



ISO 9001:2015  
Certificate No: 448172024

ISO 14001:2015  
Certificate No: 73432021

# **Annual Report Year Ended 31 March 2026**

**Presented to Board of Directors 13 May 2026**

# CONTENTS

- 1.0 Introduction
- 2.0 Workspace
  - 2.1 Buttermarket Occupancy
  - 2.2 Enniskillen Business Centre Occupancy
  - 2.3 Killyhevlin Business Centre Occupancy
  - 2.4 Abbey House Business Centre Occupancy
  - 2.5 Provision of Incubation Workspace
  - 2.6 Tenant Churn
- 3.0 Programme
  - 3.1 Northern Ireland Enterprise Support Service (NISS) - Go Succeed
- 4.0 Consultancy
  - 4.1 British Business Bank Start-up Loan Fund
- 5.0 Enterprise Awareness
  - 5.1 Company Profile
  - 5.2 40<sup>th</sup> Year Anniversary
  - 5.3 Partnership Working
- 6.0 Property
  - 6.1 Market Competition
  - 6.2 Renewals/Repairs
- 7.0 Charitable Status
- 8.0 Audit and Risk Sub-Committee
- 9.0 Quality
  - 9.1 International Management
  - 9.2 Environmental Sustainability
  - 9.3 Succession Planning
  - 9.4 Summary Report on Directors Appraisal of the Board
- 10.0 Management Services to Derrylin Enterprises Limited
- 11.0 Reserves Policy
  - 12.1 Introduction
  - 12.2 Policy Statement
  - 12.3 Definition of Reserves
  - 12.4 Designated Funds
  - 12.5 Extent of Reserves
  - 12.6 Review

## 1.0 INTRODUCTION

This Annual Report covers the 12-month period ending 31 March 2026.

The layout used provides brief details of each area of operation together with performance indicators and income generated and direct costs incurred where relevant (with comparative figures for the same period last year in parenthesis).

Annual Management Accounts for the year are attached. Variances against the Budget agreed with the Board on 7 May 2025 are analysed and discussed.

## 2.0 WORKSPACE

### 2.1 Buttermarket Occupancy

- Occupancy 98% (2025 99%)

**Table 1** - Summary of Current Occupancy Details

**Table 1 - BUTTERMARKE T OCCUPANCY - MARCH 2026**

Unit No	Unit Holder	Start Date New Unit Holder (in this year)
1	Birney Pottery	September 2025
2	Raku & Canvas	
3	Fresh Focus	
4	Marjorie Leonard Art Gallery	
5	Hairitage Hair & Millinery Studio	
6	Rebecca's Coffee Shop Store	
7	Ken Ramsey Picture Framing	
8	Enniskillen BID Ltd	
9	The Natural Beauty Pot	
10	Material Things	
11	Art by Us	
12	Lough Erne Vintage	
13	FALLGUY Records	
14	Jo Tinney Art Studio	
15	Ken McBride Photography	
16	Angela Kelly Jewellery	
17	Frances Morris Art Studio & Gallery	
18	Design Ink	
19	Tranquillity 1-2-1 Holistic Therapies	
20	Skin Town Tattoo Studio	
21	Marius Blake Associates	
Coffee Shop	Rebecca's Coffee Shop	
Shop	EweMomma	

## 2.2 Enniskillen Business Centre Occupancy

Over the year, average occupancy was 96% (2025 99%)

