CHARITY NUMBER: SC048073

REPORT OF THE TRUSTEES AND UNAUDITED FINANCIAL STATEMENTS
For the Year ended 31 January 2026

FOR
URRAS AN TAIGHE MHÒIR SCIO

Mann Judd Gordon Ltd
Chartered Accountants
26 Lewis Street
Stornoway

URRAS AN TAIGHE MHÒIR SCIO

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For the Year ended 31 January 2026

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Urras an Taighe Mhòir SCIO
Report of the Trustees
for the year ended 31 January 2026

The trustees of the charity present their report with the financial statements of the charity for the year ended 31 January 2026.

OBJECTIVES AND ACTIVITIES
Charitable Purposes

- To acquire and develop the former light house keeper's station for the benefit of geographic community with postcodes: HS2 9EA, HS2 9ED, HS2 9EF, HS2 9DS, HS2 9DY, HS2 9DX, HS2 9DZ, HS2 9DW, HS2 9DR.
- To develop sustainable community facilities and activities that will safeguard and promote the heritage of the keepers' station and recognise its historical and cultural importance to the community.
- Advance public knowledge, education and appreciation of the communities' cultural and historical links to the Flannan Isles, ensuring an enduring legacy and celebration of this heritage.
- Manage and develop An Taigh Mòr and associated assets for the benefit of the community, ensuring a sustainable future for the proposed facilities and associated activities.
- To advance opportunities within the community for tourism, social enterprise, economic and cultural development, working in partnership with residents, local agencies, voluntary and other organisations.

Summary of the Main Activities 2025–2026

- Funding applied for within this period: Coastal Communities Fund : £10,000
- Complete planning and RIBA stage 4 – submission to Building Warrant
- Costing of project by Torrance Partnership.
- Submission of the project to tender through the Public Contracts Scotland website

STRATEGIC REPORT
ACHIEVEMENTS AND PERFORMANCE
Charitable Activities

- Despite finalising the fine design required for RIBA 4 and resubmission to Planning in October 2024, this process has been delayed by parking issues. Agreement had previously come from Planning on the number of car parking spaces when the extension was being considered – but despite the reduction in capacity the number of spaces increased. We were only able to come to an agreement by stating that the front of the building could also be used.

- Costings came in for redevelopment from Torrance in March 2025. This was estimated at just under £5million. A date for Return of Tenders was set for April, 2025. The costs came in ranging from £6,285,844.03 to £6,875,092.17. To thoroughly check that all areas had been considered within the pricing the Trust requested that Torrance and architects LDN discuss the potential options for the project and areas where savings could be made. After this process it was estimated that savings of up to £820,000 could be considered but might take away from the quality of the finished development. Having a staged development was also considered – with the main building being the priority followed by the bothy and outbuildings.

- In December 2025 we finally received the approved Planning and Listed Building Consent for An Taigh Mór. Special thanks to Cllr Fraser for his efforts in trying to advocate on our behalf.

- Further contributions to the community archive of Comunn Eachdraidh Loch Ròg an Ear were supported by the post funded by MG Alba. These included individual interviews with members of the community and a trip with Biosecurity Scotland and Myles Bremner, of Dalmore Estates to the Flannan Isles.

- UATM relationship with the Bremner family has been key in connecting with Biosecurity Scotland and also with Fable Whisky who are involved with a number of Scottish distilleries in the production of a series of whiskies based on the Flannan Isles tragedy.

- UATM were delighted to have been invited to update HRH The Princess Royal on the Taigh Mòr project during her visit to officially open Carloway Shop and Community Centre.

FINANCIAL REVIEW

- Principal funding sources across RIBA 4 and the costing of redevelopment from Torrance were fixed at £122,622 – which reflected the fixed fees agreed when LDN began the project. These fees included the design work, engineering spec, heating options, land use design and surveys – including drainage and a car park site plan. These funds were sourced from:

o Crown Estate - £13,236 (2023)
o Islands Programme Fund £78,350 (FEB 2024)
o UK Shared Prosperity Fund £19,200 (Feb 2024)

New funding 2025 :
o Coastal Communities Fund £10,000 (2025)

• Building warrant. With the costs changing from an initial estimate of £250 for a change of use to £8858 for the redevelopment. A request was made to redivert funding we had received (for a borehole survey) from the Coastal Communities Fund to support these new costs.
• Insurance. The rising costs of 're-build' has again pushed the insurance premium up (£4324.00) and will be a focus of fund-raising events going forward

Due to the infancy of the charity the Trustees have not yet formulated a reserves policy.

