

Registered Company No: SC 172897

Registered Charity No: SC 025995



MULL & IONA

COMMUNITY TRUST

(A company limited by guarantee)

REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

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(A company limited by guarantee)

REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

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MULL & IONA
COMMUNITY TRUST

REPORT OF THE TRUSTEES

For the year ended 31st March 2025

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LEGAL & ADMINISTRATIVE INFORMATION

Charity Name :	Mull and Iona Community Trust
Registered Office :	An Roth Community Enterprise Centre Craignure Isle of Mull PA75 6AY
Charity Registration Number :	SC025995
Company Registration Number :	SC172897
Trustees :	Sandy Brunton (Chairman) Derek Crook (resigned 25/11/04) Robert MacManaway Barry Whenman Heather Waller (elected 13/01/2020, resigned 17/06/24) Susan Elizabeth Hawkes Jane Griffiths David James Currie John Ronald Maughan Robert Gregor Cameron Mark Newell Strevens (resigned 01/04/2025) Donella Jane Fernyhough Ian Jones Sarah James (elected 25/11/24, resigned 20/03/2025) Sarah Margaret Akehurst (elected 25/11/2024) Teresa Clare Munby (elected 25/11/2024) Fergus Kenneth Jeffrey Reade (elected 25/11/2024)
Secretary :	Barry Whenman
Independent Auditors :	WBG (Audit) Limited 168 Bath Street Glasgow G2 4TP
Bankers :	Unity Trust Bank Four Brindleyplace Birmingham B1 2JB The Co-operative Bank 1 Balloon Street Manchester M60 4EP
Solicitors :	Twin Deer Law Lochaber Rural Complex Fort William PH33 6SQ

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 2025.

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.

ABOUT THE TRUST

OPERATIONAL CONTEXT AND APPROACH

MICT was formed in 1997 following an island wide consultation funded by the Corram Trust. The main outcome of the consultation was the need for a new community-led organisation to take on the many problems faced by the community and to deliver solutions. So MICT was formed by the community, for the community to address needs identified by the community.

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 & MANAGEMENT

MICT is registered as a Scottish Charity (Charity Number SC025995) and as a Company Limited by Guarantee (Registration Number SC172897).

The Trust is a member of Development Trust Association Scotland along with around 350 similar development trusts. This provides valuable networking opportunities as well as a support network for funding and lobbying activities.

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 page 2 of this report for the Board Directors serving during this reporting period.

KEY MANAGEMENT STAFF

There are seven roles identified as key management staff; General Manager, Deputy General Manager, Finance Manager, MESS Manager, Ranger Service Manager, Fundraising Manager and Facilities 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 **Finance Manager** is 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 with responsibility for running Mull and Iona Ranger Service.

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 **Facilities Manager** is Paul McAdam, with responsibility for managing the operation and maintenance of MICTs physical assets.

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 Committee 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.



Ardura Forest

RESOURCING

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:

- 8 full-time staff
- 10 part-time staff (approximately 5.25 full time equivalent)
- 12 staff on zero hours contracts (mainly “bank” charity shop staff and dial-a-ride drivers)

MICT is an accredited Living Wage Employer and has also been assessed by the Scottish Government as compliant with its Fair Work First principles

£385,000 was put into the local economy via net wages paid to staff of the Trust during the financial year.



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. Around 48 volunteers 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 Directors – The volunteer Board Directors 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 up to 14 Directors on the board, which reflects the increasing number of projects being delivered by the Trust.

Guardians of Public Access Defibrillators – 30 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.

The Wilson-Thomson Helipad – 3 volunteers carry out daily checks to ensure that the helipad is safe and operational. In addition, the volunteers ensure that the helipad is free of snow and ice during the winter months.

Ardura Community Forest – 10 volunteers regularly join volunteer work parties at Ardura, helping maintain recently planted tree seedlings, removing self-seeded Sitka spruce and bracken, carrying out surveys and anything else that is needed.

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 as well as Island Castaways Charity Shop. Uses of the building include music therapy, lessons, wellbeing activities, peer support groups, chiropody, diabetic eye tests, 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.

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.



FINANCES

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.

PRIMARY SUPPORT COSTS

The figure for primary support costs reflects the net cost of operational, administrative, and governance activities, calculated as expenditure less any income not attributable to other departments. For the financial year 2024–25, this was £202,609.16 and includes:

- Contribution to salaries for General, Deputy General Managers, Finance Manager and Officer, Fundraising Manager, Facilities 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 £195,205.67.

RESERVES POLICY AND RESERVE FUNDS

Mull and Iona Community Trust is funded primarily by a combination of unrestricted earned income and restricted grants.

The Trust is now the long-term custodian of a number of community assets (including 7 houses, a helipad, a pontoon and associated shore facilities building, a forest and business and storage facilities). The charity uses its earned income to financially sustain and operate these assets, covering associated support and maintenance costs.

It also runs several community services (including community transport, Countryside Ranger Service and a health and wellbeing support group - Mull Musical Minds) which the charity relies almost entirely on grant funding to sustain.

Grant funding is needed to develop and deliver new projects and services. The Trust's income levels fluctuate each year depending on the number and value of grant-funded projects being developed and delivered in that year.

Alongside the day-to-day budget and cashflow requirements, the Trust has a duty to meet its Reserves Policy, enabling it to manage liabilities and risk. The Trust's policy is to have access to a minimum of six months costs, comprising employment costs of the key management staff, utilities costs, accounting costs, insurance, maintenance, mortgage and loan payments, staff redundancy liability costs and running costs for the houses, Nonhebel Park and Ulva Ferry Pontoon.

Based on the budget for the year end 31 March 2025, this would indicate an unrestricted reserves figure for 6 months of around £314,164.

Total funds at 31 March 2025 were £9,237,808, of which £6,054,615 are restricted, leaving unrestricted funds of £3,183,193. Of this amount £2,560,629 is tied up in the value of unrestricted fixed assets net of borrowings thereon, and a further £416,787 in the Forestry asset leaving £205,777 in free reserves.

Continues/...

During the financial year, the Trust made a conscious and documented decision to allocate unrestricted funds toward preparatory work for timber harvesting at Ardura. While these funds had previously been designated for other purposes, the Board of Directors agreed that investing in the infrastructure and groundwork necessary for sustainable timber extraction aligned with our long-term strategic goals and environmental stewardship commitments. This decision resulted in a temporary use of designated funds and a dip into our reserves position at year-end. The resulting income from timber harvesting during 2025/26 will contribute to the unrestricted reserves of the organisation and cover the cost of the initial outlay. The Board remains confident that this investment will yield ongoing benefits for the organisation and the wider community.

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 Trust's 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.

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 employs Fundraising Manager to ensure that all our fundraising is carried out in a proper manner, compliant with relevant legislation and guidance with a continued commitment to the Fundraising Guarantee provided by the Scottish Fundraising Adjudication Panel.

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.

During this year MICT's product partnership with Tobermory Distillery continued with another £20,000 in funding provided to support the biodiversity action plan work at Ardura Community Forest.

In total £375,525 was secured in grants, used to match-fund and develop new affordable housing projects (land and property acquisition and feasibility work); purchase the land at the Dervaig Community Orchard and Tree Nursery; support the running costs of the community fridge, Ulva Ferry Shore Facilities building, Ardura Biodiversity project, the Mull and Iona Community Ranger Service; as well as funding the installation of renewable energy generation equipment at two of the charity's houses, helping our tenants cut their carbon footprint, energy costs and mitigate the risk of fuel poverty.



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. At the time of writing, the Scottish and UK Governments are announcing major cuts to public funding which will certainly adversely impact the availability of revenue and capital grants.

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

WHAT WE DO

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:

- Isle of Mull Oysters
- Mull Fisherman's Association
- Lorn Healthy Options

In addition, we continue to support Mull Musical Minds and Mull Safe and Sound, two organisations we helped to establish to provide valuable support to the wider community. This year, we were again able to access Community Mental Health and 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 to generate profits for distribution to the communities of Mull and Iona via the Waterfall Fund.

Mull and Iona Community Enterprise (MICE)

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 opening of the pool.

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

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.

The Trustees are in discussion with the Hotel regarding the possibility of extending the lease beyond 2033.



MICT'S STRATEGIC PRIORITIES

MICT has a five year strategic plan which is updated by the Board each year after the Annual General Meeting to ensure that the strategic priorities remain valid and that the projects being considered fit those priorities. The priorities are:

LACK OF AFFORDABLE HOUSING AND
OTHER FACILITIES & SERVICES

LACK OF CHILDCARE AND SUSTAINABILITY OF OUR
SCHOOLS

BARRIERS TO YEAR ROUND
EMPLOYMENT

SUSTAINABILITY AND GOVERNANCE OF MICT

RESPONDING TO NEW CHALLENGES & OPPORTUNITIES

ENJOYMENT, SUSTAINABILITY & PRESERVATION OF
THE NATURAL ENVIRONMENT

Below is a summary of the projects delivered during the year fit these priorities.

LACK OF AFFORDABLE HOUSING AND OTHER SERVICES



HOUSING DEVELOPMENT WORK

Housing remains a key strategic priority for the Trust, we recognise that housing accessibility affects many aspects of local life, from housing for young families to accommodation for workers – a warm, safe and affordable home should be available to everyone in need.

Argyll & Bute Council's declaration of a housing emergency in June 2023 has done little to ease the situation on our islands, with a chronic and sustained lack of affordable homes. We continue to actively contribute as a stakeholder in working on solutions to address this situation with the Council.

We continue to take a multifaceted approach to tackle the housing crisis, working with local communities across Mull and Iona, the business sector and key strategic partners.

FUNDING

The funding landscape for affordable housing has been extremely challenging for the Housing team this year – the Rural and Islands Housing Fund, a Scottish Government programme specifically designed to increase the number of affordable homes, was paused for much of the year, in light of the impending elections in May 2026. This meant that the fund prioritised projects which could be completed in their entirety by this date.

