REGISTERED COMPANY NUMBER: SC189729 (Scotland)
REGISTERED CHARITY NUMBER: SC029021

#### Report of the Trustees and

Unaudited Financial Statements for the Year Ended 31 December 2019

for

Eilean Ban Trust

Campbell Stewart MacLennan & Co Chartered Accountants 8 Wentworth Street Portree Highland IV51 9EJ

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# Report of the Trustees for the Year Ended 31 December 2019

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 31 December 2019. 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

- (a) To bring back into community ownership the island know as Eilean Ban, Lochalsh, Scotland, with a view to i) re-emphasising the associated heritage of the island; ii) instigating a programme of environmental and conservation measures on and around the island and iii) promoting the historical, environmental and other aspects of the island and its environs, all for the education and general benefit of the local communities and the public at large;
- (b) to promote public access to the island without detriment to conservation of its flora and fauna;
- (c) to establish and manage an Interpretative Centre at Kyleakin, Isle of Skye, for educational purposes on all aspects of the island and to provide interpretative material in any medium in relation to the island;
- (d) to promote public appreciation and understanding of environment and wildlife issues, both locally and regionally and at the discretion of the Board more widely, should it agree appropriate.

#### **Public benefit**

The Eilean Ban Trust is a public benefit entity.

#### Volunteers

The charity is reliant on volunteers running the shop.

#### **ACHIEVEMENT AND PERFORMANCE**

#### Charitable activities

Another very successful year, financially the income from both shop sales and cottage rentals was a considerable increase on 2018, island tours were at the same level as 2018, on many days there was no tour and when a tour took place the numbers were rarely above 4 a far cry from 3 -4 years ago when 8-10 was the norm.

Early in the year we were approached by the Highland Council saying that they would be putting a new lease for the Bright Water Centre in place with a rental of £5000 per annum, discussions took place with our solicitors throughout the year but the matter had not been resolved by year end.

We held an Open Day in August to try and attract new Trustees this resulted in Deborah Kerr-Nesbitt joining the Board, who was subsequently elected Chairperson.

The highlight of the year was in September when we held an event on the Island to commemorate the 60th anniversary of Gavin Maxwell's death, after a visit to Sandaig in the afternoon we held an evening devoted to readings from his books and toasted his memory with a commemorative whisky.

### **FINANCIAL REVIEW**

#### Reserves policy

The charity does not currently have any specific policy in relation to free reserves. At the balance sheet date unrestricted free reserves stood at £27,374 (2018 - £21,849). The Board considers this level to be adequate.

#### **Trading Subsidiary**

The company's trading subsidiary, Bright Water Trading Ltd continued to operate a shop, museum and let a cottage. The company's financial performance is disclosed in note seven to the accounts.

### STRUCTURE, GOVERNANCE AND MANAGEMENT

#### **Governing document**

The charity is controlled by its governing document, a memorandum of association which constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

# Report of the Trustees for the Year Ended 31 December 2019

#### STRUCTURE, GOVERNANCE AND MANAGEMENT

Recruitment and appointment of new trustees

The minimum number of Directors shall be two.

For so long as each of Kyle of Lochlash Community Council, Kyleakin Community Council and Born Free Foundation shall remain a Nominated Member each such Member shall be entitled to appoint two Directors.

Any other Nominated Member shall be entitled to appoint one Director.

The person appointed as Director by the Nominated Members need not be Members of the Company.

The Directors may from time to time at their discretion by unanimous agreement appoint any person who is willing to act to be a Director of the Company whose Directorship they deem will be beneficial to the Company to hold office until such time as the determine.

#### Organisational structure

The structure of the Company consists of:

- (a) the Members those nominated Members being individuals, institutions and organisations who support the objects of the Company and whom the Board shall deem appropriate to be represented amongst the membership of the Company and shall so nominate for representation.
- (b) the Directors who hold regular meetings during the period between annual general meetings, and generally control and supervise the activities of the company. In particular, the Directors are responsible for monitoring the financial position of the Company.

#### REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

SC189729 (Scotland)

#### **Registered Charity number**

SC029021

#### Registered office

Bright Water Visitor Centre The Pier Kyleakin Isle of Skye IV41 8PL

#### **Trustees**

M G Taylor J Mace J H Davies P E M Mucklow

#### **Company Secretary**

J Mace

#### Independent Examiner

Faye MacLeod CA
Campbell Stewart MacLennan & Co
Chartered Accountants
8 Wentworth Street
Portree
Highland
IV51 9EJ

#### **EVENTS SINCE THE END OF THE YEAR**

Information relating to events since the end of the year is given in the notes to the financial statements.

### STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also the directors of Eilean Ban Trust 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).

# Report of the Trustees for the Year Ended 31 December 2019

#### STATEMENT OF TRUSTEES' RESPONSIBILITIES - continued

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the 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 Charity 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 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 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 charitable company 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 27 1/10 12020 and signed on its behalf by:

M G Taylor - Trustee

# Independent Examiner's Report to the Trustees of (Incorporating an Income and Expenditure Account) Eilean Ban Trust

I report on the accounts for the year ended 31 December 2019 set out on pages five to eleven.

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. 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.

Faye MacLeod CA
Campbell Stewart MacLennan & Co
Chartered Accountants
8 Wentworth Street
Portree
Highland
IV51 9EJ

Date: 04 111 2020

## Statement of Financial Activities (Incorporating an Income and Expenditure Account) for the Year Ended 31 December 2019

	•	31/12/19 Unrestricted fund	31/12/18 Total funds
INCOME AND ENDOWMENTS FROM	Notes	£	£
Donations and legacies	·	6,288	1,026
Other trading activities	2 .	<del>-</del>	90
Total		6,288	1,116
EXPENDITURE ON Charitable activities			
General Preserving Eilean Ban Island		693 171	651 4,205
Total <sup>*</sup>		864	4,856
NET INCOME/(EXPENDITURE)		5,424	(3,740)
RECONCILIATION OF FUNDS			
Total funds brought forward		22,257	25,997
TOTAL FUNDS CARRIED FORWARD		27,681	22,257

#### Balance Sheet 31 December 2019

		31/12/19 Unrestricted fund	31/12/18 Total funds
	Notes	£	£
FIXED ASSETS Tangible assets Investments	6 7	305 2	406 2
		307	408
CURRENT ASSETS	0	40.057	4.040
Debtors Cash at bank	8	13,357 14,677	4,810 17,669
		28,034	22,479
CREDITORS Amounts falling due within one year	9	(660)	(630)
NET CURRENT ASSETS		27,374	21,849
TOTAL ASSETS LESS CURRENT LIABILITIES		27,681	22,257
NET ASSETS		27,681	22,257
FUNDS Unrestricted funds	10	27,681	22,257
TOTAL FUNDS		27,681	22,257
	•	=====	

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2019.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2019 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

- (a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

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

M G Taylor - Trustee

# Notes to the Financial Statements for the Year Ended 31 December 2019

#### 1. ACCOUNTING POLICIES

#### Basis of preparing the financial statements

The financial statements of the 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.

The charitable company has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland':

- the requirements of Section 7 Statement of Cash Flows;
- the requirement of Section 3 Financial Statement Presentation paragraph 3.17(d);
- the requirements of Section 11 Financial Instruments paragraphs 11.41(b), 11.41(c), 11.41(e), 11.41(f), 11.42, 11.44, 11.45, 11.47, 11.48(a)(iii), 11.48(a)(iv), 11.48(b) and 11.48(c);
- the requirements of Section 12 Other Financial Instruments paragraphs 12.26, 12.27, 12.29(a), 12.29(b) and 12.29A.

#### Preparation of consolidated financial statements

The financial statements contain information about Eilean Ban Trust as an individual company and do not contain consolidated financial information as the parent of a group. The charity is exempt under Section 399(2A) of the Companies Act 2006 from the requirements to prepare consolidated financial statements.

#### 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.

Plant and machinery - 25% on reducing balance

#### Fixed asset investments

Investment in subsidiaries undertakings is measured at cost.

#### **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.

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.

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# Notes to the Financial Statements - continued for the Year Ended 31 December 2019

### 2. OTHER TRADING ACTIVITIES

3.

		31/12/19	31/12/18
		£	£
Other income		-	90
			===
•	•		
NET INCOME/(EXPENDITURE)			

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

	31/12/19 £	31/12/18 £
Depreciation - owned assets	101	135
Independent Examiner's Fee - Independent Examination	339	317
Independent Examiner's Fee - Accountancy	339	318
	===	

#### 4. TRUSTEES' REMUNERATION AND BENEFITS

The trustees, who are the key management personnel of the charity, did not receive any compensation during the year ended 31 December 2019 or in the prior year.

#### Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2019 nor for the year ended 31 December 2018.

