

REGISTERED COMPANY NUMBER: SC273903 (Scotland)
REGISTERED CHARITY NUMBER: SC036903

Report of the Trustees and
Financial Statements for the Year Ended 30 September 2025
for
URRAS OIGHREACHD GHABHSAINN
(CONSOLIDATED)

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

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for the Year Ended 30 September 2025**

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URRAS OIGHREACHD GHABHSAINN

Report of the Trustees for the Year Ended 30 September 2025

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, 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).

This report relates to the operations of the charity and its wholly owned subsidiaries Galson Estate (Trading) Ltd and Taigh Dhonnchaidh (Trading) Ltd, which deliver specific elements of the charity's objectives.

OBJECTIVES AND ACTIVITIES

Objectives and aims

The main objectives of the charity are:-

To promote for the public benefit rural regeneration, following principles of sustainable development, where "sustainable development" means development which meets the needs of the present without compromising the ability of future generations to meet their own needs, the areas of social and economic deprivation within the Galson Estate area of the Isle of Lewis for the benefit of the Galson Crofting Community by all or any of the following means:-

- (i) the relief of poverty in such ways as may be thought fit.
- (ii) the advancement of education, training or retraining particular amongst unemployed people in providing unemployed people with work experience and the advancement of education in the benefits of sustainable development.
- (iii) the provision of housing for those who are in condition of need and the improvement of housing in the public sector and charitable ownership.
- (iv) to develop or alternatively to facilitate through other agencies, the development of the infrastructure and communication links within the Galson community for the benefit of the general public.
- (v) the protection or conservation of the environment.

URRAS OIGHREACHD GHABHSAINN

Report of the Trustees for the Year Ended 30 September 2025

OBJECTIVES AND ACTIVITIES

Significant activities

The 2024/25 financial year saw a number of activities completed and initiated in support of the objectives set out in Urras Oighreachd Ghabhsainn's Strategic Plan 2023-2028. Progress was made across the organisation's four strategic priorities: Crofting and Land Use; Health and Wellbeing; Tourism; and Exceptional Place.

At the beginning of the financial year, the na Dorsan monument was unveiled to commemorate the centenary of the resettlement of Galson township. The monument has been warmly received by both residents and visitors and attracted national media attention after receiving the prestigious Marsh Award for Excellence in Public Structure in 2025.

As energy markets stabilised following two years of exceptionally high electricity costs, income received from Galson Energy Ltd returned to levels more consistent with those seen prior to the cost of living crisis. During the year, £450,000 was received in Gift Aid from Galson Energy Ltd to support the operations of Urras Oighreachd Ghabhsainn and to invest in community projects. This independent income stream continues to have a transformational impact on the local community.

Work also progressed on plans for West Coast Community Energy, which represents the next phase of renewable energy income generation for Urras Oighreachd Ghabhsainn and neighbouring community-owned estates, Urras Oighreachd Bharabhais and Urras Oighreachd Chàrlabhaigh. This partnership project with Barvas and Carloway seeks to deliver income from a proposed 43MW community-owned wind farm for the long-term benefit of communities on the west coast of Lewis.

Grant income for the year totalled £135,875. This included £65,346 from a CARES grant administered by Local Energy Scotland to progress West Coast Community Energy. In addition, £50,000 was awarded by Comhairle nan Eilean Siar through the UK Government Shared Prosperity Fund to support the creation of a serviced housing plot in Borve, with works now underway.

UOG's campervan facilities continued to provide a sustainable income source while also supporting investment in visitor infrastructure. The campsite maintained a strong average occupancy rate of 45%, with May being the busiest month at 97% occupancy. The introduction of public toilet facilities increased income from visitor amenities from £19,192.04 to £23,438.70, with the majority of this income contributing directly to the operation and maintenance of these facilities.

The Community Investment Fund continued to deliver grant support to organisations within the Galson Estate Trust area and beyond, for the benefit of local residents. During 2024/25, grants totalling £89,129 were awarded to 16 organisations. Significant awards were made to Comunn Eachdraidh Nis, Crossroads Lewis and North Lewis War Memorials Fund, among others. The work of these organisations contributes directly to the delivery of UOG's strategic priorities. Spòrsnis received a further £35,000 as the second instalment of a three-year growth grant programme, supporting its work to develop sustainable income streams and secure the long-term future of this important community asset.

UOG remains committed to helping reduce the cost of living for local residents. The £1 subsidy for children's activity clubs was maintained during the year, delivering savings of £34,625 to families. Support also continued for over-60s lunches delivered by partner organisation Comunn Eachdraidh Nis and funded by UOG, alongside transport grants for youth groups and the provision of heated blankets to all residents aged over 70. Funding also remains available to frontline workers to provide essential items for the most vulnerable members of the community.

Commercial contracts with utility companies and mobile communications operators continued to provide an important income source. Negotiations progressed during the year on agreements at various locations across the Estate relating to activities such as mobile network upgrades and sand extraction. Income from these contracts remained strong for a second consecutive year at £87,618.

Work also continued to reduce deer herd numbers to a more sustainable level. NatureScot set an annual cull target of 100 deer for the 2024 season, which was exceeded through the commitment of local volunteer shooting syndicates, achieving a total cull of 108. This represented an increase of 48 on the previous year. Out-of-season and night licences were also secured to target areas where road traffic accidents are more common, with positive early results. Attention is now turning to opportunities to ensure a greater proportion of locally sourced venison enters the local food chain.

URRAS OIGHREACHD GHABHSAINN

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

OBJECTIVES AND ACTIVITIES

Grantmaking

The charity has established its grant making programme to achieve its objects for rural regeneration. The aim of the funding programme is to support organisations to develop, thrive and grow, therefore further supporting future sustainability and community resilience. The grant funding scheme is open to organisations and groups situated in the Galson Estate area or community projects that will benefit the communities of Galson Estate, which fits within the charitable aims of the charity. The charity will not fund any projects or activities that the state has a legal obligation to provide.

Volunteers

The contribution of volunteers (including directors, members and individuals from the community) has been, and continues to be, of immense benefit to the charity.

URRAS OIGHREACHD GHABHSAINN

Report of the Trustees for the Year Ended 30 September 2025

STRATEGIC REPORT

Achievements and performance

Charitable activities

A wide range of additional events and activities were delivered during the year in support of the Trust's charitable objectives and strategic priorities. These included the following:

- UOG held its 2024 Annual General Meeting at the Business Centre in South Galson in early November. The event featured guest speaker Matthew Logan of Community Energy Scotland. An afternoon workshop was also held to gather community views to inform preparation of the Community Climate Action Plan.
- Installation of waymarker posts and interpretation signage along the Coastal Heritage Trail between Port of Ness and Eorpie commenced during the year, enhancing access and visitor experience.
- Invasive species management work was supported through Community Land Outer Hebrides to progress the eradication of Gunnera. Grant funding of £5,990 was secured to deliver this programme.
- Planning work progressed for the delivery of eight semi-detached homes in Upper Barvas. Discussions are ongoing with SSEN regarding potential support through its legacy homes commitment to communities.
- Planning permission in principle was granted for the construction of two family homes for rent, together with associated croft tenancies.
- A Youth Transport Fund was established to support youth sports teams, clubs and schools with travel costs to events and competitions.
- Cruise market excursions were coordinated by the Trust, generating additional tourism activity within the area and providing benefits to local businesses and community groups.
- The Visit North Lewis brand continued to promote North Lewis as an attractive visitor destination, showcasing local attractions, experiences and businesses.
- The Trust contributed to youth employment and skills development through the provision of a summer student placement and, in partnership with MG ALBA, the hosting of a Community Content Creator apprentice as part of a two-year project.
- The health and wellbeing programme Sunnd was successfully delivered between January and March 2025, offering a wide range of activities aimed at keeping the community active and healthy. Events included salsa dancing, community ceilidhs, first aid training, art sessions and sea swimming. Informative workshops were also delivered at Young at Heart and the CEN Day Club in partnership with NHS services, Alzheimer Scotland and Tighean Innse Gall.
- The heritage festival Dùthchas, held in early September, delivered a varied and well-attended programme of events celebrating local heritage and culture.
- There was again strong uptake for places on the Plòigh school holiday activity programmes, delivered during April, July and October. Partnership working with Urras Sgìre Oighreachd Bharabhais continued, extending the subsidy offer to children resident in both estate areas.
- A dry stone walling course was successfully delivered to eight participants.
- UOGs first peat cutting course was delivered to instruct on traditional peat cutting techniques, with sufficient further interest to repeat in 2026.
- A loch fishing session held in July, delivered by the Outer Hebrides Fisheries Trust and Roddy John MacDonald, proved highly popular with participants.

