

**Report of the Trustees and
Unaudited Financial Statements for the Year Ended 30 September 2025
for
UIG DEVELOPMENT TRUST SCIO**

Mann Judd Gordon Ltd
Chartered Accountants
26 Lewis Street
Stornoway
Isle of Lewis
HS1 2JF

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for the Year Ended 30 September 2025**

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**Report of the Trustees
for the Year Ended 30 September 2025**

The trustees present their report with the financial statements of the charity for the year ended 30 September 2025. The trustees have adopted the provisions of 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) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The organisation's purposes are:

- (a) To manage community land and associated assets for the benefit of the Community and the public in general following principles of sustainable development which meets the needs of the present without compromising the ability of future generations to meet their own needs.
- (b) To provide, or assist in providing, recreational facilities, and/or organising recreational activities, which will be available to members of the public at large with the object of improving the conditions of life of the Community and following principles of sustainable development which meets the needs of the present without compromising the ability of future generations to meet their own needs.
- (c) To advance community development, including urban or rural regeneration, following principles of sustainable development which meets the needs of the present without compromising the ability of future generations to meet their own needs.
- (d) To advance the education of the Community about its environment, culture, heritage and/or history.
- (e) To advance environmental protection or improvement including preservation and conservation of the natural environment, the promotion of sustainable development, the maintenance, improvement or provision of environmental amenities for the community and/or the preservation of building or sites of architectural, historic or other importance to the community.

**Report of the Trustees
for the Year Ended 30 September 2025**

ACHIEVEMENTS AND PERFORMANCE

Charitable activities

The date for end of year accounts remains 30th September 2025 and the AGM will be held on the 26th of March 2026 in person at the Uig Community Centre.

UDT hold the property comprising the Community Shop and Filling Station on behalf of the Community. The lease between UDT and UCCL obliges UCCL to operate, maintain and replace the leased facilities and this is properly managed through regular meetings with the UCCL Shop Management Committee. UDT receive rent, reflecting current commercial rental costs, from UCCL. The significant proportion of this rent is placed in a 'sinking fund' to finance the cost of future asset improvements. A rent review was last carried out in August 2023. UDT also owns land to the rear of the current business units at Eireastadh. This is the site of the proposed new business units.

Business Units Project

Planning permission for the business units on the land owned by the Uig Development Trust was granted in April 2025. The Business Units Project Officer, Alison Rothwell, has continued to research funding opportunities, working with HIE and CnES. An estimate for build costs has been received from a local contractor. This major capital project links to a direct objective in the Uig Strategic Development Plan and is a key component of UDT's commitment to helping young people stay in the area and attract others to permanently relocate. The business unit project officer has worked with local businesses who have expressed interest in renting a business unit, to ensure that the design is suitable for potential tenants. The Business Units Project Officer transferred to a part-time contract in July 2024, and this has been funded by UDT unrestricted funds.

Community Right to Buy Under Part 2 of the Land Reform (Scotland) Act 2003

A public meeting was held in November 2024 to confirm public support for the proposal for Uig Development Trust to register an interest in the Uig and Hamanavay Estate under Part 2 of the Land Reform (Scotland) Act 2003. Forty Uig residents attended the meeting in person, with another 32 online, and the meeting unanimously supported the idea. A working group was formed, and has held monthly meetings to progress the application to register an interest. Three members of the working group are also UDT trustees.

Other Projects

- Uig Walking Map- In excess of 500 maps sold this year and £530 income earned. UDT continues to look for ways to promote responsible outdoor access.
- Shieling Project- The shieling continues to be rented out for overnight stays. The income generated from this is over £1,000 for the general unrestricted fund. Reviews have generally been very positive, and improvements have been made to the shieling.
- Uig Development Trust was awarded 80% grant funding from the CARES Community Buildings Fund for the replacement of the two wind turbines at the Uig Community Shop.

FINANCIAL REVIEW

Reserves policy

The trustees aim to have three months' reserves to be held in cash in the bank account in order to cover normal expected outgoings.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

Uig Development Trust is a Scottish Charity Incorporated Organisation (SCIO) and its objectives are governed by its constitution and regulated by the Office of the Scottish Charity Regulator (OSCR).

Risk management

The Trustees have taken steps to discharge their duty to identify and review the risks to which the charity is exposed and to put in place controls to provide reasonable assurance against fraud, error and adverse financial conditions. These are set out in the recent Charity's Business Plan (Issue 3 2020-22).

