

Registered Company No: SC 172897

Registered Charity No: SC 025995



# **MULL & IONA**

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# **COMMUNITY TRUST**

(A company limited by guarantee)

**REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2023**

**MULL AND IONA COMMUNITY TRUST**  
**(A company limited by guarantee)**

**REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023**

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**MULL AND IONA COMMUNITY TRUST**  
**(a company limited by guarantee)**

**Report of the Trustees for the year ended 31 March 2023**

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**LEGAL AND ADMINISTRATIVE INFORMATION**

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**Charity Name:** Mull and Iona Community Trust

**Registered Office:** An Roth Community Enterprise Centre  
Craignure  
Isle of Mull  
Argyll  
PA65 6AY

**Charity Registration Number:** SC025995

**Company Registration Number:** SC172897

**Trustees:** Sandy Brunton (Chairman)  
Derek Crook  
Robert MacManaway  
Barry Whenman  
Susan Elizabeth Hawkes  
Heather Elizabeth Waller  
Jane Griffiths  
David James Currie  
John Alexander Innes  
Gary John David Wiltshire (resigned 11/05/2022)  
John Ronald Maughan  
Robert Gregor Cameron  
Stephen Blazye (Appointed 14/11/2022, resigned 11/07/2023)  
Mark Strevens (Appointed 14/11/2022)  
Donella Fernyhough (Appointed 12/12/2022)  
Ian Jones (Appointed 23/11/2023)

**Secretary:** Barry Whenman

**Independent Auditors:** Wylie & Bisset (Audit) Limited  
168 Bath Street  
Glasgow  
G2 4TP

**Bankers:** Unity Trust Bank  
Nine Brindleyplace  
Birmingham  
BS1 2HB

The Co-operative Bank  
1 Balloon Street  
Manchester  
M60 4EP

**Solicitors:** Twin Deer Law  
Lochaber Rural Complex  
Fort William  
PH33 6SQ

**MULL AND IONA COMMUNITY TRUST**  
**(A company limited by guarantee)**

**Report of the Trustees for the year ended 31 March 2023**

**Introduction**

The Trustees of Mull and Iona Community Trust (MICT) present their annual report and financial statements of the charity for the year ended 31 March 2023.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the Charity's Articles of Association, the Charities and Trustee Investment (Scotland) Act 2005, the Charities Accounts (Scotland) Regulations 2006 (as amended) and 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.

**Purposes**

The following statements of purpose are taken from the Trust's Articles of Association (4):

- (1) The advancement of community development (including the advancement of rural regeneration) within the Community;
- (2) To manage community land and associated assets for the benefit of the Community and the public in general.
- (3) To provide, or assist in providing, recreational facilities, and/or organising recreational activities, which will be available to members of the Community and public at large with the object of improving the conditions of life of the Community.
- (4) To advance the education of the Community.
- (5) 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;
- (6) The prevention and relief of poverty.
- (7) The relief of those in need by reason of age, ill-health, disability, financial hardship or other disadvantage.
- (8) The provision of housing in the Community for those who are in conditions of need and/or the provision of land within the Community on which housing for those in conditions of need will be constructed, provided that this Purpose shall not extend to relieving any local authorities or other bodies of a statutory duty to provide housing.
- (9) Any other purpose that may reasonably be regarded as analogous to any of the preceding purposes.

## **MULL AND IONA COMMUNITY TRUST (A company limited by guarantee)**

### **Report of the Trustees for the year ended 31 March 2023**

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#### **ABOUT THE TRUST**

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##### **Operational context and approach**

Mull and Iona are recognised by the Scottish Index of Multiple Deprivation as being in the 5% most deprived postcode districts in Scotland under the measure of geographic isolation. The islands have a growing but ageing population, as young economically active families leave – due in part to a lack of suitable housing and employment – and are replaced by older people seeking a lifestyle change.

MICT works to strengthen the community, economy and environment of the islands, and furthers its charitable purposes through a wide range of projects and through support provided to residents, community groups and local organisations.

The Trust delivers on its remit via two complementary approaches:

- By consulting the community to identify priorities, recording these in Community Development Plans, and using this information to underpin the strategy of the Trust.
- By responding to unplanned situations or opportunities as and when they arise.

During the reporting period, the Trust continued to pursue projects delivering beneficial outcomes in line with its purposes, addressing a huge range of issues including recycling, geographic and social isolation, housing, sustainable transport and economic development.

Projects are continually checked against the strategic objectives of the Trust to ensure that these are prioritised and not diluted, for example when funding opportunities arise for non-priority projects.

The Trust also awards grants with income arising from the MESS (Mull Environmentally Sensitive Solutions) Island Castaways charity shops. The grant-making policy is simple in that applications are restricted to groups or projects which benefit residents on the island. Grants are not given to individuals or businesses. Applicant organisations must have a dedicated bank account.

##### **Structure, governance and management**

MICT is registered as a Scottish Charity (Charity Number SC025995) and as a Company Limited by Guarantee (Registration Number SC172897). The Trust also had a trading subsidiary, An Roth Trading Ltd, which is a Company Limited by Shares (Registration Number SC405626). This trading company was dissolved in June 2022, with the total share capital of £100 and £248 paid to the Trust in accordance with its Articles of Association.

The Trust is a member of Development Trust Association Scotland along with around 340 similar development trusts. This provides valuable networking opportunities as well as a support network for funding and lobbying activities.

## **MULL AND IONA COMMUNITY TRUST (A company limited by guarantee)**

### **Report of the Trustees for the year ended 31 March 2023**

#### **Board of Trustees**

The Trust's Articles of Association allow for up to 14 members to be elected as Trustees, for one representative Director from each of Mull Community Council and Iona Community Council, and for up to five individuals to be co-opted between AGMs to ensure a spread of skills within the Board.

The Trust aims to maintain a suitably diverse Board in terms of geographic representation of the islands, age, gender, experience and expertise. From time to time, the Trust advertises Board vacancies through newsletters, on social media and in the island magazine.

New Directors are provided with an information pack outlining legal responsibilities, code of conduct, and declarations of interest, and are offered induction training to understand the complexities of the finances of the Trust.

The Board of Directors meet regularly to discuss all issues arising from projects and support work, potential new work for the Trust, and any other matters raised from within the board or staff. Decisions are made after careful consideration and are usually taken as a consensus but if necessary are put to a vote. The Articles of Association do not allow the Chair of the meeting a casting vote.

All Directors are unpaid volunteers and the staff are grateful for the ongoing commitment and support freely donated by the Directors.

See the cover sheet of this report for the Board Directors serving during this reporting period.

#### **Key Management Staff**

There are six roles identified as key management staff; **General Manager, Deputy General Manager, Finance Manager, MESS Manager, Ranger Service Manager and Fundraising Manager.**

**The General Manager** of the Trust is Moray Finch, to whom the Board delegate day to day management responsibility for operational and line management matters.

**The Deputy General Manager** of the Trust is Mairi Greig. The Deputy General Manager of the Trust has the same responsibilities for operational and line management as the General Manager. An exception to this is that Mairi has additional responsibilities for HR matters. Currently the Deputy General Manager post is full time although Mairi is only available to work part time due to lack of wrap-around childcare.

The current **Acting Finance Manager** is Mairi Greig, with support from the Finance Officer Phil Rodgers, to whom the Board delegate managing the finances in accordance with best practice, charity and company law.

The **MESS Manager** is Hazel Cowe with responsibility for management of Island Castaways charity shops and all recycling activities and projects.

The **Ranger Service Manager** is Jan Dunlop.

## **MULL AND IONA COMMUNITY TRUST (A company limited by guarantee)**

### **Report of the Trustees for the year ended 31 March 2023**

The **Fundraising Manager** is Siân Scott with responsibility for leading on: the development of new projects/services to the investment ready stage in line with MICT's organisational strategy, internal and external partnership development to support new project/service development, the planning and application processes for both organisational and project specific grants, the planning and delivery in relation to private donors/donations and ongoing relationship management in relation to both grantors and private donors. The post also supports other staff in project development and fundraising. The post was regraded in October 2022 to recognise the strategic management role being delivered.

Salaries of the key management staff are established in accordance with the Salaries Policy which makes provision for a range of salary within each grade.

### **Standing Committees**

Three standing committees provide additional focus and governance for key operational areas:

- **HR and policies** – meet three times per year, or more frequently as and when required
- **Finance** – meets four times per year, or more frequently as and when required
- **Strategy** – meets after the Annual General Meeting and in June each year, or more frequently as and when required

These Standing Committees have been established to include different members of the Board and Management Team to share the workload and governance responsibility and make best use of individual skills. A representative of each Standing Committees provides an update at each Board Meeting.

### **Project steering groups**

Every MICT project has a steering group to help guide and govern the project. To discharge its responsibilities, the Board ensures that each steering group includes at least one MICT Director. Routine decisions are taken by the steering group and only more significant issues or decisions are referred to the Board for discussion and approval. The Director on the steering group makes the judgement of what needs to be referred to the board, if necessary, seeking advice from the General/Deputy General Manager.

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## **RESOURCING**

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### **Staff**

We are very proud of our staff who are passionate about our work and continuously demonstrate great commitment to the organisation.

At the reporting period year end, there were around 30 staff on payroll, distributed as follows:

- 5 full-time staff
- 13 part-time staff (approximately 6 full time equivalent)
- 12 staff on zero hours contracts (mainly "bank" charity shop staff and dial-a-ride drivers)

**MULL AND IONA COMMUNITY TRUST**  
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**Report of the Trustees for the year ended 31 March 2023**

**Volunteers**

Volunteers make a very significant contribution to the work of the Trust, in various ways:

***MESS and Island Castaways Shop and community fridge volunteers*** -We have three teams of dedicated volunteers who work in the charity shops in Craignure, Bunessan and the summer in the Aros Hall Tobermory. We also have volunteers who collect excess food from the COOP store each evening and manage the community fridge. We have around 48 volunteers who regularly give their time to the MESS project

***Steering groups*** – Every project is supported by a steering group which comprises one or more MICT Directors and several volunteers. The total number involved is constantly changing as projects start and finish, but a conservative estimate would be around 100 volunteers. The time commitment varies, but typically steering groups meet monthly with some input in between meetings.

***Board Trustees*** – The volunteer Board Trustees are essential to the work of the Trust and give their time freely. With a wide range of backgrounds and experience, the Directors provide support to staff and ensure that the Trust is responding properly to the needs of the community, in line with its strategy. During the year there were 14 Trustees on the board at any one time, the largest Board ever, which reflects the increasing number of projects being delivered by the Trust.

***Guardians of public access defibrillators*** – 28 volunteers carry out monthly inspections and online reports to ensure that the Scottish Ambulance Service can rely on the public access defibrillators being available in an emergency.

## MULL AND IONA COMMUNITY TRUST (A company limited by guarantee)

### Report of the Trustees for the year ended 31 March 2023

#### Land Ownership

The Scottish Land Commission sets out a protocol of good practice for land owned by Charities. Below is a schedule of land owned by Mull and Iona Community Trust, what it is used for and how the public benefit from this ownership.

Description of land	Use of land	Public benefit
Public building in Craignure, Title reference ARG6448	An Roth Community Enterprise Centre, MICT Offices, Charity Shop	Public amenity
201 hectare forest, Title reference ARG27185	Community forest	Public amenity
2 houses adjacent to Ulva Primary School Ulva Ferry, Title reference ARG21460	Affordable housing	Addressing depopulation, reducing fuel poverty
2 houses at Oskamull, Ulva Ferry, Title reference ARG25922	Affordable housing	Addressing depopulation, reducing fuel poverty
2 houses at Acharonich, Ulva Ferry, Title reference ARG22893	Affordable housing	Addressing depopulation, reducing fuel poverty
0.8 hectare plot at Tobermory, Title reference ARG22602	Industrial Park	Economic development, job creation
Land at Ulva Ferry, Title reference ARG26670	Car parking, motorhome hard standings, shore base for pontoon	Public amenity, economic development, job creation
House in Pennyghael Title reference ARG28844	Affordable housing	Addressing depopulation, reducing fuel poverty
Plot in Craignure Title Reference ARG28814	Self-storage site	Public amenity

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## FINANCES

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### Principle funding sources of the Charity

In addition to earned income and donations, the Trust's work, governance and management costs are principally funded by project specific grants secured by staff. These grants come from a wide range of sources, often specific to the area of challenge the project is seeking to address. The projects are agreed by the board to ensure that they align with the purposes and the strategic objectives of the Board.

During the year 2021-22, the sale of the remaining standing timber at Ardura Community Forest contributed significantly to the income for the Trust, in addition to the other income generating activities the Trust carries out. The Board has considered carefully how best to make use of this income, establishing a sound Reserves balance as well as designating funds for specific purposes to support various services and projects, in line with our strategic objectives.

## **MULL AND IONA COMMUNITY TRUST (A company limited by guarantee)**

### **Report of the Trustees for the year ended 31 March 2023**

#### **Primary support costs**

The primary support costs attributed here are the costs associated with the operational costs, administration, and governance of the organisation.

The Trust's primary shared support costs for the financial year 2022-23 were £134,065.69 and include:

- Contribution to salaries for General, Deputy General Managers, Finance Manager and Officer, Fundraising Manager and Administration Assistant
- Pension fees
- Banking fees
- Postage, telephone, stationery and printing costs
- IT support costs
- Web hosting, domain names and website costs
- Accounting and audit fees
- Accountancy software cost
- Regulatory fees and membership subscriptions (e.g., DTAS, SCVO, SIF, CWA)
- Insurance costs

The total net income from Castaways, Nonhebel Park and the Gantry Self Storage contributing to this was £151,268.26.

