

# Acharacle Community Company

(a company limited by guarantee)

charity number SC033393  
company number SC217376

## Director-Trustees Report and Financial Statements for the year ended

31 March 2023

# Acharacle Community Company

(a company limited by guarantee)

charity number SC033393  
company number SC217376

## Legal and administrative information

### Business address & registered office

Acharacle Community Centre  
Morrison Place  
Acharacle  
PH36 4JJ

### Director-Trustees

David John Cameron	elected	<i>chair</i>
Tracy Jayne Cameron	elected	
Fiona Cameron	elected	
Gillian King	appointed 2 March 2022	
Karen MacMillan	appointed May 2023	
Helen MacGillivray	co-opted 15 June 2023	
Graham Mark Finegold	co-opted 15 June 2023	
Marie-Luise MacDonald	resigned 17 August 2023	

*The charitable company's constitution provides for a minimum of 5 Director-Trustees of whom the majority must be members. Elected director-trustees ordinarily retire by rotation every three years. Co-opted director-trustees serve until the next AGM.*

### Independent Examiner

Andy Newiss  
Broombank  
North Connel  
Oban  
Argyll  
PA37 1RD

### Bankers

The Co-operative Bank  
PO Box 250  
Skelmersdale  
WN8 6WT

## Independent examiner's report to the Director-Trustees on the unaudited Financial Statements

I report on the accounts for the year ended 31 March 2023 set out on pages 4 to 12.

This report is made to the Charity's director-trustees in accordance with the terms of my engagement. My work has been undertaken to enable me to review the financial statements on behalf of the director-trustees and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Charity itself.

### Respective responsibilities of trustees and the Independent Examiner

The Charity's trustees (who are also the directors of the company for purposes of company law) are responsible for the preparation of the accounts in accordance with the terms of the Charities and Trustee Investment (Scotland) Act 2005 (the Act) and the Charities Accounts (Scotland) Regulations 2006 (as amended).

It is my responsibility to examine the accounts as required under section 44(1) (c) of the Act, and to state whether any particular matters should be brought to the members' attention.

### Basis of Independent Examiner's statement

My examination is carried out in accordance with Regulation 11 of the Charities Accounts (Scotland) Regulations 2006 (as amended) which includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records.

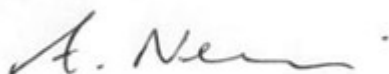
It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the Director-Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

### Independent examiner's statement

In the course of my examination, no matter has come to my attention which gives me reasonable cause to believe that in any material respect the requirements to

- a) keep accounting records in accordance with Section 44(1) (a) of the 2005 Act and Regulation 4 of the 2006 Regulations
- b) prepare accounts which agree with the accounting records
- c) comply with Regulation 8 of the 2006 Regulations

have not been met or to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



Andy Newiss, Broombank, North Connel, Oban, Argyll, PA37 1RD

8 November 2023

## Director-Trustees' Report for the year ended 31 March 2023

The trustee-directors of Acharacle Community Company present their report and the Financial Statements. The persons who served during the year and up to the date of this report are set out at the head of this document.

### Structure, governance and management

The company was established on 27 March 2001 as an incorporated entity without share capital, limited by guarantee and registered as a Scottish charity on 9 July 2002. The liability of each member in the event of a winding up is limited to £1. At the date of this report the Charity has 97 Ordinary, 7 Associate and no Junior members.

The Board understands that this charitable company is entitled to the exemption conferred by section 477 of the Companies Act 2006; that the charity meets the definition of a public benefit entity as defined by FRS 102 and that the audit requirement of Regulation 10(1) (a) to (c) of the relevant Accounts Regulations does not apply.

The Board controls the activities of management and the advisory sub-committees who handle the day-to-day operations and provide support to the board under the provisions of the Memorandum of Association, the latest version of which was approved by the members in 2020. It is the Directors' policy to meet at least bi-monthly on a formal basis.

