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**REGISTERED COMPANY NUMBER: SC472722 (Scotland)**  
**REGISTERED CHARITY NUMBER: SC044779**

**Report of the Trustees and  
Financial Statements for the Year Ended 31 March 2016  
for  
CARLOWAY ESTATE TRUST (URRAS OIGHREACHD  
CHARLABHAIGH)**

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

**CARLOWAY ESTATE TRUST (URRAS OIGHREACHD  
CHARLABHAIGH)**

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for the Year Ended 31 March 2016**

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**CARLOWAY ESTATE TRUST (URRAS OIGHREACHD  
CHARLABHAIGH)**

**Report of the Trustees  
for the Year Ended 31 March 2016**

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 March 2016. 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 for Smaller Entities (the FRSSE) (effective 1 January 2015).

**OBJECTIVES AND ACTIVITIES**

**Objectives and aims**

The Company has been formed to benefit the community of Carloway Estate Trust (Urras Oighreachd Charlabhaigh) as defined by the postcode units:

HS2 9EF  
HS2 9ED  
HS2 9EA  
HS2 9DY  
HS2 9DX  
HS2 9DZ  
HS2 9DW  
HS2 9AZ  
HS2 9AA  
HS2 9AY  
HS2 9AW  
HS2 9AU

with the purposes listed below, to be exercised following the principles of sustainable development (where sustainable development means development which meets the needs of the present without compromising the ability of future generations to meet their own needs) namely:

To advance community development and advance the regeneration of the postcode areas outlined above through the management of community lands and associated assets for the benefit of the community and the public in general.

To advance environmental protection or improvement including preservation, sustainable development and conservation of the natural environment, the maintenance, improvement or provision of environmental amenities for the Community and/or the preservation of buildings or sites of architectural, historic or other importance to the Community.

**Significant activities**

The main focus in the year was the conclusion of the funding package to facilitate the estate purchase, and then working towards concluding the legal process to allow the estate transfer to take place.

The Estate was finally transferred to the Charity on 1 May 2015, with the assistance of a funding package from the Scottish Land Fund, Highlands and Islands Enterprise and Comhairle nan Eilean Siar.

A Development Officer was recruited and started working with the Trust in July 2015. This post is funded for two years.

**FINANCIAL REVIEW**

**Principal funding sources**

The principal funding sources in the year are as follows:

Scottish Land Fund - grants  
Highlands and Islands Enterprise - grants  
Comhairle nan Eilean Siar - grants  
Estate income including croft rents, leases, wayleaves and land sales.

**Reserves policy**

The Estate was transferred to the Charity on 1 May 2015; and as such the Trustees have not yet set out a reserves policy.

The Trustees will develop a reserves policy as matters progress over the next 12 to 24 months following the transfer of ownership of the Estate.

**CARLOWAY ESTATE TRUST (URRAS OIGHREACHD  
CHARLABHAIGH)**

**Report of the Trustees  
for the Year Ended 31 March 2016**

**FUTURE PLANS**

The Charity acquired the Carloway Estate from its previous owners, the Galloway family, on 1st May 2015.

The Charity and local community are now developing plans to advance the area of the estate in line with the charitable objectives set out above.

Following an EGM on 27 July 2016 a special resolution was passed. In future, one half of the elected Trustees (or the nearest number upwards) shall retire from office at each biennial AGM, with retiring Trustees remaining in office until the close of the meeting. A retiring Trustee shall be eligible for re-election.

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Governing document**

The charity is a limited company, limited by guarantee, as defined by the Companies Act 2006. It is governed by its articles of association.

**Recruitment and appointment of new trustees**

The Board may be comprised of not less than 5 and not more than 12 Trustees, drawn from the postcode areas specified in the charitable purposes.

One third of the Elected Trustees will retire from office at each AGM, with retiring Trustees remaining in office until close of the meeting.

Retiring Trustees are eligible for re-election after one term of office, but no Director can serve more than two consecutive terms of office, without at least one year out of office before being eligible again.

