REGISTERED COMPANY NUMBER: SC279340 (Scotland)
REGISTERED CHARITY NUMBER: SC038317

Report of the Trustees and Financial Statements for the Year Ended 31 July 2017 for THE BAYHEAD BRIDGE CENTRE

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

THE BAYHEAD BRIDGE CENTRE

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for the Year Ended 31 July 2017

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Report of the Trustees for the Year Ended 31 July 2017

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 July 2017. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The Company's objects and principal activities are:

· To provide affordable rented accommodation for Foyer Tenants.
· To provide student accommodation for Lewis Castle College UHI.
· To provide enhanced social and community facilities for the Bridge Community Centre.
· To provide accommodation for key workers for example health service personnel, or workers in education, training or social development, or their families.
· To provide a Community Centre, primarily, for the use of the YMCA, but also for raising revenue by let to other organisations, wherever possible.

On 1 August 2009 the charity's wholly-owned subsidiary company, Bayhead Bridge Centre (Trading) Limited took over responsibility for delivering on these objectives.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

During the financial year ended 31 July 2017 the Bayhead Bridge Centre (Trading) Limited attained the following achievements on behalf of the charity:

1. Continued to provide student accommodation over the course of the academic year,
2. Continued resident guest stays over the year, including summer lettings and other rental fees,
3. Continued to lease the café area, with the laundry business continuing to benefit from this activity,
4. Continued factoring arrangement with HHP.

FINANCIAL REVIEW

Principal funding sources

The principal funding sources will be participation in the trading income of the Bayhead Bridge Centre Trading Limited. The Board are looking at investigating the possibility of obtaining other funding sources, primarily to fund the post of a Development Manager, who will have overall responsibility for the administration and development of the Company and who will report directly to the Board.

Review of year and reserves policy

The trading performance for the charity year ended 31 July 2017 was the receipt due from its subsidiary, Bayhead Bridge Centre (Trading) Limited of £9,660 (2016 - 16,813), resulting in net assets of £9,792 (2016 - £16,587).

The trading performance for the Bayhead Bridge Centre (Trading) Limited for the year ended 31 July 2017 showed a profit after the donation of £27,357 (2016 - £538 loss), with net assets of £28,437 (2016 - £1,080).

It is anticipated that the funds now held by the charity will be put towards the ongoing maintenance of the building.

FUTURE PLANS

Now that the building project has finally been completed the company are looking to consolidate its position and focus closely on working with various partners to secure regular income streams to permanently enhance the trading performance of the subsidiary company. By establishing firm trading links with regular users of the Centre it hopes to secure its income streams and by also working closely with Centre users hopes to achieve economies of scale with establishing close working synergies with these bodies.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The organisation is a charitable company limited by Guarantee, incorporated on 3 February 2005. The Company was established under a Memorandum and Articles of Association which established the objects and powers of the company and is governed under its Articles of Association. In the event of the Company being wound up members are required to contribute an amount not exceeding £1.

Report of the Trustees
for the Year Ended 31 July 2017

STRUCTURE, GOVERNANCE AND MANAGEMENT

Recruitment and appointment of new trustees

Members of the Company shall be not less than two. The maximum number of Members shall be unlimited. Membership of the Company shall consist of Nominated Members being institutions and organisations who support the objects of the Company and whom the Board by unanimous agreement wish to have represented amongst the membership of the Company and shall so nominate for representation. Subject to their indicating acceptance of membership the first Nominated Members shall be set out in the Schedule attached to these Articles and signed by the subscribers as relative hereto:

· All members shall have equal voting rights at any General Meeting of the Company
· Each Nominated Member shall appoint a Representative who shall be entitled to be present and speak at meetings and to exercise all voting and other rights to which that Nominated Member is entitled.

The minimum number of Directors for the purposes of incorporation and admitting the first two Members shall be two; thereafter the minimum number of Directors shall be three. Unless otherwise determined by Ordinary Resolution of the Company the Board shall consist of not more than eight Directors (subject as aforementioned) all of whom shall be appointed in accordance with the following regulation.