### Objectives and activities of the charity

The main objectives are to manage land and assets for the benefit of the local community with particular attention to the protection and sustainable development of Scotland's natural environment; rural regeneration in areas of need through the relief of poverty and unemployment and the provision, maintenance and improvement of housing, public amenities, sites of special interest and public health facilities.

### Financial Review

The policy of the board to retain sufficient reserves to meet the cost of all regular commitments together with a contingency to enable to continue develop projects has been comfortably met.

#### Achievements and performance

The results for the year are in accordance with the board's expectations, as more particularly detailed below:

##### *Investment properties*

Our properties continue to generate a comfortable and generally predictable surplus under formal lease contracts at a level that is in accordance with our expectations. The bungalow "Drum Garbh" is let to the Communities Housing Trust at a nominal rent until 2035.

##### *Acharacle Community Centre facility*

The facility continues to be increasingly used by local groups and individuals, with the lottery grant to support this use enabling new groups to start with the benefit of four weeks free room hire.

With the substantial, grant aided improvements to the building's infrastructure it has become less expensive to run and thus, more cost effective.

##### *Play Park*

At this early stage all expenditure is on a pre-commissioned basis. We expect to be able to formally open this additional facility in the 2023/4 year.

## Director-Trustees' Report for the year ended 31 March 2023 (continued)

### Plans for future periods

In accordance with its constitution, the Shielbridge Hall committee's obtained authority for their proposal that the ownership and operation of their facility should pass to this charity. This was then formally approved by a meeting of our members. Both bodies are now working together to complete the necessary legal formalities to enable this to take place at the earliest opportunity, and meanwhile the Shielbridge Hall committee have reopened and are operating the facility in the traditional manner, pending this charity being able to formally do so.

### Risk identification & management

The Trustees monitor the charity's exposure to strategic, financial, business and operational risks on an ongoing basis and are satisfied that adequate systems and procedures are in place by virtue of that continuous review. The charity maintains insurance against Public & Employer's Liability, Trustee Indemnity and Property Loss risks in the normal manner.

### Volunteers

Without our volunteers, fewer of the charity's activities would happen. They provide invaluable help to us and we extend our thanks to them all.

### Trustee recruitment & training

Trustee-directors are recruited from the membership with our subcommittees also serving as a pathway for potential new trustees to become familiar with the charity's affairs prior to any such appointment.

### Trustee-directors' responsibility for the Annual Report and the Financial Statements

The Trustees confirm that they are responsible for preparing the Annual Report and the Financial Statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice [UKGAP].

Company law requires the Trustees, their capacity as directors, 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 incomings and applications of resources (including all income and expenditure) of the charitable company for that period. They also require the Trustees to keep proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company for that period.

In preparing these accounts the Director-Trustees acknowledge that they are required to

- a) keep proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company, and
- b) select suitable accounting policies and then apply them consistently, and
- c) prepare the Financial Statements on a going concern basis unless it is not appropriate to do so,
- d) make judgments and estimates that are reasonable and prudent in the circumstances, and
- e) state whether applicable UK Accounting Standards have been followed (subject to any material departures that are disclosed and explained in the Financial Statements), and
- f) comply with the provisions of the Charities and Trustee Investment (Scotland) Act 2005; the Charities Accounts (Scotland) Regulations 2006 (as amended); the Companies Act 2006; 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 published on 16 July 2014 (FRS 102); the Charities and Trustee Investment (Scotland) Act 2005 and the Charities Accounts (Scotland) Regulations 2006 (as amended), and
- g) observe the methods and principles set out in the Charities' Statement of Recommended Practice [SORP] with due consideration of the recommendations to maximise clarity for the reader by not unnecessarily disclosing immaterial information.

## Director-Trustees' Report for the year ended 31 March 2023 (continued)

### Trustees' additional responsibilities

The Trustees acknowledge their responsibilities for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention & detection of fraud and other irregularities and for the maintenance and integrity of the corporate and financial information included on the charity's website.

### Accountant and Independent Examiner

The Director-Trustees extend their thanks to Mr David Kirkham who has assisted in the preparation of this report and accounts and to Chartered Accountant, Andy Newiss who has acted as our Independent Examiner on a pro-bono basis.