Up to 3 individuals may also be co-opted from time to time by the Board, although such Trustees will not be eligible to vote at any Board meetings which he or she attends.

**REFERENCE AND ADMINISTRATIVE DETAILS**

**Registered Company number**

SC472722 (Scotland)

**Registered Charity number**

SC044779

**Registered office**

28b Breasclete  
Isle Of Lewis  
HS2 9EF

**CARLOWAY ESTATE TRUST (URRAS OIGHREACHD  
CHARLABHAIGH)**

**Report of the Trustees  
for the Year Ended 31 March 2016**

**REFERENCE AND ADMINISTRATIVE DETAILS**

**Trustees**



- appointed 14.8.15
- appointed 14.8.15
- appointed 14.8.15
- appointed 14.8.15
- appointed 14.8.15
- appointed 14.8.15
- resigned 14.8.15
- deceased 28.5.15
- resigned 14.8.15
- resigned 14.8.15
- resigned 14.8.15

**Company Secretary**



**Independent examiner**



Institute of Chartered Accountants in England & Wales  
Mann Judd Gordon Ltd  
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26 Lewis Street  
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HS1 2JF

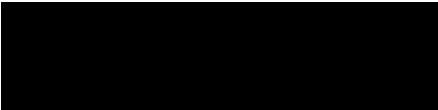
**COMMENCEMENT OF ACTIVITIES**

The Company was incorporated on 17th March 2014, and gained Charitable status from the Office of the Scottish Charity Regulator (OSCR) with effect from 31 March 2014.

A funding package was confirmed in June 2014, allowing the company to progress its negotiations with the owners of the Carloway Estate, in order to bring about a community buyout of the estate.

The buyout was completed on 1st May 2015.

Approved by order of the board of trustees on 28 September 2016 and signed on its behalf by:



- Trustee

**Independent Examiner's Report to the Trustees of  
Carloway Estate Trust (Urras Oighreachd  
Charlabhaigh)**

I report on the accounts for the year ended 31 March 2016 set out on pages five to twelve.

**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. 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.

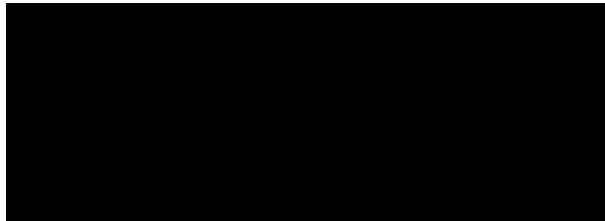
**Independent examiner's statement**

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.



Institute of Chartered Accountants in England & Wales  
Mann Judd Gordon Ltd  
Chartered Accountants  
26 Lewis Street  
Stornoway  
Isle of Lewis  
HS1 2JF

28 September 2016

**CARLOWAY ESTATE TRUST (URRAS OIGHREACHD  
CHARLABHAIGH)**

**Statement of Financial Activities  
for the Year Ended 31 March 2016**

		Unrestricted fund	Restricted funds	Year Ended 31.3.16 Total funds	Period 17.3.14 to 31.3.15 Total funds
	Notes	£	£	£	£
<b>INCOME AND ENDOWMENTS FROM</b>					
Donations and legacies	2	910	227,395	228,305	58,530
<b>Charitable activities</b>					
Charitable activities		67	-	67	313
Other trading activities	3	3,400	-	3,400	-
Investment income	4	<u>10,308</u>	-	<u>10,308</u>	-
<b>Total</b>		<b>14,685</b>	<b>227,395</b>	<b>242,080</b>	<b>58,843</b>
<b>EXPENDITURE ON</b>					
<b>Charitable activities</b>					
Charitable activities		<u>3,985</u>	<u>28,519</u>	<u>32,504</u>	<u>32,980</u>
<b>NET INCOME</b>		<b>10,700</b>	<b>198,876</b>	<b>209,576</b>	<b>25,863</b>
<b>Transfers between funds</b>	12	<u>(23,845)</u>	<u>23,845</u>	-	-
<b>Net movement in funds</b>		<b>(13,145)</b>	<b>222,721</b>	<b>209,576</b>	<b>25,863</b>
<b>RECONCILIATION OF FUNDS</b>					
<b>Total funds brought forward</b>		<b>25,863</b>	-	<b>25,863</b>	-
<b>TOTAL FUNDS CARRIED FORWARD</b>		<b><u>12,718</u></b>	<b><u>222,721</u></b>	<b><u>235,439</u></b>	<b><u>25,863</u></b>

