

Agenda Item	13
Report No	ECI/10/26

The Highland Council

Committee: Economy and Infrastructure

Date: 12 February 2026

Report Title: Beinn Tharsuinn Windfarm Community Limited Annual Accounts 2024/25

Report By: Assistant Chief Executive - Place

1 Purpose/Executive Summary

- 1.1 This report details the activities of Beinn Tharsuinn Windfarm Community Limited during Financial Year 2024/25 and recommends that Members accept the Financial Statement for year ending 31 March 2025 on behalf of Highland Council.

2 Recommendations

- 2.1 Members are asked to:-

- i. **Note** the activities of Beinn Tharsuinn Windfarm Community Limited;
- ii. **Agree**, on behalf of Highland Council, the Financial Statement of Beinn Tharsuinn Windfarm Community Limited for year ending 31 March 2025; and
- iii. **Agree** to write once again to Scottish Power seeking an uplift in community benefit contribution from this scheme

3 Implications

- 3.1 **Resource** – There are no resource implications for the Council. Beinn Tharsuinn funds are managed within existing resources. The value of current community benefit remains below the recommended Scottish Government level and not consistent with the Social Value Charter. The Council has written to Scottish Power to urge and increase in the value of community benefit. This is detailed further at section 6.
- 3.2 **Legal** – Beinn Tharsuinn Windfarm Community Limited is a Charitable Co. Ltd. by Guarantee of which Highland Council is the sole company member. As a Council-owned company it is required to report annually to Economy and Infrastructure Committee.
- 3.3 **Risk** – No implications.
- 3.4 **Health and Safety (risks arising from changes to plant, equipment, process, or people)** – No implications.
- 3.5 **Gaelic** - No implications.

4 Impacts

- 4.1 In Highland, all policies, strategies or service changes are subject to an integrated screening for impact for Equalities, Poverty and Human Rights, Children's Rights and Wellbeing, Climate Change, Islands and Mainland Rural Communities, and Data Protection. Where identified as required, a full impact assessment will be undertaken.
- 4.2 Considering impacts is a core part of the decision-making process and needs to inform the decision-making process. When taking any decision, Members must give due regard to the findings of any assessment.
- 4.3 This is a monitoring and update report and therefore an impact assessment is not required.

5 Background

- 5.1 Beinn Tharsuinn Windfarm Community Limited (hereafter referred to as the Company) is a Charitable Co. Ltd. by Guarantee of which Highland Council is the sole company member. The purpose of the Company is to distribute a community benefit fund paid to the Company by Scottish Power, the developer of the Beinn Tharsuinn Windfarm. Payment commenced in 2007 and will continue for 25 years. The community benefit comprises a fixed payment of £59,600 per year (£2,000 per MW installed capacity) which is due every 1 April plus a generating bonus due on 31 January in the year following the year to which it refers. The bonus payment paid in 2024/25 was £46,509.95 giving total community benefit income for 2024/25 of £106,109.95 equating to a payment of £3,560.74 per MW installed generating capacity. Additionally, the company earned £24,857.18 interest and a further £38,647.74 in backdated interest giving total income for the year of £169,614.57.
- 5.2 Ten communities are eligible for funding: Alness, Ardgay, Ardross, Creich, Dornoch, Edderton, Invergordon, Kilmuir and Logie Easter, Kiltarn and Tain. The total fund is divided amongst the communities according to a percentage based on the impact of the windfarm on each community. The communities receiving the largest shares are those immediately neighbouring the windfarm: Ardgay (17.98%), Ardross (21.19%), Creich (18.59%) and Edderton (22.09%). The grant making decisions are made by each Community Council at Community Council meetings, recorded in the minutes and open to public scrutiny.
- 5.3 The Company business is managed by a Board of Directors comprising Directors (and alternate Directors) from each of the ten communities. The Chief Officer Housing and Communities has attended to represent the Council. The Company is administered by the Company Secretary, Senior Community Development Manager for North and East Highland. Company accounts are managed through Highland Council financial systems.

6 Social Value Charter for Renewables Investment

- 6.1 Members will recall that Highland Council agreed a Social Value Charter for Renewables Investment at full Council on 27 June 2024. The Charter asks developers to provide community benefit of £12,500 per megawatt of installed generating capacity divided between affected communities (£5,000) and a strategic Highland wide fund (£7,500).