This report was approved by the Board on 9 November 2023 and signed on its behalf by



DavidJohn Cameron (chair)

## Statement of Financial Activities for the year ended 31 March 2023

(incorporating the income and expenditure account)

	note	restricted £	current year unrestricted £	total £	restricted £	prior year unrestricted £	total £
<b>income from</b>							
Donations			718	718	82,774	510	83,284
Grants		148,665		148,665			
Resource-generating activities	3	-	15,013	15,013	-	18,704	18,704
Investment Property rents (net)	4	-	6,712	6,712	-	3,761	3,761
<b>total income</b>		<b>148,665</b>	<b>22,443</b>	<b>171,108</b>	<b>82,774</b>	<b>22,975</b>	<b>105,749</b>
<b>expenditure on</b>							
Charitable activities	5	29,582	24,816	54,398	6,422	22,791	29,213
Fundraising activities		-	-	-	-	-	-
Administration & Governance	6	-	103	103	-	3,617	3,617
		<b>29,582</b>	<b>24,919</b>	<b>54,501</b>	<b>6,422</b>	<b>26,408</b>	<b>32,830</b>
<b>Net income/(expenditure)</b>		<b>119,083</b>	<b>(2,476)</b>	<b>116,607</b>	<b>76,352</b>	<b>(3,433)</b>	<b>72,919</b>
Net gains/(losses) on investments		-	-	-	-	-	-
<b>Net movement in funds</b>		<b>119,083</b>	<b>(2,476)</b>	<b>116,607</b>	<b>76,352</b>	<b>(3,433)</b>	<b>72,919</b>
Funds brought forward		85,621	203,024	288,645	9,269	194,322	203,591
<b>Total funds carried forward</b>		<b>204,704</b>	<b>200,548</b>	<b>405,252</b>	<b>85,621</b>	<b>203,024</b>	<b>288,645</b>
<b>Designation of restricted funds c/f</b>							
<i>capital projects</i>							
Centre acquisition & improvement		123,245			40,831		
Playpark project		74,089			38,256		
		<b>197,334</b>			<b>79,087</b>		
<i>other projects</i>							
Defibrillator project		99			271		
COVID-related - connectivity		1,592			1,788		
COVID-related - grocery delivery		4,475			4,475		
Community Centre operations		-			-		
Cycling Scotland		1,204			-		
Fundraising for others		-			-		
		<b>204,704</b>			<b>85,621</b>		

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## Balance Sheet at 31 March 2023

	9	current year			prior year		total £
		restricted £	unrestricted £	total £	restricted £	unrestricted £	
<b>Fixed Assets</b>							
Investments		-	169,459	<b>169,459</b>	-	169,459	<b>169,459</b>
Community Centre		126,358	154	<b>126,512</b>	33,440	154	<b>33,594</b>
Play Park		50,624	-	<b>50,624</b>	-	-	
Other tangible assets		-	1	<b>1</b>	-	1	<b>1</b>
		<b>176,982</b>	<b>169,614</b>	<b>346,596</b>	<b>33,440</b>	<b>169,614</b>	<b>203,054</b>
<b>Current assets</b>							
Stocks		-	-	-	-	250	<b>250</b>
Debtors		-	-	-	-	-	-
Bank		27,722	30,934	58,656	52,181	33,160	<b>85,341</b>
		<b>27,722</b>	<b>30,934</b>	<b>58,656</b>	<b>52,181</b>	<b>33,410</b>	<b>85,591</b>
<b>Creditors &amp; accrued expenses</b> (falling due within 1 year)		-	-	-	-	-	-
<b>Net current assets</b>		<b>27,722</b>	<b>30,934</b>	<b>58,656</b>	<b>52,181</b>	<b>33,410</b>	<b>85,591</b>
<b>Net Assets and Total Funds</b>		<b>204,704</b>	<b>200,548</b>	<b>405,252</b>	<b>85,621</b>	<b>203,024</b>	<b>288,645</b>

The notes on pages 9 to 11 together with the statement of the structure of the company set out on page 4 form an integral part of these Financial Statements. For the year under review the company was entitled to exemption from audit under s477 of the Companies Act 2006 and the members have not required such an audit under the provisions of s476.