The Directors shall be appointed by the Nominated Members as follows:-
(a) For as long as Comhairle Nan Eilean Siar remains a Nominated Member of the Company it shall be entitled to appoint two Directors.
(b) For as long as the Bridge Company remains a Nominated Member of the Company it shall be entitled to appoint two Directors.
(c) Each of the other first Nominated Members shall be entitled to appoint one Director. These are:
1. Western Isles Foyer
2. Hebridean Housing Partnership Ltd
3. Lews Castle College
4. NHS Eilean Siar

Organisational structure

The company owns 100% of the issued share capital of Bayhead Bridge Centre (Trading) Limited, a company registered in Scotland, number SC330003. On 1 August 2009 the charity transferred its trading operations to this subsidiary company. Any future profits arising from this company will be donated to the charity.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

SC279340 (Scotland)

Registered Charity number

SC038317

Registered office

24-26 Lewis Street
Stornoway
Isle of Lewis
HS1 2JF

Trustees

J Macdonald	Director
I Macmillan	Director
D Morrison	Director

Report of the Trustees
for the Year Ended 31 July 2017

REFERENCE AND ADMINISTRATIVE DETAILS

Independent examiner

A Cumming
Fellow - Association of Chartered Certified Accountants
Mann Judd Gordon Ltd
Chartered Accountants
26 Lewis Street
Stornoway
Isle of Lewis
HS1 2JF

STATEMENT OF TRUSTEES RESPONSIBILITIES

The trustees (who are also the directors of The Bayhead Bridge Centre for the purposes of company law) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company 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 charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

Approved by order of the board of trustees on 27 April 2018 and signed on its behalf by:

D Morrison - Trustee

Independent Examiner's Report to the Trustees of The Bayhead Bridge Centre

I report on the accounts for the year ended 31 July 2017 set out on pages five to twelve.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts in accordance with the terms of the Charities and Trustee Investment (Scotland) Act 2005 and the Charities Accounts (Scotland) Regulations 2006. The charity's trustees consider that the audit requirement of Regulation 10(1)(a) to (c) of the Accounts Regulations does not apply. It is my responsibility to examine the accounts as required under Section 44(1)(c) of the Act and to state whether particular matters have come to my attention.

Basis of the independent examiner's report

My examination was carried out in accordance with Regulation 11 of the Charities Accounts (Scotland) Regulations 2006. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

(1) which gives me reasonable cause to believe that, in any material respect, the requirements

- to keep accounting records in accordance with Section 44(1)(a) of the 2005 Act and Regulation 4 of the 2006 Accounts Regulations; and
- to prepare accounts which accord with the accounting records and to comply with Regulation 8 of the 2006 Accounts Regulations

have not been met; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

A Cumming
Fellow - Association of Chartered Certified Accountants
Mann Judd Gordon Ltd
Chartered Accountants
26 Lewis Street
Stornoway
Isle of Lewis
HS1 2JF

27 April 2018

THE BAYHEAD BRIDGE CENTRE

Statement of Financial Activities for the Year Ended 31 July 2017

	Notes	31.7.17 Unrestricted fund £	31.7.16 Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	2	9,660	16,813
Total		9,660	16,813
EXPENDITURE ON			
Charitable activities	3		
Charitable activities		16,455	14,450
NET INCOME/(EXPENDITURE)		(6,795)	2,363
RECONCILIATION OF FUNDS			
Total funds brought forward		16,587	14,224
TOTAL FUNDS CARRIED FORWARD		9,792	16,587

CONTINUING OPERATIONS

All income and expenditure has arisen from continuing activities.

The notes form part of these financial statements

Balance Sheet
At 31 July 2017

	Notes	31.7.17 Unrestricted fund £	31.7.16 Total funds £
FIXED ASSETS			
Tangible assets	6	1	1
Investments	7	1	1
		2	2
CURRENT ASSETS			
Debtors	8	9,660	16,455
Cash at bank		130	130
		9,790	16,585
NET CURRENT ASSETS		9,790	16,585
TOTAL ASSETS LESS CURRENT LIABILITIES		9,792	16,587
NET ASSETS		9,792	16,587
FUNDS	9		
Unrestricted funds		9,792	16,587
TOTAL FUNDS		9,792	16,587

The notes form part of these financial statements

continued...

Balance Sheet - continued
At 31 July 2017

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 July 2017.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 July 2017 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

(a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and

(b) preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

These financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to charitable small companies.

The financial statements were approved by the Board of Trustees on 27 April 2018 and were signed on its behalf by:

I Macmillan -Trustee

Notes to the Financial Statements
for the Year Ended 31 July 2017

1. ACCOUNTING POLICIES

Basis of preparing the financial statements
The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention with the exception of investments which are included at market value.

The presentation currency of the accounts is Pound sterling (£). The accounts are rounded to the nearest £1.

Preparation of consolidated financial statements
The financial statements contain information about The Bayhead Bridge Centre as an individual charity and do not contain consolidated financial information as the parent of a group. The charity has taken the option under Section 398 of the Companies Act 2006 not to prepare consolidated financial statements.