In this context, on 22 August 2024, Members agreed at Economy and Infrastructure Committee that the Council should write to Scottish Power seeking an increase of the community benefit paid per MW capacity with respect to Beinn Tharsuinn. Scottish Power responded noting that the original Community Benefit agreement for Beinn Tharsuinn windfarm (2003) pre-dates both the Scottish Government's Good Practice Guidance (2014) and the Highland Social Value Charter, and that it was never the intention that the guidance would be applied retrospectively. The letter further states that Scottish Power looks forward to working with Highland Council on aspects of the voluntary charter should they develop or repower relevant sites in the future. It is recommended to the Committee that this response is not accepted and that further efforts are made to seek an increase in contributions.

7 Summary of Company Activities in Financial Year 2024/25

7.1 Payment of Grants

The Company paid a total £103,696.66 in grants to 53 projects and £400 on administration and accountancy fees. The following table shows the amounts paid to projects in each of the ten communities:-

Community	No. projects supported	Total grant paid (£)
Alness	2	7,600.00
Ardgay	10	13,832.09
Ardross	3	10,100.00
Creich	13	27,602.62
Dornoch	5	6,300.00
Edderton	3	23,631.95
Invergordon	4	3,500.00
Kilmuir and Logie Easter	7	5,230.00
Kiltearn	1	3,000.00
Tain	5	2,900.00
Admin/Accountancy Fees	-	400.00
TOTAL	53	104,096.66

The attached Financial Statement contains details of the Company's balance, income and expenditure.

Designation: Assistant Chief Executive - Place

Date: 18 December 2025

Author: Phil Tomalin, Senior Community Development Manager

Background Papers: None

Appendices: Appendix 1 - Beinn Tharsuinn Windfarm Community Ltd Annual Accounts 2024/25

Report of the Trustees and
Unaudited Financial Statements for the Year Ended 31 March 2025
for
Beinn Tharsuinn
Windfarm Community Limited

Mackay & Co
Chartered Accountants
Unit 8
Golspie Business Park
Golspie
Sutherland
KW10 6UB

Contents of the Financial Statements
for the Year Ended 31 March 2025

	Page
Report of the Trustees	1 to 2
Independent Examiner's Report	3
Statement of Financial Activities	4
Balance Sheet	5 to 6
Notes to the Financial Statements	7 to 10

Report of the Trustees
for the Year Ended 31 March 2025

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 March 2025. 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 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The principal aim of the company is to provide or assist in the provision of finance to community groups which must benefit the community within a 15km radius of the Beinn Tharsuinn Windfarm, and which must demonstrate community support and long-term sustainability.

ACHIEVEMENTS AND PERFORMANCE

Charitable activities

During 2024/25 the company continued to assist community groups in the area in their charitable purposes, distributing grants totalling £103,697 (2024 - £134,042).

FINANCIAL REVIEW

Reserves policy

The company derives its funds from grants received from power generation from the Beinn Tharsuinn Windfarm.

The directors have established a policy whereby sufficient unrestricted funds are held to cover any short-term requirements.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The governing documents of the company are the Memorandum and Articles of Association of the Company, which was incorporated on 27th March 2007.

Beinn Tharsuinn Windfarm Community Limited is a company limited by guarantee of £1 per member, and has no share capital. The company obtained charitable status on 1st February 2010.

The company is limited by guarantee, and, therefore, no director has an interest in the company.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

SC319675 (Scotland)

Registered Charity number

SC041233

Registered office

Highland Council Office
Drummuie
Golspie
Sutherland
KW10 6TA

Report of the Trustees
for the Year Ended 31 March 2025

Trustees

P Allen
R J W Mercer (resigned 15.5.24)
G Amos (resigned 31.8.24)
M A S Brown
Ms M Stirling
J M Edmondson (resigned 2.12.24)
N J Macdonald
Mrs R M Fenton (resigned 11.6.24)
E P McGarrity
J D McHardy (appointed 11.6.24)
A J Hope
Ms E S Forbes (appointed 5.3.25)
S R Vettors (appointed 5.3.25)
A F Mohan (appointed 31.8.24)

Company Secretary

P J Tomalin

Independent Examiner

Marcus D MacIver
Mackay & Co
Chartered Accountants
Unit 8
Golspie Business Park
Golspie
Sutherland
KW10 6UB

Approved by order of the board of trustees on 12 August 2025 and signed on its behalf by:

P J Tomalin - Secretary

Independent Examiner's Report to the Trustees of
Beinn Tharsuinn
Windfarm Community Limited

I report on the accounts for the year ended 31 March 2025 set out on pages four to ten.

