APPENDIX 1

OSCR
Scottish Charity Regulator

Office of the Scottish **Charity Regulator**

Trustees' Annual Report for the period							
	Period start date				Period end date		
	Day	Month	Year		Day	Month	Year
From	1	April	2025	To	31	March	2026

Reference and administration details

Charity name	Ullapool Village Hall Association
Other names charity is known by	
Registered charity number	**SC022904**
Charity's principal address	Ullapool Village Hall
	Market Street
	Ullapool
	Postcode IV26 2XE

Names of the charity trustees on date of approval of Trustees' Annual Report

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Kenneth Morrison			
2	Angus MacDonald			
3	Jemma Middleton			
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Reference and administration details

Names of all other charity trustees during the period, if any, (for example, those who resigned part way through the financial period)

Name	Dates acted if not for whole year

Structure, governance and management

Type of governing document	A Deed of trust set up in 1994 following the conveyancing of the assets of Lochbroom Community Association to Ullapool Village Hall Association.
Trustee recruitment and appointment	Recruitment, appointment and removal in the first instance should be by the management committee. Failing this, the duty falls to the other Trustees.

Objectives and activities

Charitable purposes	To provide and maintain a village hall for the use of the inhabitants of Ullapool and environs for meetings, lectures, classes, recreations and leisure activities with the objective of improving the condition of life for the inhabitants.
Summary of the main activities in relation to these objects	The Association continues to safeguard and manage a safe and suitable venue for a wide variety of users including local groups from toddlers to pensioners, charities, arts and music events, community group meetings, vaccination clinics, indoor bowling, yoga and other events.

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Achievements and performance

Summary of the main achievements of the charity during the financial period	See Chairman's report and Treasurer's report from our 2026 AGM – included in the 'Other optional information' section.

Financial review

Brief statement of the charity's policy on reserves	UVHA seeks to guarantee the structural integrity of its buildings in order to provide a safe and suitable location for its users. To this end it aims to have sufficient income from its lettings, grants and fund-raising to cover its outgoings and build up reserves for future capital projects. As of the end of the financial year UVHA has reserves equivalent to more than 12 months of regular expenses.
Details of any deficit	n/a
Donated facilities and services (if any)	Volunteers continue to provide many hours of daily management, fund-raising, grant-seeking etc and local organisations and tradesmen continue to support UVHA.

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Other optional information

Ullapool Village Hall Association SCIO
Chair's Report for AGM, September 2026

By Mike Fletcher (in Ben Williams' absence)
This past year has been one of consolidation and progress for Ullapool Village Hall as the transition to our new SCIO structure has begun to settle in. While there are still a few legal hurdles to clear, the new arrangement is already helping us to modernise how we operate and involve the wider community in the life and governance of the hall.

The legal structure of the organisation which runs the village hall is changing from an unincorporated trust to a Scottish Charitable Incorporated Organisation (SCIO). There are three main reasons why we are doing this:

- The SCIO is a more modern structure, better when applying for grant funding
- The SCIO is a more open and democratic, as it allows anyone in the community to become a member and members elect the Trustee
- There is less personal liability for Trustees, which we hope will help us to get new Trustees on board

The SCIO was set up in August 2023 and day to day management of the hall was handed over to the SCIO from March 2024. Incorporation gives the hall its own legal personality meaning it is treated as separate entity, the charity exists in its own right and can act in its own right, for example it can hold assets and take out contracts as the entity. It will also be more able to access modern funding streams.
The process of transferring ownership of the property has taken much longer than we had hoped for. However the solicitors have now drafted documents for signature and hope to get these executed within the next few weeks. We are very grateful to the current and former Trustees of UVHA who have borne with us patiently during this process, namely Jemma Middleton, Kenneth Morrison, Angus Macdonald, Joan Michael, Chrissy Boyd, Sheila Didcock and Kay Macleod.

Our regular users include: Pipe Band, Toddlers, Bowls, Brownies, Guides, Yoga, Solicitors, Butchers, Alex Bairstow, Joe Skelly and Alisa Hughes (who run massage, physio and earworks services that benefit the health and wellbeing of people in the community), The Ullapool News, Youth Space, Markets, Field Club, Community Council, Podiatrist, Pearson Vue Testing, Vaccine Clinics, MP Surgeries, and LUCT.
We've also hosted a wide range of community and cultural events—from the Christmas Dinner, Hogmanay Ceilidh to Feis Rois, Mother's Day Coffee Afternoon, Himalayan markets, Re-love Clothing Fairs, and numerous concerts, gigs, workshops, and community consultations. The Produce Show had its 25th anniversary with us and Cannonbawz, a car group that raises funds for charities had its 10th anniversary visit. This diversity highlights the hall's importance as a central gathering place for Ullapool and the surrounding area. We've also worked to provide the village with essential local services, including the butcher and fish van, ensuring the hall continues to serve as a practical hub for everyday needs as well as cultural life.