Additionally, our other key funder, the Scottish Land Fund, saw its funding budget cut in half, meaning there was little left to apply for – collectively, this meant we had to accept that some projects could not move forward at this time.

FIONNPHORT FERRY HOUSE

Collaborating with the Council to ensure this property was tenanted, was a success and we were able to extend the agreement, with Historic Environment Scotland as our sub-tenant. This enabled HES to secure workers for the season at Iona Abbey. MICT have managed the tenancy and have responsibility for ongoing repairs and maintenance – the plan will be to further extend the lease with HES having first option on the property.

SALEN & FISHNISH

A site at Salen was discounted at an early stage of feasibility due to unaffordable groundworks costs. The Fishnish project has progressed, with HIE funding the purchase of the land in early March. Gaining ownership of the land was a significant step forward for the project – an application for further feasibility work has been made to Argyll and Bute Council, which will fund a detailed design plan in order to submit a full planning application. We hope the land will support 6 affordable housing units.

ACQUISITION

The deadline of March 2026 in relation to our main source of funding necessitated a strategic change for the Housing team – to enable us to make a positive difference quickly, we decided to purchase existing property rather than build new. At the year end we were in the process of purchasing a family home in Dervaig. There are also plans for a further acquisition in Craignure next year. This flexibility in approach ensured we were able to continue to focus our efforts on increasing our affordable housing portfolio.



WORKER ACCOMMODATION

The lack of housing continues to impact on availability of staff accommodation for local businesses and public sector organisations, as evidenced by the Trust's research, confirming the need for accommodation for at least 260 staff, which if met could increase the size of the islands' economy by £20.1M gross value added (GVA) per year, and nearly 400 jobs.

Our research directly informed the business case to support Argyll & Bute Council's application for a £50M Rural Growth Deal, which included for a worker accommodation project on Council-owned land at Rockfield in Tobermory. Full planning permission has been secured by the Council to build a total of 12 units in three blocks on the site.

During this period, the infrastructure work commenced and is almost complete, significantly de-risking the project. A funding package which will complete the project is being assembled and MICT is continuing to support the Council – the operating model for the project is yet to be finalised, but it is likely that MICT will manage the units either as part of an asset transfer or with a lease.

IONA HOUSING

Further progress to alleviate the chronic shortage of housing on Iona has been made this year, with MICT housing staff playing a consultative role in the potential re-development of a key building on Iona into affordable housing. Sharing data with the property owner has demonstrated the very great need for more housing and helped shape the future of the building.

Additionally, NTS is considering development of Maol Cottage, a derelict cottage next to Maol Farmhouse – we continue to give support, advice and guidance to other organisations considering their own projects. Along with other community groups on Iona, this year has been one of community engagement, consultation and consolidation of plans.

NEW HOUSING PROJECTS

During the year, a number of projects have been considered: an acquisition in Bunessan was declined once early feasibility work was completed and a proposal from West Highland Housing Association is under consideration. Due to funding constraints as already outlined, we have been conservative in our approach to new projects and will remain so until new funding streams come on line.

HOUSING MANAGEMENT

The role of Facilities Manager was created in 2024 to support the organisation in managing all its assets. This role has been invaluable in supporting our tenants with ongoing maintenance and repairs, particularly as our build projects are now reaching an age where regular maintenance is to be expected.

Schedules of work have been created to track maintenance requirements, thereby ensuring we continue to meet the Repair Standard for our tenants.

Photo: Helen MacDonald and Cally Fleming



STAFF CHANGES

Helen MacDonald, our Housing Development Manager for many years, left MICT in January this year – her contribution to the organisation cannot be understated and her tenacity to work through complex projects which have resulted in warm, safe homes for families in the Ulva Ferry area, is remarkable and will remain as a legacy of her achievements with the organisation. We would like to take this opportunity to wish her well in her full-time role at Brown's alongside her husband Colin.

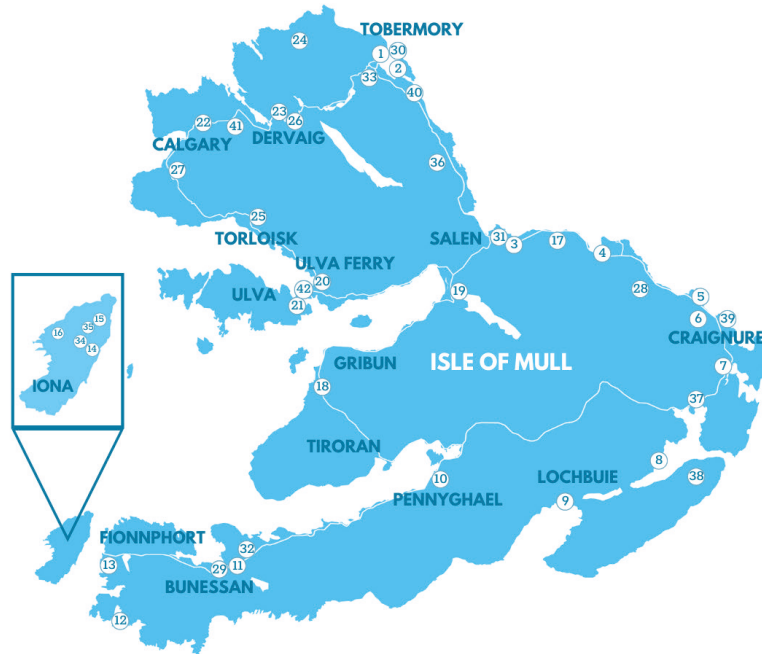
Cally Fleming, initially our Local Development Officer for Ulva Ferry and latterly our Pontoon Shore Facilities Building Project Officer left in March on completion of the Shore Facilities Building.

Helen and Cally together have made a very significant contribution to our efforts to support the community of Ulva Ferry, we're really grateful for the loyal and committed service of over 20 years between them.

PUBLIC ACCESS DEFIBRILLATOR NETWORK

MULL AND IONA PUBLIC ACCESS DEFIBRILLATOR NETWORK

Version 24 - February 2025



- | | |
|--|---|
| 1 Glen Isal | 22 Calgary Arts Gallery |
| 2 Taigh Solais Tobermory Harbour Association | 23 Dervaig Post Office and Shop |
| 3 Salen Spar Shop | 24 Glengorm Castle |
| 4 Fishnish Fish Farm | 25 Torloisk - Old Mill |
| 5 Scallastle Bay Fish Farm | 26 Dervaig School |
| 6 CalMac Ticket Office | 27 Treshnish Farm Steadings |
| 7 Lochdonhead Primary School | 28 Garmony Rugby Clubhouse |
| 8 Loch Spelve Fish Farm | 29 Suidhe Farm |
| 9 Loch Buie Old Post Office | 30 Tobermory High School |
| 10 Pennyghael Community Hall | 31 Salen Primary School |
| 11 Bunessan Community Fire Station | 32 Bunessan Primary School |
| 12 Isle of Erraid | 33 Island Bakery Organics |
| 13 Fionnphort Ferry Shop | 34 Iona Village Hall |
| 14 Iona Village Waiting Room | 35 Iona Abbey |
| 15 Iona Community Welcome Centre Shop | 36 Arle Lodge |
| 16 Skerryvore, Iona | 37 Inverlussa Marine Services |
| 17 Glenforsa Hotel | 38 Croggan |
| 18 Gribun Telephone Box | 39 Craignure Village Hall |
| 19 Gruline Church | 40 Mull Theatre |
| 20 Ulva Primary School | 41 Am Birlinn |
| 21 Telephone Box next to the Ulva Boathouse | 42 Ulva Ferry Shore Facilities Building |

For more information contact -
01680 812 900
enquiries@mict.co.uk



Donate now
to support:
mict.co.uk/defib



We have 42 public access defibrillators spread across almost all the inhabited islands of the Mull archipelago – Mull, Iona, Ulva and Erraid.

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 42 public access defibrillators 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.

LACK OF CHILDCARE AND SUSTAINABILITY OF OUR SCHOOLS

ULVA FERRY PROJECTS

All our projects at Ulva Ferry are intended to strengthen the local community and to help ensure that Ulva Primary School continues to thrive.

Since 2012, MICT has been developing a number of social enterprises at Ulva Ferry to provide local employment and opportunities for visitors to slow down and stay in the area, spending money with local businesses like the Ulva Ferry, the Boathouse restaurant, the hostel at Ardalum, the garden at Lip na Cloiche, the restaurant at Croft 3 and Turus Mara and Mull Charters who both operate boat tours from Ulva Ferry pontoon.

In addition, the sale of rebated marine gasoil from the pontoon supports 2 tour boat businesses as well as 6 fishing boats.

Our social enterprise projects were identified by the local community during consultations in 2012 driven by the desire to support the roll of Ulva Primary School.

These projects are all interlinked, creating a critical mass without which the individual elements would not be financially viable.

Currently, there are 8 staff employed on these projects with a 2.7 full time equivalent jobs created directly.

ULVA FERRY COMMUNITY TRANSPORT

Our team continues to operate the service providing transport to a wide range of passengers, including some of the most vulnerable in our community, residents attending medical appointments or social functions, tourists travelling for boat tours or to stay on the Isle of Ulva. The drivers all go above and beyond to support passengers' needs, particularly those with mobility or anxiety issues. The drivers add value to the service by collecting and delivering prescriptions for residents whether or not they travel as passengers. We're really grateful for the commitment of the team of drivers and our coordinator.

The fleet consists of a Mercedes eVito which carries up to 8 passengers or 5 plus a wheelchair and a Maxus E Deliver 9 which carries up to 10 passengers or 7 plus a wheelchair. The eVito has a ramp and the Maxus is equipped with an electric wheelchair lift. Both vehicles are battery electric as part of our commitment to reducing carbon emissions. The vehicles charge overnight at the Ulva Ferry Shore Facilities Building which includes two 7kw overnight charging points.