#### **Reserves policy and reserve funds**

Mull and Iona Community Trust is funded by a combination of earned income and grants funding, the makeup of which is complex and varies each year depending on the level of project activity.

It is the policy of the Trust to have access to a minimum of six months, but with a target of twelve months' staff and support costs available in a Reserves Account. The target amount required is based on employment costs of the key management staff, utilities costs, accounting costs, insurance, maintenance, mortgage and loan payments, and running costs for the houses, Nonhebel Park and Ulva Ferry Pontoon.

In addition, the Trust monitors its liability for staff redundancy and includes this in its reserves policy based on the liability at 31 March 2023.

The reserves policy is reviewed annually at the time of producing the annual report.

Based on the budget for the year end 31 March 2023, this would indicate an unrestricted reserves figure for 6 months of around £225,413

Total funds at 31 March 2023 were £8,812,841 of which £5,446,376 are restricted, leaving unrestricted funds of £3,366,465. Of this amount £2,187,371 is tied up in the value of unrestricted fixed assets net of borrowings thereon, and a further £487,045 in the Forestry asset. £466,637 is designated for spending on future projects at 31<sup>st</sup> March 2023, leaving free reserves of £225,412, which is in line with the reserves policy as per above.

## **MULL AND IONA COMMUNITY TRUST (A company limited by guarantee)**

### **Report of the Trustees for the year ended 31 March 2023**

#### **Pensions**

Government legislation requires that all employers provide a pension scheme and that qualifying employees are automatically enrolled into the scheme. The Trust provides eligible employees with a 6% contribution annually. The pension scheme is not a defined benefit scheme.

#### **Investment policy**

The aim of the Investment Policy is to invest in island-based projects which deliver the dual benefits of a financial return for the Trust and also non-financial returns for the local community. Projects may be selected for investment which do not deliver a financial return for the Trust providing the projects deliver non-financial returns for the community in line with the Trusts' Charitable Purposes.

The Trustees have authority under the Articles of Association to make investments. The Trustees carefully consider their obligations to act in line with the Charitable Purposes detailed in the Articles of Association and to act in the best interest of the Charity. Investments will not be considered for projects which the Trustees feel are contradictory to the social and environmental objectives of the Trust.

Wherever possible, projects for investment will fit within the strategic objectives of the Trust. The Strategic Objectives are based on priorities of the community identified in regular consultations and noted in Community Development Plans.

The Trustees balance the need for caution when considering the Reserves Policy and the current policy is for the Reserves to be invested in a low risk, interest bearing bank account via the Charities Aid Foundation Cash Platform.

Investment of unrestricted funds in projects which carry a degree of risk will depend on the business case for each project. The level of risk will be assessed and balanced against the predicted financial and non-financial returns for each project.

The Trustees expect that investment of the Trusts' own funds in MICT projects will help leverage external grants and loans. The Trustees intend that investments will not be concentrated on a single project but in a diverse range of projects helping address the strategic objectives of the Trust.

Investments will be managed by the Finance Standing Committee, drawn from the Board of Trustees along with senior members of staff and will in turn be authorised by the full Board.

#### **Significant financial events**

There were no significant financial events affecting the Trust during the period.

## **MULL AND IONA COMMUNITY TRUST (A company limited by guarantee)**

### **Report of the Trustees for the year ended 31 March 2023**

#### **Risks to the charity**

The main risk faced by the Trust is that we will fail to cover the costs of managing and governing the organisation in future years. These costs are not easily recoverable from grant funding. The strategy of the Trust to mitigate this risk is to develop income generation activities to reduce reliance on grant income for these costs. These income generating activities also provide a community service or benefit.

The Trust operates an account with the Charities Aid Foundation Cash Platform. This is not an investment vehicle, but it helps reduce/eliminate the risk of losses in the event of a banking failure. It provides the facility to place cash on deposit with UK banking institutions covered by the UK Financial Services Compensation Scheme. The FSCS provides depositors with a government guarantee for deposits up to £85,000 per bank. The cash platform is utilised to hold cash balances for reserves and pending expenditure or investment.

#### **Fundraising**

MICT now employs Fundraising Manager to ensure that all our fundraising is carried out in a proper manner, compliant with relevant legislation and guidance.

MICT is signed up to the Fundraising Guarantee provided by the Scottish Fundraising Adjudication Panel.

What is the Fundraising Guarantee?

The Fundraising Guarantee is a positive statement about Mull and Iona Community Trust's values, culture and practices and outlines to the public how they can expect to be treated by Mull and Iona Community Trust. While the standards for fundraising are set out in full within the [Code of Fundraising Practice](#), the guarantee gives the public an understanding of the principles of fundraising and by displaying the statement on our website, this outlines our commitment to donors.

#### **Factors likely to affect the Charity in future**

The lack of housing available as homes on the island is increasingly being described as a crisis so it is likely that addressing this will remain the top priority for the Trust over the coming year.

Recruitment of staff is increasingly difficult due in part to the demographic changes resulting from the housing crisis but also because of wage inflation.

The global and UK economic situation will make grant funding increasingly difficult to secure, not just for specific projects but more so for general revenue funding.

The strategy to develop income generating projects seems therefore to be correct and the Trust is actively seeking out new opportunities.

## **MULL AND IONA COMMUNITY TRUST (A company limited by guarantee)**

### **Report of the Trustees for the year ended 31 March 2023**

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## **WHAT WE DO**

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### **Ongoing activities and services**

#### ***Advice and support to local organisations***

As a trusted local organisation, the Trust offers support to local organisations, including funding and constitutional advice, and where appropriate can work on a cost recovery basis to search out funding opportunities and prepare funding applications for such bodies.

Groups and projects supported in this way during the year included:

- Craignure Village Hall
- Salen Community Association
- Isle of Mull Oysters
- Mull Fisherman's Association

In addition, we continue to support Mull Musical Minds and Mull Safe and Sound, two organisations we helped to establish which provide valuable support to the wider community. This year, we were able to access Community Wellbeing Funding on their behalf to allow them to continue to offer support from An Roth and access community transport to increase their accessibility.

#### **Green Energy Mull and the Waterfall Fund**

Legally independent from MICT, the Trust is committed to supporting Green Energy Mull and the Waterfall Fund. The two organisations were setup by MICT to generate renewable energy at Garmony and in turn to generate profits for distribution to the communities of Mull and Iona via the Waterfall Fund.

#### **Mull and Iona Community Enterprise (MICE)**



opening of the pool.

MICE (Mull and Iona Community Enterprise) was established in 1997 as the legal entity fundraising, securing grants and campaigning to get a much-needed swimming pool for Mull and Iona.

The pool opened in 2008, alongside Isle of Mull Hotel. After their herculean efforts over so many years, most of the original directors of MICE stood down soon after the

Mull and Iona Community Trust was heavily involved in the project helping secure the funding and to facilitating the project build.

## **MULL AND IONA COMMUNITY TRUST (A company limited by guarantee)**

### **Report of the Trustees for the year ended 31 March 2023**

However, MICE has to continue as the legal entity for a 25-year liability period of the grants, to look after the assets of the pool for the benefit of our community – so until 2033. After appeals for new MICE directors failed to encourage anyone else to become involved, it was suggested that Mull and Iona Community Trust (MICT) take responsibility for the administration and running of MICE and to ensure that sufficient Directors are always in place.

As a Community Anchor Organisation, the Trust agreed to and continues to take on this role.

MICE, supported by the Trust, continues to work closely with the Isle of Mull Hotel & Spa to represent community interest in the pool, in particular to support the provision of swimming lessons for our island children.

### **An Roth Community Enterprise Centre**

Opened in 2011, An Roth Community Enterprise Centre is the main office for the Trust and provides meeting rooms, hot desking and training facilities. Uses of the building include music therapy, lessons, wellbeing activities, peer support groups, public meetings and first aid/first responder training,

Additionally, long term office lets are in place for three businesses.

The Trust staff work a hybrid model from the office and home, providing front of house service for room bookings when required.



### **Island Castaways charity shops and MESS**

All three shops had their most their most successful year to date with increased sales and footfall. Once the cost of operating the shops has been met, the profits are distributed to local community groups and are also used to directly support the work of the Trust. This year saw an increase in community grant applications as groups started up again post-Covid, and we were able to award just under £5,000 to fifteen island groups.

This year our highest ever tonnage diversion of 66 tonnes being diverted from landfill was achieved, as a direct result of MESS activities including charity shops, rags sent for recycling, business recycle collections and the community fridge, with the community fridge diverting almost 1 tonne (995kg) of usable food from landfill.

## **MULL AND IONA COMMUNITY TRUST (A company limited by guarantee)**

### **Report of the Trustees for the year ended 31 March 2023**

Several upcycling craft events were held to promote reuse and to investigate the demand for having a more permanent workshop to repair, upcycle and reuse. These were enjoyed by 12 participants who were shown how old materials can be made into Christmas and garden crafts. In addition, we attended the two island agricultural shows with upcycled craft activities for wide range of participants.

December 2022 saw the return of our annual fashion show at the Western Isles Hotel. The largest audience yet, enjoyed the spectacular show of preloved clothing modelled by a team of volunteers. The objective of this popular event is to demonstrate the range and quality of used clothing available to purchase through the Castaways shops.



Working with Cycling UK and South West Mull and Iona Development, two bicycle repair workshops were held on the island helping residents to access the free repairs through the Scottish Cycle Repair Scheme. Trials on electric bikes and information about cycling in rural areas was also available at each event.



### **Gantry Self-Storage**

The Gantry self-storage site in Craignure continues to generate a significant contribution to our shared support costs as well as providing a valuable service to residents across Mull and Iona.

## MULL AND IONA COMMUNITY TRUST (A company limited by guarantee)

### Report of the Trustees for the year ended 31 March 2023

#### Nonhebel Park

Nonhebel Park, named after local businessman Andrew Nonhebel, welcomed its first tenants on 1<sup>st</sup> March 2020 offering self-storage, fenced compounds, lock up units and business premises. After just 2 years, the site was fully occupied, supporting 20 businesses and 36 existing jobs in the area and has enabled a further 13 new employment opportunities. Tenants on site include three business start-ups and a range of uses including property maintenance, building, butchery, stock storage, wholesale seafood and soap manufacturing.

With an extensive waiting list, plans to add an additional four business units on site moved closer with funding towards the expansion secured from Regeneration Capital Grant Fund (RCGF). The expansion is due to be completed in early 2024.



#### Ulva Ferry Community Transport

The service continues to provide valuable opportunities to vulnerable, isolated residents, many of whom rely very much on our drivers. The team of five drivers during the year, Peter, Paul A., Mary, Paul S. and Barry are really committed, often going the extra mile to help.

Collecting shopping and prescriptions, taking them shopping or to medical appointments, even escorting them to mainland hospitals, nothing is too much trouble and we're really grateful for their commitment.



In March, we took delivery of our Maxus all electric minibus. With 10 removable passenger seats, an underfloor wheelchair lift, the vehicle can carry either 10 passengers, or 7 passengers and 1 wheelchair passenger or 4 passengers and 2 wheelchairs. It is really so flexible and well suited for our needs. Alongside the eVito, it is based at Ulva Ferry and charges overnight on our own 7kW EV charger.

The scheduled service continues to operate on request on Fridays, Saturdays and Sundays between Calgary and Salen via Ulva Ferry, on which Scottish Concession cards can be used, and children travel free. Outside of this scheduled service, our vehicles are available seven days a week (subject to driver availability).

**MULL AND IONA COMMUNITY TRUST**  
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**Report of the Trustees for the year ended 31 March 2023**

**Ulva Ferry Car Park and Motorhome Hard Standings**



The car park continues to be well used providing much needed infrastructure for visitors to the area. Donations for car parking helps us cover costs like insurance and maintenance.

A local tour operator supports us by leasing half the car park space for their customers and in addition there is space for a mobile retail unit.

The three motorhome stances provides electricity and water hook-ups as well as the means to properly empty chemical toilet cassettes. This much needed infrastructure will, it is hoped, reduce the incidence of illegal dumping of toilet waste. Usage increased by nearly 30% compared to year ending March 2022.

**Ulva Ferry Pontoon**

Summer 2022 at the pontoon was quieter for visiting yachts due in part to slightly unsettled weather but also to the lack of shore facilities according to visitor feedback.

153 yachts came to the pontoon yielding around £5,090 income in berthing fees.

In addition to paying for annual mooring inspection and maintenance, the annual electrical condition and inspection report and maintenance, we had to replace the roller shutter door of the fuel cabinet which had corroded prematurely.

We also replaced the fuel management system which deals with chip and pin payments for account holders as the original system had become obsolete. Operating a pontoon is an expensive business!

