

COMPANY REGISTRATION NUMBER: SC366387
CHARITY REGISTRATION NUMBER: SC040977

Arisaig Community Trust
Company Limited by Guarantee
Unaudited Financial Statements
31 March 2023

R A CLEMENT ASSOCIATES CHARTERED ACCOUNTANTS

Chartered accountants
5 Argyll Square
Oban
Argyll
PA34 4AZ

Arisaig Community Trust
Company Limited by Guarantee
Financial Statements
Year ended 31 March 2023

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Arisaig Community Trust

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Director's Report)

Year ended 31 March 2023

The trustees, who are also the directors for the purposes of company law, present their report and the unaudited financial statements of the charity for the year ended 31 March 2023.

Reference and administrative details

| | |
|---|---|
| Registered charity name | Arisaig Community Trust |
| Charity registration number | SC040977 |
| Company registration number | SC366387 |
| Principal office and registered office | Land Sea and Islands Centre Arisaig PH39 4NU Inverness-shire |

The trustees

| | |
|------------|---------------------------|
| I Macniven | (Resigned 28 April 2022) |
| R Bridge | |
| O Bridge | |
| S Westwood | |
| J Logan | (Resigned 26 July 2022) |
| K Logan | (Resigned 28 April 2022) |
| D Buick | |
| J Fisher | (Appointed 28 April 2022) |

| | |
|-----------------------------|--|
| Independent examiner | Duncan Grout C.A. 5 Argyll Square Oban Argyll PA34 4AZ |
|-----------------------------|--|

Structure, governance and management

The charity is constituted as a company limited by guarantee and is governed by its Memorandum and Articles of Association.

The methods used to recruit and appoint new trustees are identified in the Memorandum and Articles of Association.

The company became incorporated on 30 September 2009 as a private limited company by guarantee without share capital use of 'Limited' exemption and was registered as a charity on 28 October 2009. Trustees are also members of the management committee, the latter body being responsible for the day to day running of the company.

Objectives and activities

Objects and Purposes of the Charity

Arisaig Community Trust

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Director's Report) *(continued)*

Year ended 31 March 2023

Objectives and activities *(continued)*

- (1) - provide or organise within the community, recreational facilities, with the object of improving the conditions of life for the persons for whom the facilities or activities are primarily intended
 - (2) - advance education, the arts and/or culture and in particular to promote opportunities for teaming for the benefit of the general public
 - (3) - advance environmental protection and improvement in the community through the provision, maintenance and/or improvement of public open spaces, other public amenities and other environmental and regeneration projects (but subject to appropriate safeguards to ensure that public benefits so arising clearly outweigh any private benefit thereby conferred on private landowners)
 - (4) - provide or assist in the provision of housing for people in necessitous circumstances in the Community;
 - (5) - prevent or relieve poverty particularly among the residents of the Community;
 - (6) - advance community development through the promotion of trade and industry within the Community for the benefit of the general public;
 - (7) - relieve those in need by reason of unemployment, particularly among residents of the Community, for the public benefit in such ways as may be thought fit, including assistance to find employment;
 - (8) - relieve those in need by promoting training, particularly among residents of the Community, and with particular reference to the skills which will assist the participants in obtaining paid employment;
 - (9) - help young people, particularly those resident in the Community, to develop their physical, mental and spiritual capacities, such that they may grow to full maturity as individuals and as members of society;
 - (10) - advance heritage and/or preserve, for the benefit of the general public, the historical, architectural and constructional heritage that may exist in and around the community in buildings (including any structure or erection, and any part of a building as so defined) of particular beauty or historical, architectural or constructional interest
 - (11) - advance the health of the residents of the community, and
 - (12) - relieve the needs of people (and particularly those resident in the Community) who suffer from mental and/or physical disability, illness or impairment or have particular need by reason of old age or current or past drug, solvent and/or alcohol abuse, and their carers and families
 - (13) - encourage, stimulate and support volunteering in the community
 - (14) - advance citizenship and/or community development (including the promotion of civic responsibility and the promotion of the voluntary sector and/or the effectiveness or efficiency of charities)
 - (15) - promote, establish, operate and/or support other similar schemes and projects of a charitable nature for the benefit of the community of Arisaig
-

Arisaig Community Trust

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Director's Report) *(continued)*

Year ended 31 March 2023

Strategic report

The following sections for achievements and performance and financial review form the strategic report of the charity.

Achievements and performance

During the financial year 2022/23 there was a welcome return to face-to-face monthly meetings held in the Land, Sea and Islands Centre with the last AGM taking place in the Astley Hall in June 2022. Minutes of all meetings are displayed on the joint Arisaig Community Trust/Arisaig and District Community Council noticeboard and on the ACT Website.

Village Playing Field A pioneering project was responsible for the village playing field, close to the Land, Sea and Islands Centre. A 50-year, peppercorn lease was secured from a local Estate in 2011 and the field was significantly upgraded with improved draining, fencing and paths. New play equipment and swings were added in 2015, creating a multi-purpose space for all year community use. Key funding partners were the Arisaig Fund, Gower Trust, Sport Scotland, Highland Council and The Robertson Trust.

