

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

**Report of the Trustees and
Unaudited Financial Statements for the Year Ended 31 December 2022
for
Eilean Ban Trust**



Campbell Stewart MacLennan & Co
Chartered Accountants
Unit 3, Broom Place
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Highland
IV51 9HL

Eilean Ban Trust

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for the Year Ended 31 December 2022**

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Eilean Ban Trust
Report of the Trustees
for the Year Ended 31 December 2022

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 2022. 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 known 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.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

The charity continued to manage the island known as Eilean Ban situated in Lochalsh, Scotland during the year.

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 £30,297 (2021 - £30,038). The Board considers this level to be adequate.

Trading Subsidiary

The company's trading subsidiary, Bright Water Trading Ltd financial performance is disclosed in note to eight to the accounts.

Review of activities

The cottage lets have remained at the high level they have always been, with bookings from the middle of March until the middle of November.

A great deal of our income this year has been spent on upgrades and repairs.

The largest cost was replacing the thatch on the hide, the old thatch was very dilapidated with areas of the blue waterproof membrane showing through. We tried to hire a thatcher but there was a two year wait so we used synthetic thatch instead. The cost of materials was £2,950 and labour £1,325.

We fitted new smoke detectors and carbon monoxide detectors in the cottage.

We also replaced the cooker and microwaves in both the cottage and warden's room and replaced the old carpet in both.

Jessie keeps an eye on the laundry and chases up missing items, there seems to have been a lot more soiled items this year as we have had to replace bath towels, sheets, pillowcases and a quilt.

With the closure of the Centre we thought there may be a reduction in the number of tours, however the number of tours increased.

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.

Eilean Ban Trust
Report of the Trustees
for the Year Ended 31 December 2022

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 they 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

Westlea
Kyleakin
Isle of Skye
IV41 8PH

Trustees

M G Taylor
J Mace
J H Davies
P E M Mucklow (resigned 16.6.22)
D McLeish (appointed 3.1.22) (resigned 14.11.22)
S Taylor (appointed 3.1.22)

Company Secretary

J Mace

Independent Examiner

Campbell Stewart MacLennan & Co
Chartered Accountants
Unit 3, Broom Place
Portree
Highland
IV51 9HL

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).

Eilean Ban Trust

**Report of the Trustees
for the Year Ended 31 December 2022**

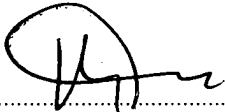
STATEMENT OF TRUSTEES' RESPONSIBILITIES - continued

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 08/06/2023 and signed on its behalf by:



M G Taylor - Trustee

**Independent Examiner's Report to the Trustees of
Eilean Ban Trust**

I report on the accounts for the year ended 31 December 2022 set out on pages five to eleven.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts in accordance with the terms of the Charities and Trustee Investment (Scotland) Act 2005 and the Charities Accounts (Scotland) Regulations 2006 (as amended). The charity's trustees consider that the audit requirement of Regulation 10(1)(a) to (c) of the Accounts Regulations does not apply. It is my responsibility to examine the accounts as required under Section 44(1)(c) of the Act and to state whether particular matters have come to my attention.

Basis of the independent examiner's report

My examination was carried out in accordance with Regulation 11 of the Charities Accounts (Scotland) Regulations 2006. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

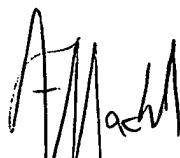
Independent examiner's statement

In connection with my examination, no matter has come to my attention :

- (1) which gives me reasonable cause to believe that, in any material respect, the requirements
- to keep accounting records in accordance with Section 44(1)(a) of the 2005 Act and Regulation 4 of the 2006 Accounts Regulations; and
 - to prepare accounts which accord with the accounting records and to comply with Regulation 8 of the 2006 Accounts Regulations

have not been met; or

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



Faye MacLeod CA
The Institute of Chartered Accountants of Scotland

Campbell Stewart MacLennan & Co
Chartered Accountants
Unit 3, Broom Place
Portree
Highland
IV51 9HL

Date: 23/06/2023

Eilean Ban Trust

**Statement of Financial Activities
(Incorporating an Income and Expenditure Account)
for the Year Ended 31 December 2022**