Finances are always challenging, striking the balance between paying all our staff the Scottish Living Wage and keeping fares affordable requires significant revenue funding which our Fundraising Manager works tirelessly to secure.

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).



ULVA FERRY CAR PARK AND MOTORHOME HARD STANDINGS

The car park extension and motorhome hard standings were built in response to the pressure from the high number of visitors to the Ulva Ferry area and funded by the Scottish Government through Visit Scotland and Argyll and Bute Council. 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 provide 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.

Income from the motorhome stances and car park help support the adjacent operations of the pontoon, fuel sales and the newly completed Shore Facilities Building.



ULVA FERRY PONTOON

132 yachts came to the pontoon yielding around £5,047 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 repair one of the moorings on the sea bed.

During the winter, the pontoon was damaged during storm Ashley by extreme sea conditions and storm surge. Whilst potentially very serious, we managed to secure the pontoon temporarily for several months until we could arrange a suitable work boat to assist with the repair work which cost around £11,000. We were able to claim the majority of the cost on our Marine insurance policy and are very grateful to Turus Mara who offered to make a donation of £1,250 to cover the excess on the insurance policy.

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



ULVA FERRY SHORE FACILITIES BUILDING

The final part of the project was completed with installation of interpretation inside the Shore Facilities Building.

The work was funded by the UK Governments Shared Prosperity Fund and was based on input from community members of the local Steering Group. The results are quite stunning, providing information about the local area as well as the community context for the project.

The Jeannie MacColl room is being used for regular Pilates classes, community breakfasts and for Warm Lunch events and will we hope stimulate more new ideas for bringing the local community together. The drying lockers are also now in use by local fishermen.



ADDRESSING THE BARRIERS TO YEAR-ROUND EMPLOYMENT

MICT is a significant employer on the island, offering mainly year-round, with some seasonal, jobs to staff. At the reporting period year-end, there were around 30 staff on payroll, distributed as follows:

- 8 full-time staff
- 10 part-time staff (approximately 5.25 full time equivalent)
- 12 staff on zero hours contracts (mainly “bank” charity shop staff and dial-a-ride drivers)

NONHEBEL PARK



Nonhebel Park, named after local businessman Andrew Nonhebel, opened on 1 March 2020 offering self-storage, fenced compounds, lock up units and business premises.

We reported last year on the successful completion of phase 2 with a further 4 business units.

During the year we applied for planning consent to install a further 8 self-storage containers.

As well as providing a valuable service for local businesses and residents, the containers will yield unrestricted income towards our unfunded running costs. To further boost this income the application includes for a roof mounted solar panel array.

Highlands and Islands Enterprise have agreed to support us with 50% of the cost of this which we are calling phase 3 of the Nonhebel Park project.

Even with the additional containers, the site is fully occupied, supporting 20 businesses and 36 existing jobs in the area and has enabled a further 13 new employment opportunities.

There is one remaining plot within the site on which we hope to develop further facilities. Thereafter, we are confident of unmet demand and will seek neighbouring land from Forestry and Land Scotland to the north of our boundary fence.

SUSTAINABILITY & GOVERNANCE OF MICT

The financial sustainability of the Trust is vital and of particular concern given the current state of public finance in the UK and Scotland.

Thanks to revenue generating projects like Island Castaways, the Gantry self-storage facility and Nonhebel Park, plus timber income from Ardura Community Forest, we have running costs for 6 months held in Reserves, the Board is comfortable that the Trust is on a sound financial basis.



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.

RESPONDING TO NEW OPPORTUNITIES & CHALLENGES

THE WILSON-THOMPSON HELIPAD

The helipad is on land immediately adjacent to Mull and Iona Community Hospital, donated by Andy and Naomi Knight, and is known as “the Wilson-Thomson” Helipad in recognition of the fundraising efforts of the late John Wilson and the late Dr Bill Thomson without whom Mull and Iona Community Hospital would not have been built.

On behalf of the community, MICT is responsible for the maintenance of the helipad, one of the main tasks is to ensure the helipad is available all winter.

A team of volunteers living locally have taken on responsibility for the daily checks and to carry out treatment for de-icing during the winter. We are constantly raising funds on behalf of the community to pay for this and other maintenance costs.

During the year, the Helipad was used 59 times for evacuation of patients to mainland hospitals helping improve health outcomes for patients. We're grateful to all those who have helped with fundraising campaigns to raise money towards the ongoing operation and maintenance costs.



ENJOYMENT, SUSTAINABILITY & PRESERVATION OF THE NATURAL ENVIRONMENT

VOLUNTEERS

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

MESS (Mull Environmentally Sensitive Solutions) and Island Castaways Shops and community fridge volunteers - We have three teams of dedicated volunteers who work in the charity shops in Craginure, Bunessan and the summer in the Aros Hall, Tobermory. We also have volunteers who collect excess food from the Co-Op store 7 days a week and manage the community fridge. On top of volunteer beach cleaners and people who help with odd jobs. In 2024/2025 we had a staggering 5030 hours volunteered by 55 individuals. Our volunteers regularly say they get a real sense of purpose knowing they make a difference to the Island and the social purpose of MICT. They gain confidence, and sense of worth and in many cases a social connection and new friendships. Without their dedication, we would not be able to make such a difference to lives on Mull and Iona.

ISLAND CASTAWAYS CHARITY SHOPS AND MESS

The Trust awards grants from income generated by sales from the MESS Island Castaways charity shops.

The grant policy is simple in that applications are restricted to groups, constituted clubs or projects which benefit residents on our islands. In 2024/5 we gave out a total of £6,473 to 12 groups. Ranging from the high school to village community groups and community gardens.

Right: North of Mull Amateur Dramatics 2024 Panto - Cinderella

Bottom Right: Hebridean Whale & Dolphin Trust whale-being walks

Below: Tobermory High School History Trip



This year, MESS/Island Castaways diverted 48.1 tonnes of waste from landfill. This is as a direct result of MESS activities including the charity shops, textiles sent for recycling and the community fridge. The volunteers of the Community Fridge in Tobermory diverted a massive 3,394 kg of food waste from landfill. The food is provided free of charge to anyone who wants it, to stop it going to landfill, where it would create methane gas, a major contributor to global warming.



7.3 TONNES
FURNITURE AND
ELECTRICALS
REPURPOSED

19.8 TONNES
BRIC-A-BRAC
REPURPOSED THROUGH
THE 3 SHOPS



9.6 TONNES
BOOKS/DVD'S
REPURPOSED THROUGH
THE 3 SHOPS



6.9 TONNES RAGS

All our textiles that cannot be sold through the shops are sent off for further recycling.

BEACH CLEANING

We had our 2nd annual beach clean at Lochbuie in July 2024 gathering 240kg from the shore at Loch Buie thanks to the 10 volunteers who came along.



MULL & IONA RANGER SERVICE

Funding for the two main grade rangers continues to be a challenge with two large bids unsuccessful but some smaller ones being successful (Argyll & Bute Council Early Years) helping to support the Ardura Acorns. National Trust for Scotland (NTS) continue to largely fund the post in the south of the island.

Further support received from Green Energy Mull, and income from the sponsorship of Ardura benches also went to support the ranger team.

At the cusp of this year and 2025-26 we hosted the Prince and Princess of Wales at Ardura.

Along with the Acorns and Lochdon Primary School they learned about the work of the Ranger Service and the biodiversity work at Ardura. We received a significant contribution from the Royal Foundation towards the cost of running Ranger Service for another year.



EDUCATION

Ardura Acorns: The Ranger Service continues to run the Ardura Acorns, our toddler group, at various outdoor locations around the island. We ran 22 fortnightly sessions with 143 children attending. Poor weather and a break over winter reduced the planned days slightly.

Primary school ages: in the north of the Island, we ran 19 sessions with the school pupils in addition to attending school fairs and community cafes. The sessions included 3 'go wild' summer environmental fun days for primary school pupils and we also worked with the local Beaver Scout group to build and install bird boxes in Aros Park. Salen upper primary school completed their Junior Forester award. In partnership with 'Messy Play' we ran a very popular outdoor sessions for all ages in Aros Park.

The Ross and Iona: Emily worked with Buessan Primary School on a number of projects including an update to the nature trail at Tiroran Community Forest, making bird-feeders and carrying out the Big Schools Birdwatch, and supporting their end of term visit to Staffa, while Iona Primary School investigated soil and grassland management.

Afterschool nature clubs continued to run with 9 sessions in Buessan at the Ross of Mull Community Garden, covering topics such as seed dispersal, birdsong, composting and eco-printing with natural pigments. At the children's request, we also borrowed the MESS litter picking kit to clear up nearby road verges and coastline after a storm.

Secondary school: We hosted 15 George Watson students from Edinburgh who were doing their John Muir Award. They helped us clear self-seeding Sitka at Ardura and planted some native trees.

The Ranger Service also supported S3 pupils from Tobermory High School with a project where they put together a proposal to support a local charity to make things happen, we looked at installing equipment in Aros Park similar to 'go ape'. Winner gets £3,000 for their idea.

We hosted some of the pupils from the High school who are either interested in an outdoor career or learn better away from the confines of a classroom, this was done at Ardura Community Forest and led by our Biodiversity officer, Rachel.

EVENTS PROGRAMME

The number of guided walks led by Jan Dunlop was reduced compared to last year. Instead, Jan arranged drop ins at the two wildlife hides, Loch Torr, and Fishnish. These were weekly events, alternating the venue with 401 visitors over the course of the year.

105 events were held throughout the year, attracting 1969 attendees.

CONSERVATION

Calgary continued to be the focus of Jan's conservation work, with several work parties throughout the year. Unfortunately, due to winter storms we had again to replace some of the fencing on the machair, funding being provided by Nature Scot. We also topped up the muddy area of the camping area with type 2 stone to prevent erosion. Beaches were cleared of litter, grass was mowed, sheep grazed, flowers counted, and campsite monitored.