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

SC047581

Report of the Trustees
for the Year Ended 30 September 2025

Principal address

c/o Community Shop
Timsgarry
Uig
Isle of Lewis
HS2 9JD

Trustees

D G Scanlan	Chair	
S Allenby	Treasurer	(appointed 13.2.25)
M Dälziel	Secretary	
S Mason		
M Maclean		(appointed 11.12.24)
S Wilson		(appointed 13.2.25)
E R Green		(resigned 20.3.25)
L Woolley		(resigned 13.2.25)
R Mason		(resigned 13.2.25)

Independent Examiner

A Cumming CA
Mann Judd Gordon Ltd
Chartered Accountants
26 Lewis Street
Stornoway
Isle of Lewis
HS1 2JF

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Charity law requires the trustees to prepare financial statements for each financial year. Under that law, the trustees have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law).

Under charity law the trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make 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 trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities and Trustee Investment (Scotland) Act 2005 and The Charities Accounts (Scotland) Regulations 2006 (as amended). They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by order of the board of trustees on 26 March 2026 and signed on its behalf by:



D G Scanlan - Trustee

Independent Examiner's Report to the Trustees of Uig Development Trust SCIO

I report on the accounts for the year ended 30 September 2025 set out on pages five to twelve.

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 (as amended). 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 accounts as required under Section 44(1)(c) of the Act and to state whether particular matters have come to my attention.

Basis of the independent examiner's report

My examination was 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 seeking explanations from you as 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 accounts.

Independent examiner's statement

In connection with 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 to 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.



A Cumming CA
The Institute of Chartered Accountants of Scotland

Mann Judd Gordon Ltd
Chartered Accountants
26 Lewis Street
Stornoway
Isle of Lewis
HS1 2JF

26 March 2026

UIG DEVELOPMENT TRUST SCIO

**Statement of Financial Activities
for the Year Ended 30 September 2025**

		Unrestricted fund £	Restricted fund £	30.9.25 Total funds £	30.9.24 Total funds £
	Notes				
INCOME AND ENDOWMENTS FROM					
Charitable activities	4				
Charitable activities		-	-	-	53,231
Other trading activities	2	16,890	-	16,890	15,925
Investment income	3	<u>1,230</u>	<u>-</u>	<u>1,230</u>	<u>725</u>
Total		<u>18,120</u>	<u>-</u>	<u>18,120</u>	<u>69,881</u>
EXPENDITURE ON					
Charitable activities	5				
Charitable activities		3,751	26,706	30,457	31,429
Depreciation		<u>340</u>	<u>5,179</u>	<u>5,519</u>	<u>5,519</u>
Total		<u>4,091</u>	<u>31,885</u>	<u>35,976</u>	<u>36,948</u>
NET INCOME/(EXPENDITURE)		14,029	(31,885)	(17,856)	32,933
Transfers between funds	13	<u>(4,099)</u>	<u>4,099</u>	<u>-</u>	<u>-</u>
Net movement in funds		9,930	(27,786)	(17,856)	32,933
RECONCILIATION OF FUNDS					
Total funds brought forward		<u>62,660</u>	<u>123,489</u>	<u>186,149</u>	<u>153,216</u>
TOTAL FUNDS CARRIED FORWARD		<u><u>72,590</u></u>	<u><u>95,703</u></u>	<u><u>168,293</u></u>	<u><u>186,149</u></u>

The notes form part of these financial statements

UIG DEVELOPMENT TRUST SCIO

Balance Sheet 30 September 2025

	Notes	Unrestricted fund £	Restricted fund £	30.9.25 Total funds £	30.9.24 Total funds £
FIXED ASSETS					
Tangible assets	10	1,021	95,703	96,724	102,242
CURRENT ASSETS					
Debtors	11	27,568	-	27,568	-
Cash at bank		<u>44,754</u>	<u>-</u>	<u>44,754</u>	<u>87,300</u>
		72,322	-	72,322	87,300
CREDITORS					
Amounts falling due within one year	12	(753)	-	(753)	(3,393)
NET CURRENT ASSETS		<u>71,569</u>	<u>-</u>	<u>71,569</u>	<u>83,907</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>72,590</u>	<u>95,703</u>	<u>168,293</u>	<u>186,149</u>
NET ASSETS		<u>72,590</u>	<u>95,703</u>	<u>168,293</u>	<u>186,149</u>
FUNDS	13				
Unrestricted funds				72,590	62,660
Restricted funds				<u>95,703</u>	<u>123,489</u>
TOTAL FUNDS				<u>168,293</u>	<u>186,149</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 26 March 2026 and were signed on its behalf by:



S Allenby - Trustee

The notes form part of these financial statements

**Notes to the Financial Statements
for the Year Ended 30 September 2025**

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities and Trustee Investment (Scotland) Act 2005. The financial statements have been prepared under the historical cost convention.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, 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 accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Buildings	- 2% depreciation on cost
Extension to buildings	- 10% depreciation on cost
Renewable energy equipment	- 5% depreciation on cost