In recent years, and continuing, a team of volunteers has been undertaking maintenance of the field and associated equipment. A grass cutting rota is in place for the growing season. Following the lifting of pandemic restrictions the field is now used by Highland Council Active Schools Co-ordinators and other bodies. A booking system is in place and all charges made contribute to the upkeep of the facility. The ECO Project has funded the planting of fruit trees in a small orchard area adjacent to the playing field

The Land Sea and Islands Centre (LSIC) The centre has continued to develop over the years and incorporates a visitor information point, a heritage exhibition and a small shop. Through the pandemic, significant grant funding was available from Museums and Galleries Scotland and the Heritage Emergency Fund, and these covered running costs of the museum (to include salaries) and also the purchase of shop stock. As a trading arm, income was severely affected by the pandemic but certainly offset to a degree by the funding for operational requirements - e.g. utilities.

Arisaig and the Special Operations Executive Illustrates how the SOE trained in Arisaig during WWII and information on this is available in the LSIC and on the website. A recent successful funding application to Museums and Galleries has provided the resources to purchase streaming equipment which will allow locally presented SOE (and other) talks to be streamed nationally and internationally.

Arisaig Station Plans had previously been in place to adopt Arisaig Station through an Abellio Scotrail Scheme. New planters and benches were installed, and these were being maintained via the ECO Project and community volunteers. A wide range of ideas had been promoted for use of the buildings on the site. However, plans were altered and the lease was discontinued from 31 March as the housing project became ACT's current major platform for development.

Community Land Purchases Following a successful funding application to the Scottish Land Fund, ACT has now purchased an area of land in the vicinity of Station Road for a mix of affordable housing and self-build plots within the village of Arisaig.

Additionally, there has been the acquisition of disparate parcels of land with a view to delivering much needed improvements to the village shorefront (car parking, refuse management and an improved environment/infrastructure for visitors and residents).

Arisaig Community Trust

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Director's Report) *(continued)*

Year ended 31 March 2023

Achievements and performance *(continued)*

Community Housing The need for additional housing in Arisaig was demonstrated through a detailed community survey conducted by ACT and the Communities Housing Trust. In 2018 ACT purchased land for the building of new, affordable homes to rent and discounted self-build plots for local residents. Following the purchases, a Project Officer is overseeing the building project and reporting to ACT Directors. Pandemic issues temporarily stalled the process and a significant rise in construction costs meant an examination of financial viability was essential. However, work is now underway on the site. Following suggestions by members of the community, Creag Mhor Gardens was recently approved by Highland Council as the name for the development.

The Communities Housing Trust website now has an 'expressions of interest' form for Arisaig, under their Future Opportunities section. Enquiries about the application process should be directed here. Applications will open in April for the Self-Build Plots, and those who have added their details will be contacted to apply. Applications for the rental homes will open mid-way through the build. The allocations policy will prioritise those living and working locally, or with a strong local connection. For both rented homes and self-build, they must be primary residences. Other factors will be taken into consideration by the Communities Housing Trust during the application process. Demand is anticipated to be very high. CHT have many years of experience working with rural communities and have a fair and balanced allocations policy. The Arisaig Community Trust Board Members have no part to play in allocations. Payments to builders are processed through the ACT Bank Account.

Arisaig Community Trust

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Director's Report) *(continued)*

Year ended 31 March 2023

Achievements and performance *(continued)*

Arisaig Eco Project Arisaig Community Trust secured a share of funding through the Scottish Government's Climate Challenge Fund (CCF) for a new eco project that ran until March 2022. The main themes of the project were Waste (reducing consumption, re-using, repairing, and upcycling), Travel (encouraging active travel, reducing car journeys, exploring the range of electric vehicles and e-bikes on offer) and increasing the understanding and awareness of climate change locally. Two of the four bikes purchased via the ECO Project for community use, will be sold. There were interesting initiatives, training events and workshops organised all year round by the Arisaig Eco Project Manager, a focus being on reducing carbon emissions at local level.

In previous years securing a large funding package from Keep Scotland Beautiful/Climate Challenge Fund and Warmer Homes, the project encouraged a 'greener' approach to transport, food production and consumption in the village. It included an eco-refurbishment of the Land, Sea and Islands centre, dramatically improving the interior and reducing overhead energy costs. A project to upgrade the energy efficiency of identified homes in the village with new windows, insulation and heating systems was successful and beneficial to the community. A recent application for a three-year period of funding (2023-26) from the Investing in Communities Fund was unsuccessful. This outcome has meant that the ECO Project has been folded in the interim

The ACT website provides interesting information on how the ECO Project has developed very successfully in recent years. An allocation of £9997 from Together for our Planet, allowed smaller events to be successfully undertaken.

Village Car Park Funding The small car park currently accommodates a maximum of 10 vehicles for short term parking. The proximity means it is used extensively, as an essential facility by Spar customers to access supermarket services and the post office. Additionally, it is the sole parking area in the village for delivery lorries, a stopping point for the ACT owned public toilets, for tourist visits, and Highland Council refuse collections.