The **Riverfly Project**, monitoring the insect species in the Aros River continued with 5 sessions through the Spring, Summer, and Autumn with support from Bug Life Scotland.

The Ross and Iona: Emily tried out some new event ideas this year. Numbers attending were small, but we received plenty of positive comments. These events included two in the community garden: spring needle-felting taking inspiration from nature and a return to Practical Plants Day in a scaled-back form with willow weaving, plant identification, and eco-printing.

On a weekly basis, during the summer months, Jan also circumnavigated the north of the island chatting to wildlife watchers and particularly otter watchers/photographers to educate about responsible watching/photography, 256 people were chatted to.

The Ross and Iona: Gunnera eradication on Iona and the Ross was a focus this year along with old favourites bracken control and flower meadow management. Seabird, corncrake, plant and insect surveys were carried out on NTS sites as usual, and in winter looking for the elusive Greenland white-fronted geese around the Ross, the population seems to be dwindling, though one theory is that our birds have moved to join up with others on Islay or elsewhere.

Most popular were the Brolass wildlife wander and Iona pebble picnic with geologist John Faithfull.

With the NTS team we had planned a large-scale bioblitz over two days around Maol Farm on Iona, sadly this was hampered by torrential rain, but we had several enthusiastic participants and hope to repeat it in future.

We also continued to make an effort with beach cleans, several groups tackling areas along the coast of Loch Scridain and at Ardalanish.



VOLUNTEERS

As ever there were plenty opportunities for volunteers both north and south of the island, Calgary, Ardura, Riverfly, mink control, path maintenance, and otter protection to name just a few from the north end, with over 1000 volunteer hours over the year.

The Ross and Iona: A record number of 45 local people volunteered around the Ross, Iona, Burg, Staffa, and the Treshnish Isles contributing 463 hours of very welcome effort. Particular highlights were hosting an Outdoor Education placement student and a local young person completing his Duke of Edinburgh Award.

On the NTS side we also hosted a residential week involving archaeology and maintenance tasks on Iona.

IMPROVING PUBLIC

ACCESS/INFRASTRUCTURE

Helping look after 50 geocaches in the north of the island, enabling people of all ages to enjoy the outdoors while treasure hunting.

9 picnic benches were installed at Ardura Community Forest, 5 picnic tables, 4 benches inside the new shelter, a stove, a bridge, and improvements to the path north of the A849 to make it walking easier.

Two bridges on the path at Java were replaced with support from the local landowner, MESS grant, Craignure Bay group, Craignure Social Group, and the communities of Java and Craignure.

The Ranger Service brought them all together to make it happen.

The winter storms caused a fair bit of damage and Jan managed repairs at Calgary and on the Lighthouse Path.

continues...

The Ross and Iona: Emily continued to supply Fidden and Pennyghael campsites with responsible access leaflets, dealt with an enquiry about a locked gate and worked with the Pottie path steering group on a maintenance work party.

PROMOTING RESPONSIBLE BEHAVIOUR

Up the north of the island Jan worked with campsites and campers encouraging campers to stay at least a night or two in formal campsites.

Both Emily and Jan updated the 'Outdoor on Mull 2025' leaflet, and a reprint was completed in March ready for 2025 season. This was done in partnership with the Deer Management Group with funding from them, and MESS.

The Ranger Service has contributed 12 Articles to Round and About.

The Ross and Iona: Emily worked with NTS and MICT colleagues to create a sign for the railings at Ulva Ferry promoting responsible behaviour on seabird islands, highlighting biosecurity including how to prevent the spread of rodents and avian flu, and ways to reduce disturbance while visiting puffin colonies. She also worked on new signage for Burg where an access ladder has recently been replaced.

A visitor leaflet for the Treshnish Isles is in production.

WORKING WITH PARTNERS/LANDOWNERS

The most practical way to do our job is to work with partners and landowners.

The updated version of the 'Outdoors on Mull' leaflet has been produced with 100% support from the Mull Deer Management group. We continue to work closely with landowners who experience access challenges by providing advice and signage if required.

Jan still supports Forestry and Land Scotland by keeping an eye on all recreational facilities and reporting issues to the local team.

Emily continues to work in a partnership role with the National Trust for Scotland and as part of this helped to host the NTS Chief Executive on a familiarisation visit. She also regularly works with staff from South West Mull and Iona Development, notably this year on beach cleans near the seaweed farm, at Tiroran Community Forest where a Community Land Week celebration included the reopening of the children's nature trail, and at the Ross of Mull Community Garden which hosts regular nature club and school visits.

Our Wintering Well events at the garden during January and February are becoming a really positive way to bring people together in the colder darker months for some companionship, fresh air, and gentle nature-based activities.

An unusual collaboration this year was being asked by the SSPCA to rescue an abandoned seal pup from a beach on Iona. This seal pup had been monitored for 48 hours prior to the SSPCA being contacted, as it's not unusual for pups to be ashore while their mother is close by in shallow waters, but unfortunately the mother in this case was not around. The resulting cute photos provided a good way in to discussing responsible behaviour around wildlife on our social media channel.



Seal Photos: Meg Cheadle



ARDURA COMMUNITY FOREST

During the year our Biodiversity Officer Rachel French has focussed on delivery of the Biodiversity Action Plan (BAP) and targets identified in Forest Stewardship Council Verification for Biodiversity and Recreation.

We’ve made strides in making Ardura an accessible site for locals and visitors to the island, notably with the completion of our forest shelter. This stunning building sits within the ancient oak woodland, just a short distance from the main car park. Constructed by TSL and primarily with our own larch timber, the shelter provides a place to enjoy the forest in all weathers, to rest after volunteering and get warm with soup and hot drinks around the stove.

We’ve also installed several accessible picnic tables and benches and some informative interpretation panels, welcoming visitors to our community forest.

A focus of our volunteering work remains dealing with invasive non-native species – both Sitka spruce and Rhododendron ponticum. With a great team of dedicated and hard-working volunteers, we have made great progress in removing these species. Removing Rhododendron ponticum on the opposite bank of the Lussa River provided a different outdoor workout to Sitka and it was a satisfying change in the landscape, as seen from the main parking area. Although not our land, we wanted to help our neighbour to control the spread onto our own land.

The final phase of commercial harvesting will help reduce the seed burden from mature Sitka spruce, reducing the amount of labour-intensive removal we’ll need to do in the future.

Ecological site surveys and walk over visits were undertaken ahead of the harvesting start date. We were able to continue developing our monitoring of biodiversity across the forest. Mull Wildlife Group volunteer their time in the Spring and Summer to undertake breeding bird surveys. We were also happy to host Buglife Scotland to deliver Riverfly Monitoring training.

We now gather data on the health of the small invertebrates in the waterways, giving us an idea of how well the catchment is doing whilst contributing to a UK wide citizen science data project. One of the highlights includes catching European eel elvers – a now critically endangered species across the globe.

A highlight for our staff and volunteers was the two-day leaky dam installation workshop led by Duncan Pepper of River Revivers. During the workshop, we worked on two burns and installed numerous leaky dams – mimicking the activity of beavers to slow the flow of water, catch sediment, diversify habitats and improve the shape of the incised and eroded waterways. Since, we’ve recorded species in these areas not seen there before, including young brown trout, surviving in a dam retaining the last remaining water during our driest weather.

Community engagement remains a priority. With the support of The Waterfall Fund, we were able to provide community transport to the forest for a group of high school children over six weeks where they spent time in nature, learned how to install camera traps and maintain planted trees, as well as enjoy marshmallows over the stove. Ardura is a successful community forest project, with others across Scotland keen to learn from us. Rachel the Biodiversity Officer was able to deliver a learning day in St Andrews for Scotland: The Big Picture and their Rewilding Network on engaging and rewilding children.

Our agents, TreeStory, successfully secured agreement from Scottish Forestry for harvesting of the remaining standing timber to earlier than originally planned. The justification was to remove the Sitka Spruce seed source which was impacting on delivery of the BAP. A contract was let to Tilhill Forestry just prior to year end and this will be managed on our behalf by TreeStory.

Extraction of the timber will require an extension to the internal forest road and also construction of a bridge over a watercourse. This will provide recreational access in coming years once the felled area regenerates.

The income from sale of the timber will further improve the financial stability of MICT and will help to deliver our Charitable Objects by providing future match funding for revenue and capital projects.



MULL COMMUNITY TREE NURSERY

As a community anchor organisation, MICT has provided support to the Mull Community Native Tree Nursery since it started in 2020. During the year, MICT was asked to help the nursery and the neighbouring Dervaig Community Orchard to acquire the land from Forestry and Land Scotland to provide long term security of tenure.

Teresa Munby, one of the volunteers from the Nursery prepared an application to the Scottish Land Fund in MICTs name for a grant to purchase the land. This was successful and MICT now owns the land which extends to just under 1 hectare.

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.

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



CARBON NEUTRAL ISLANDS PROJECT

Mull is a part of a Community of Practice, along with six other islands, as part of the replicability strand of the Carbon Neutral Islands Project. This is a Scottish Government initiative to help Scottish islands develop pathways to carbon neutrality.

Debbie Morrison was our project officer taken on for a short-term project to seek feedback on the AMAZE project completed last year and to identify priorities for future project development.

Below is a selection of the most popular suggestions from the community engagement activities completed during the project.

TRANSPORT

- Improve EV infrastructure
- Better and more reliable ferries
- Explore the potential for car clubs on the island

ENERGY

- Community owned renewable energy generation (wind, hydro and solar, district heating, battery storage) to generate income for community benefit and reduce bills
- Collective retrofit to increase affordability and installation efficiency
- Support with grant applications to improve home energy efficiency
- Improving energy efficiency of village halls

COMMUNITY RESILIENCE & EDUCATION

- More shared spaces for heat and Wi-Fi
- Increase bulk firewood purchase availability
- Raising awareness and sharing resources on sustainable living habits (heating, energy use etc.)