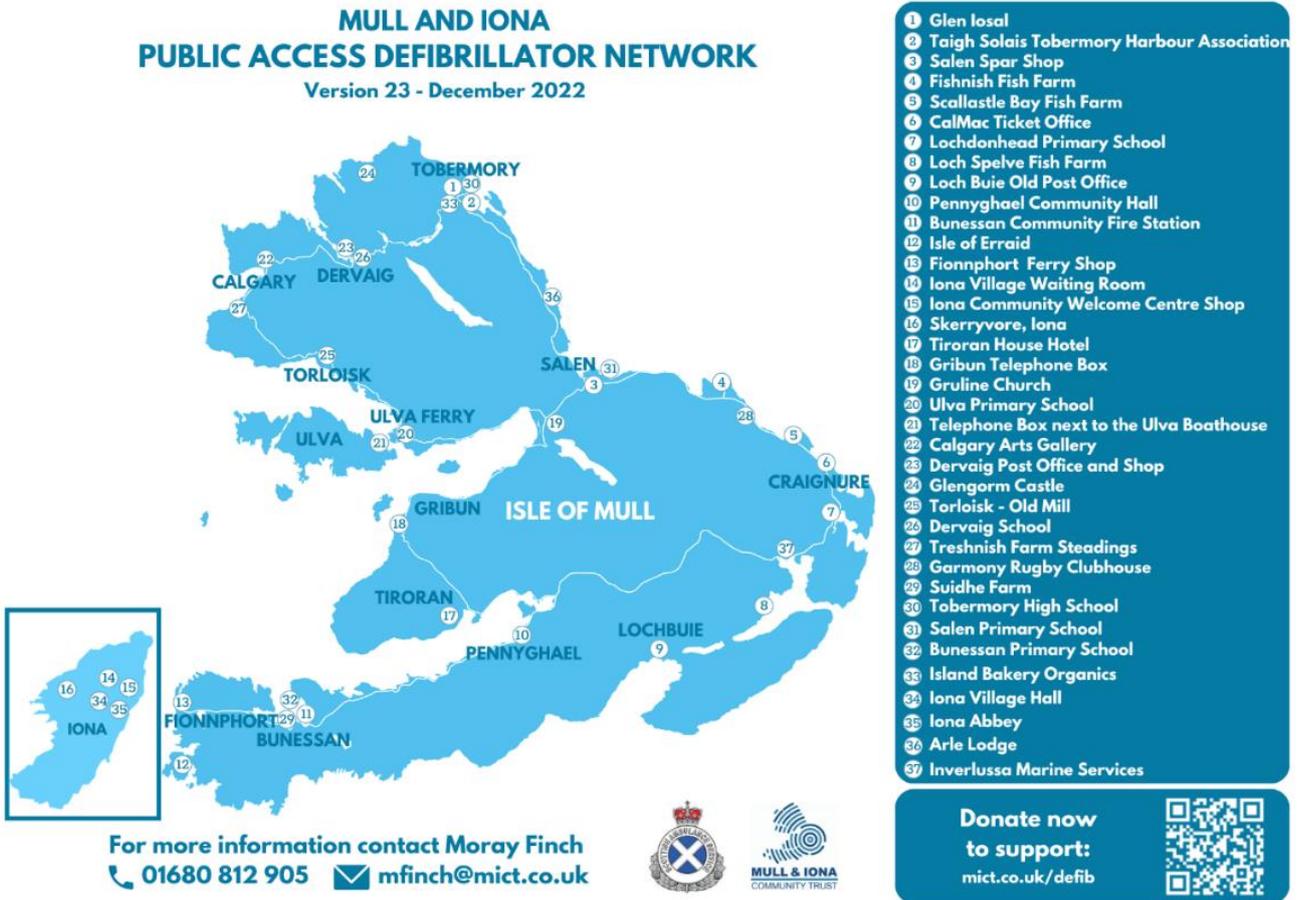
As well as providing part-time jobs, the pontoon provides safe alongside berthing for the three tour boat companies operating from the pontoon and also allows us to sell marine gas oil to the fishing fleet based at Ulva Ferry.



**MULL AND IONA COMMUNITY TRUST**  
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Report of the Trustees for the year ended 31 March 2023

**Public Access Defibrillator Network**



The number of defibrillators on the network increased from 33 to 37.

This was achieved through a combination of businesses installing a defibrillator, and local fundraising.

The project could not run without the valued annual donations from local people and businesses – thank you!

Through the year, volunteers continue to monitor and take care of the 24 public access defibrillators across Mull and Iona with several of them requiring routine replacement of batteries and pads.

Training courses are run for residents in CPR (Cardiopulmonary Resuscitation) and the use of a defibrillator, and we're delighted that the schools can provide training to the pupils thanks to the volunteers from Heartstart.

## **MULL AND IONA COMMUNITY TRUST (A company limited by guarantee)**

### **Report of the Trustees for the year ended 31 March 2023**

#### ***Mull and Iona Ranger Service***

With easing of Covid Lockdowns, there has been a focus on events and partnership working within the ranger service, albeit cautiously.

These included:

- Grazing management day in partnership with Future Forestry Company. This event was particularly of interest to the local estates to measure deer and stock browsing where regeneration of native woodland is important
- Autumnal Celebration at Ardura, to help raise awareness of everything going on there by inviting residents and visitors alike into the forest
- Climate change events, 4 events with all 5 primary schools in the north of the island, in partnership with Mull Community Tree Nursery, discussing how to reduce our global footprint and how tree planting might help, gathering and planting seeds
- Fortnightly events programme for children in summer 2022
- Working alongside the RSPB on their Corncrakes Calling project
- Discussions with Historic Environment Scotland on making Iona Abbey grounds more wildlife-friendly
- Teaming up with the Hebridean Whale and Dolphin Trust around events related to Iona's status as a site on the Hebridean Whale Trail.
- Working with Southwest Mull and Iona Development to host school visits and public events at Tiroran Community Forest and the Ross of Mull Community Garden
- Afterschool clubs continued to make use of the Ross of Mull community garden year-round, using all their senses to explore the sounds, scents, colours, tastes and textures of nature and planting hazelnuts for the tree nursery
- Taking part in the Social Enterprise Academy's 'Imagining New Futures' programme with a group of local residents working with Emily to look at ways of influencing slow tourism in our communities.
- Weekly guided walks around the Loch Pottie loop



# MULL AND IONA COMMUNITY TRUST (A company limited by guarantee)

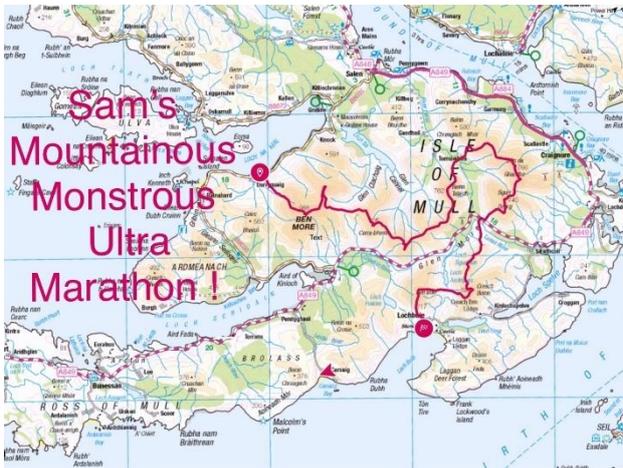
## Report of the Trustees for the year ended 31 March 2023



Management and information sharing duties also played a large part of our work during 2022-23 –

- Attending wildlife disturbance, particularly of otters and sharing best practise on observing wildlife
- Management of the Calgary SSSI, with Friends of Calgary Bay, arranging beach cleans, work parties, fencing around camping area and flower surveys. It also featured on 'Great Days Out' with Susan Calman
- Partnerships with Argyll and Bute Council and FLS as seasonal warden/ranger helped to

fill a gap in the funding pot, both contracts being between 5-6 months over the summer period.



Funding of the ranger service continues to be challenging, and this year saw our largest campaign to date – Save our Service 'SOS' with £6,000 matched by Nature Scot and with the help of Sam Hird from Carsaig, raising a further £7,000. Sam ran over all the peaks of Mull that rise above 2000ft. He covered 35 miles and ascended (and descended) 17,000 ft over 12 mountains. This was equivalent to running well over halfway up Mount Everest which he completed in just under 15hrs.

## MULL AND IONA COMMUNITY TRUST (A company limited by guarantee)

### Report of the Trustees for the year ended 31 March 2023

#### *Ardura Community Forest*

We reported last year that harvesting and replanting with native broadleaves was completed successfully. By year end we were waiting keenly to assess how many seedlings survived the various challenges they faced, pine weevils, deer browsing, weather and planting shock.

Initial indications suggest losses at the higher end of what we anticipated – around 30% but will be verified properly during the late summer months.



*Tailed Loop lichen Hypotracyna taylorensis*  
© Dr Andy Acton

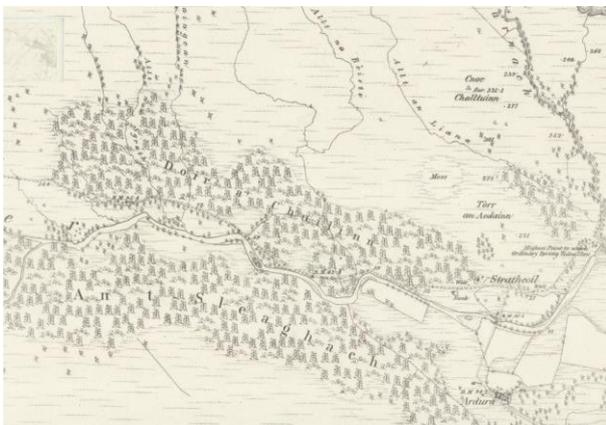
We are encouraged that there is good natural regeneration taking place in the clear fell areas, oak, holly, hazel and rowan all prevailing well.

Dr Andy Acton carried out a lichen survey of Ardura. This provided a fascinating insight into a tiny world of wonders! Andy found 121 lichens which included 52 notable species.

One undescribed species *Arthopyrenia 'obesa'* is only otherwise known from 5 locations (all in Britain), one of the Nationally Scarce species *Ainoa mooreana* has not been seen on Mull for over 40 years and the UK Red-Listed *Porina Hibernica* is very rare in Argyll (with only 2 records on Morvern and one other record on Mull).

Mull Wildlife Group continue to carry out regular surveys for birds and other wildlife along the length of the Old Road. This provides a good baseline for the range of species and abundance within Ardura and will be really useful moving forwards to help monitor progress with our hopes to improve biodiversity of Ardura.

TreeStory completed the Biodiversity Action Plan, a fantastic piece of work which will inform what we do in Ardura for the next 10-20 years. There is much to do to restore the temperate rainforest and the ancient woodland areas which are identified on the old maps of Mull within Ardura.



Dr Coralie Mills and her team from Dendrochronicle produced an Historic Woodland Study for Ardura. This documents the historical use of Ardura and describes how previous generations lived and worked in the woodland. The work was an inter-disciplinary approach, combining field observations of the woods and trees with historic map, place name, documentary and tree-ring evidence to gain an understanding of the history of this wooded

landscape, and a chronology for the major changes within it over the past few hundred years. Drawing on related research by others, including pollen analysis, early historical

## **MULL AND IONA COMMUNITY TRUST (A company limited by guarantee)**

### **Report of the Trustees for the year ended 31 March 2023**

documentary evidence, and archaeological survey, the study also considered the character of the landscape before the lifespan of any of the living or dead trees now present.

Delivering the Biodiversity Action Plan will require significant investment which we intend to secure from different sources including grant funding, private companies through a new platform for Biodiversity Credits being setup by TreeStory Ltd and underwritten from our resources from timber sales.

#### **Mull Community Tree Nursery**

The volunteers from the tree nursery continue to produce locally sourced native trees which are being sold to restocking and woodland creation projects on the Island. Four thousand seedlings were sold to our friends at North West Mull Community Woodland Company for restocking of Langamull.



On behalf of Mull Native Woodlands Group, the Trust has registered with the Forestry and Land Scotland for approval to collect seeds as “Forest Reproductive Material”. This means that the seedlings can be sold to grant funded projects (like Ardura) to cover the operational cost of the nursery. FRM Supplier Number: S0348

#### ***Affordable Housing***

The Trust is now landlord to seven long-term rental properties and is a Registered Private Landlord. All Trust properties are let at a social rent level, in line with local housing association rents, and are reviewed annually to ensure they remain locally affordable.

With an increasing number of properties comes an increasing responsibility to maintain them, and this year we appointed a Facilities Manager to oversee the management and maintenance of all MICT properties and facilities.



## **MULL AND IONA COMMUNITY TRUST (A company limited by guarantee)**

### **Report of the Trustees for the year ended 31 March 2023**

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## **PROGRAMMES AND PROJECTS**

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### ***The Wilson-Thomson Helipad***

We were approached during the year with a request for MICT to take ownership of a helipad planned for Mull and Iona Community Hospital.

The entire cost of the project will be met by the HELP Appeal, a national charity dedicated to raising funds for hospital helipads. The helipad is on land donated by Andy and Naomi Knight and will be known as “the Wilson-Thomson” Helipad in recognition of the fundraising efforts of John Wilson and the late Dr Bill Thomson without which Mull and Iona Community Hospital would not have been built.



*Drawing of the new helipad*

The helipad will be constructed by TSL Contractors Ltd, and we hope it will be operational by the end of 2023. Once completed, MICT will be responsible for the maintenance of the helipad, one of the main tasks will be to ensure the helipad is available all winter so we will be recruiting volunteers to carryout treatment for de-icing. We will be raising funds on behalf of the community to pay for this and other maintenance costs.

### ***Data Research***

This year saw the completion of the Data Book for Mull and Iona, made possible through a one-year placement for a Graduate Data Researcher, partially funded by Highlands and Islands Enterprise (HIE).

This role enabled the production of Mull and Iona specific data across a range of topics such as population, transport, housing, economy and employment and health and wellbeing. This will be used in our own funding applications and made available to other groups, helping to further our strategic aims and those of other local groups.

### ***Housing Development Work***

Housing remains a key strategic priority for the Trust, recognising that secure homes and suitable staff accommodation are cornerstones to maintaining sustainable communities. We are taking a multi-faceted approach to tackling the housing emergency, working directly with communities, the business sector and key strategic partners.