FUTURE PLANS

In delivering this project Urras an Taighe Mhòir and its geographic membership will work together in partnership with residents, funding agencies and voluntary organisations.

Having met with Heritage Lottery we were very encouraged by their reponse to the pricing of the project. They advised looking at a 1 year funded development period before applying for redevelopment costs. This would allow time for a funding plan to be developed with a project officer in place. They also advised the updating of our business plan and feasibility study which is in the process of being completed by Duncan MacPherson, Dr Calum MacLeod and Faye MacLeod. This was funded by the Coastal Communities Fund.

Future funding applications for capital redevelopment include
• Heritage Lottery EOI submission November 2026
• HES EOI submission December 2026
• RCGF June 2027
• William Grant Foundation Dec 2026 Borehole hole survey costs
• Pride in Place EOI October 2026

We were delighted to welcome Tom Unter and Charles Farrar lead contacts for the Pride in Place programme for an informal visit to the Taigh Mor with Anne Murray Head of Development and have also emailed our interest in being included in this funding. We are also meeting regularly with the CNES development team with the view to applying for RCGF funding in 2027.

To support applications for capital redevelopment, letters of support for the project are required from both local groups and from potential third sector groups who would use the facilities being developed. To advance this, UATM wish to encourage members of the community to raise the profile of the project within the wider community and their own work-place.

This final stage is key to delivering the building and facilities the community has aspired to during consultation and their support in going forward is key to the success of the project. To achieve this the Urras again hopes to look at funding which will support participation in the garden and interior design of the building – elements which could be seen as separate within a staged approach.

UATM hope to continue their working relationship with the Dalmore to Lochganvich Community forum and Urras Oighreachd Chàrlabhaigh who are the lead on the Area Community Plan, which includes groups of representatives from all working projects locally and voluntary organisations.

The Trust and volunteers for the exhibition were devastated to hear of the sudden passing of Angus Alex earlier this year. Angus Alex was a key volunteer for the exhibition and the wider Flannan Project, having been heavily involved in the planning for the memorial, exhibition and also in talks with HHP regarding the purchase of An Taigh Mòr. Our condolences to Helen, Stuart and the wider family.

The challenge of recruiting new volunteers for the exhibition has meant that it did not manage to open this year. With hopes that this might change in Spring 2027 we have been gathering some new material including memorabilia and filmed interviews with family members whose fathers had served as Keepers to the Flannans.

Our relationship with Biosecurity Scotland has developed to include information boards regarding their work being given to the exhibition and interest in having a space within a redeveloped Taigh Mòr and a live-cam set up on the Flannans for visitors to view. They also approached us for a second field trip to the Flannan Isles. There was lots of interest in this trip which we opened up to the community and had the names drawn at random by our Trustee Bell Cameron. A talk and film from Neil Macarthur who attended, will follow the AGM.
The Urras continue to update the community through the newsletter, online updates on Facebook.
Membership - we wish to encourage new members locally and within interested groups.
UATM hope to progress with fund-raising events locally which we hope will have the support of voluntary groups locally and raise the profile of the project.

As a Grade 2 listed asset UATM shall continue working with the local Planning team, Historic Environment Scotland, our development consultant Duncan MacPherson alongside the preferred Design Team LDN Architects in the development of any changes to layout, re-instating of original features and plans towards the future use of the building.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Urras an Taighe Mhòir SCIO a Scottish Charitable Incorporated Organisation(SCIO) created by the following legislation: The Charities and Trustee Investment (Scotland) Act 2005 (as amended) ('2005 Act').

The Scottish Charitable Incorporated Organisations Regulations 2011

The Scottish Charitable Incorporated Organisations (Removal from the Register and Dissolution) Regulations 2011 ('the Dissolution Regulations').