Through constant use by a range of stakeholders, and heavy traffic post Covid restrictions, it is now in a state of disrepair. With uneven surfacing and multiple potholes, it requires immediate attention. In 2022 emergency temporary repairs were made but have not held in the longer term. ACT takes the management of the car park very seriously to ensure the safety of all users - both foot and vehicular. Efforts are being made to secure funding (£25,000) to carry out significant repairs and resurface the car park but in the current economic climate this is proving to be challenging. An anonymous donation of £2,500 has been received to date.

'Bill's Shed' In 2019 ACT delivered a multi-strand project on the LSIC site. This encompassed:

Resurfacing and enlarging the Centre car park to 12 vehicle capacity including a dedicated disabled bay.

Construction of a new utility building, 'Bills Shed', which stores surplus exhibition artefacts for the LSIC and houses a tool library. Funded by LEADER, The Energy Savings Trust, HIE, The Arisaig Fund and private donations, Bill's Shed was named after Arisaig resident, the late Bill Henderson, who was instrumental in forming Arisaig Community Council and Arisaig Community Trust. He was keenly involved in all community aspects and developments throughout his life in Arisaig.

Provision of Electric Vehicle charging points as part of the Charge Place Scotland Network.

Arisaig Community Trust

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Director's Report) *(continued)*

Year ended 31 March 2023

Achievements and performance *(continued)*

Community Toilets To assist financially, ACT receives £200 each month from the Highland Council Comfort Scheme. Two cleaning operatives are employed for daily cleans. Currently the facility also relies on donations and support from ACT management unrestricted funds.

Gower Trust Each year ACT receives a sum of money from the Gower Trust. In association with the Arisaig and District Community Council, agreed sums are distributed to local, small group organisations, the LSIC and the management of ACT. The annual sum currently is £5000.

Defibrillators ACT holds funds raised by the community for the purchase, installation and maintenance of three defibrillators in the village.

Fundraising During the pandemic, social events and fundraising ceased. With restrictions now lifted, further applications are being made for ACT to apply to a range of bodies to support initiatives as detailed above. Any funds acquired will be restricted to a specific project/need.

Financial review

Reserves Unrestricted funds are held for the purpose of covering the Trust's core costs, to include staff salaries. Restricted funds are held for the running and maintenance of the public toilets, for Gower Trust distribution, defibrillator fund and the Community Housing/Land Projects. Additionally, 3 months operating costs (to include salaries) are held in a reserve fund in line with recommendations.

Small company provisions

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

The trustees' annual report and the strategic report were approved on and signed on behalf of the board of trustees by:

 . 4/7/23

S Westwood
Trustee

Arisaig Community Trust

Company Limited by Guarantee

Independent Examiner's Report to the Trustees of Arisaig Community Trust

Year ended 31 March 2023

I report to the trustees on my examination of the financial statements of Arisaig Community Trust ('the charity') for the year ended 31 March 2023.

Responsibilities and basis of report

As the trustees of the company (and also its directors for the purposes of company law) you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities and Trustee Investment (Scotland) Act 2005 ('the 2005 Act'), the Charities Accounts (Scotland) Regulations 2006 (as amended) and the Companies Act 2006 ('the 2006 Act'). You are satisfied that the accounts of the company are not required by charity or company law to be audited and have chosen instead to have an independent examination.

Having satisfied myself that the accounts of the company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the charity's accounts carried out under section 44(1)(c) of the 2005 Act. In carrying out my examination I have followed the requirements of Regulation 11 of the Charities Accounts (Scotland) Regulations 2006 (as amended).

Independent examiner's statement

Since the charity is required by company law to prepare its accounts on an accruals basis and is registered as a charity in Scotland your examiner must be a member of a body listed in Regulation 11(2) of the Charities Accounts (Scotland) Regulations 2006 (as amended). I can confirm that I am qualified to undertake the examination because I am a registered member of ICAS which is one of the listed bodies.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the charity as required by section 386 of the 2006 Act, section 44(1)(a) of the 2005 Act and Regulation 4 of the 2006 Accounts Regulations; or
2. the financial statements do not accord with those records or with the accounting requirements of Regulation 8 of the Charities Accounts (Scotland) Regulations 2006; or
3. the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination; or
4. the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

Arisaig Community Trust

Company Limited by Guarantee

Independent Examiner's Report to the Trustees of Arisaig Community Trust
(continued)

Year ended 31 March 2023

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

 4/7/23

Duncan Grout C.A.
Independent Examiner

5 Argyll Square
Oban
Argyll
PA34 4AZ

Arisaig Community Trust

Company Limited by Guarantee

Statement of Financial Activities (including income and expenditure account)