URRAS OIGHREACHD GHABHSAINN

Report of the Trustees for the Year Ended 30 September 2025

STRATEGIC REPORT

Achievements and performance - continued

Charitable activities

- UOG and Urras Oighreachd Chàrlabhaigh jointly coordinated a schools' transition programme during the early summer period, newly branded as Suithad. This valuable initiative continues to be delivered by the land trusts following the withdrawal of previous support from the John Muir Trust. Primary 7 pupils from Sgoil an Taobh Siar, Shawbost, Lionel and Breascleite schools came together to take part in new activities, learn about local culture and gain an understanding of community land ownership. The programme also provided an important opportunity for pupils to build friendships ahead of their transition to S1 at The Nicolson Institute.

Internal and external factors

The charity is partially dependent upon the continuing support of public funding agencies to assist in the ongoing delivery of the aims and objectives of the organisation.

Financial review

Principal funding sources

The charity is dependent on grants, rental income and other estate income to fund its operational costs. Full details of the charity's principal funding sources are included in notes 2 to 5 to the financial statements.

The charity has also received substantial gift aid payments from Galson Energy Limited ('GEL'). GEL operates three 900kW wind turbines at Ballantrushal in the Isle of Lewis and profits generated by the company are directed to the charity as gift aid payments. These payments are dependent on the amount of power generated each year but are substantial and enable the charity to finance the Community Investment Programme and to build substantial reserves. Gift aid of £450,000 was received during the year ended 30 September 2025.

Reserves policy

UOG has a policy in place based on investment arrangements to ensure that adequate sums are available to meet core expenditure for up to one year through a series of time-bound accounts. This will allow the organisation to develop further mitigation as necessary and potentially scale back its operations to suit a reduced level of income if solutions cannot be found. Other non-financial threats are addressed through UOG's risk management plan. These investment arrangements are as follows.

- A minimum of one month's expenditure with immediate access (£50,000 unrestricted)
- A further two months' expenditure held in maximum 30 day access accounts (£100,000)
- A further three months' expenditure held in maximum 90 day access accounts (£150,000)
- Remaining sum to be held in maximum 180 day access accounts/bonds (£200,000).

During the year the group's outgoing resources exceeded incoming resources resulting in a net deficit of £57,267 (2024 - net income of £633,101). This represents a decrease of £117,224 in unrestricted funds and an increase of £59,957 in restricted funds. As a result, unrestricted reserves carried forward are £3,168,781.

Future plans

Looking ahead, efforts during the coming year will focus on a number of key initiatives aligned to Urras Oighreachd Ghabhsainn's strategic priorities.

- Work will intensify on the development of West Coast Community Energy, with the aim of progressing the project to the planning permission stage. This remains a significant long-term opportunity to generate sustainable income for the benefit of the community.

- Housing projects in Upper Barvas, Knockaird and Borge are continuing to progress, with delivery anticipated across the next two financial years. These developments are intended to increase housing availability and support population sustainability within the area.

- Support for the tourism sector will remain a priority. This will include continued assistance to local organisations seeking to access opportunities arising from the cruise visitor market, alongside ongoing investment in facilities and infrastructure for visitors. Progress on the Butt of Lewis Lighthouse proposals is dependent on conclusion of a lease agreement, which is currently awaited.

URRAS OIGHREACHD GHABHSAINN

Report of the Trustees for the Year Ended 30 September 2025

STRATEGIC REPORT

Future plans - continued

- The cost of living support programme will continue and enter a new phase focused on identifying practical measures to reduce fuel poverty and strengthen community transport provision. Delivery of actions identified within the Community Climate Action Plan is also anticipated, with priorities including improving domestic energy efficiency and encouraging greener transport options.
- The Plough holiday activity programme is being transferred to Spòrsnis to deliver and develop in future years. This will help ensure continued provision of the programme while also supporting the growth and sustainability of Spòrsnis as a key community asset.
- A feasibility study is planned during 2025/26 into the potential establishment of a venison processing facility, alongside measures to improve deer management and goose cull arrangements. These initiatives aim to maximise local economic and environmental benefits from land management activities.
- The second phase of the Coastal Heritage Trail, extending from Skigersta to Ness, is scheduled to open in the coming year. In parallel, feasibility work is underway for phase three of the route, linking Eoropie to Galson.
- Funding opportunities are also being explored to support repair and preservation works for culturally significant heritage assets, including Teampull Pheadair and the bridge at Dùn Èistean.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The trust is a charitable company limited by guarantee, incorporated on 27 September 2004. The company was established under a Memorandum of Association which established the objects and powers of the charitable company and is governed under its Articles of Association. In the event of the company being wound up members are required to contribute an amount not exceeding £1.

Recruitment and appointment of new trustees

The directors of the company are also charity trustees for the purposes of charity law.

Under the terms of the Memorandum and Articles of Association the Elected Directors are appointed by the ordinary members at the Annual General Meeting. Two of the Elected Directors must retire by rotation at each Annual General Meeting.

The Board of Directors may also appoint up to three Co-opted Directors. Co-opted Directors serve until the next Annual General Meeting after their co-option and can be re-co-opted at such next Annual General Meeting.

Organisational structure

The board consists of voluntary directors who manage the affairs of the charity through monthly board meetings. The board offer strategic direction and oversee the governance of the organisation. The charity employs an Executive Manager, Development Manager, Operations Manager, and a team of Development and Administrative Officers who assist in the implementation of the strategic plan which has been adopted by the board the board.

Induction and training of new trustees

The charity undertakes training for trustees to ensure awareness and understanding of:-

- the responsibilities of directors;
- the organisational structure of the charity;
- the financial position of the charity; and
- the future plans and objectives of the charity.

Wider network

The charity has established links with other organisations and agencies to foster the aims and objectives of the organisation.

URRAS OIGHREACHD GHABHSAINN

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

Related parties

The charity has two subsidiary companies.

Galson Estate (Trading) Limited was set up in November 2008 to develop community projects.

Taigh Dhonnchaidh (Trading) Limited was set up in April 2019 to assist in the development of Taigh Dhonnchaidh. Taigh Dhonnchaidh is a charity based in Ness which a centre for music and arts. The company is dormant as at 30 September 2025.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number
SC273903 (Scotland)

Registered Charity number
SC036903

Registered office
Business Centre Tom Na Ba
South Galson
Isle of Lewis
HS2 0SH

Trustees
C M Bell
A Macdonald
M M Macleod
M Macritchie
A Rennie
D Macsween
J Furey
M M Maclean

Company Secretary
J A Macvicar

Senior Statutory Auditor
John E Moffat BA FCA

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

URRAS OIGHREACHD GHABHSAINN

Report of the Trustees for the Year Ended 30 September 2025

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also the directors of Urras Oighreachd Ghabhsainn for the purposes of company law) 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).