The notes form part of these financial statements

**CARLOWAY ESTATE TRUST (URRAS OIGHREACHD  
CHARLABHAIGH)**

**Balance Sheet  
At 31 March 2016**

	Notes	Unrestricted fund £	Restricted funds £	31.3.16 Total funds £	31.3.15 Total funds £
<b>FIXED ASSETS</b>					
Tangible assets	10	-	198,300	198,300	-
<b>CURRENT ASSETS</b>					
Cash at bank and in hand		12,718	25,021	37,739	29,460
<b>CREDITORS</b>					
Amounts falling due within one year	11	-	(600)	(600)	(3,597)
<b>NET CURRENT ASSETS</b>		<u>12,718</u>	<u>24,421</u>	<u>37,139</u>	<u>25,863</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>12,718</u>	<u>222,721</u>	<u>235,439</u>	<u>25,863</u>
<b>NET ASSETS</b>		<u>12,718</u>	<u>222,721</u>	<u>235,439</u>	<u>25,863</u>
<b>FUNDS</b>	12				
Unrestricted funds				12,718	25,863
Restricted funds				<u>222,721</u>	<u>-</u>
<b>TOTAL FUNDS</b>				<u>235,439</u>	<u>25,863</u>

The notes form part of these financial statements



**CARLOWAY ESTATE TRUST (URRAS OIGHREACHD  
CHARLABHAIGH)**

**Balance Sheet - continued  
At 31 March 2016**

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2016.

The members have not required the charitable company to obtain an audit of its financial statements for the year ended 31 March 2016 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 special provisions of Part 15 of the Companies Act 2006 relating to small charitable companies and with the Financial Reporting Standard for Smaller Entities (effective January 2015).

The financial statements were approved by the Board of Trustees on 28 September 2016 and were signed on its behalf by:

[Redacted signature]

-Trustee

[Redacted signature]

-Trustee

**Notes to the Financial Statements  
for the Year Ended 31 March 2016**

**1. ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

The financial statements of the charitable company have been prepared in accordance with the Charities SORP (FRSSE) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard for Smaller Entities (the FRSSE) (effective 1 January 2015)', the Financial Reporting Standard for Smaller Entities (effective January 2015) and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

**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.

Land and buildings - not provided

**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.

**Hire purchase and leasing commitments**

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

**CARLOWAY ESTATE TRUST (URRAS OIGHREACHD  
CHARLABHAIGH)**

**Notes to the Financial Statements - continued  
for the Year Ended 31 March 2016**

**2. DONATIONS AND LEGACIES**

	Unrestricted funds £	Restricted funds £	Year Ended 31.3.16 Total funds £	Period 17.3.14 to 31.3.15 Total funds £
Gifts	-	-	-	9,570
Donations	761	571	1,332	2,000
Grants	<u>149</u>	<u>226,824</u>	<u>226,973</u>	<u>46,960</u>
	<u>910</u>	<u>227,395</u>	<u>228,305</u>	<u>58,530</u>

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

	Year Ended 31.3.16 £	Period 17.3.14 to 31.3.15 £
Highlands & Islands Enterprise	9,947	18,336
Community Land Scotland	781	228
Scottish Land Fund	179,104	28,396
Comhairle nan Eilean Siar	<u>37,141</u>	-
	<u>226,973</u>	<u>46,960</u>