## **MULL AND IONA COMMUNITY TRUST (A company limited by guarantee)**

### **Report of the Trustees for the year ended 31 March 2023**

**Rural Housing Burdens** -This year we have continued to promote the concept of Rural Housing Burdens, under Scots Law that places a Title Condition on the deeds of a property which will apply in perpetuity, meaning that the property must be the main residence (and not a holiday let) of the property owner. Under the Land Reform Act, a Rural Housing Burden can only be applied by a designated Rural Housing Body: the Trust was approved by Scottish Ministers as a Rural Housing Body in 2014.

When a burden is first applied on behalf of the owner, the vendor can offer a discount below the market valuation to help make it more affordable. The new property owner would have full legal title and ownership of their home.

The Trust has had conversations with several property owners on Mull who are considering applying burdens to their homes, at a future point of sale, with two making the legal commitment to do so.

**Iona Housing** - During the autumn of 2022 the Trust out a Housing Needs Survey for Iona residents and businesses. The results clearly confirmed a chronic housing situation on Iona, both for current residents, and for businesses struggling to recruit and retain staff in a very seasonal market, confirming there were 17 households in housing need, and accommodation was required for 40+ employees of Iona businesses. We now plan to take forward recommendations from the Survey Report, including forming a steering group with island representatives and relevant stakeholders, and undertaking a feasibility study.



**Worker Accommodation** - The lack of housing continues to impact on availability of staff accommodation for local businesses and public sector organisations. Following on from the study carried out by Community Enterprise in December 2021 which confirmed accommodation was required for 127 existing staff, and for a further 133 additional staff across the islands, the Trust commissioned BiGGAR Economics to undertake an Economic Impact Assessment (EIA). The EIA confirmed that should all such accommodation needs be met, in 20 years this could increase the size of the islands' economy by £20.1M gross value added (GVA) per year, and nearly 400 jobs.

## **MULL AND IONA COMMUNITY TRUST (A company limited by guarantee)**

### **Report of the Trustees for the year ended 31 March 2023**

Both studies were funded by Highlands & Islands Enterprise and directly informed the business case to support Argyll & Bute Council's application for a £50M Rural Growth Deal. If successful, up to £1M of that funding will be allocated to deliver worker accommodation on Mull, with the Trust working as a delivery partner. We are grateful to the many businesses who continue to contribute to our work in building up evidence of this need.

**Crofting** - We have been exploring options to enable new croft creation across Mull and Iona, as part of wider commitments to improving the sustainability of our islands, including access to land, supporting land-based employment opportunities, and access to housing outwith main settlements. We carried out a short online survey in January 2023 and were overwhelmed to receive nearly 300 responses.

The survey results highlighted several themes: that there was both genuine and aspirational interest in crofting, the interest was throughout all locations on the islands, and in both bare land and woodland crofts, with a majority looking for 3-6ha of land.

**Shared Equity Home Ownership** - Our Graduate Data Researcher found that there had been no successful applicants locally to the Scottish Government's Open Market Shared Equity Scheme (OMSE) since its launch in 2016, and further investigations confirmed this was due to the scheme's house price thresholds and the inflated house prices on Mull & Iona.

This year we have been challenging the OMSE Scheme, with our MSP raising the issue with the housing minister in Parliament, to little effect. Subsequently the MICT Board agreed to fund a study to review the OMSE and devise a scheme that would work for Mull and Iona. The study report will be used as a basis to consider options and next steps.

### ***Ulva Ferry Pontoon Shore Facilities Building***



This year has been busy for the Ulva Ferry shore facilities building project team. Throughout Spring 2022, the design team of Thorne Wyness, Architects, Cowal Design, Structural Engineers and Morham and Brotchie, Quantity Surveyors finalised the design and construction drawings.

Further funding applications were submitted throughout the year to match fund the funding secured from Scot Gov RCGF (Regeneration Capital Grant Fund). Funding was secured from HIE (Highlands and Islands Enterprise), as well as small grants from Steel Charitable Trust and the Waterfall Fund.

With plans, design information and tender process finalised, following an open tender process, a local company were awarded the construction contract in February 2023.

## **MULL AND IONA COMMUNITY TRUST (A company limited by guarantee)**

### **Report of the Trustees for the year ended 31 March 2023**

The building warrant was secured in March and a traffic management plan prepared in consultation with the local community and businesses to minimise disruption during construction.

Construction work commenced in April 2023 and the building is expected to be completed by the end of October 2023, ready to provide a vital community asset in the Ulva Ferry area, complementing other Trust initiatives in the Ulva Ferry area.



### **Ardura Community Well Being Project**

The Ardura Community Well-Being Project began in May 2021, with funding from the National Lottery Community Fund to maximise the use of our community owned asset, Ardura Community Forest, and to develop an outdoor-based programme of activities and events to promote the mental and physical well-being of the island community. The project aims to work with local organisations, specialists and the Mull and Iona Ranger Service to encourage everyone living on the island to access outdoor green spaces, with a particular focus on children and families, older people experiencing loneliness or social isolation and people with poor mental or physical health. Since May 2021, the project has brought a range of community members into Ardura Community Forest as well as other outdoor green spaces including Aros Park, Garmony, Scallastle and Dervaig Community Orchard.



Ardura Acorns is a weekly outdoor baby and toddler group with a focus on nature, seasonal activities and child led play. The group continues to be well attended and not only provides valuable outdoor engagement for children, but brings together parents, grandparents and carers in a safe outdoor setting allowing for social interaction, movement, and time in nature.

Ardura Acorns aims to develop intergenerational connections and runs some sessions at Bowman Court to engage with the elderly residents.

During the summer of 2022, the project ran a series of children's activity days in Ardura Community Forest and provided community transport to support access to the forest. These events included a family den building day, bushcraft, and nature monitoring, and they were all very well attended with both primary and secondary age children joining, we were unable to accommodate all booking enquiries due to safety and transport requirements, demonstrating the desire for these activities.

## **MULL AND IONA COMMUNITY TRUST (A company limited by guarantee)**

### **Report of the Trustees for the year ended 31 March 2023**

Working alongside local practitioner, Susan Spreckley, the project has continued to deliver Forest Bathing/Wilderness Wandering sessions in various outdoor locations across the island. With the additional provision of community transport, these sessions continue to have a group of regular attendees, with some benefitting in terms of coping with grief, loneliness, stress and anxiety. Susan was also able to trial delivering Chair Yoga and mobility sessions within one of our residential and assisted living homes on Mull, Bowman Court. These were well attended by residents with the support of staff, and all were keen for these to continue on a regular basis.

We arranged and hosted an Ardura Autumnal Gathering in October of 2022 to bring community members, local craftspeople, community groups and more together in the forest. This was a hugely successful event with between 100-150 people attending on the day, despite a wet afternoon. Activities on offer included willow weaving, silk painting, a pumpkin trail and forest bathing taster sessions. We also offered soup, rolls, hot drinks and cakes, which community members could enjoy in the Autumnal setting, whilst chatting to Mull Tree Nursery, The Ranger Service, and friends from across the island.



As the project grant funding was due to end in May 2023, we were able to access Rural Ideas into Action funding and commission a report to review the Ardura Community Well Being Project. The review took place over Winter and Spring of 22/23 and focused on project successes, outcomes, and challenges before moving on to research and design possible future phases of work. The recommendations for the project were supplied based on community questionnaires, local context, and potential partner organisations, as well as potential funders. A full report has been completed by SKS Consulting and has provided us with many considerations moving forward.

The Trust hopes to be able to extend the project beyond May 2023 with the agreement of The National Lottery Community Fund, due to having substantial underspend (in part due to long term staff illness). If agreed, this will allow the project to continue until October 23 and enable us to consider the findings from the SKS report and apply for suitable funding.

**MULL AND IONA COMMUNITY TRUST  
(A company limited by guarantee)**

**Report of the Trustees for the year ended 31 March 2023**

**Summer Holiday Clubs 2022**

Working with Argyll and Bute Council, holiday club activities were provided over 11 days through the Trust at Tobermory High School and Bunessan Primary School, as part of the Scottish Government's Summer holiday food, activities and childcare programme.

There were 25 children registered for paid places, with others able to access free places and enjoy a programme of activities, both indoors and outdoors, delivered by a team of sessional Playworkers employed by the Trust, supported by Ardroy Outdoor Centre, North Mull Churches, Scouts and Guides and Hebridean Whale and Dolphin Trust alongside our own ranger service and community wellbeing officer.



## MULL AND IONA COMMUNITY TRUST (A company limited by guarantee)

### Report of the Trustees for the year ended 31 March 2023

#### PLANS FOR THE FUTURE

We strive to make sure that our work aligns with the priorities identified by the community and recorded in the community development plans we have prepared over the years. During the year we reviewed the MICT Strategy documents carefully to make sure we are indeed focussing on what the community informed us about.

The Strategy document is a live working document, subject to continuous updates and the current version is available on request.

Extracted from the strategy document are the following key priorities and how we aim to address them:

Strategic Priority	Plans for coming year
Lack of affordable housing and other services	<ul style="list-style-type: none"> <li>• Promote and encourage the use of Rural Housing Burdens</li> <li>• Develop opportunities with external stakeholders for new housing</li> <li>• Lobby Scottish Government for workable solution to Open Market Shared Equity system which is currently unworkable for Mull and Iona</li> <li>• Any other opportunities that arise</li> </ul>
Lack of Childcare provision and sustainability of our Primary Schools	<ul style="list-style-type: none"> <li>• Rural Out of School Care Trial for Scottish Government</li> <li>• Development of early learning and childcare nursery</li> <li>• Provision of affordable housing</li> </ul>
Barriers to year-round employment	<ul style="list-style-type: none"> <li>• Expand of Nonhebel Park to support creation and expansion local businesses</li> <li>• Develop Ulva Ferry Shore Facilities Building</li> <li>• Development of Worker Accommodation project</li> </ul>
Responding to new opportunities	<ul style="list-style-type: none"> <li>• Development of a nursing and care home</li> <li>• Development of an early learning and childcare nursery</li> </ul>
Enjoyment, sustainability, and preservation of the natural environment	<ul style="list-style-type: none"> <li>• Rewilding of Ardura Community Forest, including provision of community infrastructure e.g., Forest Shelter, composting toilet and wildlife viewing hides</li> </ul>

#### Acknowledgements

The Trustees wish to thank key funders for their continued support: The Scottish Government, Scottish Forestry, Local Energy Scotland, Energy Savings Trust, Inspiring Scotland, Regeneration Capital Grant Fund, Highlands and Islands Enterprise, Argyll & Bute Council, The National Lottery Community Fund, Development Trust Association Scotland, Rural Housing Fund, Nature Scot, Scottish Government, Forestry and Land Scotland, The National Trust for Scotland, Princes Countryside Fund, the Pebble Trust, Nationwide Building Society, Outdoor Woodland Learning, Argyll and Bute Third Sector Interface (Community Wellbeing Fund) and The Waterfall Fund.

## **MULL AND IONA COMMUNITY TRUST (A company limited by guarantee)**

### **Report of the Trustees for the year ended 31 March 2023**

#### **Trustees' responsibilities in relation to the financial statements**

The charity trustees (who are also the Directors of Mull and Iona Community Trust) for the purposes of company law), are responsible for preparing a trustees' annual report and financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the charity trustees to prepare financial statements for each year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing the financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charity and hence taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

#### **Statement of Disclosure to the Auditor**

In so far as the trustees are aware:

- there is no relevant audit information of which the charity's auditor is unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

This report has been prepared in accordance with the provisions applicable to companies subject to the small companies' regime of the Companies Act 2006.

Approved by the trustees and signed on their behalf by:

DocuSigned by:  
  
D3598BDE13214C5...

Name: Sandy Brunton

Date: 20 December 2023

## **INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES AND MEMBERS OF MULL AND IONA COMMUNITY TRUST FOR THE YEAR ENDED 31 MARCH 2023**

### **Opinion**

We have audited the financial statements of Mull and Iona Community Trust (the 'charitable company') for the year ended 31 March 2023 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and the notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2023, and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Companies Act 2016; Charities and Trustee Investment (Scotland) Act 2005 and regulation 8 of the Charities Accounts (Scotland) Regulations 2006 (as amended).

### **Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Charitable Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### **Conclusions relating to going concern**

In auditing the financial statements the financial statements, we have concluded that the trustees' use of going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

### **Other information**

The other information comprises the information included in the Report and Financial Statements, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the Report and Financial Statements. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements or a material misstatement of other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

## **INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES AND MEMBERS OF MULL AND IONA COMMUNITY TRUST FOR THE YEAR ENDED 31 MARCH 2023**

We have nothing to report in this regard.

### **Opinions on other matters prescribed by the Companies Act 2006**

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the report of the trustees, which includes the directors' report prepared for the purposes of company law, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report included within the report of the trustees has been prepared in accordance with applicable legal requirements.

### **Matters on which we are required to report by exception**

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included within the Report of the Trustees.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 and the Charity Accounts (Scotland) Regulations 2006 (as amended) require us to report to you if, in our opinion:

- adequate and proper accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to prepare financial statements in accordance with the small companies' regime and take advantage of the small companies' exemption in preparing the directors' report and take advantage of the small companies' exemption from the requirement to prepare a strategic report.