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Pension costs and other post-retirement benefits

The charity operates a defined contribution pension scheme. Contributions payable to the charity's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

2. OTHER TRADING ACTIVITIES

	Unrestricted funds £	Restricted funds £	30.9.25 Total funds £	30.9.24 Total funds £
Rental income	14,563	-	14,563	13,000
Tourist maps	530	-	530	320
Sheiling income	<u>1,797</u>	<u>-</u>	<u>1,797</u>	<u>2,605</u>
	<u>16,890</u>	<u>-</u>	<u>16,890</u>	<u>15,925</u>

Notes to the Financial Statements - continued
for the Year Ended 30 September 2025

3. INVESTMENT INCOME

	Unrestricted funds £	Restricted funds £	30.9.25 Total funds £	30.9.24 Total funds £
Deposit account interest	<u>1,230</u>	<u>-</u>	<u>1,230</u>	<u>725</u>

4. INCOME FROM CHARITABLE ACTIVITIES

	Activity	30.9.25 £	30.9.24 £
Grants	Charitable activities	<u>-</u>	<u>53,231</u>

Grants received, included in the above, are as follows:

	30.9.25 £	30.9.24 £
Highlands & Islands Enterprise	-	20,967
Foundation Scotland	<u>-</u>	<u>32,264</u>
	<u>-</u>	<u>53,231</u>

5. CHARITABLE ACTIVITIES COSTS

	Direct Costs £	Support costs (see note 6) £	Totals £
Charitable activities	29,143	1,314	30,457
Depreciation	<u>5,519</u>	<u>-</u>	<u>5,519</u>
	<u>34,662</u>	<u>1,314</u>	<u>35,976</u>

6. SUPPORT COSTS

	Governance costs £
Charitable activities	<u>1,314</u>

7. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 30 September 2025 nor for the year ended 30 September 2024.

Trustees' expenses

There were no trustees' expenses paid for the year ended 30 September 2025 nor for the year ended 30 September 2024.

Notes to the Financial Statements - continued
for the Year Ended 30 September 2025

8. STAFF COSTS

	30.9.25	30.9.24
	£	£
Wages and salaries	25,243	20,720
Other pension costs	<u>760</u>	<u>664</u>
	<u>26,003</u>	<u>21,384</u>

The average monthly number of employees during the year was as follows:

	30.9.25	30.9.24
	<u>1</u>	<u>1</u>
Project officer		

No employees received emoluments in excess of £60,000.

9. COMPARATIVES WITH PREVIOUS YEAR FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund £	Restricted fund £	Total funds £
INCOME AND ENDOWMENTS FROM			
Charitable activities			
Charitable activities	-	53,231	53,231
Other trading activities	15,925	-	15,925
Investment income	<u>725</u>	<u>-</u>	<u>725</u>
Total	<u>16,650</u>	<u>53,231</u>	<u>69,881</u>
EXPENDITURE ON			
Charitable activities			
Charitable activities	5,517	25,912	31,429
Depreciation	<u>340</u>	<u>5,179</u>	<u>5,519</u>
Total	<u>5,857</u>	<u>31,091</u>	<u>36,948</u>
NET INCOME	10,793	22,140	32,933
Transfers between funds	<u>6,178</u>	<u>(6,178)</u>	<u>-</u>
Net movement in funds	16,971	15,962	32,933
RECONCILIATION OF FUNDS			
Total funds brought forward	<u>45,689</u>	<u>107,527</u>	<u>153,216</u>
TOTAL FUNDS CARRIED FORWARD	<u>62,660</u>	<u>123,489</u>	<u>186,149</u>

Notes to the Financial Statements - continued
for the Year Ended 30 September 2025

10. TANGIBLE FIXED ASSETS

	Buildings £	Extension to buildings £	Renewable energy equipment £	Fixtures and fittings £	Totals £
COST					
At 1 October 2024 and 30 September 2025	<u>70,691</u>	<u>16,778</u>	<u>49,332</u>	<u>3,396</u>	<u>140,197</u>
DEPRECIATION					
At 1 October 2024	7,245	11,745	17,267	1,698	37,955
Charge for year	<u>1,034</u>	<u>1,678</u>	<u>2,466</u>	<u>340</u>	<u>5,518</u>
At 30 September 2025	<u>8,279</u>	<u>13,423</u>	<u>19,733</u>	<u>2,038</u>	<u>43,473</u>
NET BOOK VALUE					
At 30 September 2025	<u>62,412</u>	<u>3,355</u>	<u>29,599</u>	<u>1,358</u>	<u>96,724</u>
At 30 September 2024	<u>63,446</u>	<u>5,033</u>	<u>32,065</u>	<u>1,698</u>	<u>102,242</u>

11. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	30.9.25 £	30.9.24 £
Prepayments	<u>27,568</u>	<u>-</u>

12. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	30.9.25 £	30.9.24 £
Payroll creditors	-	2,426
Accrued expenses	<u>753</u>	<u>967</u>
	<u>753</u>	<u>3,393</u>

13. MOVEMENT IN FUNDS

	At 1.10.24 £	Net movement in funds £	Transfers between funds £	At 30.9.25 £
Unrestricted funds				
General fund	62,660	14,029	(4,099)	72,590
Restricted funds				
General fund	123,489	(31,885)	4,099	95,703
TOTAL FUNDS	<u>186,149</u>	<u>(17,856)</u>	<u>-</u>	<u>168,293</u>

Notes to the Financial Statements - continued
for the Year Ended 30 September 2025

13. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	18,120	(4,091)	14,029
Restricted funds			
General fund	-	(31,885)	(31,885)
TOTAL FUNDS	<u>18,120</u>	<u>(35,976)</u>	<u>(17,856)</u>

Comparatives for movement in funds

	At 1.10.23 £	Net movement in funds £	Transfers between funds £	At 30.9.24 £
Unrestricted funds				
General fund	45,689	10,793	6,178	62,660
Restricted funds				
General fund	107,527	22,140	(6,178)	123,489
TOTAL FUNDS	<u>153,216</u>	<u>32,933</u>	<u>-</u>	<u>186,149</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	16,650	(5,857)	10,793
Restricted funds			
General fund	53,231	(31,091)	22,140
TOTAL FUNDS	<u>69,881</u>	<u>(36,948)</u>	<u>32,933</u>

**Notes to the Financial Statements - continued
for the Year Ended 30 September 2025**

13. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.10.23 £	Net movement in funds £	Transfers between funds £	At 30.9.25 £
Unrestricted funds				
General fund	45,689	24,822	2,079	72,590
Restricted funds				
General fund	107,527	(9,745)	(2,079)	95,703
TOTAL FUNDS	<u>153,216</u>	<u>15,077</u>	<u>-</u>	<u>168,293</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	34,770	(9,948)	24,822
Restricted funds			
General fund	53,231	(62,976)	(9,745)
TOTAL FUNDS	<u>88,001</u>	<u>(72,924)</u>	<u>15,077</u>

Transfers between funds

The transfers between funds relate to a cash deficit in the Restricted General Fund.

14. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 30 September 2025.

UIG DEVELOPMENT TRUST SCIO

Detailed Statement of Financial Activities for the Year Ended 30 September 2025

	Unrestricted funds £	Restricted funds £	30.9.25 Total funds £	30.9.24 Total funds £
INCOME AND ENDOWMENTS				
Other trading activities				
Rental income	14,563	-	14,563	13,000
Tourist maps	530	-	530	320
Sheiling income	<u>1,797</u>	<u>-</u>	<u>1,797</u>	<u>2,605</u>
	16,890	-	16,890	15,925
Investment income				
Deposit account interest	1,230	-	1,230	725
Charitable activities				
Grants	<u>-</u>	<u>-</u>	<u>-</u>	<u>53,231</u>
Total incoming resources	18,120	-	18,120	69,881
EXPENDITURE				
Charitable activities				
Wages	-	25,243	25,243	20,720
Pensions	-	760	760	664
Telephone and internet	-	469	469	411
Office costs	924	-	924	766
Subscriptions	270	-	270	90
Professional fees	600	-	600	4,221
Travel and subsistence	58	234	292	251
Room rental	-	-	-	2,625
Sheiling running costs	585	-	585	559
Depreciation - buildings	-	1,035	1,035	1,035
Depreciation - extension	340	1,337	1,677	1,677
Depreciation - equipment	-	2,467	2,467	2,467
Depreciation - fixtures and fittings	<u>-</u>	<u>340</u>	<u>340</u>	<u>340</u>
	2,777	31,885	34,662	35,826
Support costs				
Governance costs				
Accountancy and legal fees	<u>1,314</u>	<u>-</u>	<u>1,314</u>	<u>1,122</u>
Total resources expended	<u>4,091</u>	<u>31,885</u>	<u>35,976</u>	<u>36,948</u>
Net income/(expenditure)	<u>14,029</u>	<u>(31,885)</u>	<u>(17,856)</u>	<u>32,933</u>

This page does not form part of the statutory financial statements