#### 5. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund
INCOME AND ENDOWMENTS FROM	£
Donations and legacies	1,026
Other trading activities	90
Total	1,116
EXPENDITURE ON	
Charitable activities	
General Preserving Eilean Ban Island	651 4,205
Total	4,856
NET INCOME/(EXPENDITURE)	(3,740)
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RECONCILIATION OF FUNDS	
Total funds brought forward	25,997
TOTAL FUNDS CARDIED FORWARD	20.057
TOTAL FUNDS CARRIED FORWARD	22,257

# Notes to the Financial Statements - continued for the Year Ended 31 December 2019

6.	TANGIBLE FIXED ASSETS		Plant and machinery
	COST At 1 January 2019 and 31 December 2019		95,603
	DEPRECIATION At 1 January 2019 Charge for year		95,197 101
	At 31 December 2019		95,298
	NET BOOK VALUE At 31 December 2019		305
	At 31 December 2018		406
7.	FIXED ASSET INVESTMENTS		
			Shares in group undertakings £
	COST At 1 January 2019 and 31 December 2019		2
	NET BOOK VALUE At 31 December 2019		2
•	At 31 December 2018		2
	There were no investment assets outside the UK.		
	The company's investments at the balance sheet date in the share capital of compani	es include the f	ollowing:
	Bright Water Trading Limited, The Pier, Kyleakin, IV41 8PL Nature of business: shop, museum and cottage rental %		
	Class of shares: holding Ordinary 100		
	orania, ioc	31.12.19 £	31.12.18 £
	Aggregate capital and reserves Profit / (Loss) for the year	5,404 1,348	4,056 (1,348)
8.	DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	31/12/19	31/12/18
	Amounts owed by group undertakings	£ 13,357 ———	£ 4,810 <del>=</del>

# Notes to the Financial Statements - continued for the Year Ended 31 December 2019

9.	CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR		31/12/19	31/12/18
	Accrued expenses		£ 660 ——	£ 630 ====
10.	MOVEMENT IN FUNDS	•	Net	
		At 1.1.19	movement in funds £	At 31.12.19 £
	Unrestricted funds General fund	22,257	5,424	27,681
	TOTAL FUNDS	22,257	5,424	27,681
	Net movement in funds, included in the above are as follows:		-	
		Incoming resources £	Resources expended £	Movement in funds
	Unrestricted funds General fund	6,288	(864)	5,424
	TOTAL FUNDS	6,288	(864)	5,424 =====
	Comparatives for movement in funds			
		At 1.1.18	Net movement in funds £	At 31.12.18 £
	Unrestricted funds General fund	25,997	(3,740)	22,257
	TOTAL FUNDS	25,997	(3,740)	22,257
	Comparative net movement in funds, included in the above are as	s follows:		
		Incoming resources £	Resources expended £	Movement in funds
	Unrestricted funds General fund	1,116	(4,856)	(3,740)
	TOTAL FUNDS	1,116	(4,856)	(3,740)

# Notes to the Financial Statements - continued for the Year Ended 31 December 2019

#### 10. MOVEMENT IN FUNDS - continued

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

	At 1.1.18 £	Net movement in funds £	At 31.12.19 £
Unrestricted funds General fund	25,997	1,684	27,681
TOTAL FUNDS	25,997	1,684	27,681

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	7,404	(5,720)	1,684
TOTAL FUNDS	7,404	(5,720)	1,684

#### 11. RELATED PARTY DISCLOSURES

During the year, the charity made payments totalling £2,528 (2018 - £Nii) on behalf of the trading subsidiary, Bright Water Trading Ltd.

Bright Water Trading Ltd donated profits totalling £6,019 (2018 - £Nil) to the charity.

At 31 December 2019 a balance of £13,357 (2018 - £4,811) was repayable on demand from the subsidiary.

### 12. POST BALANCE SHEET EVENTS

In December 2019, a strain of coronavirus (COVID-19) surfaced in China and was declared a Public Health Emergency of International Concern by the World Health Organization in January 2020. The UK lockdown restrictions to combat the COVID 19 pandemic resulted in the charity's trading subsidiary, Bright Water Trading Ltd unable to operate the centre and conduct tours of the Eilean Ban. The trading company was able to recommence the letting of the holiday cottage as restrictions were eased.

The trustees continue to review the situation and impact to the charity and subsidiary operations.

# Detailed Statement of Financial Activities for the Year Ended 31 December 2019

	Tor the Tear Linea 31 December 2013	31/12/19 £	31/12/18 £
INCOME AND ENDOWMENTS			
<b>Donations and legacies</b> Membership Donations	`	270 6,018 6,288	741 285 1,026
Other trading activities Other income			90
Total incoming resources		6,288	1,116
EXPENDITURE			
Charitable activities Sundries Manager's fee Artist's fee Plant and machinery		15 70 101 186	16 3,980 90 135 4,221
Support costs			
Governance costs Accountancy		678	635
Total resources expended		864	4,856
Net income/(expenditure)		5,424	(3,740)