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 (as amended). 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.

Marcus D MacIver
The Institute of Chartered Accountants of Scotland

Mackay & Co
Chartered Accountants
Unit 8
Golspie Business Park
Golspie
Sutherland
KW10 6UB

12 August 2025

Beinn Tharsuinn
Windfarm Community Limited

Statement of Financial Activities
for the Year Ended 31 March 2025

	Notes	31.3.25 Unrestricted fund £	31.3.24 Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies		<u>169,615</u>	<u>125,137</u>
EXPENDITURE ON			
Charitable activities			
Provision of finance		<u>104,097</u>	<u>134,465</u>
NET INCOME/(EXPENDITURE)		65,518	(9,328)
RECONCILIATION OF FUNDS			
Total funds brought forward		459,699	469,027
TOTAL FUNDS CARRIED FORWARD		<u>525,217</u>	<u>459,699</u>

The notes form part of these financial statements

Balance Sheet
31 March 2025

	Notes	31.3.25 Unrestricted fund £	31.3.24 Total funds £
CURRENT ASSETS			
Debtors	4	585,255	460,937
CREDITORS			
Amounts falling due within one year	5	(60,038)	(1,238)
NET CURRENT ASSETS		<u>525,217</u>	<u>459,699</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		525,217	459,699
NET ASSETS/(LIABILITIES)		<u>525,217</u>	<u>459,699</u>
FUNDS	6		
Unrestricted funds		<u>525,217</u>	<u>459,699</u>
TOTAL FUNDS		<u>525,217</u>	<u>459,699</u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2025.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2025 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.

Balance Sheet - continued
31 March 2025

These financial statements have been prepared in accordance with the provisions applicable to charitable companies subject to the small companies regime.

The financial statements were approved by the Board of Trustees and authorised for issue on 12 August 2025 and were signed on its behalf by:

T D Anderson - Trustee

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 2019)', 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.

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.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

Taxation

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

Fund accounting

All funds are unrestricted and as such can be used in accordance with the charitable objectives at the discretion of the trustees.

2. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2025 nor for the year ended 31 March 2024.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 March 2025 nor for the year ended 31 March 2024.

Notes to the Financial Statements - continued
for the Year Ended 31 March 2025

3. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

Unrestricted
fund
£

INCOME AND ENDOWMENTS FROM

Donations and legacies

125,137

EXPENDITURE ON

Charitable activities

Provision of finance

134,465

NET INCOME/(EXPENDITURE)

(9,328)

RECONCILIATION OF FUNDS

Total funds brought forward

469,027

TOTAL FUNDS CARRIED

FORWARD

459,699

4. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

31.3.25
£

31.3.24
£

Funds held in Highland Council Loans Fund

585,255

460,937

5. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

31.3.25
£

31.3.24
£

Accrued expenses

60,038

1,238

6. MOVEMENT IN FUNDS

	At 1.4.24 £	Net movement in funds £	At 31.3.25 £
Unrestricted funds			
General fund	459,699	65,518	525,217
TOTAL FUNDS	<u>459,699</u>	<u>65,518</u>	<u>525,217</u>

Notes to the Financial Statements - continued
for the Year Ended 31 March 2025

6. MOVEMENT IN FUNDS - continued

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	169,615	(104,097)	65,518
TOTAL FUNDS	<u>169,615</u>	<u>(104,097)</u>	<u>65,518</u>

Comparatives for movement in funds

	At 1.4.23 £	Net movement in funds £	At 31.3.24 £
Unrestricted funds			
General fund	469,027	(9,328)	459,699
TOTAL FUNDS	<u>469,027</u>	<u>(9,328)</u>	<u>459,699</u>

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	125,137	(134,465)	(9,328)
TOTAL FUNDS	<u>125,137</u>	<u>(134,465)</u>	<u>(9,328)</u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.4.23 £	Net movement in funds £	At 31.3.25 £
Unrestricted funds			
General fund	469,027	56,190	525,217
TOTAL FUNDS	<u>469,027</u>	<u>56,190</u>	<u>525,217</u>

Notes to the Financial Statements - continued
for the Year Ended 31 March 2025

6. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	294,752	(238,562)	56,190
TOTAL FUNDS	<u>294,752</u>	<u>(238,562)</u>	<u>56,190</u>

7. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 March 2025.