Company 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 company 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 group and parent charitable company and of the incoming resources and application of resources, including the income and expenditure, of the group and parent charitable company for that period. In preparing those financial statements, the trustees are required to

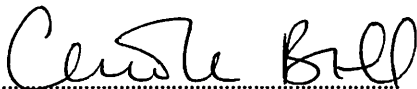
- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the group and parent charitable company 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 group and parent charitable company and to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the group and parent charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the trustees are aware:

- there is no relevant audit information of which the group and parent charitable company's auditors are unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

Report of the trustees, incorporating a strategic report, approved by order of the board of trustees, as the company directors, on 19 May 2026 and signed on the board's behalf by:



C M Bell - Trustee

Report of the Independent Auditors to the Trustees and Members of Urras Oighreachd Ghabhsainn

Opinion

We have audited the financial statements of Urras Oighreachd Ghabhsainn (the 'parent charitable company') and its subsidiaries ('the group') for the year ended 30 September 2025 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the group and parent charitable company's affairs as at 30 September 2025 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006, the Charities and Trustee Investment (Scotland) Act 2005 and Regulation 8 of the Charities Accounts (Scotland) Regulations 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the group and parent charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the group and parent charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Report of the Trustees for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Trustees has been prepared in accordance with applicable legal requirements.

**Report of the Independent Auditors to the Trustees and Members of
Urras Oighreachd Ghabhsainn**

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the group and parent charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Trustees.

We have nothing to report in respect of the following matters where the Companies Act 2006 and the Charities Accounts (Scotland) Regulations 2006 (as amended) requires us to report to you if, in our opinion:

- adequate and proper accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities, the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the group and parent charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the group and parent charitable company or to cease operations, or have no realistic alternative but to do so.

Report of the Independent Auditors to the Trustees and Members of Urras Oighreachd Ghabhsainn

Our responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Independent Auditors that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Our approach was as follows:

We obtained an understanding of the legal and regulatory frameworks that are applicable to the entity and determined that the most significant are those relating to employment matters and those relating directly to the preparation of the financial statements; that is FRS102, Charities SORP and the Companies Act 2006.

We assessed the risks of material misstatement in respect of fraud as follows:

As part of our audit team discussion, we identified if any particular area was more susceptible to misstatement. A list of the known related parties was compiled along with an expectation of transactions between them. We then made fraud enquires of those charged with governance and confirmed our related party list.

Based on the results of our risk assessment we designed our audit procedures to identify non-compliance with such laws and regulations identified above. We corroborated our enquiries of those charged with governance by a review of the board minutes to date, a review of the bank statements to date and a review of legal fees charged in the year for any evidence of legal or regulatory issues. Our considerations at planning were corroborated and no further legal or regulatory issues were noted.

We considered the risk of fraud through management override and, in response, we incorporated testing of manual journal entries throughout the year into our audit approach. A review of the year of bank statements was undertaken, to identify any large or unusual transactions. No transactions outside the normal course of business were identified.

Given the size of the entity, segregation of duties is limited, so we designed our audit procedures to identify and to address any material misstatements arising from this. Appropriate approval controls were found to be in place. As the parent charitable company of Galson Estate (Trading) Limited and Taigh Dhonnchaidh Trading Limited, we have considered any instance of non-compliance by the subsidiary company and subsequent effect on the group. We are auditors for all entities within the group.

The engagement partner's assessment of whether the engagement team collectively had the appropriate competence and capabilities to identify or recognise non-compliance with laws and regulations concluded that the overall risk of fraud and misstatement was low and the experience of the audit team assigned was sufficient and no specialists were required. An appropriate level of materiality has been calculated in consideration of the inherent difficulty in detecting irregularities along with the perceived level of risk.

There are inherent limitations in the audit procedures described above that result in an unavoidable risk that some material misstatements in the financial statements may not be detected, even though the audit is properly planned and performed in accordance with International Standards on Auditing (UK). The further removed non-compliance with laws and regulations is from the events and financial transactions in the financial statements, the less likely the auditor is to become aware of it or recognise non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment through forgery, collusion, omission or misrepresentation. The primary responsibility for the prevention and detection of fraud rests with both those charged with governance of the entity and management.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Independent Auditors.

**Report of the Independent Auditors to the Trustees and Members of
Urras Oighreachd Ghabhsainn**

Use of our report

This report is made solely to the group and parent charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006, and to the group and parent charitable company's trustees, as a body, in accordance with Regulation 10 of the Charities Accounts (Scotland) Regulations 2006. Our audit work has been undertaken so that we might state to the group and parent charitable company's members and the trustees those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the group and parent charitable company and the group and parent charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.



John E Moffat BA FCA (Senior Statutory Auditor)
for and on behalf of Mann Judd Gordon Ltd
Chartered Accountants
& Statutory Auditors
Eligible to act as an auditor in terms of Section 1212 of the Companies Act 2006
26 Lewis Street
Stornoway
Isle of Lewis
HS1 2JF

19 May 2026

URRAS OIGHREACHD GHABHSAINN

**Statement of Financial Activities - Group
(Incorporating an Income and Expenditure Account)
for the Year Ended 30 September 2025**

	Notes	Unrestricted funds £	Restricted funds £	30.9.25 Total funds £	30.9.24 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies	2	452,951	-	452,951	1,100,945
Charitable activities					
Management of community owned estate	5	170,312	135,875	306,187	202,398
Other trading activities	3	20,798	-	20,798	16,134
Investment income	4	<u>92,546</u>	<u>-</u>	<u>92,546</u>	<u>92,896</u>
Total		<u>736,607</u>	<u>135,875</u>	<u>872,482</u>	<u>1,412,373</u>
EXPENDITURE ON					
Raising funds	6	3,360	-	3,360	4,792
Charitable activities					
Management of community owned estate	7	725,196	126,306	851,502	676,584
Improvement of health		39,379	-	39,379	9,795
Heritage and culture		<u>49,750</u>	<u>-</u>	<u>49,750</u>	<u>119,373</u>
Total		<u>817,685</u>	<u>126,306</u>	<u>943,991</u>	<u>810,544</u>
Net gains on investments		<u>14,242</u>	<u>-</u>	<u>14,242</u>	<u>31,272</u>
NET INCOME/(EXPENDITURE)					
Transfers between funds	20	(66,836)	9,569	(57,267)	633,101
		<u>(50,388)</u>	<u>50,388</u>	<u>-</u>	<u>-</u>
Net movement in funds		(117,224)	59,957	(57,267)	633,101
RECONCILIATION OF FUNDS					
Total funds brought forward		3,286,005	687,361	3,973,366	3,340,265
TOTAL FUNDS CARRIED FORWARD		<u>3,168,781</u>	<u>747,318</u>	<u>3,916,099</u>	<u>3,973,366</u>

The notes form part of these financial statements

URRAS OIGHREACHD GHABHSAINN

**Statement of Financial Activities – Charity only
(Incorporating an Income and Expenditure Account)
for the Year Ended 30 September 2025**

