

Lochbroom and Coigach Free Church of Scotland

Trustees' Report and Financial Statements

Year Ended 31 December 2025

Lochbroom and Coigach Free Church of Scotland

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Lochbroom and Coigach Free Church of Scotland

Church information for the year ended 31 December 2025

Current Trustees (all members of the Deacons' Court)

Elders	David Renwick, Martin Cunningham, Alastair Macdonald
Deacons	Murdo Urquhart, Iain Macleod, Graham Legg
Minister	Rev Neil Lachie Macdonald

Congregational Trustees for holding property

David Renwick, Murdo Urquhart, Martin Cunningham – Ullapool
Michael Macleod, Ian Macleod, Ken MacLennan - Coigach

Address

Quay Street, Ullapool, Ross-shire, IV26 2UE
www.lochbroomfreechurch.co.uk

Bankers

Royal Bank of Scotland
11 Argyle Street, Ullapool, Ross-shire, IV26 2UE

Solicitors

George Street Law
4 George Street, Dingwall, Ross-shire IV15 9SA

Independent Examiner

T P Wright, Chartered Accountant
396 Elphin, Sutherland, IV27 4HH

Lochbroom and Coigach Free Church of Scotland

Report of the Trustees for the year ended 31 December 2025

The Trustees are pleased to present their report together with the financial statements of the church for the year ended 31 December 2025.

Status of Charity and Governing Document

Lochbroom and Coigach Free Church of Scotland is established by Constitution. It is a registered Scottish Charity, (No. SC038161)

Aims and Affiliation

Lochbroom and Coigach Free Church of Scotland is a congregation of the Free Church of Scotland working towards the common aims set out below. It is a Presbyterian church adhering in its worship and doctrine to the position of the Church of Scotland at the Reformation. The Free Church of Scotland has an explanatory document which explains the origins of the Church and which gives the historical background to the Church coming into being in 1843 and lists documents in which is embodied the constitution of the Church. The document is available on request from the Free Church of Scotland, 15 North Bank St., The Mound, Edinburgh, EH1 2LS.

The Free Church of Scotland currently has over 100 congregations in Scotland, as well as one in London and four in North America, and sister Churches founded by mission work in India, Peru and South Africa. The Church also has a seminary in Edinburgh for the training of ministers and other Christian workers and sustains an extensive missionary programme relative to the size of the church. The principal activity of the Church is the conduct of public worship and associated matters in the context of local congregations.

Dating from 1843 but with its roots in the Reformation, the Free Church of Scotland owes its distinctive title to its historical struggle to remain 'free' from state interference in its internal affairs. It has close and active relations with many other Reformed churches of Jesus Christ throughout the world and stands firmly in the tradition which accepts the Bible in its entirety as the Word of God and, therefore, derives its forms of teaching, worship, ministry and government from it. The main emphasis of our worship is the preaching of the gospel - the good news of a free and sovereign salvation through Jesus Christ alone.

The congregation is authorised by the Church to have a minister paid from central funds of the Church. The church buildings and the minister's manse, together with the manse in Coigach, are the property of the congregation and are held under the Church's model trust deed.

Trustees and Office Bearers

The congregation is governed and administered by elected office bearers (all volunteers) and its minister. The Kirk Session, being the minister and elected elders, has responsibility for spiritual oversight, while the Deacons' Court, composed of Kirk Session members plus elected deacons, overseas financial and property matters. Under charity law the Deacons' Court are deemed to be the trustees of the congregation as those with responsibility for day to day management and control. This is distinct from the role of congregational trustees responsible only for holding property in trust.

Appointment of Charity Trustees

The Kirk session exercises its discretion in determining the most appropriate method of electing new Trustees (Elders and Deacons). Any election process must involve the communicant membership of the congregation. There is no fixed term for Trusteeship. Prior to their appointment, new Trustees would have served the Church for some time in various roles and would be familiar with the Church's values, its aims and objectives as well as its day-to-day operations. As part of their induction programme, new Trustees are required to understand their statutory responsibilities as well as the responsibilities of their office within the congregation as elder or deacon.

Lochbroom and Coigach Free Church of Scotland

Report of the Trustees *for the year ended 31 December 2025*

Achievements and Performance

During the year, the congregation met regularly for public worship and carried out various activities in pursuit of the above stated aims. The congregation continued its commitment to support the National Free Church of Scotland both spiritually and financially.

In relation to **congregational funding**:

- A sustained level of donations from church members, adherents and visitors via weekly offerings and Gift Aid donations.
- Continued participation by church members in the Gift Aid scheme with full use made of the Gift Aid Small Donations Scheme.
- Special offerings in support of needy individuals and various Christian organisations at home and abroad.

