; beach-clean/climate/enviro/place meetings/ research; misc hire of premises; Hogmanay bashes; craft fairs; green hub meetings; music rehearsals; photography club; cinema nights; tearoom; yoga/pilates; walking club etc etc.
The annual running costs for the Centre are about £7K, which is now met by the surplus-income/profit from activities and enables us to do any or all of the following: (1) enable us to cover our core costs, (2) fund more activities to attract more people to benefit from the beautiful Centre we have and (3) accumulate reserves and resilience, all of which is of major benefit to the community who regularly use (and own) the Centre.
This range and quantity of activities has enabled us to make important progress as a committee/Board of Trustees by giving us certainty that there is demand for a wide range of activities, and that these activities can also attract people from outwith our immediate geographical area, such as neighbouring communities, returning family and friends and visitors to the area.
Our Ferry Crossing event was again sold-out to people from near and far; all of this generated a strong sense of community and newly found information about the history of our area and the people who lived here, strengthening the basis of our work going forward as well as providing advice and links on how to generate new partners and contacts.

Our twice-monthly Pop Up Tearooms continue to attract people from the wider area, for example, Ardfern and Easdale to Fort William) and generate income which goes to our basic costs.

These events gradually attracted new people to The Ardchattan Centre, and from this, new activities have started including The Home Education Group and The Playgroup; as well as bringing people together to share resources, spend time and help each other, the major impact of this is that our building is again being used as an education-centre.

We worked with individual community members, Taynuilt Community Council, Ardchattan Community Council, North Argyll Home Education group, Ardchattan Playgroup, Friends of Loch Etive, Etive Boat Trips, Tyndrum Pottery, ArtMap Argyll, artist Kirsten Millar, MOWI and others.
In addition to this, we are developing our Strategic and Capital plans with our recently-refreshed Trustee group as well as specialist advisors which comprise people in our local community with specialist skills and networks.
We are now in more regular contact with Ardchattan Community Council and Taynuilt Community Council in order to maintain fluent levels of dialogue about issues affecting our area such as wind farms, fish farms, roads, housing-crisis and funding.
We have a long way to go to fulfil our intergenerational aims:
We need to reach people aged under 30 years of age ! The young people in our community are relatively few and occasionally attend our events but don't want to be the centre of attention so we find it challenging to provide for them.
We need to do more ‘community consultation’ events to make sure of two things: (1) that we are hearing what our community members want and need and (2) that our community members feel that they are being listened to, and can shape things; we have dates set for August 2026.
We have changed a lot of the wording on our website to state clearly that The Ardchattan Centre is owned by the community.
We need to return to our Strategic Plan to prioritise The Ardchattan Centre as working as a development Agency for the community, and not just a place for people to meet.

Financial review

Reserves policy

It is the policy of the Charity that unrestricted funds which have not been designated for a specific use should be maintained at a level equivalent to between three and six month's expenditure. The trustees consider that reserves at this level will ensure that, in the event of a significant drop in funding, they will be able to continue the Charity's current activities while consideration is given to ways in which additional funds may be raised. This level of reserves has been maintained throughout the year.

Structure, governance and management

The Charity is a company limited by guarantee. The charity is controlled by its governing document, a deed of trust, and constitutes a limited company, limited by guarantee, as defined by Companies Act 2026

The trustees who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

A Dalgaty	(Resigned 6 April 2025)
C Lavis-Jones	
R Campbell	
Ms D Mackenna	
J Campbell	
Jenifer Larney	(Appointed 13 April 2025)
A Scott	(Appointed 20 February 2026)
J Mathers	(Appointed 28 September 2025)

Recruitment and appointment of trustees

[Details of method of recruitment and appointment of trustees.]

None of the trustees has any beneficial interest in the company. All of the trustees are members of the company and guarantee to contribute £1 in the event of a winding up.

The company's current policy concerning the payment of trade creditors is to:

- settle the terms of payment with suppliers when agreeing the terms of each transaction;
- ensure that suppliers are made aware of the terms of payment by inclusion of the relevant terms in contracts; and
- pay in accordance with the company's contractual and other legal obligations.

Organisational structure

[Details of organisational structure.]

The trustees report was approved by the Board of Trustees.