	Unrestricted funds £	Restricted funds £	30.9.25 Total funds £	30.9.24 Total funds £
INCOME AND ENDOWMENTS FROM				
Donations and legacies	452,951	-	452,951	1,100,945
Charitable activities				
Management of community owned estate	170,312	135,875	306,187	202,398
Other trading activities	20,798	-	20,798	16,134
Investment income	<u>92,547</u>	<u>-</u>	<u>92,547</u>	<u>92,896</u>
Total	<u>736,608</u>	<u>135,875</u>	<u>872,483</u>	<u>1,412,373</u>
EXPENDITURE ON				
Raising funds	2,169	-	2,169	4,767
Charitable activities				
Management of community owned estate	725,196	126,306	851,502	675,384
Improvement of health	39,379	-	39,379	9,795
Heritage and culture	<u>49,750</u>	<u>-</u>	<u>49,750</u>	<u>119,373</u>
Total	<u>816,494</u>	<u>126,306</u>	<u>942,800</u>	<u>809,319</u>
Net gains on investments	<u>14,242</u>	<u>-</u>	<u>14,242</u>	<u>31,272</u>
NET INCOME/(EXPENDITURE)	(65,644)	9,569	(56,075)	634,326
Transfers between funds	<u>(50,388)</u>	<u>50,388</u>	<u>-</u>	<u>-</u>
Net movement in funds	(116,032)	59,957	(56,075)	634,326
RECONCILIATION OF FUNDS				
Total funds brought forward	<u>3,371,034</u>	<u>687,361</u>	<u>4,058,395</u>	<u>3,424,069</u>
TOTAL FUNDS CARRIED FORWARD	<u>3,255,002</u>	<u>747,318</u>	<u>4,002,320</u>	<u>4,058,395</u>

The notes form part of these financial statements

URRAS OIGHREACHD GHABHSAINN

**Balance Sheet - Group
30 September 2025**

	Notes	Unrestricted funds £	Restricted funds £	30.9.25 Total funds £	30.9.24 Total funds £
FIXED ASSETS					
Tangible assets	16	782,894	695,628	1,478,522	1,504,945
Investments	17	<u>274,413</u>	<u>-</u>	<u>274,413</u>	<u>254,401</u>
		1,057,307	695,628	1,752,935	1,759,346
CURRENT ASSETS					
Debtors: amounts falling due within one year	18	77,917	-	77,917	64,679
Debtors: amounts falling due after more than one year	18	51,381	-	51,381	23,925
Cash at bank and in hand		<u>2,041,815</u>	<u>51,689</u>	<u>2,093,504</u>	<u>2,184,831</u>
		2,171,113	51,689	2,222,802	2,273,435
CREDITORS					
Amounts falling due within one year	19	<u>(59,639)</u>	<u>1</u>	<u>(59,638)</u>	<u>(59,415)</u>
NET CURRENT ASSETS		<u>2,111,474</u>	<u>51,690</u>	<u>2,163,164</u>	<u>2,214,020</u>
TOTAL ASSETS LESS CURRENT LIABILITIES					
		<u>3,168,781</u>	<u>747,318</u>	<u>3,916,099</u>	<u>3,973,366</u>
NET ASSETS		<u>3,168,781</u>	<u>747,318</u>	<u>3,916,099</u>	<u>3,973,366</u>
FUNDS					
20					
Unrestricted funds:					
General fund				1,768,357	3,285,581
Loch Stiapabhat fund				424	424
Designated Fund - Contingency Fund				1,000,000	-
Designated Fund - Development Projects				<u>400,000</u>	<u>-</u>
				<u>3,168,781</u>	<u>3,286,005</u>
Restricted funds				<u>747,318</u>	<u>687,361</u>
TOTAL FUNDS				<u>3,916,099</u>	<u>3,973,366</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 19 May 2026 and were signed on its behalf by:



C M Bell - Trustee

The notes form part of these financial statements

URRAS OIGHREACHD GHABHSAINN

Balance Sheet – Charity only
30 September 2025

	Notes	Unrestricted funds £	Restricted funds £	30.9.25 Total funds £	30.9.24 Total funds £
FIXED ASSETS					
Tangible assets	16	782,894	695,628	1,478,522	1,504,945
Investments	17	<u>971,540</u>	<u>-</u>	<u>971,540</u>	<u>951,528</u>
		1,754,434	695,628	2,450,062	2,456,473
CURRENT ASSETS					
Debtors: amounts falling due within one year	18	77,917	-	77,917	64,679
Debtors: amounts falling due after more than one year	18	51,381	-	51,381	23,925
Cash at bank and in hand		<u>2,038,596</u>	<u>51,689</u>	<u>2,090,285</u>	<u>2,182,158</u>
		2,167,894	51,689	2,219,583	2,270,762
CREDITORS					
Amounts falling due within one year	19	(65,578)	1	(65,577)	(65,195)
		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
NET CURRENT ASSETS		<u>2,102,316</u>	<u>51,690</u>	<u>2,154,006</u>	<u>2,205,567</u>
TOTAL ASSETS LESS CURRENT LIABILITIES					
		3,856,750	747,318	4,604,068	4,662,040
CREDITORS					
Amounts falling due after more than one year	19	(601,748)	-	(601,748)	(603,645)
		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
NET ASSETS		<u>3,255,002</u>	<u>747,318</u>	<u>4,002,320</u>	<u>4,058,395</u>
FUNDS					
Unrestricted funds:					
General fund				1,854,578	3,370,610
Loch Stiapabhat fund				424	424
Designated Fund - Contingency Fund				1,000,000	-
Designated Fund - Development Projects				<u>400,000</u>	<u>-</u>
				3,255,002	3,371,034
Restricted funds				<u>747,318</u>	<u>687,361</u>
TOTAL FUNDS				<u>4,002,320</u>	<u>4,058,395</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 19 May 2026 and were signed on its behalf by:



C M Bell - Trustee

The notes form part of these financial statements

URRAS OIGHREACHD GHABHSAINN**Cash Flow Statement - Group
for the Year Ended 30 September 2025**

	Notes	30.9.25 £	30.9.24 £
Cash flows from operating activities			
Cash generated from operations	1	(149,869)	575,389
Finance costs paid		<u>(1,759)</u>	<u>(1,006)</u>
Net cash (used in)/provided by operating activities		<u>(151,628)</u>	<u>574,383</u>
Cash flows from investing activities			
Purchase of tangible fixed assets		(26,475)	(32,920)
Purchase of fixed asset investments		(171,341)	(71,722)
Sale of fixed asset investments		165,571	73,811
Interest received		<u>92,546</u>	<u>92,896</u>
Net cash provided by investing activities		<u>60,301</u>	<u>62,065</u>
		<hr/>	<hr/>
Change in cash and cash equivalents in the reporting period		(91,327)	636,448
Cash and cash equivalents at the beginning of the reporting period		<u>2,184,831</u>	<u>1,548,383</u>
Cash and cash equivalents at the end of the reporting period		<u>2,093,504</u>	<u>2,184,831</u>

The notes form part of these financial statements

URRAS OIGHREACHD GHABHSAINN

**Notes to the Cash Flow Statement - Group
for the Year Ended 30 September 2025**

1. RECONCILIATION OF NET (EXPENDITURE)/INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES

	30.9.25	30.9.24
	£	£
Net (expenditure)/income for the reporting period (as per the Statement of Financial Activities)	(57,267)	633,101
Adjustments for:		
Depreciation charges	52,065	47,844
Gain on investments	(14,242)	(27,752)
Loss on disposal of fixed assets	832	-
Interest received	(92,546)	(92,896)
Finance costs	1,759	1,006
Increase in debtors	(40,694)	(7,733)
Increase in creditors	224	21,819
	<u>(149,869)</u>	<u>575,389</u>