We have continued to invest in the hall's upkeep and sustainability. Plans are underway to upgrade the energy efficiency of the building, working with Matthew Holmes (Energy Officer) from LUCT's Highland Energy and Climate Partnership (HECP) for professional advice. We would like to replace all lighting with LED fixtures, further reducing both our energy costs and carbon footprint. However this will cost more money than originally anticipated to change a lot of the light fittings so is on the back-burner for now.
This year, we've worked closely with the Ullapool & District Youth Group to co-develop a Memorandum of Understanding (MoU). This new agreement is intended to strengthen our shared commitment to young people in the community.

Once again, we have been very well served by our hard-working and dedicated team. Rachael Pringle, our Hall Manager, has done an outstanding job managing bookings, events, and communication, while Tony Rickwood, our Caretaker, has been a huge asset, keeping the building in great condition and supporting set-

up and maintenance work. Our cleaners have also continued to do excellent work in keeping the hall spotless. We are pleased to pay the real living wage to our cleaning staff regardless of age.

We've continued to make small but important upgrades to enhance users' experience:

- A new bench outside the hall, as a memorial to Laurence de Kruijff
- A projector screen has been purchased and is now available for hirers to use.
- New flooring in the Physio room
- New gate from car park

The year ahead will focus on improving our energy efficiency, securing grant funding for essential works, and diversifying our income streams—including potential office-space rentals and further community partnerships. We will continue to balance affordability with financial sustainability, ensuring the hall remains welcoming and accessible while remaining on a secure footing for the future.
Some possible projects to be completed in the next year include the installation of high-speed electric vehicle charging points, the installation of post boxes and other possibilities. We are going to make use of consultants to look into other options for the Hall, using a free service operated by Just Enterprises, a government agency.
We continue to need more Trustees so if you are interested, please step forward!

On behalf of the Trustees, I would like to thank everyone who contributes to making the Village Hall a success—our staff, volunteers, users, funders and partners. Your efforts ensure that this historic building continues to serve the Ullapool community, as it has done for over a century.

Ullapool Village Hall Association – AGM 2026 -Treasurer's Report

Review

In summary, we had a small accounting surplus and continue to have reserves meeting our target of retaining reserves equal to at least 12 months' expenses.

We prepare a combined set of accounts for the old charity and the SCIO. In practice almost all the transactions this year have been through the SCIO bank accounts.

The accounts are prepared and reviewed by Leggatts in Dingwall and I would like to express my thanks to them. They provide an excellent service, processing our payroll as well as the accounts.

The reported revenue is just under £39,000, a drop of 6% from the previous year. Expenses also fell by 6% and the net result was a surplus of about £1,000, slightly down on the year before.

Looking at income in more detail, our income from regular users fell by £2,000, with a loss of £6,000 from no longer having Ullapool Unpacked, partially offset by new income from Guides & Brownies and some timing effects (late payment of income from previous year hires). Income from one-off hires and markets was very similar to the previous period.

On the expenses side, staff costs went up as this is the first full year since we increased Rachael's hours and also due to increases in the real living wage. However this was more than offset by reductions in Electricity and Maintenance. The reduction in Electricity cost is mainly due to a 16% reduction in the kWh charge from 1 April 2025 The reduction in Maintenance was due to no large one-off bills in the period (although we did have roof repairs carried out in March, the bill wasn't paid until after the end of the month so is in next financial year).

We had reserves at the end of the year of around £50,000, meeting our objective to have reserves equal to around 12 months expenses.

Outlook

We decided not to increase hall fees this year, following rises of around 10% in the two previous years. So this will reduce our income in real terms by around the rate of inflation.

Rental income from our regular groups is expected to be similar to last year with the exception of Guides & Brownies which has had a temporary halt while they get new leaders.

Bookings from one-off hires are up by over 30% in the first half of this year, partly as a result of the Himalayans staying for an extra 10 days or so.

Expenses will be higher this year largely due to the significant increase in the price of heating oil, which has averaged 114p per litre this year compared with 64p per litre last year. This will increase costs by over £2,000 for the full year and underlines the case for switching to a heat pump.

The Decarbonisation project, which will replace our oil boiler with a heat pump, plus the installation of solar panels and batteries, is well underway. We have secured funding for 80% of the cost and are confident of being able to get funding for the remainder. Timing for the installation is not yet fixed but will be before the end of the current financial year. We thank hall users in advance for their co-operation during the installation which is expected to happen over a 2 week period in the first quarter of 2027 and will impact some bookings.

Neil Anderson, Treasurer

September 2026

Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s) *OSCR will accept digital or typed signatures*		
Full name(s)	Kennth Morrison	
Position (e.g. Chair)	Trustee	
Date	25 October 2026	