Recruitment and election of Trustees –
The minimum number of charity trustees is 6 and the maximum number 12. No more than 2 shall be charity trustees who were co-opted. Trustees are elected from members only – eligible by post-codes outlined in the Trust's charitable purposes.

At each AGM, all of the charity trustees elected/appointed shall retire from office – but shall then be eligible for re-election. At each AGM, the members may elect any member to be a charity trustee.

The charity trustees must then elect (from among themselves) a chair, a treasurer and a secretary. Charity trustees may also elect (from among themselves) further office-bearers if they consider that appropriate.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number SC048073 (Scotland)

Registered Address:
Breasclete Community Centre
Breasclete
HS2 9ED

Trustees:
Neil Barker
Joan Chisholm
Elizabeth MacArthur
Elizabeth MacBain
Donald MacDonald
Angus MacLeod
Danielle Murray
Mairi N. Reid
Bellann Cameron
Rhoda Macinnes
Reg Fletcher
Anna Mairi Macleod.

Signed on behalf of Urras an Taighe Mhòir SCIO by:

Elizabeth MacBain (Trustee) **Date: 27 October 2026**

Independent Examiner's Report

Registered Scottish Charity Number SC048073

I report on the accounts of the Urras An Taighe Mhoir for the year ended 31 January 2026.

Respective responsibilities of Trustees and Examiner

Basis of Independent Examiner's Statement

My examination is 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 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 accounts.
In the course of 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 comply with regulation 9 of the 2006 Accounts Regulations

have not been met, or

2. to which, in my opinion, attention shouldbe drawn in order to enable a proper understanding of the accounts to be reached.



John E Moffat BA FCA
Institute of Chartered Accountants in England and Wales

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

Date: 27 October 2026

Urras an Taighe Mhòir SCIO
Registered Scottish Charity Number SC048073
Accounts for the year ended 31 January 2026

	Unrestricted funds	Restricted funds	Total funds	2024/25
	£	£	£	£
RECEIPTS				
Grants	-	42,107	42,107	71,093
Receipts from fundraising activities	1,182	-	1,182	100
Donation in Kind	2,400		2,400	3,250
Total Receipts	**3,582**	**42,107**	**45,689**	**74,443**
PAYMENTS				
Advertising	-	-	-	- 90
Bank Charges	-	-	-	- 35
Fundraising Costs	-	- 354	- 354	-
Hire of Machinery	-	-	-	- 540
Insurance	- 4,190	-	- 4,190	- 1,374
Professional Fees	-	- 36,759	- 36,759	- 69,912
Planning Fees	-	-	-	- 2,100
Project costs in kind	- 2,400	-	- 2,400	- 3,250
Total Payments	**- 6,590**	**- 37,113**	**- 43,703**	**- 77,301**
Surplus / (Deficit) for the year	**- 3,008**	**4,993**	**1,985**	**- 2,858**
Fund Transfers	-	-	-	-
Total Surplus / (Deficit) for the year	***- 3,008***	***4,993***	***1,985***	***- 2,858***

Urras an Taighe Mhòir SCIO
Registered Scottish Charity Number SC048073
Accounts for the year ended 31 January 2026

STATEMENT OF BALANCES	Unrestricted funds	Restricted funds	Total funds	2024/25
	£	£	£	£
Balance as at 1 February 2025				
Bank of Scotland Treasurers Account	3,967	7,754	11,720	14,578
	3,967	**7,754**	**11,720**	**14,578**
Surplus / (Deficit) for the year	- 3,008	4,993	1,985	- 2,858
Balance as at 31 January 2026	**959**	**12,747**	**13,705**	**11,720**
Represented by:				
Bank of Scotland Treasurers Account	959	12,747	13,705	11,720
Balance as at 31 January 2026	**959**	**12,747**	**13,705**	**11,720**

NOTES

1 GRANTS RECEIVED

	2025/26	2024/25
Bord na Gaidhlig	-	650
CNES - Crown Estate	-	-
CNES - UK Shared Prosperity Fund	15,252	8,948
CNES - Islands Programme Fund	16,855	61,495
Architectural Heritage Fund	-	-
Coastal Communities	10,000	-
	42,107	**71,093**

Signed on behalf of Urras an Taighe Mhòir SCIO

(Chair) **Date: 27 October 2026**