**Table 2 - Summary of Current Occupancy Details**

**Table 2 - ENNISKILLEN BUSINESS CENTRE OCCUPANCY - MARCH 2026**

Unit No	Unit Holder	Start Date New Tenants (in this year)
1	Latimer Building Services (NI) Ltd	
2	NGS Guttering LTD	
3	Erne Play Therapy	
4-6	ICBAN	
7	Counselling with Louise	January 2026
8-11	Corrigan & Co Limited	
12	Fitness Matters	
13-17/47	Western Health & Social Care Trust	
18-19	Fermanagh School of Music & Performing Arts	
20	Whisk & Copper	October 2025
21	Polliwogs Paint Pots	
22	Tops Barber Shop	
23/48a	happythreads.co.uk	
24	Hair by Julie Farry	
25	McNutt Plumbing & Heating	
26-27	Lakeland Electrical Services (NI) Ltd	
28-30	Fermanagh Flooring	
31	WHSCT Condition Management Programme	
32	Jets Cheerleading	
33	Fermanagh GAA	
34	Fabric Fashion	
35-36	SMC Services	
37	North West Mountain Rescue Team	
38	The Pilates Studio	
39	GP Marine & Pool Engineering	
40	Kevin McHugh Art	
41-44	Fermanagh Community Transport	
45	Digi Repairs (UK & Ireland) Ltd	
46	Lakeland Physiotherapy & Sports Medicine	
48b	Maritime & Coastguard Agency	
49-50	Annan Interiors Ltd	
51	R H Financial Matters	
52	Powder & Pout Beauty Salon	
53	Discreet Beauty Solutions	
54	First Choice Selection Services Ltd	
55	Inner Ease Therapy	January 2026
56	Niall Greene Counselling	
57	Eclipse Beauty NI	
58	Judy Buckley Reflexology	
59	JH Counselling	
60-63	Care Plus	

## 2.3 Killyhevlin Business Centre Occupancy

Over the year, average occupancy was 94% (2025 95%)

**Table 3** - Summary of Current Occupancy Details

**Table 3 - KILLYHEVLIN BUSINESS CENTRE OCCUPANCY - MARCH 2026**

Unit No	Unit Holder	Start Date New Tenants (in this year)
1	Liberty HR	
2	Marks Mechanical Services	
3	Milly Vintage	
4	Donal Corrigan Construction	
5	Café JD Store	
6	Serenity Therapies	
7	Mind Yoga & Rehab Studio	
8-9	Café JD	
10	Enniskillen STEM Academy	
11	Fermanagh Neuromuscular Therapy & Sports Injury Clinic	
12	Devon Casey Hair & Beauty	January 2026
13/20	Red Click / Generali Insurance	
14	Erne Empathy & Hope Therapy	
15	Ear Wax Removal Specialist	
16	OHL Electrical	
18		
19	Erne Counselling Services	
21	GHG Solutions Ltd	January 2026
22	G.J Gartland Chartered Accountants	
23	Roofscape Limited/Pimsmart	January 2026
24	Roofscape Limited/Pimsmart	
25	Affordable Off-Grid Energy Ltd	January 2026
26	Bogue & Co Solicitors	
27	PFPWEALTH	
28	Fermanagh GAA	
29	EVRI	
30/32-33	Castle Foods Services Ltd	
31	Siemens Gamesa Renewable Energy Ltd	
34	Speedy Cabs	

## 2.4 Abbey House Business Centre Occupancy

Over the year, average occupancy was 93% (2025 94%)

**Table 4 - Summary of Current Occupancy Details**

**Table 4 - ABBEY HOUSE BUSINESS CENTRE OCCUPANCY - MARCH 2026**

Unit No	Unit Holder	Start Date New Tenants (in this year)
A	McGrath Sports Massage	
B	Iconicx	June 2025
C	Dean Atwell	
D	Donna Megraw Counselling	
1	PMRE Ltd	
2	Reflexology with June	
3	Think6 Marketing Solutions	
4	Turning Point Properties	
5	AVRIO Environmental Management	
6	Lakeland Therapy	
7	AVRIO Environmental Management	December 2025
8	Digital Hub A: NI Cars Ltd B: C: Blue Noise Design D: FarmLab Diagnostics	
9-11	Forsyth of Denny	
12	Dee Hamill Nutrition	
13/28	Nu Span Flooring Ltd	
14	EMS Brokers	
15	Dcx-FER	
16	Patrice's Podiatry Practice	
17	Cooper Parry	
18	MacDigital	
19	BIM Recruiter	
20	TRIUR Construction UK	November 2025
21	Sharon McGovern Counselling	January 2026
22	McKees	
23	Praxis Care	
24	HopeWorks Therapy	
25	CASS LTD	
26	Crown	April 2025
27	Paul McGowan Mortgage & Insurance Solutions	June 2025
29	Abbey Vat & Customs Services	

## **2.5 Provision of Incubation Workspace**

The Agency aims to maintain an appropriate balance between the provision of incubation workspace for new businesses and the Board's fiduciary responsibility to ensure a sustainable and financially viable Organisation. This approach ensures the ongoing capacity and capability to deliver a continuous range of support services to its clients and the wider public. Accordingly, the following performance indicator is assessed on an annual basis.