### **Responsibilities of trustees**

As explained more fully in the Trustees' Responsibilities Statement set out on page 28, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

### **Auditor's responsibilities for the audit of the financial statements**

We have been appointed as auditor under section 44(1)(c) of the Charities and Trustee Investment (Scotland) Act 2005 and under the Companies Act 2006 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

## **INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES AND MEMBERS OF MULL AND IONA COMMUNITY TRUST FOR THE YEAR ENDED 31 MARCH 2023**

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The specific procedures for this engagement and the extent to which these are capable of detecting irregularities, including fraud is detailed below:

### **Extent to which the audit was considered capable of detecting irregularities including fraud**

We identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and then design and perform audit procedures response to those risks, including obtaining audit evidence that is sufficient and appropriate to provide a basis for our opinion.

In identifying and assessing the risks or material misstatements in respect of irregularities, including fraud and non-compliance with laws and regulations we considered the following;

- The nature of the charity, the environment in which it operates and the control procedures implemented by management and the trustees; and
- Our enquiries of management and trustees about their identification and assessment of the risks of irregularities.

Based on our understanding of the charity and the sector we identified that the principal risks of non-compliance with laws and regulations related to, but were not limited to;

- Regulations and legislation pertinent to the charity's operations;

We considered the extent to which non-compliance might have a material impact on the financial statements. We also considered those laws and regulations which have a direct impact on the preparation of the financial statements, such as the Companies Act 2006, the Charities and Trustee Investment (Scotland) Act 2005, and the Charities Accounts (Scotland) Regulations 2006. We evaluated management and trustees' incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of management override of controls), and determined that the principal risks were related to;

- Management bias in accounting estimates.
- Posting inappropriate journal entries.

### **Audit response to the risks identified;**

Our procedures to respond to the risks identified included the following;

- Gaining an understanding of the legal and regulatory framework applicable to the charity and the sector in which it operates;
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with provisions of relevant laws and regulations described as having a direct effect on the financial statements;
- Enquiring of management, trustees and legal advisors concerning actual and potential litigation and claims;
- Reading minutes of meetings of those charged with governance;
- In addressing the risk of fraud as a result of management override of controls, testing the appropriateness of journal entries and other adjustments; evaluating rationale of any significant transactions that are unusual or outside the normal course of business;

We also communicated relevant identified laws and regulations and potential fraud risks to all engagement team members, and remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

## INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES AND MEMBERS OF MULL AND IONA COMMUNITY TRUST FOR THE YEAR ENDED 31 MARCH 2023

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/library/standards-codes-policy/audit-assurance-and-ethics/auditors-responsibilities-for-the-audit/>. This description forms part of our auditor's report.

### Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of part 16 of the Companies Act 2006, and to the charitable company's trustees, as a body, in accordance with regulation 10 of the Charities Accounts (Scotland) Regulations 2006 (as amended).

Our audit work has been undertaken so that we might state to the charitable company's members and trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company, the charitable company's members as a body and the charitable company's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

DocuSigned by:

Wylie & Bisset (Audit) Limited

A76FAEF21C0C4C5...

Claire Dalrymple, FCCA (Senior Statutory Auditor)

For and on behalf on Wylie & Bisset (Audit) Limited, Statutory Auditor

168 Bath Street  
Glasgow  
G2 4TP

20 December 2023

**MULL AND IONA COMMUNITY TRUST**  
**STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDING 31 MARCH 2023**  
(Including an Income and Expenditure account)

	Note	Unrestricted Funds 2023 £	Restricted Funds 2023 £	Total Funds 2023 £	Unrestricted Funds 2022 £	Restricted Funds 2022 £	Total Funds 2022 £
<b>Income and endowments from:</b>							
Donations and legacies	5	4,967	73,808	78,775	31,436	4,207	35,643
Charitable activities	6	254,993	1,720,662	1,975,655	343,116	135,180	478,296
Other trading activities	7	185,688	-	185,688	251,413	-	251,413
Investments	8	154,699	-	154,699	90,383	-	90,383
Other incoming resources	9	3,021	-	3,021	109	3,430	3,539
<b>Total Income</b>		<b>603,368</b>	<b>1,794,470</b>	<b>2,397,838</b>	<b>716,457</b>	<b>142,817</b>	<b>859,274</b>
<b>Expenditure on:</b>							
Raising funds							
Raising donations & legacies	10	44,535	-	44,535	32,171	-	32,171
Charitable activities	11	752,940	368,890	1,121,830	541,489	245,404	786,893
<b>Total Expenditure</b>		<b>797,475</b>	<b>368,890</b>	<b>1,166,365</b>	<b>573,660</b>	<b>245,404</b>	<b>819,064</b>
<b>Net income / (expenditure) for the year</b>		<b>(194,107)</b>	<b>1,425,580</b>	<b>1,231,473</b>	<b>142,797</b>	<b>(102,587)</b>	<b>40,210</b>
Transfers between funds		(35,437)	35,437	-	-	-	-
<b>Other recognised gains</b>							
Gain on revaluation of forestry asset	17	382,182	-	382,182	-	-	-
<b>Net movement in funds</b>		<b>152,638</b>	<b>1,461,017</b>	<b>1,613,655</b>	<b>142,797</b>	<b>(102,587)</b>	<b>40,210</b>
<b>Funds reconciliation</b>							
Total Funds brought forward	23, 24	3,213,827	3,985,359	7,199,186	3,071,030	4,087,946	7,158,976
<b>Total Funds carried forward</b>	<b>23, 24</b>	<b>3,366,465</b>	<b>5,446,376</b>	<b>8,812,841</b>	<b>3,213,827</b>	<b>3,985,359</b>	<b>7,199,186</b>

The Statement of Financial Activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

## MULL AND IONA COMMUNITY TRUST

## BALANCE SHEET AS AT 31 MARCH 2023

		2023	2022
	Note	£	£
<b>Fixed assets:</b>			
Tangible assets	16	5,939,609	5,807,166
Forestry assets	17	852,022	1,094,690
Investments	18	-	100
<b>Total Fixed assets</b>		<u>6,791,631</u>	<u>6,901,956</u>
<b>Current assets:</b>			
Cash held on deposit	27	639,808	-
Stocks		2,928	5,815
Debtors	19	1,566,748	360,332
Cash at bank and in hand	27	420,150	850,829
<b>Total Current assets</b>		<u>2,629,633</u>	<u>1,216,976</u>
<b>Liabilities:</b>			
Creditors falling due within one year	20	(144,606)	(354,550)
<b>Net Current assets</b>		<u>2,485,027</u>	<u>862,426</u>
<b>Total assets less current liabilities</b>		<u>9,276,658</u>	<u>7,764,382</u>
Creditors: Amounts falling due after more than one year	21	(463,818)	(565,196)
<b>Net assets</b>		<u>8,812,841</u>	<u>7,199,186</u>
<b>The funds of the charity:</b>			
Unrestricted funds	23	3,366,465	3,213,827
Restricted funds	24	5,446,376	3,985,359
<b>Total charity funds</b>		<u>8,812,841</u>	<u>7,199,186</u>

These accounts are prepared in accordance with the special provisions of Part 15 of the Companies Act relating to small companies and constitute the annual accounts required by the Companies Act 2006 and are for circulation to the members of the company.

Approved by the trustees on 20 December 2023 and signed on their behalf by:

DocuSigned by:  
  
D3598BDE13214C5...

Name: Sandy Brunton

DocuSigned by:  
  
A2295938D72B4BB...

Name: Rob MacManaway

Charity No: SC172897

**MULL AND IONA COMMUNITY TRUST  
STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED 31 MARCH 2023**

	Note	2023 £	2022 £
<b>Cash flows from operating activities:</b>			
<b>Net cash provided by operating activities</b>	<b>26</b>	<u>(133,336)</u>	<u>61,428</u>
<b>Cash flows from investing activities:</b>			
Interest and rents received		154,699	90,383
Interest paid		(28,537)	(24,294)
Purchase of property, plant and equipment		(311,019)	(396,653)
Proceeds from disposal of forestry asset		624,850	545,270
Disposal of investment		100	-
Proceeds from disposal of fixed assets		5,999	1,834
<b>Net cash (used in)/provided by investing activities</b>		<u>446,092</u>	<u>216,540</u>
<b>Cash flows from financing activities:</b>			
Repayment of loans		(22,980)	(22,530)
Inception of mortgage		-	104,999
Repayment of mortgage		(80,647)	(7,367)
<b>Net cash (used in)/provided by financing activities</b>		<u>(103,627)</u>	<u>75,102</u>
<b>Change in cash and cash equivalents in the year</b>		<u>209,129</u>	<u>353,070</u>
Cash and cash equivalents brought forward	<b>27</b>	850,829	497,759
<b>Cash and cash equivalents carried forward</b>	<b>27</b>	<u><u>1,059,958</u></u>	<u><u>850,829</u></u>

**Analysis of net debt**

	Note	1 <sup>st</sup> April 2022 £	Cashflow £	Other non cash changes £	31 <sup>st</sup> March 2023 £
Cash & cash equivalents	<b>27</b>	850,829	209,129	-	1,059,958
<b>Borrowings</b>					
Loans due within one year	<b>20</b>	(2,100)	22,980	(22,980)	(2,100)
Loans due after one year	<b>21</b>	(35,190)	-	22,980	(12,210)
Mortgage due within one year	<b>20</b>	(13,732)	80,647	(78,398)	(11,483)
Mortgage due after one year	<b>21</b>	(530,006)	-	78,398	(451,608)
<b>Total net cash</b>		<u><u>269,801</u></u>	<u><u>312,756</u></u>	<u><u>-</u></u>	<u><u>582,557</u></u>

## **MULL AND IONA COMMUNITY TRUST NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2023**

### **1. Accounting Policies**

#### **(a) Basis of preparation and assessment of going concern**

The accounts (financial statements) have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts.

The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK (FRS 102) and the Financial Reporting Standard applicable in the United Kingdom (FRS 102), the Charities and Trustee Investment (Scotland) Act 2005 and the Charities Accounts (Scotland) Regulations 2006.

The charitable company constitutes a public benefit entity as defined by FRS 102.

The charitable company's functional currency is sterling. Amounts in the financial statements are rounded to the nearest £.

The trustees consider that there are no material uncertainties about the charitable company's ability to continue as a going concern.

#### **(b) Funds structure**

Unrestricted income funds comprise those funds which the trustees are free to use for any purpose in furtherance of the charitable objects. Unrestricted funds include designated funds where the trustees, at their discretion, have created funds for specific purposes.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by the donor or trust deed, or through the terms of an appeal.

Further details of each fund are disclosed in notes 23 & 24.

#### **(c) Income recognition**

Income is recognised once the charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Donations, are recognised when the charity has been notified in writing of both the amount and settlement date. In the event that a donation is subject to conditions that require a level of performance before the charity is entitled to the funds, the income is deferred and not recognised until either those conditions are fully met, or the fulfilment of those conditions is wholly within the control of the charity and it is probable that those conditions will be fulfilled in the reporting period.

Donated services and facilities are included at the value to the charity where this can be quantified. The value of services provided by volunteers has not been included in these accounts.

**MULL AND IONA COMMUNITY TRUST  
NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2023****1. Accounting Policies (continued)****(c) Income recognition (continued)**

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank.

Income from government and other grants, whether 'capital' or 'revenue' grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred. Grants, where entitlement is not conditional on the delivery of a specific performance by the charity, are recognised when the charity becomes unconditionally entitled to the grant.

Income received in advance of the provision of a specified service is deferred until the criteria for income recognition are met. See note 22 for further details.

**(d) Expenditure recognition**

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 settlement will be required and the amount of the obligation can be measured reliably.

All expenditure is accounted for on an accruals basis. All expenses including support costs and governance costs are allocated or apportioned to the applicable expenditure headings. For more information on this attribution refer to note (f) below.

- Costs of raising funds comprise the costs of commercial trading including investment management costs and certain legal fees and their associated support costs;
- Expenditure on charitable activities includes direct costs of activities undertaken to further the purposes of the charity and their associated support costs;

Irrecoverable VAT is charged as a cost against the activity for which the expenditure is incurred.

**(e) Donated services and facilities**

Donated professional services and donated facilities are recognised as income when the charity has control over the item, any conditions associated with the donated item have been met, the receipt of economic benefit from the use by the charity of the item is probable and that economic benefit can be measured reliably. In accordance with the Charities SORP (FRS 102), general volunteer time is not recognised. Refer to the trustees' annual report for more information about their contribution.

On receipt, donated professional services and donated facilities are recognised on the basis of the value of the gift to the charity which is the amount the charity would have been willing to pay to obtain services or facilities of equivalent economic benefit on the open market; a corresponding amount is then recognised in expenditure in the period of receipt.

**MULL AND IONA COMMUNITY TRUST**  
**NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2023**

**1. Accounting Policies (continued)**

**(f) Allocation of support and governance costs**

Support costs have been allocated between governance costs and other support costs. Governance costs comprise all costs involving the public accountability of the charity and its compliance with regulation and good practice. These costs include costs related to statutory audit and legal fees together with an apportionment of overhead and support costs.

Governance costs and support costs relating to charitable activities have been apportioned based on time spent. The allocation of support and governance costs is analysed in note 12.

**(g) Tangible fixed assets and depreciation**

All assets costing more than £500 are capitalised, including any incidental expenses of acquisition and valued at historical cost. All incidental costs relating to the acquisition of the property are also fully depreciated in the year of acquisition. Depreciation is charged as follows:

Heritable Property	-	0% per annum straight line (see note below)
Plant & Machinery	-	25% per annum reducing balance
Fixtures, Fittings & Equipment	-	15% per annum reducing balance
Motor Vehicles	-	25% per annum reducing balance

Ulva Ferry Houses, Pennyghael House & Heritable Property are considered to be maintained in such a condition that any depreciation charge would be trivial.