**3. OTHER TRADING ACTIVITIES**

	Unrestricted funds £	Restricted funds £	Year Ended 31.3.16 Total funds £	Period 17.3.14 to 31.3.15 Total funds £
Lewis & Harris Grey Goose Adaptive Management Project - Co-ordinator fee	<u>3,400</u>	-	<u>3,400</u>	-

**4. INVESTMENT INCOME**

	Unrestricted funds £	Restricted funds £	Year Ended 31.3.16 Total funds £	Period 17.3.14 to 31.3.15 Total funds £
Carloway Estate Income	<u>10,308</u>	-	<u>10,308</u>	-

**CARLOWAY ESTATE TRUST (URRAS OIGHREACHD  
CHARLABHAIGH)**

**Notes to the Financial Statements - continued  
for the Year Ended 31 March 2016**

**5. NET INCOME/(EXPENDITURE)**

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

	Year Ended 31.3.16	Period 17.3.14 to 31.3.15
	£	£
Other operating leases	<u>2,250</u>	<u>-</u>

**6. TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 31 March 2016 nor for the period ended 31 March 2015.

**Trustees' expenses**

During the period expenses totalling £862 were reimbursed to [REDACTED] for charity costs incurred.

**7. STAFF COSTS**

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

	Year Ended 31.3.16	Period 17.3.14 to 31.3.15
Development Officer	<u>1</u>	<u>-</u>

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

**8. MATERIAL TRANSFERS**

In the year ended 31 March 2015 funds were not split between restricted and unrestricted in the accounts. The funds at 31 March 2015 had 3 distinct sources - a general fund, a restricted capital fund and a restricted revenue fund. In order to rectify the position the opening funds in the unrestricted general fund which relate to the restricted capital fund and the restricted revenue fund have been transferred and are recorded as such in the accounts as follows:

Opening transfer to Restricted Capital Fund	£ 652
Opening transfer to Restricted Revenue Fund	£23,353
Reduction in Opening Unrestricted General Fund	£24,005

The closing balances on each fund per the SOFA, Balance Sheet and supporting notes are correctly stated.

**9. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES**

	Unrestricted fund £
<b>INCOME AND ENDOWMENTS FROM</b>	
Donations and legacies	58,530
<b>Charitable activities</b>	
Charitable activities	<u>313</u>
<b>Total</b>	<b>58,843</b>

**CARLOWAY ESTATE TRUST (URRAS OIGHREACHD  
CHARLABHAIGH)**

**Notes to the Financial Statements - continued  
for the Year Ended 31 March 2016**

**9. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued**

	Unrestricted fund £
<b>EXPENDITURE ON Charitable activities</b>	
Charitable activities	<u>32,980</u>
<b>Total</b>	<u>32,980</u>
<b>NET INCOME</b>	<u>25,863</u>
<b>TOTAL FUNDS CARRIED FORWARD</b>	<u><u>25,863</u></u>

**10. TANGIBLE FIXED ASSETS**

	Land and buildings £
<b>COST</b>	
Additions	<u>198,300</u>
<b>NET BOOK VALUE</b>	
At 31 March 2016	<u><u>198,300</u></u>
At 31 March 2015	<u><u>-</u></u>

Included in cost of land and buildings is freehold land of £185,000

Land and buildings represents the value of land acquired as a result fo the Community Land Buyout from Carloway Estates Limited during the year. The value of the land was £185,000 and the cost in the balance sheet includes the legal fees incurred on the ultimate purchase.

No depreciation will be provided on the cost of the land and legal fees held in the balance sheet.