Year ended 31 March 2023

| | | Unrestricted funds £ | 2023 Restricted funds £ | Total funds £ | 2022 Total funds £ |
|--------------------------------------|-------------|----------------------------|----------------------------------|------------------|--------------------------|
| Income and endowments | Note | | | | |
| Donations and legacies | 5 | 312 | 294,480 | 294,792 | 165,816 |
| Charitable activities | 6 | – | 261 | 261 | – |
| Other trading activities | 7 | 303 | 47,219 | 47,522 | 39,012 |
| Total income | | <u>615</u> | <u>341,960</u> | <u>342,575</u> | <u>204,828</u> |
| Expenditure | | | | | |
| Expenditure on charitable activities | 8,9 | 21,285 | 93,496 | 114,781 | 119,670 |
| Total expenditure | | <u>21,285</u> | <u>93,496</u> | <u>114,781</u> | <u>119,670</u> |
| Net income | | <u>(20,670)</u> | <u>248,464</u> | <u>227,794</u> | <u>85,158</u> |
| Transfers between funds | | 20,782 | (20,782) | – | – |
| Net movement in funds | | <u>112</u> | <u>227,682</u> | <u>227,794</u> | <u>85,158</u> |
| Reconciliation of funds | | | | | |
| Total funds brought forward | | 387 | 624,082 | 624,469 | 539,311 |
| Total funds carried forward | | <u>499</u> | <u>851,764</u> | <u>852,263</u> | <u>624,469</u> |

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

The notes on pages 12 to 24 form part of these financial statements.

Arisaig Community Trust
Company Limited by Guarantee
Statement of Financial Position
31 March 2023

| | Note | 2023 £ | 2022 £ |
|---|------|----------------|----------------|
| Fixed assets | | | |
| Tangible fixed assets | 15 | 807,079 | 514,601 |
| Current assets | | | |
| Stocks | 16 | 4,300 | 7,302 |
| Debtors | 17 | – | 20,186 |
| Cash at bank and in hand | | <u>42,804</u> | <u>84,300</u> |
| | | 47,104 | 111,788 |
| Creditors: amounts falling due within one year | 18 | <u>1,920</u> | <u>1,920</u> |
| Net current assets | | <u>45,184</u> | <u>109,868</u> |
| Total assets less current liabilities | | <u>852,263</u> | <u>624,469</u> |
| Net assets | | <u>852,263</u> | <u>624,469</u> |
| Funds of the charity | | | |
| Restricted funds | | 851,764 | 624,082 |
| Unrestricted funds | | <u>499</u> | <u>387</u> |
| Total charity funds | 20 | <u>852,263</u> | <u>624,469</u> |

For the year ending 31 March 2023 the charity was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

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

The statement of financial position
continues on the following page.

The notes on pages 12 to 24 form part of these financial statements.

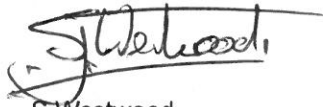
Arisaig Community Trust

Company Limited by Guarantee

Statement of Financial Position *(continued)*

31 March 2023

These financial statements were approved by the board of trustees and authorised for issue on, and are signed on behalf of the board by:

 17/23
S Westwood
Trustee

The notes on pages 12 to 24 form part of these financial statements.

Arisaig Community Trust

Company Limited by Guarantee

Notes to the Financial Statements

Year ended 31 March 2023

1. General information

The charity is a public benefit entity and a private company limited by guarantee, registered in England and Wales and a registered charity in Scotland. The address of the registered office is Land Sea and Islands Centre, Arisaig, PH39 4NU, Inverness-shire.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Companies Act 2006.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Going concern

There are no material uncertainties about the charity's ability to continue.

Disclosure exemptions

The entity satisfies the criteria of being a qualifying entity as defined in FRS 102. As such, advantage has been taken of the following disclosure exemptions available under paragraph 1.12 of FRS 102:

- (a) No cash flow statement has been presented for the company.
- (b) Disclosures in respect of financial instruments have not been presented.

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Arisaig Community Trust

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2023

3. Accounting policies *(continued)*

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds.

Income

All income is included in the statement of financial activities when entitlement has passed to the charity, it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

- income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.

- legacy income is recognised when receipt is probable and entitlement is established.

- income from donated goods is measured at the fair value of the goods unless this is impractical to measure reliably, in which case the value is derived from the cost to the donor or the estimated resale value. Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.

- income from contracts for the supply of services is recognised with the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.

Arisaig Community Trust

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2023

3. Accounting policies *(continued)*

Expenditure

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other recognised gains and losses, unless it reverses a charge for impairment that has previously been recognised as expenditure within the statement of financial activities. A decrease in the carrying amount of an asset as a result of revaluation, is recognised in other recognised gains and losses, except to which it offsets any previous revaluation gain, in which case the loss is shown within other recognised gains and losses on the statement of financial activities.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

| | | |
|-----------------------|---|----------------------|
| Freehold property | - | 2% straight line |
| Plant and machinery | - | 25% straight line |
| Fixtures and fittings | - | 25% straight line |
| EV Charging points | - | 20% reducing balance |

Arisaig Community Trust

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2023

3. Accounting policies *(continued)*

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that largely independent of the cash inflows from other assets or groups of assets.

For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the charity are assigned to those units.