In approving these Financial Statements (as directors of the company) the Director-Trustees hereby confirm that these Financial Statements are prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies, and in compliance with the director-trustees' obligations more particularly detailed on page 6.

These accounts were approved by the Board on 9 November 2023 and signed on its behalf by



David John Cameron (chair)



## Notes to the Financial Statements for the year ended 31<sup>st</sup> March 2023

### 1 Accounting policies

The Financial Statements have been prepared under the historical cost convention with items recognised at cost or transaction value (unless otherwise stated in a relevant note to these accounts) in accordance with the requirements of the Charities and Trustee Investment (Scotland) Act 2005; the Charities Accounts (Scotland) Regulations 2006 (as amended); the Companies Act 2006 and the Statement of Recommended Practice (SORP) Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 and effective January 2015.

The directors, who are the trustees of the charity under charity law, consider that there are no material uncertainties about the trust's ability to continue as a going concern.

#### Income

Is recognised when the charity becomes unconditionally entitled to receive material sums if trustee-directors are confident that they will be received. Such income is treated as Restricted and potentially as Designated when the donor specifies performance conditions which must be met before the charity has unconditional entitlement.

#### Expenditure

Is recognised when there is a legal or constructive obligation committing the charity to make a material payment to a third party. All such expenditure is accounted for on an accruals basis.

All expenses, including support costs and governance costs, are appropriately allocated to the various activities of the charity on the basis of a reasonable estimate of such costs if multiple purposes are involved.

#### Investments

These heritable properties are carried at historical cost. The Director-Trustees do not consider that the market value is so significantly different to book value as to justify a professional valuation.

#### Tangible Fixed Assets — The Community Centre, Acharacle

The associated Scottish Land Fund finance is subject to claw-back provisions that are effective until 6 May 2026, it is not therefore considered appropriate to consider any depreciation or revaluation of the asset before that time.

#### Tangible Fixed Assets — Play Park

At this stage, the expenditure incurred is for the acquisition of the land for a nominal £1 and payments on account of the project costs which will be more fully accounted for when the facility is commissioned in 2023/24.

#### Tangible Fixed Assets — Other

Consists of catering and office equipment at an estimated historical cost of £5,000 that has been depreciated to a nominal £1 value. The cost of any renewals and further purchases and are written off to current expenses as incurred.

#### Stock, Debtors & Creditors

Only material items are accounted for.

#### Contingent liabilities

The grants and some donations that have been received are subject to ongoing potential claw-back if not spent for the intended purpose, or if the charity fails to maintain the current (or an approved alternative) use for the assets that were so financed. A summary is set out in note 12.

### 2 Related Party Transactions

There were no related party transactions during the year (*prior year — none*) and no outstanding balances due to or by related parties at the balance sheet date. (*prior year - £nil*)