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Ms D Mackenna

Trustee

Date: 28 April 2026

CHARTERED ACCOUNTANTS' REPORT TO THE TRUSTEES ON THE PREPARATION OF THE UNAUDITED STATUTORY FINANCIAL STATEMENTS OF THE ARDCHATTAN CENTRE LTD FOR THE YEAR ENDED 30 SEPTEMBER 2025

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of The Ardchattan Centre Ltd for the year ended 30 September 2025, which comprise the statement of financial activities and the related notes from the charity's accounting records and from information and explanations you have given us.

As a practising member firm of the ICAS we are subject to its ethical and other professional requirements which are detailed at https://icas.com/icas-framework-preparation-of-accounts.

This report is made to the charity's trustees, as a body, in accordance with the terms of our engagement letter dated 2 September 2021. Our work has been undertaken solely to prepare for your approval the financial statements of The Ardchattan Centre Ltd and state those matters that we have agreed to state to the charity's trustees, as a body, in this report in accordance with the requirements of the ICAS as detailed at https://icas.com/icas-framework-preparation-of-accounts. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than The Ardchattan Centre Ltd and the charity's trustees as a body, for our work or for this report.

It is your duty to ensure that The Ardchattan Centre Ltd has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and deficit of The Ardchattan Centre Ltd. You consider that The Ardchattan Centre Ltd is exempt from the statutory audit requirement for the year, and is not required to obtain an independent examiner's report.

We have not been instructed to carry out an audit or a review of the financial statements of The Ardchattan Centre Ltd. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

Chartered Accountants
Date: ....

THE ARDCHATTAN CENTRE LTD

STATEMENT OF FINANCIAL ACTIVITIES
INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 30 SEPTEMBER 2025

	Notes	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
Income from:							
Donations and legacies	**3**	3,052	-	3,052	2,223	-	2,223
Other trading activities	**4**	5,109	-	5,109	2,548	-	2,548
Total income		8,161	-	8,161	4,771	-	4,771
Expenditure on:							
Raising funds	**5**	-	-	-	-	616	616
Charitable activities	**6**	8,465	-	8,465	6,004	-	6,004
Total expenditure		8,465	-	8,465	6,004	616	6,620
Net gains/(losses) on investments	**10**	-	(524)	(524)	-	-	-
Net expenditure and movement in funds		(304)	(524)	(828)	(1,233)	(616)	(1,849)
Reconciliation of funds:							
Fund balances at 1 October 2024		8,968	157,624	166,592	10,201	158,240	168,441
Fund balances at 30 September 2025		8,664	157,100	165,764	8,968	157,624	166,592

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

THE ARDCHATTAN CENTRE LTD

BALANCE SHEET

AS AT 30 SEPTEMBER 2025

	Notes	2025 £	2025 £	2024 £	2024 £
Fixed assets					
Tangible assets	**12**		145,146		145,670
Current assets					
Cash at bank and in hand		21,548		21,852	
Creditors: amounts falling due within one year	**13**	(930)		(930)	
Net current assets			20,618		20,922
Total assets less current liabilities			165,764		166,592
The funds of the Charity					
Restricted income funds	**14**		157,100		157,624
Unrestricted funds	**15**		8,664		8,968
			165,764		166,592

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 30 September 2025.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the trustees on 19 April 2026

D MacKenna

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Ms D Mackenna

Trustee

1 Accounting policies

Charity information

The Ardchattan Centre Ltd is a private company limited by guarantee incorporated in Scotland. The registered office is Th Ardchattan, Connel, Oban, PA37 1RH, Scotland.

1.1 Basis of preparation

The financial statements have been prepared in accordance with the Charity's governing document, 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" and the Charities SORP "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 taken advantage of the provisions in the SORP for charities not to prepare a statement of cash flows.

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 under the historical cost convention, [modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value]. 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 foreseeable future. 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 or grantors 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.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the Charity.

1.4 Income

Income is recognised when the Charity is legally 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 on receipt. 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.

Legacies are recognised on receipt or otherwise if the Charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

1 Accounting policies **(Continued)**

1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, 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 classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

1.6 Tangible fixed assets

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

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

Freehold land and buildings	0
Leasehold improvements	0
Plant and equipment	15%
Fixtures and fittings	15%

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 the statement of financial activities.