Income
All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure
Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets
Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Fixtures and fittings	- 20% on cost
Computer equipment	- 20% on cost

Taxation
The charity is exempt from corporation tax on its charitable activities.

Fund accounting
Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

2. DONATIONS AND LEGACIES

	31.7.17	31.7.16
	£	£
Donation from subsidiary	9,660	16,813

3. CHARITABLE ACTIVITIES COSTS

	Direct costs	Totals
	£	£
Charitable activities	16,455	16,455

4. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 July 2017 nor for the year ended 31 July 2016.

Trustees' expenses
There were no trustees' expenses paid for the year ended 31 July 2017 nor for the year ended 31 July 2016.

5. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund
	£
INCOME AND ENDOWMENTS FROM	
Donations and legacies	16,813
Total	16,813
EXPENDITURE ON	
Charitable activities	
Charitable activities	14,450
Total	14,450
NET INCOME/(EXPENDITURE)	2,363
RECONCILIATION OF FUNDS	
Total funds brought forward	14,224
TOTAL FUNDS CARRIED FORWARD	16,587

Notes to the Financial Statements - continued
for the Year Ended 31 July 2017

6. TANGIBLE FIXED ASSETS

	Freehold property £	Fixtures and fittings £	Computer equipment £	Totals £
COST				
At 1 August 2016 and 31 July 2017	1	1,974	1,311	3,286
DEPRECIATION				
At 1 August 2016 and 31 July 2017	-	1,974	1,311	3,285
NET BOOK VALUE				
At 31 July 2017	1	-	-	1
At 31 July 2016	1	-	-	1

The building was purchased for the nominal sum of £1 from Hebridean Housing Partnership, during the year ended 31 July 2012. The insurance value is £5,198,164 for the building and £269,575 for the contents.

7. FIXED ASSET INVESTMENTS

	Shares in group undertakings £
MARKET VALUE	
At 1 August 2016 and 31 July 2017	1
NET BOOK VALUE	
At 31 July 2017	1
At 31 July 2016	1

There were no investment assets outside the UK.

The company's investments at the balance sheet date in the share capital of companies include the following:

Bayhead Bridge Centre (Trading) Limited
Nature of business: Rental accommodation and community centre

Class of share:	% holding
Ordinary	100

	31.7.17 £	31.7.16 £
Aggregate capital and reserves	28,437	1,080
Profit/(loss) for the year	27,357	(538)

8. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.7.17	31.7.16
	£	£
Amounts owed by group undertakings	9,660	16,455

9. MOVEMENT IN FUNDS

	At 1.8.16	Net movement in funds	At 31.7.17
	£	£	£
Unrestricted funds			
General fund	16,587	(6,795)	9,792
TOTAL FUNDS	16,587	(6,795)	9,792

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

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds			
General fund	9,660	(16,455)	(6,795)
TOTAL FUNDS	9,660	(16,455)	(6,795)

Comparatives for movement in funds

	At 1.8.15	Net movement in funds	At 31.7.16
	£	£	£
Unrestricted Funds			
General fund	14,224	2,363	**16,587**
TOTAL FUNDS	14,224	2,363	**16,587**

Comparative net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	**Movement in funds**
	£	£	**£**
Unrestricted funds			
General fund	16,813	(14,450)	**2,363**
TOTAL FUNDS	16,813	(14,450)	**2,363**

Notes to the Financial Statements - continued
for the Year Ended 31 July 2017

10. RELATED PARTY DISCLOSURES

At the year end a donation of £9,660 (2016 - 16,813) is due by Bayhead Bridge Centre (Trading) Limited to The Bayhead Bridge Centre.

Included within debtors due within one year is an amount due by Bayhead Bridge Centre (Trading) Limited to The Bayhead Bridge Centre, £9,660 (2016 - £16,455). There are no fixed term of repayment and no interest is charged on the balance.

11. ULTIMATE CONTROLLING PARTY

There is no ultimate controlling party.

12. FIRST YEAR ADOPTION

The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015).

The transition to this new accounting framework has not resulted in any material changes to accounting policies or to the previously reported accounting results for the year ended 31 July 2016. As such no restatement of figures reported in either the 2017 Balance Sheet or Statement of Financial Activities was deemed necessary.

Note 6 to the accounts replicates the figures which were published in the Statement of Financial Activities in the Financial statements for the year ended 31 July 2016 and confirms that there has been no change when these are compared to the comparative figures shown on the Statement of Financial Activities on page 7.

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.