Stocks

Stocks are measured at the lower of cost and estimated selling price less costs to complete and sell. Cost includes all costs of purchase, costs of conversion and other costs incurred in bringing the stock to its present location and condition.

Financial instruments

A financial asset or a financial liability is recognised only when the charity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the amount receivable or payable including any related transaction costs.

Current assets and current liabilities are subsequently measured at the cash or other consideration expected to be paid or received and not discounted.

Debt instruments are subsequently measured at amortised cost.

Where investments in shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in income and expenditure. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Arisaig Community Trust

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2023

3. Accounting policies *(continued)*

Financial instruments *(continued)*

Other financial instruments are subsequently measured at fair value, with any changes recognised in the statement of financial activities, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised under the appropriate heading in the statement of financial activities in which the initial gain was recognised.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

4. Limited by guarantee

Arisaig Community Trust is a company limited by guarantee and accordingly does not have a share capital.

Every member of the company undertakes to contribute such amount as may be required not exceeding £1 to the assets of the charitable company in the event of its being wound up while he or she is a member, or within one year after he or she ceases to be a member.

5. Donations and legacies

| | Unrestricted Funds £ | Restricted Funds £ | Total Funds 2023 £ |
|-------------------------|----------------------------|--------------------------|--------------------------|
| Donations | | | |
| General donations | 312 | 9,820 | 10,132 |
| Grants | | | |
| The Gower Trust | – | 5,000 | 5,000 |
| Keep Scotland Beautiful | – | – | – |
| The Highland Council | – | – | – |
| Miscellaneous grants | – | 5,175 | 5,175 |
| Scottish Land Fund | – | – | – |
| Scottish Government | – | 274,485 | 274,485 |
| Energy Savings Trust | – | – | – |
| Inspiring Scotland | – | – | – |
| | <u>312</u> | <u>294,480</u> | <u>294,792</u> |

Arisaig Community Trust

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2023

5. Donations and legacies *(continued)*

| | Unrestricted Funds £ | Restricted Funds £ | Total Funds 2022 £ |
|-------------------------|----------------------------|--------------------------|--------------------------|
| Donations | | | |
| General donations | 1,382 | 5,255 | 6,637 |
| Grants | | | |
| The Gower Trust | – | 5,000 | 5,000 |
| Keep Scotland Beautiful | – | 14,700 | 14,700 |
| The Highland Council | – | 2,200 | 2,200 |
| Miscellaneous grants | – | 4,483 | 4,483 |
| Scottish Land Fund | – | 6,174 | 6,174 |
| Scottish Government | – | 101,437 | 101,437 |
| Energy Savings Trust | 4,968 | – | 4,968 |
| Inspiring Scotland | – | 20,217 | 20,217 |
| | <u>6,350</u> | <u>159,466</u> | <u>165,816</u> |

6. Charitable activities

| | Restricted Funds £ | Total Funds 2023 £ | Restricted Funds £ | Total Funds 2022 £ |
|---|--------------------------|--------------------------|--------------------------|--------------------------|
| Other income from charitable activities type 1 | <u>261</u> | <u>261</u> | <u>–</u> | <u>–</u> |

7. Other trading activities

| | Unrestricted Funds £ | Restricted Funds £ | Total Funds 2023 £ |
|------------------------------|----------------------------|--------------------------|--------------------------|
| Land, Sea and Islands Centre | – | 45,733 | 45,733 |
| Other income | 303 | 1,486 | 1,789 |
| | <u>303</u> | <u>47,219</u> | <u>47,522</u> |

| | Unrestricted Funds £ | Restricted Funds £ | Total Funds 2022 £ |
|------------------------------|----------------------------|--------------------------|--------------------------|
| Land, Sea and Islands Centre | – | 37,877 | 37,877 |
| Other income | – | 1,135 | 1,135 |
| | <u>–</u> | <u>39,012</u> | <u>39,012</u> |

Arisaig Community Trust

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2023

8. Expenditure on charitable activities by fund type

| | Unrestricted Funds £ | Restricted Funds £ | Total Funds 2023 £ |
|--|----------------------------|--------------------------|--------------------------|
| Land, Sea and Islands Centre & Development Activities | 19,305 | 93,496 | 112,801 |
| Support costs | <u>1,980</u> | <u>–</u> | <u>1,980</u> |
| | <u>21,285</u> | <u>93,496</u> | <u>114,781</u> |

| | Unrestricted Funds £ | Restricted Funds £ | Total Funds 2022 £ |
|--|----------------------------|--------------------------|--------------------------|
| Land, Sea and Islands Centre & Development Activities | 23,084 | 94,496 | 117,580 |
| Support costs | <u>2,090</u> | <u>–</u> | <u>2,090</u> |
| | <u>25,174</u> | <u>94,496</u> | <u>119,670</u> |

9. Expenditure on charitable activities by activity type

| | Activities undertaken directly £ | Support costs £ | Total funds 2023 £ | Total fund 2022 £ |
|--|---|--------------------|--------------------------|-------------------------|
| Land, Sea and Islands Centre & Development Activities | 112,801 | – | 112,801 | 117,580 |
| Governance costs | <u>–</u> | <u>1,980</u> | <u>1,980</u> | <u>2,090</u> |
| | <u>112,801</u> | <u>1,980</u> | <u>114,781</u> | <u>119,670</u> |

10. Taxation

The charity is a charitable company within the meaning of the Finance Act 2010. Accordingly the charity's activities fall within the exemptions from taxation in respect of income or capital gains afforded by the provisions of the Corporation Taxes Act 2010 and the Taxation of Chargeable Gains Act 1992 to the extent that such income or gains are applied for charitable purposes. As a result, there is no taxation charge in these accounts.