**11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	31.3.16	31.3.15
	£	£
Other creditors	<u>600</u>	<u>3,597</u>

**CARLOWAY ESTATE TRUST (URRAS OIGHREACHD  
CHARLABHAIGH)**

**Notes to the Financial Statements - continued  
for the Year Ended 31 March 2016**

**12. MOVEMENT IN FUNDS**

	At 1.4.15 £	Net movement in funds £	Transfers between funds £	At 31.3.16 £
<b>Unrestricted funds</b>				
General fund	25,863	10,700	(23,845)	12,718
<b>Restricted funds</b>				
Restricted Capital Fund	-	201,044	652	201,696
Restricted Revenue Fund	-	(2,328)	23,353	21,025
CLS Conference	-	160	(160)	-
		198,876	23,845	222,721
<b>TOTAL FUNDS</b>	<u>25,863</u>	<u>209,576</u>	<u>-</u>	<u>235,439</u>

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

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	14,685	(3,985)	10,700
<b>Restricted funds</b>			
Restricted Capital Fund	201,044	-	201,044
Restricted Revenue Fund	24,999	(27,327)	(2,328)
CLS Conference	1,352	(1,192)	160
	227,395	(28,519)	198,876
<b>TOTAL FUNDS</b>	<u>242,080</u>	<u>(32,504)</u>	<u>209,576</u>

**13. RELATED PARTY DISCLOSURES**

There were no related party transactions for the year ended 31 March 2016.

**CARLOWAY ESTATE TRUST (URRAS OIGHREACHD  
CHARLABHAIGH)**

**Detailed Statement of Financial Activities  
for the Year Ended 31 March 2016**

	Unrestricted funds £	Restricted funds £	Year Ended 31.3.16 Total funds £	Period 17.3.14 to 31.3.15 Total funds £
<b>INCOME AND ENDOWMENTS</b>				
<b>Donations and legacies</b>				
Gifts	-	-	-	9,570
Donations	761	571	1,332	2,000
Grants	<u>149</u>	<u>226,824</u>	<u>226,973</u>	<u>46,960</u>
	910	227,395	228,305	58,530
<b>Other trading activities</b>				
Lewis & Harris Grey Goose Adaptive Management Project - Co-ordinator fee	3,400	-	3,400	-
<b>Investment income</b>				
Carloway Estate Income	10,308	-	10,308	-
<b>Charitable activities</b>				
Membership fees	<u>67</u>	<u>-</u>	<u>67</u>	<u>313</u>
<b>Total incoming resources</b>	<b>14,685</b>	<b>227,395</b>	<b>242,080</b>	<b>58,843</b>
<b>EXPENDITURE</b>				
<b>Charitable activities</b>				
Wages	-	20,854	20,854	-
Rent	-	2,250	2,250	-
Insurance	-	190	190	-
Telephone	-	738	738	-
Postage and stationery	-	1,057	1,057	1,652
Advertising	-	121	121	606
Sundries	236	50	286	-
Surveying services	-	-	-	6,523
Registers of Scotland	-	-	-	3,792
Conference & community buy-out talk expenses	-	1,192	1,192	244
Feasibility study	-	-	-	14,490
Venue hire	-	78	78	20
Administration expenses	-	-	-	58
Legal fees	<u>3,600</u>	<u>-</u>	<u>3,600</u>	<u>4,642</u>
	3,836	26,530	30,366	32,027
<b>Support costs</b>				

This page does not form part of the statutory financial statements

**CARLOWAY ESTATE TRUST (URRAS OIGHREACHD  
CHARLABHAIGH)**

**Detailed Statement of Financial Activities  
for the Year Ended 31 March 2016**

	Unrestricted funds £	Restricted funds £	Year Ended 31.3.16 Total funds £	Period 17.3.14 to 31.3.15 Total funds £
<b>Management</b>				
Training	149	-	149	-
<b>Information technology</b>				
Repairs and renewals	-	981	981	-
<b>Governance costs</b>				
Accountancy fees	-	983	983	840
Legal fees	-	25	25	113
		<u>1,008</u>	<u>1,008</u>	<u>953</u>
<b>Total resources expended</b>	<b>3,985</b>	<b>28,519</b>	<b>32,504</b>	<b>32,980</b>
<b>Net income</b>	<u><u>10,700</u></u>	<u><u>198,876</u></u>	<u><u>209,576</u></u>	<u><u>25,863</u></u>

This page does not form part of the statutory financial statements