- Create resource directory
- Central coordination or group that people from all over the island can access and participate in to share resources and best practice regarding energy use
- Work with schools and children to teach about climate change and adaptation/mitigation
- Explore possibility of hosting renewable energy research and development initiatives, perhaps through universities
- Facilitate and encourage skills sharing, and learning workshops (for example on carbon literacy)
- Establish a tool library
- Coordinated strategy and effort among businesses, third sector and community to address climate change and behaviour change needed
- Youth apprenticeships to build skills for a climate-ready future Mull

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:

LACK OF AFFORDABLE HOUSING AND OTHER SERVICES

- **Promote and extend the use of Rural Housing Burdens**
- **Develop the land at Fishnish for affordable housing.**
- **Develop opportunities with external stakeholders for new housing projects**
- **Develop solutions for worker accommodation, including the Tobermory project which is being led by Argyll and Bute Council.**
- **Any other opportunities that arise**

LACK OF CHILDCARE AND SUSTAINABILITY OF PRIMARY SCHOOLS

- **Development of early learning and childcare nursery**
- **Provision of affordable housing**

BARRIERS TO YEAR ROUND EMPLOYMENT

- **Expansion of Nonhebel Park to support creation and expansion of local businesses**
- **Development of Worker Accommodation project**

RESPONDING TO NEW OPPORTUNITIES AND CHALLENGES

- **Development of a nursing and care home**
- **Development of an early learning and childcare nursery**

ENJOYMENT, SUSTAINABILITY & PRESERVATION OF THE NATURAL ENVIRONMENT

- **Rewilding of Ardura Community Forest, including provision of community infrastructure e.g., recreational paths**

ACKNOWLEDGEMENTS

The Trustees wish to thank key funders for their continued support:

Age Scotland

Argyll & Bute Council Early Learning Fund

Argyll and Bute Council Supporting Communities Fund

Argyll and Bute Council Vibrant and Living Spaces Fund

Argyll and Bute Council Regeneration Capital Grant Fund

Argyll and Bute Third Sector Interface Community Mental Health and Wellbeing Fund

Bank of Scotland Foundation

Co-op Local Community Fund

County Air Ambulance HELP Appeal

Development Trust Association Scotland

EB Scotland

Energy Savings Trust

Forestry and Land Scotland

Highlands and Islands Enterprise

Highlands and Islands Environment Foundation

Local Energy Scotland

The National Lottery Community Fund

Rural Housing Fund

Scottish Forestry

Scottish Government

Scottish Land Fund

Scottish and Southern Electric Networks – Powering

Communities to Net Zero

Nature Scot

The National Trust for Scotland

The Waterfall Fund

STATEMENT OF DISCLOSURE TO THE AUDITOR

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.

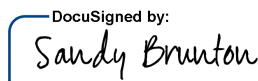
Statement of Disclosure to the Auditor

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:

C5E68C0EC33B427...

Name: Sandy Brunton

Date: 20th November 2025

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES AND MEMBERS OF MULL AND IONA COMMUNITY TRUST FOR THE YEAR ENDED 31 MARCH 2025

Opinion

We have audited the financial statements of Mull and Iona Community Trust (the 'charitable company') for the year ended 31 March 2025 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows 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 2025, 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; and
- 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.

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 2025

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 34, 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 2025

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; and

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.

Our review of journal includes, but was not limited to:

- Depreciation;
- Fixed asset disposals;
- Prepayments;
- Accrual & deferred income;
- Wages & salaries; and
- VAT.

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 2025


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.

Signed by:

0575527041FA406...

Claire Dalrymple, FCCA (Senior Statutory Auditor)

For and on behalf on Wbg (Audit) Limited, Statutory Auditor
168 Bath Street
Glasgow
G2 4TP

20th November 2025

MULL AND IONA COMMUNITY TRUST
STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDING 31 MARCH 2025
(Including an Income and Expenditure account)

	Note	Unrestricted Funds 2025 £	Restricted Funds 2025 £	Total Funds 2025 £	Unrestricted Funds 2024 £	Restricted Funds 2024 £	Total Funds 2024 £
Income and endowments from:							
Donations and legacies	5	13,685	65,547	79,232	14,037	29,573	43,610
Charitable activities	6	205,164	339,259	544,423	203,874	1,009,652	1,213,526
Other trading activities	7	202,645	-	202,645	187,269	-	187,269
Investments	8	231,575	-	231,575	186,501	-	186,501
Other incoming resources	9	8,560	-	8,560	2,338	-	2,338
Total income		661,629	404,806	1,066,435	594,019	1,039,225	1,633,244
Expenditure on:							
Raising funds							
Raising donations & legacies	10	49,589	-	49,589	39,079	-	39,079
Charitable activities	11	789,268	431,243	1,220,511	551,746	413,787	965,533
Total expenditure		838,857	431,243	1,270,100	590,825	413,787	1,004,612
Net (expenditure) / income for the year		(177,228)	(26,437)	(203,665)	3,194	625,438	628,632
Transfers between funds		4,714	(4,714)	-	(13,952)	13,952	-
Net movement in funds		(172,514)	(31,151)	(203,665)	(10,758)	639,390	628,632
Funds reconciliation							
Total Funds brought forward	22, 23	3,355,707	6,085,766	9,441,473	3,366,465	5,446,376	8,812,841
Total Funds carried forward	22, 23	3,183,193	6,054,615	9,237,808	3,355,707	6,085,766	9,441,473

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 2025**

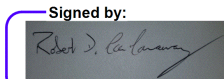
	Note	2025 £	2024 £
Fixed assets:			
Tangible assets	16	8,301,561	8,157,289
Forestry assets	17	781,764	815,961
Total Fixed assets		<u>9,083,325</u>	<u>8,973,250</u>
Current assets:			
Cash held on deposit	26	453,418	596,114
Stocks		3,625	5,643
Debtors	18	75,401	354,940
Cash at bank and in hand	26	284,744	409,302
Total Current assets		<u>817,188</u>	<u>1,365,999</u>
Liabilities:			
Creditors falling due within one year	19	(228,186)	(444,176)
Net Current assets		<u>589,002</u>	<u>921,823</u>
Total assets less current liabilities		<u>9,672,327</u>	<u>9,895,073</u>
Creditors: Amounts falling due after more than one year	20	(434,519)	(453,600)
Net assets		<u>9,237,808</u>	<u>9,441,473</u>
The funds of the charity:			
Unrestricted funds	22	3,183,193	3,355,707
Restricted funds	23	6,054,615	6,085,766
Total charity funds		<u>9,237,808</u>	<u>9,441,473</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 20th November 2025 and signed on their behalf by:

DocuSigned by:

C5E68C0EC33B427...

Name: Sandy Brunton

Signed by:

A2295938D72B4BB...

Name: Rob MacManaway

Charity No: SC172897

MULL AND IONA COMMUNITY TRUST
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2025

	Note	2025 £	2024 £
Cash flows from operating activities:			
Net cash (used in) / provided by operating activities	25	(45,142)	2,159,969
Cash flows from investing activities:			
Interest and rents received		231,575	186,501
Interest paid		(27,690)	(25,913)
Purchase of property, plant and equipment		(442,418)	(2,408,445)
Proceeds from disposal of forestry asset		34,197	36,061
Proceeds from disposal of fixed assets		-	5,121
Net cash (used in) investing activities		(204,336)	(2,206,675)
Cash flows from financing activities:			
Repayment of loans		(5,697)	(5,875)
Loans received		-	11,014
Repayment of mortgage		(12,079)	(12,975)
Net cash (used in) financing activities		(17,776)	(7,836)
Change in cash and cash equivalents in the year		(267,254)	(54,542)
Cash and cash equivalents brought forward	26	1,005,416	1,059,958
Cash and cash equivalents carried forward	26	738,162	1,005,416

Analysis of net debt

	Note	1 st April 2024 £	Cashflow £	Other non cash changes £	31 st March 2025 £
Cash & cash equivalents	26	1,005,416	(267,254)	-	738,162
Borrowings					
Loans due within one year	19	(3,585)	7,497	(7,520)	(3,608)
Loans due after one year	20	(15,864)	(1,800)	7,520	(10,144)
Mortgage due within one year	19	(12,380)	10,053	(11,335)	(13,662)
Mortgage due after one year	20	(437,736)	2,026	11,335	(424,375)
Total net cash		<u>535,851</u>	<u>(249,478)</u>	<u>-</u>	<u>286,373</u>

MULL AND IONA COMMUNITY TRUST

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

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 22 & 23.

(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 FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

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 21 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 FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

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 FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

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 FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

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 of £3,487 (2024: £3,175) for Island Castaways Bunnessan 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, £nil loan interest was paid during the year (2024: £nil). At the year end The Brook Partnership was owed £nil (2024: £nil) as the loan was settled in advance of the original loan terms.

Davaar Maintenance Services is a company owned by Trustees Donella Ferneyhough's husband. During the year £452 was paid for maintenance works carried out (2024: £1,228). No amounts were outstanding at the year end (2024: £nil).

The General manager, Moray Finch, who was a member of key management personnel during the year, 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 £nil (2024: £nil). The balance due at the year end date is £nil (2024: £nil) as the loan was settled in advance of the original loan terms. Moray Finch retired from his position with Mull and Iona Community Trust in September 2025.

During the year, Trustees received £348 in expenses relating to travel and accommodation costs associated with conference attendance on behalf of the charity (2024: £894).

No Trustees received any remuneration during the year (2024: £nil).

No Trustees made donations to the trust during the year (2024: £nil).