**(h) Forestry assets**

Forestry assets are held at fair value, being sales value less any costs to sell as at the accounting date.

**(i) Fixed asset investments**

Investments are included at cost less provision for any diminution in value.

**(j) Stock**

Stock is included at the lower of cost or net realisable value.

**(k) Debtors**

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

**(l) Cash at bank and in hand**

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

Cash held on deposit comprises amounts with a maturity more than 90 days from the date of reporting.

**(m) Creditors and provisions**

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

## **MULL AND IONA COMMUNITY TRUST NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2023**

### **1. Accounting Policies (continued)**

#### **(n) Operating leases**

The charity classifies the lease of the Ulva Ferry Site as an operating lease; the title to the equipment remains with the lessor. Rental charges are charged on a straight line basis over the term of the lease.

#### **(o) Financial instruments**

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

#### **(p) Taxation**

The company is a charitable company within the meaning of Paragraph 1 Schedule 6 of the Finance Act 2010. Accordingly, the company is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 of Part 11 of the Corporation Tax Act 2010 and section 256 of the Taxation of Chargeable Gains Act 1992 to the extent that such income or gains are applied for charitable purposes only.

#### **(q) Employee Benefits**

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or fixed assets.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charitable company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

### **2. Judgements and key sources of estimation uncertainty**

In the application of the company's accounting policies, the Trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised, if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods. Key estimations are detailed below:

Valuation of the forestry asset – The trustees place reliance of the opinion of an independent, suitably qualified expert in assessing the fair of the forestry asset at the reporting date.

Depreciation – Fixed assets are depreciated over the useful life of the asset. The useful lives of fixed assets are based on the knowledge of the directors, with reference to assets expected life cycle.

## **MULL AND IONA COMMUNITY TRUST**

### **NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2023**

#### **3. Legal status of the Trust**

The charity is a company limited by guarantee and has no share capital. The liability of each member in the event of winding up is limited to £1.

#### **4. Related party transactions and trustees' expenses and remuneration**

There are several related parties identified as the directors also have many other directorships in local companies and organisations. Related party transactions entered into by the charitable company during the year are as follows:

The Brook Partnership is a related party by virtue of Alexander Brunton and Derek Crook, Directors of Mull and Iona Community Trust, being partners in The Brook Partnership. Insurance and Rental for four storage containers of £3,093 (2022: £1,525) for Island Castaways Bunessan is paid to Brook Partnership. During the previous year The Brook Partnership loaned the charity £5,000 for a 5 year period at an interest rate of 4% per annum, £154 of loan interest was paid during the year (2022: £163). At the year end The Brook Partnership was owed £nil (2022: £3,117) as the loan was settled in advance of the original loan terms.

Derek Crook also personally lent the charity £1,000 on identical terms, at the year end the balance was £nil (2022: £623) as the loan was settled in advance of the original loan terms. During the year, loan interest of £31 was repaid (2022: £33).

Davaar Maintenance Services is a company owned by Trustees Donella Ferneyhough's husband. During the £1,800 was paid for maintenance works carried out (2022: £nil). No amounts were outstanding at the year end (2022: £nil).

Mull by Drone is a company owned by Director Barry Whenman. During the £30 was paid for drone work carried out (2022: £40). No amounts were outstanding at the year end (2022: £nil).

Former Director Chris Baker provided the charity with a 15 year loan of £2,000 at an interest rate of 4% per annum. Loan interest repaid in 2022 was £76. The balance at 31 March 2022 was £1,796. Chris Baker resigned as a director on 31<sup>st</sup> March 2020.

During 2021 Jane Brunton loaned a further £5,000 to the charity for 5 years at a rate of 4% per annum. At the year end date the balance was £nil (2022: £3,117) as the loan was settled in advance of the original loan terms.

The General manager, Moray Finch, who is a member of key management personnel, also provided a loan of £3,000 in 2019 for 15 years to the charity at a rate of 4%. During the year, loan interest of £151 was paid (2022: £114). The balance due at the year end date is £nil (2022: £2,694) as the loan was settled in advance of the original loan terms.

During the year, no Trustees received expenses relating to travel (2022: £Nil)

No Trustees received any remuneration during the year (2022: £nil).

No Trustees made donations to the trust during the year (2022: £300, 1 Trustee)

**MULL AND IONA COMMUNITY TRUST**  
**NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2023**

**5. Income from donations and legacies**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Membership Income	655	592
Donations and legacies	78,120	35,051
	<u>78,775</u>	<u>35,643</u>

**6. Income from charitable activities**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Environmental	106,100	112,130
Community services	156,949	154,999
Economic development	153,403	-
Infrastructure	1,559,203	211,167
	<u>1,975,655</u>	<u>478,296</u>

**7. Income from other trading activities**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Consultancy & support services	17,646	70,664
Income from MESS activities	164,508	178,613
Miscellaneous income	3,534	2,136
	<u>185,688</u>	<u>251,413</u>

**8. Investment income**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Bank interest	2,642	-
Rent	152,057	90,383
	<u>154,699</u>	<u>90,383</u>

**9. Other income**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Gain on disposal of fixed asset	3,021	109
Coronavirus Job Retention Scheme	-	3,430
	<u>3,021</u>	<u>3,539</u>

**10. Raising Funds – expenditure on raising donations and legacies**

	<b>Direct Costs</b>	<b>Support Costs</b>	<b>Total 2023</b>
	<b>£</b>	<b>£</b>	<b>£</b>
Consultancy	-	44,535	44,535
	<u>-</u>	<u>44,535</u>	<u>44,535</u>
	<b>Direct Costs</b>	<b>Support Costs</b>	<b>Total 2022</b>
	<b>£</b>	<b>£</b>	<b>£</b>
Consultancy	-	32,171	32,171
	<u>-</u>	<u>32,171</u>	<u>32,171</u>

**MULL AND IONA COMMUNITY TRUST**  
**NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2023**

**11. Analysis of expenditure on charitable activities**

	<b>Environ- mental £</b>	<b>Economic Development £</b>	<b>Community Services £</b>	<b>Infrastru- cture £</b>	<b>Total 2023 £</b>
Project costs	7,047	-	8,747	327	16,121
Subcontractors	-	-	-	62,766	62,766
Premises costs	-	-	-	90,192	90,192
Depreciation	10,219	-	23	107,175	117,417
Vehicle costs	-	-	-	4,613	4,613
Other costs	-	-	-	27,254	27,254
Governance costs (note 12)	12,833	2,977	21,035	14,525	51,370
Support costs (note 12)	187,888	43,590	307,967	212,652	752,097
	<u>217,987</u>	<u>46,567</u>	<u>337,772</u>	<u>519,504</u>	<u>1,121,830</u>

	<b>Environ- mental £</b>	<b>Economic Development £</b>	<b>Community Services £</b>	<b>Infrastru- cture £</b>	<b>Total 2022 £</b>
Project costs	20,400	-	22,215	-	42,615
Subcontractors	-	-	-	13,255	13,255
Premises costs	-	-	-	6,802	6,802
Depreciation	4,258	-	-	106,686	110,944
Vehicle costs	-	-	-	5,586	5,586
Other costs	-	-	-	28,136	28,136
Governance costs (note 12)	9,833	2,701	18,027	9,064	39,625
Support costs (note 12)	133,981	36,801	245,645	123,503	539,930
	<u>168,472</u>	<u>39,502</u>	<u>285,887</u>	<u>293,032</u>	<u>786,893</u>

**MULL AND IONA COMMUNITY TRUST**  
**NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2023**

**12. Allocation of governance and support costs**

<b>Cost type</b>	<b>Total 2023 £</b>	<b>Raising funds £</b>	<b>Environmental £</b>	<b>Economic Development £</b>	<b>Community Services £</b>	<b>Infrastructure £</b>	<b>Governance £</b>	<b>Basis</b>
Salary of administrative staff	383,376	19,168	76,675	34,504	191,688	42,171	19,169	<i>Time spent</i>
Rent/rates/ins/cleaning	57,694	2,884	12,693	1,154	13,270	24,808	2,885	<i>Time spent</i>
Printing, postage, stationary and advertising	4,382	219	964	88	1,008	1,884	219	<i>Time spent</i>
Motor & travel expenses	106,798	5,340	35,243	2,136	53,399	5,340	5,340	<i>Time spent</i>
Loan interest	1,197	-	-	-	-	1,197	-	<i>Time spent</i>
Bank charges	6,304	315	1,387	126	820	3,341	315	<i>Time spent</i>
Accounting, legal & statutory fees	5,070	127	254	127	254	4,054	254	<i>Time spent</i>
Telephone	5,887	295	1,766	118	883	2,531	294	<i>Time spent</i>
Staff training	359	18	136	7	90	90	18	<i>Time spent</i>
Subscriptions	4,825	241	1,206	97	627	483	2,171	<i>Time spent</i>
Depreciation	58,181	2,908	12,800	1,164	9,309	29,091	2,909	<i>Time spent</i>
Miscellaneous expenses	203,385	10,169	44,745	4,068	36,609	97,626	10,169	<i>Time spent</i>
Materials	74	4	19	1	10	36	4	<i>Time spent</i>
<b>Total</b>	<b>837,532</b>	<b>41,688</b>	<b>187,888</b>	<b>43,590</b>	<b>307,967</b>	<b>212,652</b>	<b>43,747</b>	

**MULL AND IONA COMMUNITY TRUST**  
**NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2023**

**12. Allocation of governance and support costs (continued)**

<b>Cost type</b>	<b>Total 2022 £</b>	<b>Raising funds £</b>	<b>Environmental £</b>	<b>Economic Development £</b>	<b>Community Services £</b>	<b>Infrastructure £</b>	<b>Governance £</b>	<b>Basis</b>
Salary of administrative staff	354,430	17,718	70,886	31,899	177,215	38,986	17,722	<i>Time spent</i>
Rent/rates/ins/cleaning	42,150	2,108	9,273	843	9,695	18,125	2,108	<i>Time spent</i>
Printing, postage, stationary and advertising	3,267	163	719	65	751	1,405	163	<i>Time spent</i>
Motor & travel expenses	73,041	3,652	24,104	1,461	36,521	3,652	3,652	<i>Time spent</i>
Loan interest	1,983	-	-	-	-	1,983	-	<i>Time spent</i>
Bank charges	3,047	152	670	61	396	1,615	152	<i>Time spent</i>
Telephone	4,150	208	1,245	83	623	1,785	208	<i>Time spent</i>
Staff training	4,149	207	1,577	83	1,037	1,037	207	<i>Time spent</i>
Subscriptions	4,000	200	1,000	80	520	400	1,800	<i>Time spent</i>
Depreciation	54,576	2,729	12,007	1,092	8,732	27,287	2,729	<i>Time spent</i>
Miscellaneous expenses	55,730	2,787	12,261	1,115	10,031	26,750	2,787	<i>Time spent</i>
Materials	955	48	239	19	124	478	48	<i>Time spent</i>
<b>Total</b>	<b>601,478</b>	<b>29,972</b>	<b>133,981</b>	<b>36,801</b>	<b>245,645</b>	<b>123,503</b>	<b>31,576</b>	

**MULL AND IONA COMMUNITY TRUST**  
**NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2023**

**12. Allocation of governance and support costs (continued)**

The breakdown of support costs and how these were allocated between governance and other support costs is shown in the tables below:

<b>Governance costs:</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Meeting expenses	225	78
Auditor's remuneration	10,245	10,170
Support costs (see above)	43,747	31,576
	<u>54,217</u>	<u>41,824</u>

Breakdown of governance and support costs by activity:

	<b>Support Costs</b>	<b>Governance</b>	<b>2023</b>
			<b>£</b>
Environmental	187,888	12,833	200,721
Economic Development	43,590	2,977	46,567
Community Services	307,967	21,035	329,002
Infrastructure	212,652	14,525	227,177
Total for charitable activities	<u>752,097</u>	<u>51,370</u>	<u>803,467</u>
Raising funds	41,688	2,847	44,535
	<u>793,785</u>	<u>54,217</u>	<u>848,002</u>

	<b>Support Costs</b>	<b>Governance</b>	<b>2022</b>
			<b>£</b>
Environmental	133,981	9,833	143,814
Economic Development	36,801	2,701	39,502
Community Services	245,645	18,027	263,672
Infrastructure	123,503	9,064	132,567
Total for charitable activities	<u>539,930</u>	<u>39,625</u>	<u>579,555</u>
Raising funds	29,972	2,199	32,171
	<u>569,902</u>	<u>41,824</u>	<u>611,726</u>

**MULL AND IONA COMMUNITY TRUST**  
**NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2023**

**13. Analysis of staff costs and remuneration of key management personnel**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Salaries and wages	343,292	336,050
Social security costs	17,029	16,656
Pension costs	18,682	16,107
Total staff costs	<u>379,003</u>	<u>368,813</u>

No employees had employee benefits in excess of £60,000 (2022: Nil).

	<b>2023</b>	<b>2022</b>
	<b>No.</b>	<b>No.</b>
The average weekly number of persons, by headcount, employed by the charity during the year was:	<u>29</u>	<u>25</u>

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Key management personnel remuneration:	<u>177,281</u>	<u>166,287</u>

The number of key management personnel employed by the charity during the year was seven (2022: six). Details of these staff members can be found on page 4 & 5.