Results and reserves

The results for the year and the reserves held at the year-end are set out in the attached Receipts and Payments Accounts and the associated notes.

The trustees are satisfied with the level of reserves retained by the charity.

Approved by the Trustees and signed on their behalf on

Martin Cunningham
Trustee

Alastair Macdonald
Trustee

Lochbroom and Coigach Free Church of Scotland

Report of the Independent Examiner to the Trustees for the year ended 31 December 2025

I report on the accounts of the church for the year ended 31 December 2025 which are set out on pages 5 to 9.

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 trustees consider that the audit requirement of Regulation 10(1) (d) 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 independent examiner's statement

My examination is 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 seeks explanations from the trustees concerning 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 Examiners' Statement

In the course of 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 comply with Regulation 9 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.

Name T P Wright

Qualification Chartered Accountant

Address 396 Elphin, By Lairg, Sutherland, IV27 4HH

Date

Lochbroom and Coigach Free Church of Scotland

Receipts and Payments Accounts

For the year ended 31 December 2025

		Unrestricted Funds			
		General Fund	Designated Funds	Restricted Funds	Total
	Notes	£	£	£	2025
					2024
					£
Receipts					
Gift Aid Giving		20,489		130	25,289
Gift Aid Tax Refund		6,896		120	7,589
Church Door collections		11,635			10,907
Envelopes		20,297		1,980	23,361
Donorbox		1,994			
Bank Interest		66	274	838	1,294
Rental Income			5,420		5,420
Legacy					-
Sale of Achiltibuie Manse (late receipt)				680	-
Sharepool Div		1,134			-
Donations specifically designated				1,270	1,521
Total Receipts		62,511	5,695	5,018	85,381
Payments					
Payments for Charitable activities					
Remittances to Central funds		45,144			40,848
Presbytery Dues		2,040			1,623
Pulpit Supply and Communion Expenses		2,385			1,802
Ministers expenses		1,884			2,628
Ministers Supplement					-
Church & Manse Insurance		2,558			2,427
Heat & Light	Church	4,493			6,275
	Manse	3,133			2,189
Water Services		162			
BT Broadband		624			552
Council Tax - Manse		3,325			3,101
Repairs & Renewals				320	666
Equipment		2,497	-		373
Magazines		120			177
Sunday School/Stationery		686			
Fund Raising					-
Advertising & Publications		1,165			950
Church land rental		4			4
Congregational Worker					-
Housekeeping					-
Donations			-	2,234	77
Sundry Expenses		64			1,825
Governance costs					
Independent Examination		300			300
Total Payments		70,583	-	2,554	65,817
Surplus/(deficit) for the year before transfers		(8,073)	5,695	2,464	19,564
Transfers		9,000	(9,000)		-
Surplus/(deficit) for the year after transfers		927	(3,305)	2,464	19,564

The notes on pages 7 - 9 form an integral part of these accounts.

Lochbroom and Coigach Free Church of Scotland

Statement of Balances

As at 31 December 2025

	Unrestricted Funds			Total 2025 £	Total 2024 £
	General Fund £	Designated Funds £	Restricted Funds £		
Funds reconciliation					
Opening cash at bank and in hand	4,050	16,892	51,564	72,507	52,943
Surplus/(deficit) for the year	927	(3,305)	2,464	86	19,564
Closing cash at bank and in hand	4,977	13,587	54,028	72,593	72,507
Bank and cash balances				Total 2025 £	Total 2024 £
Business account				10,395	6,906
Savings account				62,199	65,601
				72,593	72,507
Other assets	General Fund £	Designated Funds £	Restricted Funds £	Total 2025 £	Total 2024 £
<i>Funds held at the Central Offices</i>					
Opening balance	-	45,544	-	45,544	40,794
Movement in year	-	2,896	-	2,896	4,750
Closing balance	-	48,440	-	48,440	45,544
<i>Buildings, improvements and equipment etc</i>					
Manse houses	-	434,462	-	434,462	439,662
Churches/redevelopment	-	-	184,115	184,115	186,266
Fixtures and equipment	-	-	-	-	-
	-	482,902	184,115	667,017	671,472

The notes on pages 7 - 9 form an integral part of these accounts.

Approved by the Trustees and signed on their behalf on2026.

A Macdonald
Trustee

A M Cunningham
Trustee

Lochbroom and Coigach Free Church of Scotland

Notes to the Receipts and Payments Accounts

For the year ended 31 December 2025

1 Accounting policies

Accounting convention

The financial statements have been prepared under the historical cost convention, and in accordance with the Charities Accounts (Scotland) Regulations 2006.