MULL AND IONA COMMUNITY TRUST
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

5. Income from donations and legacies

	2025	2024
	£	£
Membership Income	1,444	35
Donations and legacies	77,788	43,575
	<u>79,232</u>	<u>43,610</u>

6. Income from charitable activities

	2025	2024
	£	£
Environmental	126,260	180,541
Community services	65,369	52,580
Economic development	237,753	99,839
Infrastructure	115,041	880,566
	<u>544,423</u>	<u>1,213,526</u>

7. Income from other trading activities

	2025	2024
	£	£
Consultancy & support services	21,503	16,322
Income from MESS activities	179,072	170,114
Miscellaneous income	2,070	833
	<u>202,645</u>	<u>187,269</u>

8. Investment income

	2025	2024
	£	£
Bank interest	36,766	23,086
Rent	194,809	163,415
	<u>231,575</u>	<u>186,501</u>

9. Other income

	2025	2024
	£	£
Gift aid income	8,560	-
Gain on disposal of fixed asset	-	2,338
	<u>6,805</u>	<u>2,338</u>

10. Raising Funds – expenditure on raising donations and legacies

	Direct Costs	Support Costs	Total
	£	£	2025
			£
Consultancy	-	48,589	48,589
	-	48,589	48,589
	Direct Costs	Support Costs	Total
	£	£	2024
			£
Consultancy	-	39,079	39,079
	-	39,079	39,079

MULL AND IONA COMMUNITY TRUST
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

11. Analysis of expenditure on charitable activities

	Environ- mental £	Economic Development £	Community Services £	Infrastru- cture £	Total 2025 £
Project costs	26,444	-	13,439	2,338	42,221
Subcontractors	-	-	-	34,094	34,094
Premises costs	-	-	-	21,252	21,252
Depreciation	1,980	-	13	112,708	114,701
Vehicle costs	-	-	-	2,399	2,399
Other costs	-	-	-	31,698	31,698
Governance costs (note 12)	12,859	8,485	22,127	16,411	59,882
Support costs (note 12)	196,330	129,550	337,828	250,556	914,264
	237,613	138,035	373,407	471,456	1,220,511

	Environ- mental £	Economic Development £	Community Services £	Infrastru- cture £	Total 2024 £
Project costs	10,124	-	6,961	7,814	24,899
Subcontractors	-	-	-	6,732	6,732
Premises costs	-	-	-	18,693	18,693
Depreciation	3,199	-	17	112,709	115,925
Vehicle costs	-	-	-	2,401	2,401
Other costs	-	-	-	26,149	26,149
Governance costs (note 12)	10,851	7,669	19,208	12,872	50,600
Support costs (note 12)	154,434	109,150	273,370	183,180	720,134
	178,608	116,819	299,556	370,550	965,533

MULL AND IONA COMMUNITY TRUST
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

12. Allocation of governance and support costs

Cost type	Total 2025 £	Raising funds £	Environmental £	Economic Development £	Community Services £	Infrastructure £	Governance £	Basis
Salary of administrative staff	518,957	25,948	103,791	46,706	259,479	57,085	25,948	<i>Time spent</i>
Rent/rates/ins/cleaning	74,626	3,731	16,418	1,493	17,164	32,089	3,731	<i>Time spent</i>
Printing, postage, stationary and advertising	2,212	111	487	44	509	950	111	<i>Time spent</i>
Motor & travel expenses	15,661	783	5,168	313	7,831	783	783	<i>Time spent</i>
Marine gas & oil	74,462	-	-	74,462	-	-	-	<i>Time spent</i>
Loan interest	153	-	-	-	-	153	-	<i>Time spent</i>
Bank charges	3,281	164	722	66	427	1,738	164	<i>Time spent</i>
Accounting, legal & statutory fees	9,594	240	480	240	480	7,674	480	<i>Time spent</i>
Telephone	6,029	301	1,809	121	904	2,593	301	<i>Time spent</i>
Staff training	569	28	216	11	142	144	28	<i>Time spent</i>
Subscriptions	6,661	333	1,665	133	866	667	2,997	<i>Time spent</i>
Depreciation	180,772	9,039	39,770	3,615	28,924	90,385	9,039	<i>Time spent</i>
Miscellaneous expenses	117,147	5,857	25,772	2,343	21,086	56,232	5,857	<i>Time spent</i>
Materials	126	6	32	3	16	63	6	<i>Time spent</i>
Total	1,010,250	46,541	196,330	129,550	337,828	250,556	49,445	

MULL AND IONA COMMUNITY TRUST
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

12. Allocation of governance and support costs (continued)

Cost type	Total 2024 £	Raising funds £	Environmental £	Economic Development £	Community Services £	Infrastructure £	Governance £	Basis
Salary of administrative staff	423,841	21,192	84,768	38,146	211,920	46,623	21,192	<i>Time spent</i>
Rent/rates/ins/cleaning	72,110	3,606	15,864	1,442	16,585	31,007	3,606	<i>Time spent</i>
Printing, postage, stationary and advertising	4,325	216	952	87	995	1,859	216	<i>Time spent</i>
Motor & travel expenses	14,867	743	4,906	297	7,434	743	743	<i>Time spent</i>
Marine gas & oil	64,856	-	-	64,856	-	-	-	<i>Time spent</i>
Loan interest	153	-	-	-	-	153	-	<i>Time spent</i>
Bank charges	5,077	254	1,117	102	660	2,690	254	<i>Time spent</i>
Accounting, legal & statutory fees	1,275	32	64	32	64	1,021	64	<i>Time spent</i>
Telephone	5,994	300	1,798	120	899	2,577	300	<i>Time spent</i>
Staff training	37	2	14	1	9	9	2	<i>Time spent</i>
Subscriptions	6,754	338	1,689	135	878	675	3,039	<i>Time spent</i>
Depreciation	72,473	3,624	15,944	1,449	11,596	36,236	3,624	<i>Time spent</i>
Miscellaneous expenses	123,848	6,192	27,247	2,477	22,293	59,447	6,192	<i>Time spent</i>
Materials	283	14	71	6	37	140	14	<i>Time spent</i>
Total	795,893	36,513	154,434	109,150	273,370	183,180	39,246	

MULL AND IONA COMMUNITY TRUST
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

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:

Governance costs:	2025	2024
	£	£
Meeting expenses	613	679
Auditor's remuneration	12,872	13,241
Support costs (see above)	49,445	39,246
	<u>62,930</u>	<u>53,166</u>

Breakdown of governance and support costs by activity:

	Support Costs	Governance	2025 £
Environmental	196,330	12,859	209,189
Economic Development	129,550	8,485	138,035
Community Services	337,828	22,127	359,955
Infrastructure	250,556	16,411	266,967
Total for charitable activities	<u>914,264</u>	<u>59,882</u>	<u>974,176</u>
Raising funds	46,541	3,048	49,589
	<u>960,805</u>	<u>62,930</u>	<u>1,023,735</u>

	Support Costs	Governance	2024 £
Environmental	154,434	10,851	165,285
Economic Development	109,150	7,669	116,819
Community Services	273,370	19,208	292,578
Infrastructure	183,180	12,872	196,052
Total for charitable activities	<u>720,134</u>	<u>50,600</u>	<u>770,734</u>
Raising funds	36,513	2,566	39,079
	<u>756,647</u>	<u>53,166</u>	<u>809,813</u>

MULL AND IONA COMMUNITY TRUST
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

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

	2025	2024
	£	£
Salaries and wages	446,818	378,241
Social security costs	31,597	24,252
Pension costs	23,030	18,737
Total staff costs	<u>501,445</u>	<u>421,230</u>

No employees had employee benefits in excess of £60,000 (2024: nil).

	2025	2024
	No.	No.
The average weekly number of persons, by headcount, employed by the charity during the year was:	<u>28</u>	<u>26</u>

	2025	2024
	£	£
Key management personnel remuneration:	<u>206,329</u>	<u>181,964</u>

The number of key management personnel employed by the charity during the year was 6 (2024: 6). Details of these staff members can be found on page 6.

14. Net (expenditure) / income for the year

This is stated after charging / (crediting):

	2025	2024
	£	£
Depreciation	295,473	187,982
Auditor's remuneration:		
Audit fees	12,872	13,241
Interest payable	27,690	25,913
Loss / (gain) on disposal of fixed assets	<u>2,673</u>	<u>(2,338)</u>

MULL AND IONA COMMUNITY TRUST
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

15. Government Grants

	2025	2024
	£	£
Scottish Forestry – Riverfly Project Ranger Service	-	2,810
Energy Saving trust – Plugged in Communities	-	3,213
A&B Council – Mull and Iona Ranger Service	4,750	2,500
A&B Council – Ulva Ferry Community Transport	-	2,500
Argyll and Bute Council SHF	12,000	-
HIE – UFSF	141,211	575,719
A&B Council – UFSF RCGF	-	289,435
A&B Council – Nonhebel park phase 2 RCGF	-	652,052
Early Learning Fund- Argyll and Bute Council	2,000	-
HIE – Key worker accommodation	-	9,807
Nature Scot – Support ranger service	-	24,012
Local Energy Scotland – Net Zero Community	26,400	25,793
Rural and Islands Housing Fund	184,220	-
Supporting Communities Fund- A&B Council	5,000	-
HIE – Ulva Ferry Shore Facilities Building	-	239,926
A&B Council - CLCRF Ulva Ferry Community	-	30,671
Transport		
Nonhebel Park phase 2	-	37,846
Vibrant & Living Spaces Grant- Argyll and Bute	25,000	-
Council		
Total	<u>400,581</u>	<u>1,896,284</u>

A&BC Business Support Grants relates to funding to support the operation of Buessan 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 Buessan and the support costs of the Trust.

MULL AND IONA COMMUNITY TRUST
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

15. Government Grants (continued)

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.

Argyll and Bute Council SHF - For Ardura Acorns group run by the ranger serive manager- Ranger manager staff time.