	Notes	31/12/22 Unrestricted fund £	31/12/21 Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies		991	1,100
Other trading activities	2	-	1,220
Investment income	3	-	76
Other income		52	-
Total		<u>1,043</u>	<u>2,396</u>
 EXPENDITURE ON			
Charitable activities			
General		827	919
Preserving Eilean Ban Island		-	57
Total		<u>827</u>	<u>976</u>
 NET INCOME		 216	 1,420
 RECONCILIATION OF FUNDS			
Total funds brought forward		30,211	28,791
 TOTAL FUNDS CARRIED FORWARD		 <u>30,427</u>	 <u>30,211</u>

The notes form part of these financial statements

Eilean Ban Trust

**Balance Sheet
31 December 2022**

	Notes	31/12/22 Unrestricted fund £	31/12/21 Total funds £
FIXED ASSETS			
Tangible assets	8	128	171
Investments	9	2	2
		<u>130</u>	<u>173</u>
CURRENT ASSETS			
Debtors	10	9,643	6,147
Cash at bank		<u>21,410</u>	<u>24,611</u>
		31,053	30,758
CREDITORS			
Amounts falling due within one year	11	(756)	(720)
NET CURRENT ASSETS		<u>30,297</u>	<u>30,038</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>30,427</u>	<u>30,211</u>
NET ASSETS		<u>30,427</u>	<u>30,211</u>
FUNDS	12		
Unrestricted funds		<u>30,427</u>	<u>30,211</u>
TOTAL FUNDS		<u>30,427</u>	<u>30,211</u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2022.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2022 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

- ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- 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.

The financial statements were approved by the Board of Trustees and authorised for issue on 28/12/2023 and were signed on its behalf by:


M G Taylor - Trustee

The notes form part of these financial statements

Eilean Ban Trust

Notes to the Financial Statements for the Year Ended 31 December 2022

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 paragraph 3.17(d);
- the requirements of paragraphs 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 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.

Eilean Ban Trust

**Notes to the Financial Statements - continued
for the Year Ended 31 December 2022**

2. OTHER TRADING ACTIVITIES

	31/12/22	31/12/21
	£	£
Other income	-	1,220
	<u> </u>	<u> </u>

3. INVESTMENT INCOME

	31/12/22	31/12/21
	£	£
Distribution from subsidiary	-	76
	<u> </u>	<u> </u>

4. NET INCOME/(EXPENDITURE)

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

	31/12/22	31/12/21
	£	£
Depreciation - owned assets	43	58
Independent Examiner's Fee - Independent Examination	384	408
Independent Examiner's Fee - Accountancy	385	409
	<u> </u>	<u> </u>

5. 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 2022 or in the prior year.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2022 nor for the year ended 31 December 2021.

6. STAFF COSTS

The average number of employees during the year was Nil (2021 - Nil)

7. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund £
INCOME AND ENDOWMENTS FROM	
Donations and legacies	1,100
Other trading activities	1,220
Investment income	76
Total	<u>2,396</u>
EXPENDITURE ON	
Charitable activities	
General	919
Preserving Eilean Ban Island	57
Total	<u>976</u>
NET INCOME	1,420
RECONCILIATION OF FUNDS	
Total funds brought forward	
As previously reported	28,867
Prior year adjustment	(76)
As restated	<u>28,791</u>

Eilean Ban Trust

**Notes to the Financial Statements - continued
for the Year Ended 31 December 2022**

7. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued

Unrestricted
fund
£

TOTAL FUNDS CARRIED FORWARD

30,211

8. TANGIBLE FIXED ASSETS

Plant and
machinery
£

COST

At 1 January 2022 and 31 December 2022

95,603

DEPRECIATION

At 1 January 2022

95,432

Charge for year

43

At 31 December 2022

95,475

NET BOOK VALUE

At 31 December 2022

128

At 31 December 2021

171

9. FIXED ASSET INVESTMENTS

Shares in
group
undertakings
£

COST

At 1 January 2022 and 31 December 2022

2

NET BOOK VALUE

At 31 December 2022

2

At 31 December 2021

2

There were no investment assets outside the UK.