## **2.6 Tenant Churn**

This Performance Indicator records the number of New Tenants as a percentage of the Total Tenants for the year.

Tenant Churn – 11% (2025 12%)

## **3.0 PROGRAMME**

### **3.1 Northern Ireland Enterprise Support Service (NIESS) - Go Succeed**

The Northern Ireland Enterprise Support Service (NIESS) – Go Succeed is a Council funded Business Support Programme delivered on behalf of Enterprise Northern Ireland by Fermanagh Enterprise Ltd and Omagh Enterprise Company Ltd in the Fermanagh and Omagh Council area.

Fermanagh Enterprise successfully delivered the Programme in Fermanagh fully achieving target output.

145 clients completed the Programme during the period.

Funding for the current Go Succeed Programme has now been extended until March 2027.

## 4.0 CONSULTANCY

### 4.1 British Business Bank Start-up Loan Fund

During the period, we supported 9 clients to successfully secure Loan Support through the British Business Bank Start-up Loan Fund.

Businesses assisted were: -	Play Café	£10,000
	Hairdresser	£10,000
	Bakery/Coffee Shop (Partnership - £20,000 per person)	£40,000
	Leak Detection	£25,000
	Gymnasium (Partnership - £25,000 per person)	£50,000
	Sell/Service Quads	£20,000
	Sports Supplement	<u>£10,000</u>
	<b>TOTAL</b>	<b>£165,000</b>

## 5.0 ENTERPRISE AWARENESS

### 5.1 Company Profile

Maintaining an adequate profile throughout the County and beyond to ensure maximum awareness among clients and others was a key corporate strategic objective during the year.

Contributions to the local press may be summarised as follows: -

- a) There were 2 press releases and 2 photographs.
- b) The Organisation was also associated with and mentioned in at least 94 local press items during the year.
- c) A social networking presence was maintained with activity on Facebook – 336; X – 109; and Website Latest News – 127.

## **5.2 40<sup>th</sup> Year Anniversary**

2025 marked the 40<sup>th</sup> Anniversary of the Organisation.

A range of activities were undertaken to acknowledge this important milestone.

- 40<sup>th</sup> Anniversary logo designed and used in all correspondence
- 40-day social media and local newspaper campaign
- Permanent Commemorative plaque to acknowledge the input from Voluntary Directors
- Civic reception hosted by Fermanagh and Omagh Council.

## **5.3 Partnership Working**

The Agency maintained a strategic involvement with all relevant local enterprise and economic development bodies. Staff were proactively involved in a range of operational projects/programmes and served on a range of committees and worked in partnership with a range of organisations which included: -

- Enterprise Northern Ireland
- Fermanagh and Omagh District Council
- Schools
- Banks
- Invest Northern Ireland
- InterTradeIreland
- Princes Trust
- ICBAN
- South-West College
- Workhouse Project
- Northern Ireland Enterprise Agencies
- Enterprise West
- Cross Border Enterprise Boards
- Full Circle
- Jobs and Benefits.

## 6.0 PROPERTY

### 6.1 Market Competition

Regus, a global provider of flexible workspace has arrived in the County. Located in Carran Industrial Estate in what was previously the Quinn Insurance building, they have refurbished the first floor to provide offices, meeting rooms and co-working space in a range of sizes and rental options.

### 6.2 Renewals/Repairs

A number of items of renewal/repair were undertaken during the year.

- **Main Reception Toilets**
  - The main Ladies/Gents/Disabled Toilets at Lackaghboy were refurbished.
- **Restaurant Unit**
  - Flooring, ceiling tiles and electrics have been replaced in the Restaurant, and this unit has been let to a partnership which will run a bakery/coffee shop type facility.

## 7.0 CHARITABLE STATUS

As documented in our Business Plan and in keeping with our status as a Charitable Organisation, the expertise and experience of the staff have been provided free of charge to a range of individuals, community groups, schools and stakeholder organisations. This has been recorded and can be broken down as shown in **table 5**.

**Table 5 - STAFF HOURS FOR FREE PUBLIC BENEFIT SINCE 1 APRIL 2025**

<b>April 2025 – March 2026</b>	<b>Duration</b>
<b>Business Advice and Support</b>	167 Hours
<b>Local Development</b>	103 Hours
<b>Schools and Colleges</b>	94.5 Hours
<b>Equipment and Room Usage</b>	82 Hours
<b>TOTAL</b>	<b>446.5 Hours</b>

## **8.0 AUDIT AND RISK SUB-COMMITTEE**

The Audit and Risk Sub-Committee met on 14 November 2025 setting out the risk profile for the Organisation and agreeing Categorisation and appetite for risk. As usual, the Sub-Committee operated on the basis of prudence taking care to err on the side of caution. Risks were categorised either as Operational, Strategic or Financial.