Early Learning Fund- Argyll and Bute Council - Capital costs of designing and installing interpretation displays at Ulva Ferry Shore Facilities building.

Rural and Islands Housing Fund - Towards the running costs of the community fridge.

Supporting Communities Fund- A&B Council - Solar PV and battery match funding.

Vibrant & Living Spaces Grant- Argyll and Bute Council - Towards the staff cost for South Mull Ranger in 25-26.

At the year end there were no unfulfilled conditions or contingences related to these grants, (2024: None)

MULL AND IONA COMMUNITY TRUST
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

16. Tangible Fixed Assets

	Heritable Property £	Land £	Plant & Machinery £	Fixtures, fittings and Equipment £	Motor Vehicles £	Assets under construction £	Affordable Housing £	Total £
Cost or valuation								
At 1 April 2024	4,740,375	843,054	354,234	127,634	165,689	1,178,951	1,959,330	9,369,267
Additions	4,576	274,105	150,300	2,067	-	11,370	-	442,418
Disposals	(46,435)	-	(2,673)	-	-	-	-	(49,108)
Transfers	1,171,582	-	-	-	-	(1,171,582)	-	-
At 31 March 2025	5,870,098	1,117,159	501,861	129,701	165,689	18,739	1,959,330	9,762,577
Depreciation								
At 1 April 2024	823,970	-	216,903	97,283	73,822	-	-	1,211,978
Charge for the year	230,130	-	38,816	4,684	24,516	-	-	298,146
Eliminated on disposal	(46,435)	-	(2,673)	-	-	-	-	(49,108)
At 31 March 2025	1,007,665	-	253,046	101,967	98,338	-	-	1,461,016
Net book value								
At 31 March 2025	4,862,433	1,117,159	248,815	27,734	67,351	18,739	1,959,330	8,301,561
At 31 March 2024	3,916,405	843,054	137,331	30,351	91,867	1,178,951	1,959,330	8,157,289

MULL AND IONA COMMUNITY TRUST
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

17. Forestry asset

	2025	2024
	£	£
Balance as at 1 st April	815,961	852,022
Disposals	(34,197)	(36,061)
Balance as at 31 st March	<u>781,764</u>	<u>815,961</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.

18. Debtors

	2025	2024
	£	£
Trade debtors	55,165	221,170
Other debtors	20,236	21,143
Accrued income	-	12,900
VAT debtor	-	99,727
	<u>75,401</u>	<u>354,940</u>

Amounts in accrued income in the comparative year related 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.

19. Creditors: amounts falling due within one year

	2025	2024
	£	£
Trade creditors	63,056	354,300
Taxation and social security	5,000	5,459
Mortgage	13,662	12,380
Loans	3,608	3,585
Other creditors	142,860	68,452
	<u>228,186</u>	<u>444,176</u>

MULL AND IONA COMMUNITY TRUST
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

20. Creditors: amounts falling due after more than one year

	2025	2024
	£	£
Mortgage	424,375	437,736
Loans	10,144	15,864
	<u>434,519</u>	<u>453,600</u>

Mortgage

	2025	2024
	£	£
Due:		
In one year or less	13,662	12,380
Between one and two years	13,817	13,079
Between two and five years	45,849	39,926
Over five years	364,709	384,731
	<u>438,037</u>	<u>450,116</u>

Mortgage Liabilities are secured on the assets concerned.

Loans

	2025	2024
	£	£
Due:		
In one year or less	3,608	3,585
Between one and two years	5,070	4,009
Between two and five years	4,455	6,555
Over five years	619	5,300
	<u>13,752</u>	<u>19,449</u>

21. Deferred income

	2025	2024
	£	£
Balance as at 1 st April	27,991	32,276
Released during year	(27,991)	(32,276)
Deferred during year	100,000	27,991
Balance as at 31 st March	<u>100,000</u>	<u>27,991</u>

Deferred income is included within other creditors and comprises deposits received in advance for forestry harvesting in the 2025/26 financial year.

MULL AND IONA COMMUNITY TRUST
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

22. Unrestricted Funds

Analysis of Fund movements - 2024	Balance b/fwd £	Income £	Expenditure £	Gains & Losses	Transfers £	Balance c/fwd £
Unrestricted funds						
Designated funds:						
MESS Craignure shop	7,500	-	(4,793)	-	4,793	7,500
MESS Buinessan shop	1,960	-	(375)	-	415	2,000
MESS Core	23,021	-	-	-	2,000	25,021
Facilities Management	42,872	-	-	-	(3,596)	39,276
Gantry Storage Craignure	20,000	-	-	-	(20,000)	-
An Roth Ent Centre	10,000	-	(4,903)	-	4,903	10,000
Ulva Ferry Pontoon Trading	5,000	-	(772)	-	10,772	15,000
Ulva Ferry Pontoon Shores						
Facility Building	10,645	-	(13,373)	-	11,616	8,888
Affordable Housing	14,826	-	(1,903)	-	2,077	15,000
Ardura Revenue Trading	33,271	-	(31,926)	-	59,892	61,237
Ardura Operation and						
Maintenance	85,682	-	-	-	31,874	117,556
Ardura Bio-Diversity	14,000	-	(13,177)	-	11,697	12,520
Ulva Ferry Community						
Transport	13,000	-	-		2,000	15,000
Future Income Generation						
Projects	-	-	-	-	50,160	50,160
Housing Project Staff – Match						
Funding	-	-	-	-	30,631	30,631
Out of School Childcare	2,036	-	-	-	-	2,036
Nonhebel Park - Revenue	19,850	-	(645)	-	795	20,000
Nonhebel Park - Extension	130,134	-	(106,029)	-	(7,587)	16,518
Shared Support Costs	-	-	(1,389)	-	1,389	-
Strengthening Communities						
fund	32,840	-	-	-	(32,840)	-
	466,637	-	(179,285)	-	160,991	448,343
General funds	2,899,828	594,019	(411,540)	-	(174,943)	2,907,364
Total unrestricted funds	3,366,465	594,019	(590,825)	-	(13,952)	3,355,707

MULL AND IONA COMMUNITY TRUST
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

22. Unrestricted Funds (continued)

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

Analysis of Fund movements - 2025	Balance b/fwd £	Income £	Expenditure £	Gains & Losses	Transfers £	Balance c/fwd £
Unrestricted funds						
Designated funds:						
MESS Craignure shop	7,500	-	(4,660)	-	(2,840)	-
MESS Buinessan shop	2,000	-	(847)	-	(1,153)	-
MESS Core	25,021	-	-	-	(25,021)	-
Facilities Management	39,276	-	(28,141)	-	(11,135)	-
An Roth Ent Centre	10,000	-	(11,886)	-	1,886	-
Ulva Ferry Pontoon Trading	15,000	-	(28,489)	-	13,489	-
Ulva Ferry Pontoon Shores						
Facility Building	8,888	-	(20,995)	-	12,107	-
Affordable Housing	15,000	-	(6,304)	-	(8,696)	-
Ardura Revenue Trading	61,237	-	(57,526)	-	(3,711)	-
Ardura Operation and						
Maintenance	117,556	-	(222,228)	-	104,672	-
Ardura Bio-Diversity	12,520	-	(11,982)	-	(538)	-
Ulva Ferry Community						
Transport	15,000	-	-	-	(15,000)	-
Out of School Childcare	2,036	-	-	-	(2,036)	-
Future Income Generation						
Projects	50,160	-	-	-	(50,160)	-
Housing Project Staff – Match						
Funding	30,631	-	(11,433)	-	(19,198)	-
Nonhebel Park - Revenue	20,000	-	(5,159)	-	(14,841)	-
Nonhebel Park - Extension	16,518	-	-	-	(16,518)	-
Fishnish Land Purchase	-	-	(12,000)	-	12,000	-
Community Transport Shortfall	-	-	(12,323)	-	12,323	-
Ranger Service Shortfall	-	-	(18,112)	-	18,112	-
Ulva Ferry House Solar PV	-	-	(3,930)	-	3,930	-
	448,343	-	(456,015)	-	7,672	-
General funds	2,907,364	661,629	(382,842)	-	(2,958)	3,183,193
Total unrestricted funds	3,355,707	661,629	(838,857)	-	4,714	3,183,193

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.

MULL AND IONA COMMUNITY TRUST
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

22. Unrestricted Funds (continued)

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

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.

Future Income Generation Projects – Funds designated for future income generation.

Housing Project Staff – Match Funding – Funds designated for matched funding of Housing Project staff costs.

Nonhebel Park - Revenue – 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.

Shared Support Costs – Funding designated towards unbudgeted increase in staff hours.

Fishnish Land Purchase – Funding designated towards MICT's contribution to land purchase.

Community Transport Shortfall – Funding designated to cover shortfall on related running costs.

Ranger Service Shortfall – Funding designated to cover shortfall on related running costs.