11. Net income

Net income is stated after charging/(crediting):

| | 2023 £ | 2022 £ |
|---------------------------------------|--------------|---------------|
| Depreciation of tangible fixed assets | <u>9,749</u> | <u>10,821</u> |

Arisaig Community Trust

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2023

12. Independent examination fees

| | 2023 | 2022 |
|--|--------------|--------------|
| | £ | £ |
| Fees payable to the independent examiner for: Independent examination of the financial statements | <u>1,980</u> | <u>2,090</u> |

13. Staff costs

The total staff costs and employee benefits for the reporting period are analysed as follows:

| | 2023 | 2022 |
|--------------------|---------------|---------------|
| | £ | £ |
| Wages and salaries | <u>46,551</u> | <u>54,382</u> |

The average head count of employees during the year was 6 (2022: 6). The average number of full-time equivalent employees during the year is analysed as follows:

| | 2023 | 2022 |
|-------|----------|----------|
| | No. | No. |
| Staff | <u>6</u> | <u>6</u> |

No employee received employee benefits of more than £60,000 during the year (2022: Nil).

14. Trustee remuneration and expenses

The charity trustees, who are the directors of the company, were not paid and did not receive any remuneration, benefits in kind or reimbursement of expenses in their capacity as trustee during the year. No trustee received payment for professional or other services supplied to the charity.

15. Tangible fixed assets

| | Freehold property £ | Plant and machinery £ | Fixtures and fittings £ | Electric car charging points £ | Total £ |
|------------------------|---------------------------|-----------------------------|-------------------------------|---|----------------|
| Cost | | | | | |
| At 1 Apr 2022 | 519,576 | 14,318 | 1,522 | 39,959 | 575,375 |
| Additions | <u>302,227</u> | <u>–</u> | <u>–</u> | <u>–</u> | <u>302,227</u> |
| At 31 Mar 2023 | <u>821,803</u> | <u>14,318</u> | <u>1,522</u> | <u>39,959</u> | <u>877,602</u> |
| Depreciation | | | | | |
| At 1 Apr 2022 | 30,370 | 10,349 | 1,522 | 18,533 | 60,774 |
| Charge for the year | <u>4,140</u> | <u>1,324</u> | <u>–</u> | <u>4,285</u> | <u>9,749</u> |
| At 31 Mar 2023 | <u>34,510</u> | <u>11,673</u> | <u>1,522</u> | <u>22,818</u> | <u>70,523</u> |
| Carrying amount | | | | | |
| At 31 Mar 2023 | <u>787,293</u> | <u>2,645</u> | <u>–</u> | <u>17,141</u> | <u>807,079</u> |
| At 31 Mar 2022 | <u>489,206</u> | <u>3,969</u> | <u>–</u> | <u>21,426</u> | <u>514,601</u> |

Arisaig Community Trust

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2023

16. Stocks

| | 2023 | 2022 |
|-------------------------------|--------------|--------------|
| | £ | £ |
| Raw materials and consumables | <u>4,300</u> | <u>7,302</u> |

17. Debtors

| | 2023 | 2022 |
|--------------------------------|----------|---------------|
| | £ | £ |
| Prepayments and accrued income | <u>—</u> | <u>20,186</u> |

18. Creditors: amounts falling due within one year

| | 2023 | 2022 |
|------------------------------|--------------|--------------|
| | £ | £ |
| Accruals and deferred income | <u>1,920</u> | <u>1,920</u> |

19. Deferred income

| | 2023 | 2022 |
|--|------|------|
| | £ | £ |

20. Analysis of charitable funds

Unrestricted funds

| | At 1 Apr 2022 | Income | Expenditure | Transfers | At 31 Mar 2023 |
|---------------|---------------|------------|-----------------|---------------|----------------|
| | £ | £ | £ | £ | £ |
| General funds | <u>387</u> | <u>615</u> | <u>(21,285)</u> | <u>20,782</u> | <u>499</u> |

| | At 1 Apr 2021 | Income | Expenditure | Transfers | At 31 Mar 2022 |
|---------------|---------------|--------------|-----------------|----------------|----------------|
| | £ | £ | £ | £ | £ |
| General funds | <u>22,514</u> | <u>6,350</u> | <u>(25,174)</u> | <u>(3,303)</u> | <u>387</u> |