**14. Net income for the year**

This is stated after charging / (crediting):	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Depreciation	175,598	165,520
Auditor's remuneration:		
Audit fees	10,245	10,170
Interest payable	28,537	24,294
(Profit) on disposal of fixed assets	<u>(3,021)</u>	<u>(109)</u>

**MULL AND IONA COMMUNITY TRUST**  
**NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2023**

**15. Government Grants**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
A&BC Business Support Grants	33,296	-
Nature Scot Grant	-	12,000
Energy Saving trust – Plugged in Communities	298	54,774
Scottish Government – Business Ventilation fund	-	500
Energy Saving Trust – EV Charging Point	-	371
HIE – UVSF	602,590	-
A&B Council – UVSF RCFG	249,885	-
A&B Council – Nonhebel park phase 2	654,000	-
HIE – Graduate data researcher	10,435	-
HIE – Key worker accommodation	11,970	-
SG – Childcare feasibility work	11,314	-
Nature Scot – Support ranger service	9,900	-
Nature Scot – Support ardura management plan	5,000	-
Inspiring Scotland – Wellbeing fund	21,713	-
UK Gov – Alternate fuel payment	2,100	-
A&B Council – Staycation warden	4,845	-
A&B Council – Childcare feasibility study	28,791	-
Scottish Government - Healthy Islands Fund	-	9,800
Inspiring Scotland – Rural Communities Ideas into Action Fund	-	20,017
Inspiring Scotland – Investing in communities	-	77,550
Coronavirus Job Retention Scheme	-	3,430
<b>Total</b>	<b><u>1,646,137</u></b>	<b><u>178,442</u></b>

A&BC Business Support Grants relates to funding to support the operation of Bunesan Castaways, An Roth Community Enterprise Centre and Ulva Ferry Pontoon during Covid crisis.

Nature Scot Grant relates to funding to support the Mull and Iona Ranger service.

Wellbeing Fund relates to funding to support the running costs of Ulva Ferry Community Transport service during the COVID-19 crisis.

Nature Scot, Better Places Fund relates to funding to support development costs of Ulva Ferry Shore Facilities Building.

Islands Equivalent Payment – Strategic Framework Business Fund relates to funding to support the operational costs of An Roth, Castaways in Craignure and Bunesan and the support costs of the Trust.

**MULL AND IONA COMMUNITY TRUST  
NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2023**

**15. Government Grants (continued)**

Coronavirus Job Retention Scheme relates to funding for staff that were furloughed during the year.

Energy Saving Trust – Plugged in Communities Fund relates to funding to purchase an electric MPV for community transport.

Energy Saving Trust – Workplace EV Charging Point relates to funding received to install an EV charging point.

Inspiring Scotland – Investing in Communities Fund relates to funding awarded to purchase a new electric minibus.

Inspiring Scotland – Rural Communities Ideas into Action Fund relates to funding awarded to conduct the keyworker accommodation feasibility study.

Scottish Government Business Ventilation Fund relates to funding for changing windows and improving ventilation in Island Castaways and Craignure.

Healthy Islands Fund relates to an award received for revenue costs to run specialist well-being events, including transport costs.

HIE UVSF – Relates to an award received for capital costs for the Ulva Ferry Shore Project.

A&B Council – UVSF RCFG – Relates to an award received for capital costs for the Ulva Ferry Shore Project.

A&B Council – Nonhebel Park Phase 2 – Relates to an award received for capital costs for the Nonhebel Park extension.

Inspiring Scotland – Wellbeing fund – Funding received for revenue costs for a community wellbeing project review.

HIE Key Worker Accommodation – Relates to funding to provide accommodation to key workers.

HIE Graduate Data Researcher – Relates to funding to enabled the production of Mull and Iona specific data across a range of topics such as population, transport, housing, economy and employment and health and wellbeing.

At the year end there were no unfulfilled conditions or contingences related to these grants, (2022: None)

**MULL AND IONA COMMUNITY TRUST**  
**NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2023**

**16. Tangible Fixed Assets**

	<b>Heritable Property</b>	<b>Land</b>	<b>Plant &amp; Machinery</b>	<b>Fixtures, fittings and Equipment</b>	<b>Motor Vehicles</b>	<b>Assets under construction</b>	<b>Ulva Ferry House</b>	<b>Total</b>
<b>Cost or valuation</b>								
At 1 April 2022	3,429,253	677,298	290,087	117,339	136,015	86,525	1,959,330	6,695,847
Additions	-	161,570	5,655	5,034	50,718	88,042	-	311,019
Disposals	-	-	-	-	(37,061)	-	-	(37,061)
Transfers	-	4,186	-	-	25,000	(29,186)	-	-
At 31 March 2023	3,429,253	843,054	295,742	122,373	174,672	145,381	1,959,330	6,969,805
<b>Depreciation</b>								
At 1 April 2022	590,804	-	155,861	87,836	54,180	-	-	888,681
Charge for the year	115,601	-	34,194	4,826	20,977	-	-	175,598
Eliminated on disposal	-	-	-	-	(34,083)	-	-	(34,083)
At 31 March 2023	706,405	-	190,055	92,662	41,074	-	-	1,030,196
<b>Net book value</b>								
At 31 March 2023	2,722,848	843,054	105,687	29,711	133,598	145,381	1,959,330	5,939,609
At 31 March 2022	2,838,449	677,298	134,226	29,503	81,835	86,525	1,959,330	5,807,166

**MULL AND IONA COMMUNITY TRUST**  
**NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2023**

**17. Forestry asset**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Balance as at 1 <sup>st</sup> April	1,094,690	1,639,960
Unrealised gain on fair value	382,182	-
Disposals	<u>(624,850)</u>	<u>(545,270)</u>
Balance as at 31 <sup>st</sup> March	<u>852,022</u>	<u>1,094,690</u>

Previously the charity acquired the land on which Ardura Forest is situated. The total purchase has been split between its constituent land & forestry assets.

As a condition of the funding received towards this purchase, The Scottish Ministers hold a standard security over the land & forest which would be exercised in the event of a clawback should the continuing terms of the funding not be met.

The felling for the portion of the forestry asset which had been sold was concluded in the year and as such the remaining portion was revalued based on current market conditions. This results in an unrealised gain on the fair value of the forestry asset.

**18. Investments**

	<b>Shares in group undertakings</b>
	<b>£</b>
Cost and net book value	
At 1 April 2022	100
Disposal	<u>(100)</u>
At 31 March 2023	<u>-</u>

The charity had a wholly owned subsidiary, An Roth Trading Limited a company incorporated in Scotland. The company had not traded since 1 April 2018 and was dissolved in June 2022.

**19. Debtors**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Trade debtors	55,013	344,130
Other debtors	19,084	16,202
Accrued income	1,473,441	-
VAT debtor	<u>19,210</u>	<u>-</u>
	<u>1,566,748</u>	<u>360,332</u>

Amounts in accrued income relate to capital grant awards to be reclaimed from the funders as the related projects progress and therefore whilst accrued at the reporting date in accordance with the Charities SORP are not technically due at this date and therefore do not represent any bad debt risk to the Charity.

**20. Creditors: amounts falling due within one year**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Trade creditors	33,981	21,244
Taxation and social security	-	45,011
Mortgage	11,483	13,732
Loans	2,100	2,100
Other creditors	<u>97,042</u>	<u>272,463</u>
	<u>144,606</u>	<u>354,550</u>

**MULL AND IONA COMMUNITY TRUST**  
**NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2023**

**21. Creditors: amounts falling due after more than one year**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Mortgage	451,608	530,006
Loans	12,210	35,190
	<u>463,818</u>	<u>565,196</u>

**Mortgage**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Due:		
In one year or less	11,483	13,732
Between one and two years	12,381	14,363
Between two and five years	41,495	46,897
Over five years	397,732	468,746
	<u>463,091</u>	<u>543,738</u>

Mortgage Liabilities are secured on the assets concerned.

**Loans**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Due:		
In one year or less	2,100	2,100
Between one and two years	2,523	2,100
Between two and five years	4,200	13,780
Over five years	5,487	19,310
	<u>14,310</u>	<u>37,290</u>

**22. Deferred Income**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Balance as at 1 <sup>st</sup> April	73,018	10,629
Released during year	(73,018)	(10,629)
Deferred during year	32,276	73,018
Balance as at 31 <sup>st</sup> March	<u>32,276</u>	<u>73,018</u>

Deferred income is included within other creditors and comprises funding received in advance for projects in the 23/24 year.

**MULL AND IONA COMMUNITY TRUST**  
**NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2023**

**23. Unrestricted Funds**

Analysis of Fund movements - 2022	Balance b/fwd £	Income £	Expenditure £	Transfers £	Balance c/fwd £
<b>Unrestricted funds</b>					
<b>Designated funds:</b>					
MESS Craignure shop	7,500	-	1,080	1,080	7,500
MESS Bunessan shop	2,000	-	334	334	2,000
MESS Core	8,400	-	-	12,621	21,021
Facilities Management	-	-	-	50,000	50,000
Gantry Storage Craignure	5,000	-	5,000	-	-
An Roth Ent Centre	10,000	-	9,277	14,277	15,000
Ulva Ferry Pontoon Trading	10,000	-	7,473	7,473	10,000
Ulva Ferry Pontoon Shores Facility Building	-	-	-	63,987	63,987
PCC Vending Machine	447	-	447	-	-
Affordable Housing	35,000	-	22,992	5,000	17,008
Ardura Revenue Trading	18,600	-	18,600	129,316	129,316
Ardura Operation and Maintenance	-	-	-	300,000	300,000
Ulva Ferry Community Transport	9,000	-	-	2,000	11,000
Out of School Childcare	-	-	-	2,036	2,036
Housing Development Manager	11,000	-	7,094	(3,906)	-
Nonhebel Park - Revenue	10,000	-	-	10,000	20,000
Nonhebel Park - Extension	-	-	-	150,000	150,000
ICF - Senior Management Restructuring	-	-	-	63,365	63,365
	126,947	-	72,297	807,583	862,233
General funds	2,944,083	716,457	501,363	(807,583)	2,351,594
<b>Total unrestricted funds</b>	<b>3,071,030</b>	<b>716,457</b>	<b>573,660</b>	<b>-</b>	<b>3,213,827</b>

**MULL AND IONA COMMUNITY TRUST**  
**NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2023**

**23. Unrestricted Funds (continued)**

The nature and purposes of the various designated funds are as follows:

<b>Analysis of Fund movements - 2023</b>	<b>Balance b/fwd £</b>	<b>Income £</b>	<b>Expenditure £</b>	<b>Gains &amp; Losses</b>	<b>Transfers £</b>	<b>Balance c/fwd £</b>
<b>Unrestricted funds</b>						
<b>Designated funds:</b>						
MESS Craignure shop	7,500	-	5,074	-	5,074	7,500
MESS Buinessan shop	2,000	-	40	-	-	1,960
MESS Core	21,021	-	-	-	2,000	23,021
Facilities Management	50,000	-	7,128	-	-	42,872
Gantry Storage Craignure	-	-	-	-	20,000	20,000
An Roth Ent Centre	15,000	-	5,927	-	927	10,000
Ulva Ferry Pontoon Trading	10,000	-	7,398	-	2,398	5,000
Ulva Ferry Pontoon Shores Facility Building	63,987	-	53,342	-	-	10,645
Affordable Housing	17,008	-	70,465	-	68,283	14,826
Ardura Revenue Trading	129,316	-	96,045	-	-	33,271
Ardura Operation and Maintenance	300,000	-	-	-	(214,318)	85,682
Ardura Bio-Diversity	-	-	-	-	14,000	14,000
Ulva Ferry Community Transport	11,000	-	-	-	2,000	13,000
Out of School Childcare	2,036	-	-	-	-	2,036
Nonhebel Park - Revenue	20,000	-	150	-	-	19,850
Nonhebel Park - Extension	150,000	-	53,746	-	33,880	130,134
ICF - Senior Management Restructuring	63,365	-	-	-	(63,365)	-
Strengthening Communities fund	-	-	-	-	32,840	32,840
	862,233	-	299,315	-	(96,281)	466,637
General funds	2,351,594	603,368	498,160	382,182	60,844	2,899,828
<b>Total unrestricted funds</b>	<b>3,213,827</b>	<b>603,368</b>	<b>797,475</b>	<b>382,182</b>	<b>(35,437)</b>	<b>3,366,465</b>

**MESS shop funds** - relate to the income generated from the community shops run by the charity for distribution as MESS funds and also to contribute to repairs and maintenance costs.

**MESS Core** – Funds designated to contribute towards a replacement van.

**Facilities Management** – Funds designated for the funding of the part time Facilities Manager post.

**Gantry Storage Craignure** – Funds designated for the purchase of additional adjacent land.

**An Roth Enterprise Centre** - relates to income generated through room rentals & office services to cover building maintenance and furniture replacement costs at the centre.

**Ulva Ferry Pontoon Trading** – Designated towards maintenance and repairs of the pontoon.

**Ulva Ferry Pontoon Shores Facility Building** – To cover project officer salary costs and contribution to professional fees.

**PCC Vending Machine** - Earned income from Vending machines designated to cover replacement stock items.

**Affordable Housing**– Designated for maintenance costs and repayment of the PSH mortgage.

**MULL AND IONA COMMUNITY TRUST  
NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2023**

**23. Unrestricted Funds (continued)**

**Ardura Revenue Trading** – Designated toward future plans at Ardura, 12 month management plan, dendrochronological study, recreational paths, shelter and future MICT projects.

**Ardura Operation and Maintenance** – Maintenance and operational costs for Ardura Forest for the next 10 years.

**Ardura Bio-Diversity** - Funding designated for six months salary costs for a bio-diversity officer.

**Ulva Ferry Community Transport** – Funds designated for the replacement of the Ulva Ferry Community Bus.

**Out of School Childcare** – Funds designated for future childcare projects.

**Nonhebel Park** – Funds designated towards repairs and maintenance costs at Nonhebel Park.

**Nonhebel - Extension** – Funds designated for MICT's capital contribution for extending the facilities at Nonhebel Park.