Basis of financial statements

The financial statements have been prepared on a receipts and payment basis.

Investments

As the accounts are prepared on a receipts and payments basis the investments are included at cost. Market Value of the investments is disclosed within the notes to the accounts.

Fixed assets

A statement of the assets held is incorporated in the Statement of Balances. Depreciation is provided at rates calculated to write off the cost of each asset evenly over its expected useful life, as follows:

Heritable property - 1% straight line

Fixtures and equipment - 20% straight line

Fund accounting

Funds are defined as follows:

Unrestricted funds comprise grants and other income received for the objects of the church, without further specified purpose and is available as general funds.

Designated funds represent unrestricted funds which have been earmarked by the Trustees for particular purposes.

Restricted funds comprise income which has been received for the objects of the church and specified for a restricted purpose within these objects by the donor.

Lochbroom and Coigach Free Church of Scotland

Notes to the Receipts and Payments Accounts

For the year ended 31 December 2025

2 Assets held for charitable purposes

	Heritable Property			Fixtures & Equipment	Total
	Manse (Ullapool)	Manse (Coigach)	Churches		
	£	£	£	£	£
Cost					
At 1 January 2025	295,000	225,000	215,098	44,254	779,352
Additions	-	-	-	-	-
Disposals	-	-	-	-	-
At 31 December 2025	<u>295,000</u>	<u>225,000</u>	<u>215,098</u>	<u>44,254</u>	<u>779,352</u>
Depreciation					
At 1 January 2025	50,150	30,188	28,832	44,254	153,424
Additions	2,950	2,250	2,151	-	7,351
Disposals	-	-	-	-	-
At 31 December 2025	<u>53,100</u>	<u>32,438</u>	<u>30,983</u>	<u>44,254</u>	<u>160,775</u>
Net Book Value					
At 31 December 2025	<u>241,900</u>	<u>192,562</u>	<u>184,115</u>	<u>-</u>	<u>618,577</u>
At 31 December 2024	<u>244,850</u>	<u>194,812</u>	<u>186,266</u>	<u>-</u>	<u>625,928</u>

The Church building in Lochbroom was erected in 1909 at a cost of £3,000. Building re-instatement insurance £1,620,258.

The Coigach Church was built in 1870. Building re-instatement insurance £726,282.

The Manse situated at Castle Terrace Ullapool was professionally valued in March 2007 at £295,000 by Allied Surveyors of Dingwall. Current insurance valuation of £670,106 overstates market value at the present time.

The Coigach Manse is tenanted and carries an insurance valuation of £435,571 which is considered to be in excess of market value at the present time.

3 Transactions with Trustees

The Minister lives rent free in the Manse owned by the Church with Council Tax, heating / lighting and property insurance paid by the congregation. Expenses incurred whilst carrying out normal duties amounted to £6,458.

Lochbroom and Coigach Free Church of Scotland

Notes to the Receipts and Payments Accounts

For the year ended 31 December 2025

4 Grants paid	2025	2024
	£	£
Presentations	900	1,200
Overseas work	600	625
Home work	734	0
	<u>2,234</u>	<u>1,825</u>

5 Unrestricted funds	Balance at 01.01.25	Incoming resources	Resources expended	Transfers	Balance at 31.12.25
	£	£	£	£	£
General Fund	4,050	62,511	(70,583)	9,000	4,977
Designated fund (asset fund)	16,892	5,695	-	(9,000)	13,587
Total unrestricted funds	<u>20,942</u>	<u>68,205</u>	<u>(70,583)</u>	<u>-</u>	<u>18,564</u>

Explanation of funds

The General Fund encompasses all income and expenditure relating to the primary focus activities of the charity, other than those for which funding is restricted.

The Designated Asset Fund represents unrestricted funds which have been earmarked by the Trustees for particular purposes.

6 Restricted funds	Balance at 01.01.25	Incoming resources	Resources expended	Transfers	Balance at 31.12.25
	£	£	£	£	£
Congregational Fund	40,556	1,339	-		41,895
Fabric Fund	8,194	2,363	(320)		10,237
Grant Support Fund	2,672	1,316	(2,234)	142	1,896
Benevolent Fund	142			(142)	-
Total restricted funds	<u>51,564</u>	<u>5,018</u>	<u>(2,554)</u>	<u>-</u>	<u>54,028</u>

Explanation of funds

Congregational Fund - proceeds of legacy specifically for Congregational use.

Fabric Fund - represents gifts received specifically for the fabric fund.

Grant Support Fund - represents gifts received specifically for grant support.