Arisaig Community Trust

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2023

20. Analysis of charitable funds *(continued)*

Restricted funds

| | At 1 Apr 2022 | Income | Expenditure | Transfers | At 31 Mar 2023 |
|--|----------------|----------------|-----------------|-----------------|-------------------|
| | £ | £ | £ | £ | £ |
| Land, Sea & Islands Centre - Revenue | 39,620 | 53,338 | (45,121) | (12,840) | 34,997 |
| Land, Sea & Islands Centre - Capital | 76,652 | – | (3,007) | – | 73,645 |
| Keep Sceptland Beautiful/CCF - Revenue | 19,489 | 1,175 | (15,425) | 1,800 | 7,039 |
| Keep Scotland Beautiful/CCF - Capital | 46,135 | – | – | – | 46,135 |
| The Gower Trust Fund | 7,915 | 5,000 | (5,709) | – | 7,206 |
| Toilet facilities fund | – | 4,821 | (9,476) | 4,655 | – |
| Storage shed fund | 37,218 | – | (1,133) | – | 36,085 |
| Defibrillator fund | 1,515 | – | (144) | – | 1,371 |
| An Seda | 14,397 | – | – | (14,397) | – |
| Station Adoption fund | (137) | – | – | – | (137) |
| Common Housing fund | 110,311 | 274,485 | (3,821) | – | 380,975 |
| Playing Field fund | (60) | 380 | (162) | – | 158 |
| HLF | 111 | – | – | – | 111 |
| Electric Car Chargin Points fund | 17,956 | 261 | (9,824) | – | 8,393 |
| Community Land Fund/SLF | 252,960 | – | 326 | – | 253,286 |
| Car Park | – | 2,500 | – | – | 2,500 |
| | <u>624,082</u> | <u>341,960</u> | <u>(93,496)</u> | <u>(20,782)</u> | <u>851,764</u> |

| | At 1 Apr 2021 | Income | Expenditure | Transfers | At 31 Mar 2022 |
|--|---------------|--------|-------------|-----------|-------------------|
| | £ | £ | £ | £ | £ |
| Land, Sea & Islands Centre - Revenue | 34,270 | 44,437 | (39,087) | – | 39,620 |
| Land, Sea & Islands Centre - Capital | 79,659 | – | (3,007) | – | 76,652 |
| Keep Sceptland Beautiful/CCF - Revenue | (713) | 48,450 | (28,247) | – | 19,490 |
| Keep Scotland Beautiful/CCF - Capital | 46,135 | – | – | – | 46,135 |
| The Gower Trust Fund | 5,915 | 5,000 | (3,000) | – | 7,915 |
| Toilet facilities fund | 1,015 | 4,827 | (9,145) | 3,303 | – |

Arisaig Community Trust

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2023

20. Analysis of charitable funds *(continued)*

| | | | | | |
|-----------------------|----------------|----------------|-----------------|--------------|----------------|
| Storage shed fund | 38,351 | – | (1,133) | – | 37,218 |
| Defibrillator fund | 605 | 910 | – | – | 1,515 |
| An Seda | 14,397 | – | – | – | 14,397 |
| Station Adoption fund | (137) | – | – | – | (137) |
| Common Housing fund | 23,058 | 88,455 | (1,202) | – | 110,311 |
| Playing Field fund | (110) | 225 | (176) | – | (61) |
| HLF | 111 | – | – | – | 111 |
| Electric Car Chargin | | | | | |
| Points fund | 23,312 | – | (5,356) | – | 17,956 |
| Community Land | | | | | |
| Fund/SLF | 250,929 | 6,174 | (4,143) | – | 252,960 |
| Car Park | – | – | – | – | – |
| | <u>516,797</u> | <u>198,478</u> | <u>(94,496)</u> | <u>3,303</u> | <u>624,082</u> |

Arisaig Community Trust

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2023

20. Analysis of charitable funds *(continued)*

Land, Sea and Islands Centre - Revenue

The Land, Sea and Islands Centre is a visitor centre in Arisaig run by the community for the benefit of locals and visitors alike.

Keep Scotland Beautiful/CCF - Revenue

Keep Scotland Beautiful/Climate Challenge Fund was for an eco-project covering the Land, Sea and Islands Centre and the purchase of electric bikes.

The Gower Trust Fund

The Gower Trust issue funds each year to Arisaig Community Trust to distribute throughout the community as per the application process with the aim of improving life in our remote area.

Toilet facilities fund

The toilet facilities fund is to assist the Trust to continue to provide good toilet facilities for the benefit of locals and visitors alike.

Storage Shed Fund

The Storage Shed Fund is funds set aside towards the proposed storage shed at the Land, Sea and Islands Centre.

Defibrillator fund

The defibrillator fund is for the provision and maintenance of defibrillators in the village. These funds are held on behalf of Arisaig & District Community Council.

Common Housing fund

The Common Housing fund funded a community housing survey by the Highland Small Communities Housing Trust.

Playing Field Fund

The Playing Field Fund is for maintenance of the playing field.

HLF

Heritage Lottery Fund, a grant was received to facilitate a WW1 Project which concluded in May 2019. This was centred on researching and displaying information which illustrated the WWI involvement of recruits from the Arisaig/Morar area.