**ICF – Senior Management Restructuring** – In 2022 this funding was designated to cover project officer salary costs and contribution to professional fees, however this related grant application was unsuccessful so this wasn't required.

**Strengthening Communities Fund** - Funding designated towards MICT match funding included in application.

**Housing Development Manager** – Funds designated to support staff costs to develop community solutions to the lack of affordable housing.

**MULL AND IONA COMMUNITY TRUST**  
**NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2023**

**24. Restricted Funds**

Analysis of Fund movements - 2022	Balance b/fwd £	Income £	Expenditure £	Transfers £	Balance c/fwd £
<b>Restricted funds</b>					
Sea Eagles	8,292	-	15	-	8,277
Ranger – Mink	311	-	-	-	311
Friends of Calgary Bay	9,352	8,416	7,483	-	10,285
Mess Revolve	145	-	-	-	145
Ranger Forestry & Activities	21,737	-	-	-	21,737
Ranger Service	168	-	-	-	168
NTS South Mull & Iona Ranger	8,705	27,456	29,036	-	7,125
Forest Geocaching	226	-	135	-	91
Mull Musical Minds	15,192	102	1,014	-	14,280
Community Defibs	2,127	12,338	11,582	-	2,883
Dervaig First Responders	500	-	-	-	500
Ulva Ferry First Responders	125	-	-	-	125
Dervaig Community Tree Nursery	1,579	-	76	-	1,503
Ulva Ferry Housing Project – Capital	141,121	-	-	-	141,121
Ulva Ferry Housing Project - Revenue Phase 2	36,222	-	-	-	36,222
Ulva Ferry Housing Project - Capital Phase 2	835,542	14,300	540	-	849,302
Ulva Ferry Community MiniBus	61,141	-	-	-	61,141
Ulva Ferry Pontoon Capital	9,287	-	1,393	-	7,894
UF Shore Facilities/Car Park Capital	451,359	-	4,258	-	447,101
Ulva Ferry Shores Facilities Revenue	8,281	-	8,281	-	-
Nonhebel Park – Capital	1,666,996	-	105,383	-	1,561,613
Path & Viewpoints	26,639	2,000	2,049	(560)	26,030
Creich to Pottie Path	-	6,069	6,629	560	-
Lochdon Pavement Project	1,373	-	-	-	1,373
Ardura Forest	601,667	-	-	-	601,667
Big Bike Review	259	-	-	-	259
Tobermory Lighthouse Path	12,880	1,139	-	-	14,019
CCF- Rethink MESS	25,346	-	5,688	-	19,658
Ardura Forest Path Pilot project	5,589	-	-	-	5,589
Ardura Community Well Being Project	-	31,048	22,230	-	8,818
Out of School Childcare 21-22	-	36,519	33,883	-	2,636
Pennyghael House	133,486	-	-	-	133,486
HIE Communities Recovery Fund	2,299	-	2,299	-	-
Coronavirus Job Retention Scheme	-	3,430	3,430	-	-
<b>Total restricted funds</b>	<b>4,087,946</b>	<b>142,817</b>	<b>245,404</b>	<b>-</b>	<b>3,985,359</b>

**MULL AND IONA COMMUNITY TRUST**  
**NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2023**

**24. Restricted Funds (continued)**

<b>Analysis of Fund movements - 2023</b>	<b>Balance b/fwd £</b>	<b>Income £</b>	<b>Expenditure £</b>	<b>Transfers £</b>	<b>Balance c/fwd £</b>
<b>Restricted funds</b>					
Sea Eagles	8,277	-	-	-	8,277
Ranger – Mink	311	-	-	-	311
Friends of Calgary Bay	10,285	11,118	8,354	-	13,049
Mess Revolve	145	-	-	-	145
Ranger Forestry & Activities	21,737	150	75	-	21,812
Ranger Service	168	44,014	38,988	-	5,194
NTS South Mull & Iona Ranger	7,125	29,602	31,798	-	4,929
Ranger Service activities	-	700	-	-	700
Forest Geocaching	91	-	52	-	39
Mull Musical Minds	14,280	1,100	1,238	-	14,142
Community Defibs	2,883	4,220	5,026	-	2,077
Dervaig First Responders	500	-	-	-	500
Ulva Ferry First Responders	125	-	-	-	125
Dervaig Community Tree Nursery	1,503	-	847	-	656
Ulva Ferry Housing Project – Capital	141,121	-	-	-	141,121
Ulva Ferry Housing Project - Revenue Phase 2	36,222	23,700	18,564	-	41,358
Ulva Ferry Housing Project - Capital Phase 2	849,302	-	-	-	849,302
Ulva Ferry Community MiniBus	61,141	-	489	-	60,652
Ulva Ferry Pontoon Capital	7,894	-	977	-	6,917
Ulva Ferry shore facilities - capital	-	869,655	-	-	869,655
UF Shore Facilities/Car Park Capital	447,101	-	10,219	-	436,882
Helipad - Revenue	-	6,479	45	-	6,434
Ulva Ferry Shores Facilities Revenue	-	13,875	-	13,875	-
Nonhebel Park – Capital	1,561,613	-	105,383	-	1,456,230
Path & Viewpoints	26,030	-	-	-	26,030
Creich to Pottie Path	-	-	280	280	-
Lochdon Pavement Project	1,373	-	-	-	1,373
Ardura Forest	601,667	-	-	-	601,667
Big Bike Review	259	-	-	-	259
Tobermory Lighthouse Path	14,019	1,036	-	-	15,055
CCF- Rethink MESS	19,658	-	5,688	-	13,970
Ardura Forest Path Pilot project	5,589	-	-	-	5,589
Ardura Forest Revenue	-	-	-	2,160	2,160
Ardura Community Well Being Project	8,818	71,838	39,133	-	41,523
Out of School Childcare 21-22	2,636	43,705	43,567	-	2,774
Pennyghael House	133,486	-	-	-	133,486
Graduate data researcher	-	10,344	18,273	7,929	-
Key worker accommodation study	-	8,202	19,395	11,193	-
NESOI AMAZE Environmental project	-	10,000	6,324	-	3,676
Community wellbeing grant	-	4,607	300	-	4,307
Nonhebel Park – Phase 2	-	654,000	-	-	654,000
<b>Total restricted funds</b>	<b>3,985,359</b>	<b>1,794,470</b>	<b>368,890</b>	<b>35,437</b>	<b>5,446,376</b>

## **MULL AND IONA COMMUNITY TRUST**

### **NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2023**

#### **24. Restricted Funds (continued)**

The nature and purposes of the various restricted funds are as follows:

**Sea Eagles** – Income from visits for distribution to groups and maintenance.

**Ranger - Mink** – Restricted for costs associated with Mink control on Iona 2013/14.

**Friends of Calgary Bay** – Restricted for Volunteer's expenses, overheads and Calgary toilets.

**MESS Revolve** - Restricted for Revolve marketing and communications for the charity shops

**Ranger Service Activities** - Payment of wages and overheads of Ranger Service staff.

**Ranger Forestry & Activities**– Restricted for payment of wages and overheads.

**NTS South Mull & Iona Ranger** - Restricted for payment of wages and overheads of Ranger Service staff.

**Forestry Geocaching** – To cover costs (staff & equipment) of setting up geocaching on Mull

**Mull Music Minds** – Donations restricted for the running costs of fortnightly singing group.

**Community Defibs** – Funds restricted for the purchase of defibrillators for use across the island community.

**Ulva Ferry Development Officer** – Restricted for overheads and running costs of project.

**Ulva Ferry pontoons Revenue** – Coastal communities funds restricted for revenue salary & overhead costs.

**Ulva Housing Project Revenue** - Scottish Land Fund restricted for revenue salary costs for Ulva Housing Project.

**Ulva Housing Project Capital** – Grant funding received for Capital Building costs.

**Ulva Ferry Housing Project - Revenue Phase 2** - Restricted for payment of wages and overheads of Housing Project staff and for associated professional fees

**Ulva Ferry Housing Project - Capital Phase 2** - Restricted for land purchase costs and associated legal fees

**Ulva Ferry Community Minibus** – Scottish Government Community Transport Fund to purchase a hybrid community mini bus

**Ulva Ferry Pontoon – Capital** - BIG Lottery Capital Funds Restricted for Capital Building Costs

**Ulva Ferry First Responders** – Restricted for use by first responders in the Ulva Ferry area.

**Ulva Ferry Shores Facilities Revenue** – Used for project officer costs during the year.

**Nonhebel Park Revenue** - Restricted for payment of wages and overhead of Tobermory Light Industrial Park project staff.

**Nonhebel Park Capital** - For the development of a Light Industrial Park & Storage.

**MULL AND IONA COMMUNITY TRUST  
NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2023**

**24. Restricted Funds (continued)**

**Path & Viewpoints** – Investing In Ideas restricted for Feasibility study on Paths & Viewpoints

**Ardura Forest** - Restricted for development costs for the business case to purchase Ardura Forest.

**Big Bike Review** – We Are Cycling UK funds restricted for further cycling events.

**CCF Rethink MESS** - Restricted for payment of wages and overhead of project officer and for purchase of materials and equipment for the project.

**Tobermory Lighthouse Path** – Restoration of an existing pathway / walkway.

**Dervaig First Responders** – Funds raised for a group of volunteers working for the Scottish Ambulance Service.

**Dervaig Community Tree Nursery** – Funds received to support Mull Native Woodland Group to develop a community tree nursery.

**UF Shore Facilities/Car Park Capital** – Funding received from the Rural Tourism Infrastructure Fund for construction of further facilities at Ulva Ferry Pontoon.

**Creich to Pottie Path II** – Funds received for the second phase of the path noted above, extending the route to the Pottie Road End.

**Lochdon Pavement Project** – Funding secured to conduct a short section of pavement between a new housing development and the primary school in Lochdon.

**Ardura Forest Path Pilot project** – Funding received to develop the Ardura Forest path.

**Ardura Forest revenue** – Funding received towards the management fees for Ardura Forest.

**Ardura Community Well Being Project** – Funding received towards recruitment costs incurred prior to year end.

**Out of School Childcare 21-22** - Funding received towards recruitment costs incurred prior to year end.

**Pennyghael House** – Funding received towards purchase of restricted asset and funds held for refurbishment of the property for affordable housing.

**HIE Communities Recovery Fund** – restricted funding for distribution through MICT to local groups.

**Coronavirus Job Retention Scheme** – Funding received towards furloughing employees during the pandemic.

**MULL AND IONA COMMUNITY TRUST**  
**NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2023**

**25. Net assets over funds**

	<b>Unrestricted Funds</b>	<b>Restricted Funds</b>	<b>Total 2023</b>
	<b>£</b>	<b>£</b>	<b>£</b>
Fixed assets	2,665,011	3,274,598	5,939,609
Forestry asset	487,045	364,977	852,022
Cash held on deposit	639,809	-	639,809
Stock	2,927	-	2,927
Debtors	93,307	1,473,441	1,566,748
Cash	54,514	365,636	420,150
Current liabilities	(112,330)	(32,276)	(144,606)
Long term liabilities	(463,818)	-	(463,818)
	<u>3,366,465</u>	<u>5,446,376</u>	<u>8,812,841</u>

	<b>Unrestricted Funds</b>	<b>Restricted Funds</b>	<b>Total 2022</b>
	<b>£</b>	<b>£</b>	<b>£</b>
Fixed assets	2,410,301	3,396,865	5,807,166
Forestry asset	729,713	364,977	1,094,690
Investments	100	-	100
Stock	5,815	-	5,815
Debtors	360,332	-	360,332
Cash	554,294	296,535	850,829
Current liabilities	(281,532)	(73,018)	(354,550)
Long term liabilities	(565,196)	-	(565,196)
	<u>3,213,827</u>	<u>3,985,359</u>	<u>7,199,186</u>

**MULL AND IONA COMMUNITY TRUST**  
**NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2023**

**26. Reconciliation of net income to net cash flow from operating activities**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Net income for the year (as per the Statement of Financial Activities)	1,613,655	40,210
Adjustments for:		
(Profit) on disposal of fixed assets	(3,021)	(109)
Depreciation charges	175,598	165,520
Dividends, interest and rents from investments	(154,699)	(90,383)
Interest payable	28,537	24,294
Unrealised (gain) on forestry assets	(382,182)	-
Decrease / (increase) in stocks	2,888	(3,257)
(Increase) / decrease in debtors	(1,206,416)	(280,428)
(Decrease) / increase in creditors	(207,696)	205,581
Net cash provided by operating activities	<u>(133,336)</u>	<u>61,428</u>

**27. Analysis of cash and cash equivalents**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Cash at bank and in hand	420,150	850,829
Cash held on deposit	639,808	
Total cash and cash equivalents	<u>1,059,958</u>	<u>850,829</u>

**28. Operating Lease Commitments**

At the reporting date the charity had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	<b>Property</b>	
	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Under 1 year	1,000	1,000
Between 2 and five years	4,000	4,000
Over 5 years	8,000	9,000
	<u>13,000</u>	<u>14,000</u>

**29. Capital Commitments**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Commitments contracted for at 31 March	<u>842,436</u>	-

### **30. Contingent Liability**

Following a VAT review exercise by a specialist following the year end, this has identified a potential liability relating to the 2021 – 2022 financial year. The final amount is in the process of being confirmed for submission and payment however this is expected to be in the region of £20,000.