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	current year			prior year		
	restricted	unrestricted	total	restricted	unrestricted	total
	£	£	£	£	£	£
<b>3 Resource-generating activities</b>						
Fundraising events	-	131	131	-	412	412
Facilities hire	-	12,821	12,821	-	6,673	6,673
Re-use Project	-	1,110	1,110	-	10,874	10,874
Catering	-	405	405	-	133	133
Other income	-	546	546	-	1,024	1,024
	-	15,013	15,013	-	19,116	19,116
<b>4 Investment Property rents (net)</b>						
UK property rents	-	7,821	7,821	-	8,090	8,090
less expenses	-	(1,109)	(1,109)	-	(4,329)	(4,329)
	-	6,712	6,712	-	8,494	8,494
<b>5 Costs of charitable activities</b>						
General & Community Centre	-	24,662	24,662	1,165	-	1,165
Grant aided projects	29,736	-	29,736	-	-	-
	29,736	24,662	54,398	1,165	-	1,165
<b>6 Administration &amp; Governance</b>						
Accountancy & Independent Examiner		103			-	
Administration & compliance		-			3,761	
<i>Note: accountancy and Independent Accountant's services are now provided pro-bono.</i>						
		current year			prior year	
		unrestricted			unrestricted	
<b>7 Net outgoings include:</b>						
Depreciation (excess recovered)		-			(9,300)	
<i>The charity's accounting policies do not currently provide for depreciation.</i>						
		restricted	unrestricted	total		
<b>8 Employment</b>						
Costs (net of furlough in 2021/22)	3,264	12,583	15,847		15,855	
<i>No employee received emoluments of more than £60,000 (prior year - none); the average number of employees (excluding the directors) was 3 (prior year 3).</i>						
		restricted	unrestricted	total	restricted	unrestricted
<b>9 Tangible Fixed Assets</b>						
<b>Investments at cost</b>						
Heritable property	-	169,459	169,459	-	169,459	169,459
<i>c/f &amp; b/f (no additions or disposals)</i>						
<b>Community Centre</b>						
cost to date	126,358	154	126,512	33,440	154	33,594
<b>Play Park</b>						
progress payments to date	50,624	-	50,624	-	-	-
<b>Other equipment</b>						
	-	1	1	-	1	1
<i>The charity operates a renewals accounting policy for all capital expenditure of this classification.</i>						

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10 Summary analysis of net assets between funds	current year			restricted £	prior year unrestricted £	total £
	£	£	£			
<i>Tangible Fixed Assets</i>						
Investments	-	169,459	<b>169,459</b>	-	169,459	<b>169,459</b>
Community Centre	126,358	154	<b>126,512</b>	33,440	154	<b>33,594</b>
Play Park	50,624	-	<b>50,624</b>	-	-	-
Other assets	-	1	<b>1</b>	-	1	<b>1</b>
<i>Current assets</i>						
Stock	-	-	-	-	250	<b>250</b>
Debtors	-	-	-	-	-	-
Bank	27,722	30,934	<b>58,656</b>	52,181	33,160	<b>85,341</b>
<i>Current liabilities</i>						
Creditors & accrued expenses	-	-	-	-	-	-
	<b>204,704</b>	<b>200,548</b>	<b>405,252</b>	<b>85,621</b>	<b>203,024</b>	<b>288,645</b>
<b>11 Movement of restricted funds</b>						
		current year				
		<i>b/fwd</i>	<i>income</i>	<i>de-restricted</i>	<i>cf</i>	
<i>capital projects</i>						
Community Centre		33,440	82,414	-	<b>115,854</b>	
Project Officer grant		7,391	-	-	<b>7,391</b>	
Play Park		38,256	35,833	-	<b>74,089</b>	
		<b>79,087</b>	<b>118,247</b>	<i>spent</i>	<b>197,334</b>	
<i>other projects</i>						
Defibulator project		271	2	174	<b>99</b>	
Connectivity project		1,788	-	196	<b>1,592</b>	
Grocery delivery		4,475	-	-	<b>4,475</b>	
Community Centre operations		-	22,306	22,460	(154)	
Cycling Scotland Grant		-	4,650	3,446	<b>1,204</b>	
Fundraising for other organisations		-	3,460	3,460	-	
		<b>85,621</b>	<b>148,665</b>	<b>29,736</b>	<b>(154)</b>	
<b>12 Contingent liabilities</b>						
		<i>when de-restricted?</i>				
<i>capital projects</i>						
Community Centre		<i>claw back imposed if asset not used for this purpose until 2028</i>				
Project Officer grant		<i>all spent in 2024, no continuing obligations</i>				
Play Park		<i>grant clawback imposed if asset not used for this purpose until 2043</i>				
<i>other projects</i>						
Defibulator project		<i>never</i>				
Connectivity project		<i>2024</i>				
Grocery delivery		<i>2024</i>				
Cycling Scotland Grant		<i>2024</i>				