Electric car charging points

Funding was received in 2020 for the installation of electric car charging points, these are being depreciated over the estimated useful life.

Community Land Fund -SLF

The trust has received funding from the Scottish Land Fund Scottish Land Fund for the purchase of an area of land in the vicinity of Station Road for a mix of affordable housing and self-build plots within the village of Arisaig

Arisaig Community Trust

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2023

21. Analysis of net assets between funds

| | Unrestricted Funds £ | Restricted Funds £ | Total Funds 2023 £ |
|----------------------------|----------------------------|--------------------------|--------------------------|
| Tangible fixed assets | – | 807,049 | 807,049 |
| Current assets | 2,419 | 44,715 | 47,134 |
| Creditors less than 1 year | (1,920) | – | (1,920) |
| Net assets | <u>499</u> | <u>851,764</u> | <u>852,263</u> |

| | Unrestricted Funds £ | Restricted Funds £ | Total Funds 2022 £ |
|----------------------------|----------------------------|--------------------------|--------------------------|
| Tangible fixed assets | – | 514,601 | 514,601 |
| Current assets | 2,307 | 109,481 | 111,788 |
| Creditors less than 1 year | (1,920) | – | (1,920) |
| Net assets | <u>387</u> | <u>624,082</u> | <u>624,469</u> |

Arisaig Community Trust
Company Limited by Guarantee
Management Information
Year ended 31 March 2023

The following pages do not form part of the financial statements.

Arisaig Community Trust
Company Limited by Guarantee
Detailed Statement of Financial Activities
Year ended 31 March 2023

| | 2023 £ | 2022 £ |
|--|----------------|----------------|
| Income and endowments | | |
| Donations and legacies | | |
| General donations | 10,132 | 6,637 |
| The Gower Trust | 5,000 | 5,000 |
| Keep Scotland Beautiful | – | 14,700 |
| The Highland Council | – | 2,200 |
| Miscellaneous grants | 5,175 | 4,483 |
| Scottish Land Fund | – | 6,174 |
| Scottish Government | 274,485 | 101,437 |
| Energy Savings Trust | – | 4,968 |
| Inspiring Scotland | – | 20,217 |
| | <u>294,792</u> | <u>165,816</u> |
| Charitable activities | | |
| Other income from charitable activities type 1 | 261 | – |
| Other trading activities | | |
| Land, Sea and Islands Centre | 45,733 | 37,877 |
| Other income | 1,789 | 1,135 |
| | <u>47,522</u> | <u>39,012</u> |
| Total income | <u>342,575</u> | <u>204,828</u> |

Arisaig Community Trust

Company Limited by Guarantee

Detailed Statement of Financial Activities *(continued)*

Year ended 31 March 2023

| | 2023 £ | 2022 £ |
|---|------------------|------------------|
| Expenditure | | |
| Expenditure on charitable activities | | |
| Purchases | (23,708) | (19,342) |
| Wages and salaries | (46,551) | (54,382) |
| Rates and water | (436) | (1,876) |
| Light and heat | (3,891) | (5,096) |
| Repairs and maintenance | (7,603) | (3,669) |
| Insurance | (2,157) | (2,083) |
| Other establishment | — | (193) |
| Legal and professional fees | (3,415) | (4,826) |
| Telephone | (579) | (646) |
| Other office costs | (1,260) | (674) |
| Depreciation | (9,749) | (10,821) |
| Project costs | (13,751) | (12,049) |
| Miscellaneous expenditure | (1,263) | (3,750) |
| Payroll processing | (418) | (263) |
| | <u>(114,781)</u> | <u>(119,670)</u> |
| Total expenditure | <u>(114,781)</u> | <u>(119,670)</u> |
| Net income | <u>227,794</u> | <u>85,158</u> |

Arisaig Community Trust

Company Limited by Guarantee

Notes to the Detailed Statement of Financial Activities

Year ended 31 March 2023

| | 2023 £ | 2022 £ |
|--|------------------|------------------|
| Expenditure on charitable activities | | |
| Land, Sea and Islands Centre & Development Activities | | |
| <i>Activities undertaken directly</i> | | |
| Cost of sales | (23,708) | (19,342) |
| Staff costs | (46,551) | (54,382) |
| Water rates | (436) | (1,876) |
| Electricity | (3,891) | (5,096) |
| Repairs & maintenance | (7,603) | (3,669) |
| Insurance | (2,157) | (2,083) |
| Cleaning | – | (193) |
| Other professional costs | (1,435) | (2,736) |
| Telephone | (579) | (646) |
| Stationery | (1,260) | (674) |
| Depreciation | (9,749) | (10,821) |
| Project costs | (13,751) | (12,049) |
| Miscellaneous expenditure | (1,263) | (3,750) |
| Payroll processing | (418) | (263) |
| | <u>(112,801)</u> | <u>(117,580)</u> |
| Governance costs | | |
| Independent examiners fees | (1,980) | (2,090) |
| | <u>(114,781)</u> | <u>(119,670)</u> |