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 include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

1 Accounting policies **(Continued)**

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the Charity's contractual obligations expire or are discharged or cancelled.

1.9 Employee benefits

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

Termination benefits are recognised immediately as an expense when the Charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

2 Critical accounting estimates and judgements

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. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Income from donations and legacies

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Donations and gifts	2,452	1,240
Grants	600	983
	3,052	2,223

4 Income from other trading activities

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Fundraising events	5,109	2,548

5 Expenditure on raising funds

	Restricted funds 2025 £	Restricted funds 2024 £
Trading costs		
Depreciation and impairment	-	616

6 Expenditure on charitable activities

	The Ardchattan Centre 2025 £	The Ardchattan Centre 2024 £
Direct costs		
Rates & Water	-	222
Insurance	1,768	1,879
Light & Heat	2,628	1,872
Property repairs	2,780	827
Accountancy	690	690
Event Costs	599	514
	8,465	6,004
Analysis by fund		
Unrestricted funds	8,465	6,004

7 Net movement in funds

	2025 £	2024 £
The net movement in funds is stated after charging/(crediting):		
Depreciation of owned tangible fixed assets	524	616

8 Trustees

None of the trustees (or any persons connected with them) received any remuneration or benefits from the Charity during the year.

9 Employees

The average monthly number of employees during the year was:

	2025 Number	2024 Number
Total	-	-

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

Remuneration of key management personnel
The remuneration of key management personnel was as follows:

10 Gains and losses on investments

	Restricted funds 2025	Restricted funds 2024
Gains/(losses) arising on:	£	£
Revaluation of investments	(524)	-

11 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

12 Tangible fixed assets

	Freehold land and buildings	Leasehold improvements	Plant and equipment	Fixtures and fittings	Total
	£	£	£	£	£
Cost					
At 1 October 2024	136,180	6,000	3,000	3,900	149,080
At 30 September 2025	136,180	6,000	3,000	3,900	149,080
Depreciation and impairment					
At 1 October 2024	-	-	1,483	1,927	3,410
Depreciation charged in the year	-	-	228	296	524
At 30 September 2025	-	-	1,711	2,223	3,934
Carrying amount					
At 30 September 2025	136,180	6,000	1,289	1,677	145,146
At 30 September 2024	136,180	6,000	1,517	1,973	145,670

13 Creditors: amounts falling due within one year

	2025	2024
	£	£
Trade creditors	930	930

14 Restricted funds

The restricted funds of the charity comprise the unexpended balances of donations and grants held on trust subject to specific conditions by donors as to how they may be used.

	At 1 October 2024	Resources expended	Gains and losses	At 30 September 2025
	£	£	£	£
	157,008	-	(524)	156,484
Cabin & Equipment	616	-	-	616
	157,624	-	(524)	157,100

14 Restricted funds (Continued)

Previous year:	At 1 October 2023	Resources expended	Gains and losses	At 30 September 2024
	£	£	£	£
Cabin & Equipment	3,804	(616)	-	3,188
Property	134,000	-	-	134,000
Property Maintenance	3,262	-	-	3,262
Other restricted funds	13,399	-	-	13,399
Community Engagement	3,775	-	-	3,775
	158,240	(616)	-	157,624

15 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 1 October 2024	Incoming resources	Resources expended	At 30 September 2025
	£	£	£	£
General funds	8,968	8,161	(8,465)	8,664

Previous year:	At 1 October 2023	Incoming resources	Resources expended	At 30 September 2024
	£	£	£	£
General funds	10,201	4,771	(6,004)	8,968

16 Analysis of net assets between funds

	Unrestricted funds 2025	Restricted funds 2025	Total 2025
	£	£	£
At 30 September 2025:			
Tangible assets	145,146	-	145,146
Current assets/(liabilities)	20,618	-	20,618
	165,764	-	165,764
Per balance sheet	8,664	157,100	165,764
Balance to allocate	(157,100)	157,100	-

16 Analysis of net assets between funds (Continued)

	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
At 30 September 2024:			
Tangible assets	8,180	137,490	145,670
Current assets/(liabilities)	788	20,134	20,922
	8,968	157,624	166,592

17 Related party transactions

There were no disclosable related party transactions during the year (2024 - none).