2. ANALYSIS OF CHANGES IN NET FUNDS

	At 1.10.24	Cash flow	At 30.9.25
	£	£	£
Net cash			
Cash at bank and in hand	<u>2,184,831</u>	<u>(91,327)</u>	<u>2,093,504</u>
	<u>2,184,831</u>	<u>(91,327)</u>	<u>2,093,504</u>
Total	<u>2,184,831</u>	<u>(91,327)</u>	<u>2,093,504</u>

The notes form part of these financial statements

URRAS OIGHREACHD GHABHSAINN**Cash Flow Statement – Charity only
for the Year Ended 30 September 2025**

	Notes	30.9.25 £	30.9.24 £
Cash flows from operating activities			
Cash generated from operations	1	(150,416)	575,414
Finance costs paid		<u>(1,759)</u>	<u>(1,006)</u>
Net cash (used in)/provided by operating activities		<u>(152,175)</u>	<u>574,408</u>
Cash flows from investing activities			
Purchase of tangible fixed assets		(26,475)	(32,920)
Purchase of fixed asset investments		(171,341)	(71,722)
Sale of fixed asset investments		165,571	73,811
Interest received		<u>92,547</u>	<u>92,896</u>
Net cash provided by investing activities		<u>60,302</u>	<u>62,065</u>
Change in cash and cash equivalents in the reporting period		<u>(91,873)</u>	<u>636,473</u>
Cash and cash equivalents at the beginning of the reporting period		<u>2,182,158</u>	<u>1,545,685</u>
Cash and cash equivalents at the end of the reporting period		<u>2,090,285</u>	<u>2,182,158</u>

The notes form part of these financial statements

URRAS OIGHREACHD GHABHSAINN

**Notes to the Cash Flow Statement – Charity only
for the Year Ended 30 September 2025**

1. RECONCILIATION OF NET (EXPENDITURE)/INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES

	30.9.25	30.9.24
	£	£
Net (expenditure)/income for the reporting period (as per the Statement of Financial Activities)	(56,075)	634,326
Adjustments for:		
Depreciation charges	52,065	47,844
Gain on investments	(14,242)	(27,752)
Loss on disposal of fixed assets	832	-
Interest received	(92,547)	(92,896)
Finance costs	1,759	1,006
Movement on subsidiary balances	(1,897)	(1,200)
Increase in debtors	(40,693)	(7,733)
Increase in creditors	382	21,819
	<u>382</u>	<u>21,819</u>
Net cash (used in)/provided by operations	<u>(150,416)</u>	<u>575,414</u>

2. ANALYSIS OF CHANGES IN NET FUNDS

	At 1.10.24	Cash flow	At 30.9.25
	£	£	£
Net cash			
Cash at bank and in hand	<u>2,182,158</u>	<u>(91,873)</u>	<u>2,090,285</u>
	<u>2,182,158</u>	<u>(91,873)</u>	<u>2,090,285</u>
Total	<u>2,182,158</u>	<u>(91,873)</u>	<u>2,090,285</u>

**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 group and parent charitable company, 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 Companies Act 2006. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

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

Going concern

The charity is a going concern and there are no material uncertainties casting significant doubt over its ability to continue as a going concern.

Consolidated financial statements

The consolidated accounts incorporate the accounts of the parent charitable company, Urras Oighreachd Ghabhsainn and its wholly-owned subsidiaries Galson Estate (Trading) Limited and Taigh Dhonnchaidh Trading Limited. All inter-company transactions and year-end balances are removed on consolidation.

Critical accounting judgements and key sources of estimation uncertainty

Fixed asset net book value and depreciation charges are the areas of the accounts which are affected by significant judgements and estimates. The trustees exercise judgement in determining both the useful economic life and the likely residual value of the charity's assets. This judgement affects the rates of and charge for depreciation as well as grant release in the accounts for the year. It also therefore affects the net book value of the assets in the balance sheet.

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.

Government Grants

Income from government and other grants, whether capital grants or revenue grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

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.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

Raising funds

Costs of generating funds comprise the costs associated with attracting voluntary income and the costs of fundraising activities.

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

1. ACCOUNTING POLICIES - continued

Charitable activities

Charitable expenditure comprises those costs incurred by the charity in the delivery of its objects and activities. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them. The allocation of direct and support costs are analysed in the notes to the financial statements.

Grants payable are payments made to third parties in the furtherance of the charitable objects of the charity. Single or multi-year grants are accounted for when either the recipient has a reasonable expectation that they will receive a grant and the trustees have agreed to pay the grant without condition, or the recipient has a reasonable expectation that they will receive a grant and any condition attaching to the grant is outside of the control of the charity.

Governance costs

Governance costs include those costs associated with meeting the constitutional and statutory requirements of the charity and include audit fees and costs linked to the strategic management of the charity.

Allocation and apportionment of costs

All costs are allocated between the expenditure categories of the Statement of Financial Activities on a basis designed to reflect the use of the resource. Costs relating to a particular activity are allocated directly, others are apportioned on an appropriate basis e.g. estimated usage.

Tangible fixed assets

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

Land	- not provided
Buildings	- 10% depreciation on cost and 2% depreciation on cost
Plant and machinery	- 25% depreciation on cost
Office equipment	- 25% depreciation on cost
Computer equipment	- 33% depreciation on cost and 25% depreciation on cost

Tangible fixed assets are stated at cost less accumulated depreciation. The costs of minor additions or those costing below £100 are not capitalised.

Assets not measured at fair value are reviewed for any indication that the asset may be impaired at each balance sheet date. If such indication exists, the recoverable amount of the asset is estimated and compared to the carrying amount. Where the carrying amount exceeds its recoverable amount, an impairment loss is recognised in profit or loss unless the asset is carried at a revalued amount where the impairment loss is a revaluation decrease.

Taxation

The charity is exempt from corporation tax on its charitable activities.

Fund accounting

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

Designated funds are unrestricted funds earmarked by the trustees for particular purposes.

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.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Hire purchase and leasing commitments

Rentals paid under operating leases are charged to the Statement of Financial Activities on a straight line basis over the period of the lease.

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

1. ACCOUNTING POLICIES - continued

Pension costs and other post-retirement benefits

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

Debtors and creditors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due. Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

Investments

Fixed asset investments in group undertakings and listed and unlisted investments are stated at cost less accumulated provision.

2. DONATIONS AND LEGACIES

	30.9.25	30.9.24
	£	£
Donations	2,899	752
Gift aid	450,000	1,100,000
Membership fees	<u>52</u>	<u>193</u>
	<u>452,951</u>	<u>1,100,945</u>

3. OTHER TRADING ACTIVITIES

	30.9.25	30.9.24
	£	£
Merchandise sales	1,834	996
Amenity site	<u>18,964</u>	<u>15,138</u>
	<u>20,798</u>	<u>16,134</u>

4. INVESTMENT INCOME

	30.9.25	30.9.24
	£	£
Interest received	<u>92,546</u>	<u>92,896</u>

All investment income arises from investment assets held within the UK.