The company's investments at the balance sheet date in the share capital of companies include the following:

Bright Water Trading Limited, The Pier, Kyleakin, IV41 8PL

Nature of business: museum and cottage rental

%

Class of shares:

holding

Ordinary

100

31.12.22

£

31.12.21

£

Aggregate capital and reserves

6,230

8,771

Profit / (Loss) for the year

(2,541)

3,367

Following a review of the rental payments for the Bright Water Centre by the landlord, the increased rent uplift resulted in the need to close the Centre at the end of September 2021.

Eilean Ban Trust

**Notes to the Financial Statements - continued
for the Year Ended 31 December 2022**

10. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31/12/22 £	31/12/21 £
Amounts owed by group undertakings	7,745	6,147
Prepayments	1,898	-
	<u>9,643</u>	<u>6,147</u>

11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31/12/22 £	31/12/21 £
Accrued expenses	756	720
	<u>756</u>	<u>720</u>

12. MOVEMENT IN FUNDS

	At 1.1.22 £	Net movement in funds £	At 31.12.22 £
Unrestricted funds			
General fund	30,211	216	30,427
	<u>30,211</u>	<u>216</u>	<u>30,427</u>
TOTAL FUNDS	<u>30,211</u>	<u>216</u>	<u>30,427</u>

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	1,043	(827)	216
	<u>1,043</u>	<u>(827)</u>	<u>216</u>
TOTAL FUNDS	<u>1,043</u>	<u>(827)</u>	<u>216</u>

Comparatives for movement in funds

	At 1.1.21 £	Prior year adjustment £	Net movement in funds £	At 31.12.21 £
Unrestricted funds				
General fund	28,867	(76)	1,420	30,211
	<u>28,867</u>	<u>(76)</u>	<u>1,420</u>	<u>30,211</u>
TOTAL FUNDS	<u>28,867</u>	<u>(76)</u>	<u>1,420</u>	<u>30,211</u>

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	2,396	(976)	1,420
	<u>2,396</u>	<u>(976)</u>	<u>1,420</u>
TOTAL FUNDS	<u>2,396</u>	<u>(976)</u>	<u>1,420</u>

Eilean Ban Trust

**Notes to the Financial Statements - continued
for the Year Ended 31 December 2022**

12. MOVEMENT IN FUNDS - continued

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

	At 1.1.21 £	Prior year adjustment £	Net movement in funds £	At 31.12.22 £
Unrestricted funds				
General fund	28,867	(76)	1,636	30,427
TOTAL FUNDS	<u>28,867</u>	<u>(76)</u>	<u>1,636</u>	<u>30,427</u>

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	3,439	(1,803)	1,636
TOTAL FUNDS	<u>3,439</u>	<u>(1,803)</u>	<u>1,636</u>

13. RELATED PARTY DISCLOSURES

During the year, the charity made payments totalling £6,306 (2021 - £867) on behalf of the trading subsidiary, Bright Water Trading Ltd.

During the year, the charity received receipts totalling £Nil (2021 - £1,970) on behalf of the trading subsidiary, Bright Water Trading Ltd.

During the year, the trading subsidiary, Bright Water Trading Ltd paid expenses totalling £Nil (2021 - £87) on behalf of the charity.

Bright Water Trading Ltd transferred donated profits totalling £4,708 (2021 - £76) to the charity.

At 31 December 2022 a balance of £7,746 (2021 - £6,148) was repayable on demand from the subsidiary.

Eilean Ban Trust

**Detailed Statement of Financial Activities
for the Year Ended 31 December 2022**

	31/12/22 £	31/12/21 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Membership	575	635
Donations	416	465
	<u>991</u>	<u>1,100</u>
Other trading activities		
Other income	-	1,220
Investment income		
Distribution from subsidiary	-	76
Other income		
Banking goodwill gesture	52	-
	<u>1,043</u>	<u>2,396</u>
Total incoming resources		
EXPENDITURE		
Charitable activities		
Sundries	15	15
Repairs & renewals	-	87
Plant and machinery	43	57
	<u>58</u>	<u>159</u>
Support costs		
Governance costs		
Accountancy	769	817
	<u>827</u>	<u>976</u>
Total resources expended		
Net income	<u>216</u>	<u>1,420</u>