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

MULL AND IONA COMMUNITY TRUST
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

23. Restricted Funds

Analysis of Fund movements - 2024	Balance b/fwd £	Income £	Expenditure £	Transfers £	Balance c/fwd £
Restricted funds					
Sea Eagles	8,277	-	-	-	8,277
Ranger – Mink	311	-	(48)	-	263
Friends of Calgary Bay	13,049	13,207	(5,110)	-	21,146
Mess Core	-	-	-	14,406	14,406
Mess Revolve	145	-	-	-	145
Ranger Forestry & Activities	21,812	19,677	(20,381)	-	21,108
Ranger Service	5,194	42,981	(45,806)	-	2,369
NTS South Mull & Iona Ranger	4,929	31,041	(32,799)	(2,000)	1,171
Ranger Service activities	700	-	-	-	700
Forest Geocaching	39	-	-	-	39
Mull Musical Minds	14,142	1,020	(1,299)	-	13,863
Community Defibs	2,077	11,874	(11,202)	-	2,749
Dervaig First Responders	500	-	-	-	500
Ulva Ferry First Responders	125	-	-	-	125
Dervaig Community Tree Nursery	656	542	(1,837)	639	-
Ulva Ferry Housing Project – Capital	141,121	-	-	-	141,121
Ulva Ferry Housing Project - Revenue Phase 2	41,358	23,214	(19,318)	-	45,254
Ulva Ferry Housing Project - Capital Phase 2	849,302	-	-	-	849,302
Ulva Ferry Community MiniBus	60,652	-	(26,823)	-	33,829
Ulva Ferry Pontoon Capital	6,917	-	(733)	-	6,184
Ulva Ferry shore facilities - capital	869,655	-	(1,268)	-	868,387
UF Shore Facilities/Car Park Capital	436,882	-	(10,219)	-	426,663
Helipad – Capital	-	411,729	(652)	-	411,077
Helipad - Revenue	6,434	7,263	(5,057)	-	8,640
Nonhebel Park – Capital	1,456,230	-	(105,382)	-	1,350,848
Path & Viewpoints	26,030	-	-	-	26,030
Lochdon Pavement Project	1,373	-	-	-	1,373
Ardura Forest	601,667	-	-	-	601,667
Big Bike Review	259	-	-	-	259
Tobermory Lighthouse Path	15,055	1,609	-	-	16,664
CCF- Rethink MESS	13,970	-	(3,199)	(1,173)	9,598
Ardura Forest Path Pilot project	5,589	-	-	-	5,589
Ardura Forest Revenue	2,160	-	-	-	2,160
Ardura Community Well Being Project	41,523	4,588	(45,911)	(200)	-
Out of School Childcare 21-22	2,774	-	(417)	-	2,357
Pennyghael House	133,486	-	-	-	133,486
NESOI AMAZE Environmental project	3,676	50,511	(48,600)	-	5,587
Community wellbeing grant	4,307	245	(4,552)	-	-
Housing Project Officer	-	21,196	(12,794)	-	8,402
Potential Housing Projects	-	4,390	(1,965)	-	2,425
Nonhebel Park – Phase 2	654,000	388,003	-	-	1,042,003
Positive Imaginings	-	6,135	(8,415)	2,280	-
Total Restricted Funding	5,446,376	1,039,225	(413,787)	13,952	6,085,766

MULL AND IONA COMMUNITY TRUST
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

23. Restricted Funds (continued)

Analysis of Fund movements - 2025	Balance b/fwd £	Income £	Expenditure £	Transfers £	Balance c/fwd £
Restricted funds					
Sea Eagles	8,277	-	-	-	8,277
Ranger – Mink	263	-	-	-	263
Friends of Calgary Bay	21,146	20,071	(8,083)	-	33,134
Mess Core	14,406	4,750	(3,851)	-	15,305
Mess Revolve	145	-	-	-	145
Ranger Forestry & Activities	21,108	-	-	(21,108)	-
Ranger Service	2,369	28,409	(46,521)	19,608	3,865
NTS South Mull & Iona Ranger	1,171	31,419	(34,090)	1,500	-
Ranger Service activities	700	-	-	-	700
Forest Geocaching	39	-	-	-	39
Mull Musical Minds	13,863	1,290	(2,175)	-	12,978
Community Defibs	2,749	9,588	(9,779)	-	2,558
Dervaig First Responders	500	-	-	-	500
Ulva Ferry First Responders	125	-	-	-	125
Dervaig Community Tree Nursery	-	15,168	-	-	15,168
Orchard / Nursery Purchase	-	15,624	-	-	15,624
Ulva Ferry Shores Facilities - Interpretation	-	24,500	(707)	-	23,793
Ulva Ferry Housing Project – Capital	141,121	-	-	-	141,121
Ulva Ferry Housing Project - Revenue Phase 2	45,254	-	(15,917)	(4,714)	24,623
Ulva Ferry Housing Project - Capital Phase 2	849,302	-	-	-	849,302
Ulva Ferry Community MiniBus	33,829	-	(20,065)	-	13,764
Ulva Ferry Pontoon Capital	6,184	-	(549)	-	5,635
UF Shore Facilities/Car Park Capital	426,663	-	(10,219)	-	416,444
Ulva Ferry shore facilities - capital	868,387	-	(43,396)	-	824,991
Helipad – Capital	411,077	-	(20,586)	-	390,491
Helipad - Revenue	8,640	4,584	(1,735)	-	11,489
Ulva Ferry Housing (ph1) solar panels	-	21,110	(203)	-	20,907
Tobermory Light Industrial Park - Capital	1,350,848	-	(105,383)	-	1,245,465
Path & Viewpoints	26,030	-	-	-	26,030
Ardura Forest - Shelter	-	30,000	(5,520)	-	24,480
Lochdon Pavement Project	1,373	-	-	-	1,373
Ardura Forest	601,667	-	-	-	601,667
Big Bike Review	259	-	-	-	259
Tobermory Lighthouse Path	16,664	1,574	(428)	-	17,810
CCF- Rethink MESS	9,598	-	(1,980)	-	7,618
Ardura Forest Path Pilot project	5,589	-	-	-	5,589
Ardura Forest Revenue	2,160	-	-	-	2,160
Out of School Childcare 21-22	2,357	-	-	-	2,357
Pennyghael House	133,486	-	-	-	133,486
NESOI AMAZE Environmental project	5,587	-	-	-	5,587
Housing Project Officer	8,402	23,035	(18,550)	-	12,887
Potential Housing Projects	2,425	148,684	(37,086)	-	114,023
Nonhebel Park – Phase 2	1,042,003	25,000	(44,420)	-	1,022,583
Total restricted funds	6,085,766	404,806	(431,243)	(4,714)	6,054,615

MULL AND IONA COMMUNITY TRUST
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

23. 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 Core – Funds restricted to use on the community fridge and towards the MESS van.

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

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

Ranger Service – Restricted for payment of wages.

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

Ranger Service Activities - 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.

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

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

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

Orchard / Nursery Purchase – Ongoing restriction due to grant funded purchase.

Ulva Ferry Shores Facilities – Interpretation – Ongoing restriction due to grant funded purchase.

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

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

Ulva Ferry Shores Facilities – Capital – Ongoing restriction due to grant funded purchase.

MULL AND IONA COMMUNITY TRUST
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

23. Restricted Funds (continued)

Helipad – Capital – Restricted funding received for helipad capital building costs.

Helipad – Revenue – Funding received towards helipad project costs.

Ulva Ferry Housing (ph1) solar panels – Restricted grant towards installation of Solar PV.

Nonhebel Park Capital / Nonhebel Park – Phase 2 / Tobermory Light Industrial Park - Capital - For the development of a Light Industrial Park & Storage.

Path & Viewpoints – Investing in Ideas restricted for Feasibility study on Paths & Viewpoints.

Ardura Forest – Shelter – Restricted grant from EB Scotland towards building of Shelter at Ardura.

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 - 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.

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

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

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.

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.

NESOI AMAZE Environmental Project – Restricted fund to complete a clean energy transition agenda and new low carbon, EV charge network feasibility study.

Housing project officer – Restricted for payment of wages.

Potential housing projects – Fishnish land purchase restricted due to grant support.

Community Wellbeing Grant – Restricted fund to provide wellbeing activities for the community.

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

Positive Imaginings – Restricted to payment of wages and overheads relating to Positive Imaginings project.

MULL AND IONA COMMUNITY TRUST
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

24. Net assets over funds

	Unrestricted Funds £	Restricted Funds £	Total 2025 £
Fixed assets	2,998,666	5,302,895	8,301,561
Forestry asset	416,787	364,977	781,764
Stock	3,625	-	3,625
Debtors	75,401	-	75,401
Cash & cash equivalents	351,419	386,743	738,162
Current liabilities	(228,186)	-	(228,186)
Long term liabilities	<u>(434,519)</u>	<u>-</u>	<u>(434,519)</u>
	<u>3,183,193</u>	<u>6,054,615</u>	<u>9,237,808</u>

	Unrestricted Funds £	Restricted Funds £	Total 2024 £
Fixed assets	2,633,695	5,523,594	8,157,289
Forestry asset	450,984	364,977	815,961
Stock	5,643	-	5,643
Debtors	312,007	42,933	354,940
Cash & cash equivalents	831,150	174,266	1,005,416
Current liabilities	(424,172)	(20,004)	(444,176)
Long term liabilities	<u>(453,600)</u>	<u>-</u>	<u>(453,600)</u>
	<u>3,355,707</u>	<u>6,085,766</u>	<u>9,441,473</u>

MULL AND IONA COMMUNITY TRUST
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

25. Reconciliation of net income to net cash flow from operating activities

	2025 £	2024 £
Net (expenditure) / income for the year (as per the Statement of Financial Activities)	(203,665)	628,632
Adjustments for:		
Loss / (gain) on disposal of fixed assets	2,673	(2,338)
Depreciation charges	295,473	187,982
Dividends, interest and rents from investments	(231,575)	(186,501)
Interest payable	27,690	25,913
Decrease / (increase) in stocks	2,018	(2,715)
Decrease in debtors	279,539	1,211,808
(Decrease) / increase in creditors	(217,295)	297,188
Net cash (used in) / provided by operating activities	<u>(45,142)</u>	<u>2,159,969</u>

26. Analysis of cash and cash equivalents

	2025 £	2024 £
Cash at bank and in hand	284,744	409,302
Cash held on deposit	453,418	596,114
Total cash and cash equivalents	<u>738,162</u>	<u>1,005,416</u>

27. 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:

	2025 £	2024 £
	Property	
Under 1 year	1,000	1,000
Between 2 and five years	4,000	4,000
Over 5 years	6,000	7,000
	<u>11,000</u>	<u>12,000</u>

28. Capital Commitments

	2025 £	2024 £
Commitments contracted for at 31 March	<u>235,000</u>	<u>8,172</u>