URRAS OIGHREACHD GHABHSAINN

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

5. INCOME FROM CHARITABLE ACTIVITIES		30.9.25	30.9.24
	Activity	£	£
Project management income	Management of community owned estate	25,086	24,378
Rental income	Management of community owned estate	100,657	113,959
Royalties	Management of community owned estate	4,820	5,384
Land sales	Management of community owned estate	14,680	12,656
Grants	Management of community owned estate	135,875	28,509
Miscellaneous income	Management of community owned estate	14,569	12,512
Employment allowance	Management of community owned estate	<u>10,500</u>	<u>5,000</u>
		<u>306,187</u>	<u>202,398</u>

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

	30.9.25	30.9.24
	£	£
Highlands & Islands Enterprise	-	13,485
Comhairle nan Eilean Siar	51,890	1,700
Bord na Gaidhlig	4,000	-
Community Energy Scotland	7,500	-
Energy Saving Trust	66,495	-
Baxter Foundation	-	5,000
Community Land Outer Hebrides	<u>5,990</u>	<u>8,324</u>
	<u>135,875</u>	<u>28,509</u>

6. RAISING FUNDS

Other trading activities		30.9.25	30.9.24
		£	£
Purchases		<u>1,191</u>	<u>25</u>
Investment management costs		30.9.25	30.9.24
		£	£
Investment management		<u>2,169</u>	<u>4,767</u>
Aggregate amounts		<u>3,360</u>	<u>4,792</u>

URRAS OIGHREACHD GHABHSAINN

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

7. CHARITABLE ACTIVITIES COSTS

	Direct Costs (see note 8) £	Grant funding of activities (see note 9) £	Support costs (see note 10) £	Totals £
Management of community owned estate	843,865	-	7,637	851,502
Improvement of health	-	39,379	-	39,379
Heritage and culture	-	49,750	-	49,750
	<u>843,865</u>	<u>89,129</u>	<u>7,637</u>	<u>940,631</u>

8. DIRECT COSTS OF CHARITABLE ACTIVITIES

	30.9.25 £	30.9.24 £
Staff costs	389,945	371,261
Other operating leases	2,256	1,507
Insurance and licences	15,327	14,307
Light and heat	9,808	9,249
Telephone and internet charges	16,404	19,103
Postage and stationery	6,758	7,708
Advertising & Marketing	9,996	10,090
Travel expenses	11,784	9,522
Meeting expenses	53	53
Repairs and renewals	21,555	4,188
Computer expenses	9,986	16,356
Memberships and subscriptions	1,756	6,529
Legal and professional fees	6,901	1,761
Habost Amenity Site project	16,593	5,247
General charges	2,401	496
Projects	171,450	92,645
Training courses and demonstrations	13,218	3,574
Campsite	7,577	4,628
Rates and water	2,200	927
Hardship fund	54,425	37,380
Landlord responsibilities	18,816	4,006
Depreciation	52,065	47,844
Loss on sale of assets	832	-
Interest payable and similar charges	1,759	1,006
	<u>843,865</u>	<u>669,387</u>

URRAS OIGHREACHD GHABHSAINN

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

9. GRANTS PAYABLE

	30.9.25	30.9.24
	£	£
Improvement of health	39,379	9,795
Heritage and culture	<u>49,750</u>	<u>119,373</u>
	<u>89,129</u>	<u>129,168</u>

The total grants paid to institutions during the year was as follows:

	30.9.25	30.9.24
	£	£
Ness Cemetery Association	1,500	1,500
Ness Sports and Recreation Association	35,000	51,584
Comunn Eachdraidh Nis	14,500	799
Taigh Dhonnchaidh	2,500	6,235
Ness Football Club	2,000	716
Clan Macquarrie Community Centre	200	1,800
Sgoil an Taobh Siar	1,750	-
Ness FC Social Club	-	200
North Lewis War Memorials Fund	9,900	11,000
Westside Runners & Fitness Club	-	1,800
Western Isles Island Games Association	-	5,000
Crossroads Lewis	9,100	-
Lucky2Bhere	-	10,520
Islands Book Trust	-	1,880
Falmadair	-	11,020
Ness Running Club	129	2,079
Western Isles Support for Cats and Kittens	2,000	-
Carthannas Nis	5,000	1,400
Cunndal Memorial Fund	-	164
Barvas and Brue Community Centre	-	1,750
Social Enterprise Academy	-	1,321
Macaulay College	1,000	9,000
Westside Football Club	2,250	200
Western Isles Citizens Advice Service	-	2,000
Barvas Graveyard Committee	800	7,200
Lionel School Fund	<u>1,500</u>	<u>-</u>
	<u>89,129</u>	<u>129,168</u>

URRAS OIGHREACHD GHABHSAINN

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

10. SUPPORT COSTS

	Governance costs
	£
Management of community owned estate	<u>7,637</u>

Support costs, included in the above, are as follows:

Governance costs

	30.9.25	30.9.24
	Management of community owned estate	Total activities
	£	£
Auditors' remuneration	6,000	4,200
Accountancy fees	<u>1,637</u>	<u>2,997</u>
	<u>7,637</u>	<u>7,197</u>

11. OTHER

	30.9.25	30.9.24
	£	£
Support costs	<u>7,637</u>	<u>7,197</u>

12. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	30.9.25	30.9.24
	£	£
Auditors' remuneration	6,000	4,200
Depreciation - owned assets	52,066	47,843
Other operating leases	2,256	1,507
Deficit on disposal of fixed assets	<u>832</u>	<u>-</u>

13. 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.

URRAS OIGHREACHD GHABHSAINN

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

14. STAFF COSTS

	30.9.25	30.9.24
	£	£
Wages and salaries	340,825	329,831
Social security costs	32,697	25,939
Other pension costs	<u>16,423</u>	<u>15,491</u>
	<u>389,945</u>	<u>371,261</u>

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

	30.9.25	30.9.24
Charitable activities	<u>16</u>	<u>18</u>

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

15. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - GROUP

	Unrestricted funds £	Restricted funds £	Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	1,100,741	204	1,100,945
Charitable activities			
Management of community owned estate	166,572	35,826	202,398
Other trading activities	16,134	-	16,134
Investment income	<u>92,896</u>	<u>-</u>	<u>92,896</u>
Total	<u>1,376,343</u>	<u>36,030</u>	<u>1,412,373</u>
EXPENDITURE ON			
Raising funds	4,792	-	4,792
Charitable activities			
Management of community owned estate	567,428	109,156	676,584
Improvement of health	9,795	-	9,795
Heritage and culture	<u>119,373</u>	<u>-</u>	<u>119,373</u>
Total	<u>701,388</u>	<u>109,156</u>	<u>810,544</u>
Net gains on investments	<u>31,272</u>	<u>-</u>	<u>31,272</u>
NET INCOME/(EXPENDITURE)	706,227	(73,126)	633,101
Transfers between funds	<u>(40,556)</u>	<u>40,556</u>	<u>-</u>
Net movement in funds	665,671	(32,570)	633,101
RECONCILIATION OF FUNDS			
Total funds brought forward	<u>2,620,334</u>	<u>719,931</u>	<u>3,340,265</u>
TOTAL FUNDS CARRIED FORWARD	<u>3,286,005</u>	<u>687,361</u>	<u>3,973,366</u>

URRAS OIGHREACHD GHABHSAINN

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

16. TANGIBLE FIXED ASSETS - GROUP

	Land £	Buildings £	Plant and machinery £
COST			
At 1 October 2024	610,830	1,017,008	57,877
Additions	-	26,475	-
Disposals	-	(279)	-
At 30 September 2025	<u>610,830</u>	<u>1,043,204</u>	<u>57,877</u>
DEPRECIATION			
At 1 October 2024	-	172,924	15,509
Charge for year	-	33,944	14,469
Eliminated on disposal	-	(13)	-
At 30 September 2025	<u>-</u>	<u>206,855</u>	<u>29,978</u>
NET BOOK VALUE			
At 30 September 2025	<u>610,830</u>	<u>836,349</u>	<u>27,899</u>
At 30 September 2024	<u>610,830</u>	<u>844,084</u>	<u>42,368</u>
	Office equipment £	Computer equipment £	Totals £
COST			
At 1 October 2024	11,534	35,428	1,732,677
Additions	-	-	26,475
Disposals	(1,598)	(19,551)	(21,428)
At 30 September 2025	<u>9,936</u>	<u>15,877</u>	<u>1,737,724</u>
DEPRECIATION			
At 1 October 2024	8,657	30,642	227,732
Charge for year	1,808	1,845	52,066
Eliminated on disposal	(1,032)	(19,551)	(20,596)
At 30 September 2025	<u>9,433</u>	<u>12,936</u>	<u>259,202</u>
NET BOOK VALUE			
At 30 September 2025	<u>503</u>	<u>2,941</u>	<u>1,478,522</u>
At 30 September 2024	<u>2,877</u>	<u>4,786</u>	<u>1,504,945</u>

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

16. TANGIBLE FIXED ASSETS - continued – Charity only

	Land £	Buildings £	Plant and machinery £
COST			
At 1 October 2024	610,830	1,017,008	57,877
Additions	-	26,475	-
Disposals	-	(279)	-
At 30 September 2025	<u>610,830</u>	<u>1,043,204</u>	<u>57,877</u>
DEPRECIATION			
At 1 October 2024	-	172,924	15,509
Charge for year	-	33,944	14,469
Eliminated on disposal	-	(13)	-
At 30 September 2025	<u>-</u>	<u>206,855</u>	<u>29,978</u>
NET BOOK VALUE			
At 30 September 2025	<u>610,830</u>	<u>836,349</u>	<u>27,899</u>
At 30 September 2024	<u>610,830</u>	<u>844,084</u>	<u>42,368</u>
	Office equipment £	Computer equipment £	Totals £
COST			
At 1 October 2024	11,534	26,931	1,724,180
Additions	-	-	26,475
Disposals	(1,598)	(19,551)	(21,428)
At 30 September 2025	<u>9,936</u>	<u>7,380</u>	<u>1,729,227</u>
DEPRECIATION			
At 1 October 2024	8,657	22,145	219,235
Charge for year	1,808	1,845	52,066
Eliminated on disposal	(1,032)	(19,551)	(20,596)
At 30 September 2025	<u>9,433</u>	<u>4,439</u>	<u>250,705</u>
NET BOOK VALUE			
At 30 September 2025	<u>503</u>	<u>2,941</u>	<u>1,478,522</u>
At 30 September 2024	<u>2,877</u>	<u>4,786</u>	<u>1,504,945</u>

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

17. FIXED ASSET INVESTMENTS - Group

	Listed investments £	Unlisted investments £	Totals £
MARKET VALUE			
At 1 October 2024	251,401	3,000	254,401
Additions	171,341	-	171,341
Disposals	(161,204)	-	(161,204)
Revaluations	<u>9,875</u>	<u>-</u>	<u>9,875</u>
At 30 September 2025	<u>271,413</u>	<u>3,000</u>	<u>274,413</u>
NET BOOK VALUE			
At 30 September 2025	<u>271,413</u>	<u>3,000</u>	<u>274,413</u>
At 30 September 2024	<u>251,401</u>	<u>3,000</u>	<u>254,401</u>

There were no investment assets outside the UK.

Cost or valuation at 30 September 2025 is represented by:

	Listed investments £	Unlisted investments £	Totals £
Valuation in 2021	91,634	-	91,634
Valuation in 2022	(26,144)	-	(26,144)
Valuation in 2023	3,985	-	3,985
Valuation in 2024	27,228	-	27,228
Valuation in 2025	9,875	-	9,875
Cost	<u>164,835</u>	<u>3,000</u>	<u>167,835</u>
	<u>271,413</u>	<u>3,000</u>	<u>274,413</u>

FIXED ASSET INVESTMENTS – Charity only

	Shares in group undertakings £	Listed investments £	Unlisted investments £	Totals £
MARKET VALUE				
At 1 October 2024	750,100	251,401	3,000	1,004,501
Additions	-	171,341	-	171,341
Disposals	-	(161,204)	-	(161,204)
Revaluations	<u>-</u>	<u>9,875</u>	<u>-</u>	<u>9,875</u>
At 30 September 2025	<u>750,100</u>	<u>271,413</u>	<u>3,000</u>	<u>1,024,513</u>
PROVISIONS				
At 1 October 2024 and 30 September 2025	<u>52,973</u>	<u>-</u>	<u>-</u>	<u>52,973</u>
NET BOOK VALUE				
At 30 September 2025	<u>697,127</u>	<u>271,413</u>	<u>3,000</u>	<u>971,540</u>
At 30 September 2024	<u>697,127</u>	<u>251,401</u>	<u>3,000</u>	<u>951,528</u>

There were no investment assets outside the UK.

URRAS OIGHREACHD GHABHSAINN

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

17. FIXED ASSET INVESTMENTS –continued - Charity only

Cost or valuation at 30 September 2025 is represented by:

	Shares in group undertakings £	Listed investments £	Unlisted investments £	Totals £
Valuation in 2021	-	91,634	-	91,634
Valuation in 2022	-	(26,144)	-	(26,144)
Valuation in 2023	-	3,985	-	3,985
Valuation in 2024	-	27,228	-	27,228
Valuation in 2025	-	9,875	-	9,875
Cost	<u>750,100</u>	<u>164,835</u>	<u>3,000</u>	<u>917,935</u>
	<u>750,100</u>	<u>271,413</u>	<u>3,000</u>	<u>1,024,513</u>

18. DEBTORS

	Group		Charity only	
	30.9.25 £	30.9.24 £	30.9.25 £	30.9.24 £
Amounts falling due within one year:				
Trade debtors	56,739	16,036	56,739	16,036
Other debtors	<u>21,178</u>	<u>48,643</u>	<u>21,178</u>	<u>48,643</u>
	<u>77,917</u>	<u>64,679</u>	<u>77,917</u>	<u>64,679</u>
Amounts falling due after more than one year:				
Other debtors	<u>51,381</u>	<u>23,925</u>	<u>51,381</u>	<u>23,925</u>
	<u>51,381</u>	<u>23,925</u>	<u>51,381</u>	<u>23,925</u>
Aggregate amounts	129,298	88,604	129,298	88,604

URRAS OIGHREACHD GHABHSAINN

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

19. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	Group		Charity only	
	30.9.25	30.9.24	30.9.25	30.9.24
	£	£	£	£
Trade creditors	2,892	2,657	2,892	2,657
Amounts owed to group undertakings	-	-	6,780	6,780
Taxation and social security	6,621	-	6,621	-
Other creditors	<u>50,125</u>	<u>56,758</u>	<u>49,284</u>	<u>55,758</u>
	<u>59,638</u>	<u>59,415</u>	<u>65,577</u>	<u>65,195</u>

AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	£	£	£	£
Amounts owed to group undertakings	<u>-</u>	<u>-</u>	<u>601,748</u>	<u>603,645</u>
	<u>-</u>	<u>-</u>	<u>601,748</u>	<u>603,645</u>

20. MOVEMENT IN FUNDS - Group

	At 1.10.24 £	Net movement in funds £	Transfers between funds £	At 30.9.25 £
Unrestricted funds				
General fund	3,285,581	(66,836)	(1,450,388)	1,768,357
Loch Stiapabhat fund	424	-	-	424
Designated Fund - Contingency Fund	-	-	1,000,000	1,000,000
Designated Fund - Development Projects	<u>-</u>	<u>-</u>	<u>400,000</u>	<u>400,000</u>
	3,286,005	(66,836)	(50,388)	3,168,781
Restricted funds				
Projects fund	87,361	9,569	50,388	147,318
Estate Purchase fund	<u>600,000</u>	<u>-</u>	<u>-</u>	<u>600,000</u>
	<u>687,361</u>	<u>9,569</u>	<u>50,388</u>	<u>747,318</u>
TOTAL FUNDS	<u>3,973,366</u>	<u>(57,267)</u>	<u>-</u>	<u>3,916,099</u>

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	736,607	(817,685)	14,242	(66,836)
Restricted funds				
Projects fund	<u>135,875</u>	<u>(126,306)</u>	<u>-</u>	<u>9,569</u>
TOTAL FUNDS	<u>872,482</u>	<u>(943,991)</u>	<u>14,242</u>	<u>(57,267)</u>

URRAS OIGHREACHD GHABHSAINN

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

20. MOVEMENT IN FUNDS - Group - continued

Comparatives for movement in funds

	At 1.10.23 £	Net movement in funds £	Transfers between funds £	At 30.9.24 £
Unrestricted funds				
General fund	2,619,910	706,227	(40,556)	3,285,581
Loch Stiapabhat fund	<u>424</u>	<u>-</u>	<u>-</u>	<u>424</u>
	2,620,334	706,227	(40,556)	3,286,005
Restricted funds				
Projects fund	119,931	(73,126)	40,556	87,361
Estate Purchase fund	<u>600,000</u>	<u>-</u>	<u>-</u>	<u>600,000</u>
	<u>719,931</u>	<u>(73,126)</u>	<u>40,556</u>	<u>687,361</u>
TOTAL FUNDS	<u><u>3,340,265</u></u>	<u><u>633,101</u></u>	<u><u>-</u></u>	<u><u>3,973,366</u></u>

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	1,376,343	(701,388)	31,272	706,227
Restricted funds				
Projects fund	<u>36,030</u>	<u>(109,156)</u>	<u>-</u>	<u>(73,126)</u>
TOTAL FUNDS	<u><u>1,412,373</u></u>	<u><u>(810,544)</u></u>	<u><u>31,272</u></u>	<u><u>633,101</u></u>

FUNDS

General fund

The general fund represents unrestricted funds which the trustees are free to use in accordance with the charitable objects

Designated Contingency Fund

This represents funds designated by the trustees to cover loss of income in the event of a turbine breakdown in Galson Energy Ltd.

Designated Development Projects Fund

This represents funds designated by the trustees to go towards investment in future major development projects, including housing and renewables.

Loch Stiapabhat fund

This represents unrestricted funds designated by the trustees to assist with the maintenance of Loch Stiapabhat, a Local Nature Reserve.

Projects fund

This represents grants received from public funding agencies and trusts to assist with specified revenue and project costs.

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

20. MOVEMENT IN FUNDS - continued

Estate Purchase fund

This represents the grants and donations received by the charity to assist with the purchase of Galson Estate.

Transfers between funds

Transfers in the year from General to Restricted funds represent the charity's own contribution to restricted projects.

21. RELATED PARTY DISCLOSURES

The charity has two subsidiary companies, Galson Estate (Trading) Limited and Taigh Dhonnchaidh (Trading) Limited.

The amounts owed by the charity to Galson Estate (Trading) Limited at 30 September 2025 was £608,528 (2024 - £610,425). These balances have been removed on consolidation.

22. LIMITED BY GUARANTEE

The company is limited by guarantee and has no share capital. The liability of each member in the event of the company being wound up is restricted to £1.

23. PERMANENT ENDOWMENTS

The charity does not have any permanent endowments.

URRAS OIGHREACHD GHABHSAINN

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

	Unrestricted funds £	Restricted funds £	30.9.25 Total funds £	30.9.24 Total funds £
INCOME AND ENDOWMENTS				
Donations and legacies				
Donations	2,899	-	2,899	752
Gift aid	450,000	-	450,000	1,100,000
Membership fees	<u>52</u>	<u>-</u>	<u>52</u>	<u>193</u>
	452,951	-	452,951	1,100,945
Other trading activities				
Merchandise sales	1,834	-	1,834	996
Amenity site	<u>18,964</u>	<u>-</u>	<u>18,964</u>	<u>15,138</u>
	20,798	-	20,798	16,134
Investment income				
Interest received	92,546	-	92,546	92,896
Charitable activities				
Project management income	25,086	-	25,086	24,378
Rental income	100,657	-	100,657	113,959
Royalties	4,820	-	4,820	5,384
Land sales	14,680	-	14,680	12,656
Grants	-	135,875	135,875	28,509
Miscellaneous income	14,569	-	14,569	12,512
Employment allowance	<u>10,500</u>	<u>-</u>	<u>10,500</u>	<u>5,000</u>
	<u>170,312</u>	<u>135,875</u>	<u>306,187</u>	<u>202,398</u>
Total incoming resources	736,607	135,875	872,482	1,412,373
EXPENDITURE				
Other trading activities				
GETL operating costs	1,191	-	1,191	25
Investment management costs				
Investment management	2,169	-	2,169	4,767
Charitable activities				
Wages	327,435	13,390	340,825	329,831
Social security	32,697	-	32,697	25,939
Pensions	16,423	-	16,423	15,491
Other operating leases	2,256	-	2,256	1,507
Insurance and licences	15,327	-	15,327	14,307
Light and heat	9,808	-	9,808	9,249
Telephone and internet charges	16,404	-	16,404	19,103
Carried forward	420,350	13,390	433,740	415,427

This page does not form part of the statutory financial statements

URRAS OIGHREACHD GHABHSAINN

**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 £
Charitable activities				
Brought forward	420,350	13,390	433,740	415,427
Postage and stationery	6,758	-	6,758	7,708
Advertising & Marketing	9,996	-	9,996	10,090
Travel expenses	11,784	-	11,784	9,522
Meeting expenses	53	-	53	53
Repairs and renewals	21,555	-	21,555	4,188
Computer expenses	9,986	-	9,986	16,356
Memberships and subscriptions	1,756	-	1,756	6,529
Legal and professional fees	6,901	-	6,901	1,761
Habost Amenity Site project	16,593	-	16,593	5,247
General charges	2,401	-	2,401	496
Projects	76,741	94,709	171,450	92,645
Training courses and demonstrations	13,218	-	13,218	3,574
Campsite	7,577	-	7,577	4,628
Rates and water	2,200	-	2,200	927
Hardship fund	54,425	-	54,425	37,380
Landlord responsibilities	18,816	-	18,816	4,006
Depreciation of buildings	24,357	9,586	33,943	35,132
Depreciation of plant and machinery	5,848	8,621	14,469	6,822
Depreciation of office equipment	1,808	-	1,808	1,808
Depreciation of computer equipment	1,845	-	1,845	4,082
Loss on sale of tangible fixed assets	832	-	832	-
Bank charges	1,759	-	1,759	1,006
Community Investment Fund	<u>89,129</u>	<u>-</u>	<u>89,129</u>	<u>129,168</u>
	806,688	126,306	932,994	798,555
Support costs				
Governance costs				
Auditors' remuneration	6,000	-	6,000	4,200
Accountancy fees	<u>1,637</u>	<u>-</u>	<u>1,637</u>	<u>2,997</u>
	<u>7,637</u>	<u>-</u>	<u>7,637</u>	<u>7,197</u>
Total resources expended	<u>817,685</u>	<u>126,306</u>	<u>943,991</u>	<u>810,544</u>
Net income before gains and losses	(81,078)	9,569	(71,509)	601,829
Realised recognised gains and losses				
Realised gains/(losses) on fixed asset investments	<u>4,367</u>	<u>-</u>	<u>4,367</u>	<u>4,044</u>
Net income	<u>(76,711)</u>	<u>9,569</u>	<u>(67,142)</u>	<u>605,873</u>

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