Two risks were categorised by the Sub-Committee as High, or 'Red' risks.

Firstly, the risk of loss of revenue if the Go Succeed Programme was not funded/available after March 2026. This situation was closely monitored and reported again to HR Sub-Committee in January/February 2026. Funding for the year ending March 2027 had now been confirmed.

Secondly, the risk associated with the on-going uncertainty of the Buttermarket Lease which has come to an end.

A range of other 'Amber' or 'Green' risks were identified, and the Sub-Committee implemented a series of agreed controls around monthly reporting to the Board which would ensure these areas of risk received the optimum attention and control.

## **9.0 QUALITY**

### **9.1 International Management**

The QMS International Quality Audit took place on 24 September 2025.

The Audit confirmed that the Company Management Systems attained the Quality level necessary to gain accreditation to meet the International Management Standard ISO 9001:2015.

### **9.2 Environmental Sustainability**

The QMS Environmental Quality Audit also took place on 24 September 2025.

Again, the Audit confirmed that the Company Management Systems attained the Quality level necessary to gain accreditation to meet the Environmental Quality Management Standard ISO 14001:2015.

### **9.3 Succession Planning**

During the year, the Board developed and agreed a Succession Plan designed to mitigate against the risk of emergency succession arising in the staff team.

### **9.4 Summary Report on Directors Appraisal of the Board**

At a Meeting of the Board of Fermanagh Enterprise Limited on 7 May 2025, the Directors completed an Appraisal of the Board's operation. The result of which was considered by the Members at the Annual General Meeting on 25 November 2025.

## **10.0 MANAGEMENT SERVICES TO DERRYLIN ENTERPRISES LIMITED**

The agency continues to provide administration support to Derrylin Enterprises Limited.

## **11.0 RESERVES POLICY**

**April 2026**

### **11.1 Introduction**

Community Change, NICVA and the Volunteer Development Agency have been part of a steering group on best practice in finance and governance along with the Department of Health, Social Services and Public Safety, the Department for Finance and Personnel and the Department for Social Development. The steering group have developed guidance on organisational reserves in voluntary and community organisations.

The purpose of the guidance is to provide voluntary and community organisations with best practice advice in respect of reserves. The guidance highlights the importance of having an agreed Reserves Policy which justifies holding appropriate levels of financial reserves to protect against future uncertainties and allow organisations to take advantage of change and opportunity.

The Board of Directors of Fermanagh Enterprise Ltd (FEL) have applied this guidance and best practice in developing this Reserves Policy.

## 11.2 Policy Statement

The Board of Directors of FEL are aware of the need to secure the viability of the Organisation beyond the immediate future. In order to maintain and develop support to the Organisation's Small Business Start-up and Growth clients in a strategic way, the Board recognise the need to maintain sustainability both of skills and experience accrued by staff and also the extensive workspace built to provide an important business location for the Organisation's tenant businesses.

The Board also recognise the risks associated with the short-term nature of much of the support Programmes currently being delivered by staff, all of which are subject to tender on the open market as well as being influenced by the budget restrictions and limitations of bodies which are well outside the control or influence of the Directors themselves.

In order to be able to provide reliable services over the longer term, FEL must be able to absorb setbacks and to take advantage of change and opportunity. It is considered good practice for the Organisation to seek to build and maintain some financial reserves which will allow the Board to meet future commitments or unforeseen expenses without a negative impact on their ability to deliver their services or develop their businesses in the manner planned.

The Board has agreed to seek to build some financial reserves which will allow them to:

- maintain the fabric of the built estate in good functional order and meet any repair/maintenance requirements as buildings age.
- absorb some of the risk of falling revenues caused by external economic stresses.
- meet future commitments or unforeseen expenses without a negative impact on their ability to deliver their services.
- take advantage of any future business opportunities which may present themselves.
- be in a position to respond to any developing market demand for services or workspace over and above that provided from the current portfolio of the Organisation.

### **11.3 Definition of Reserves**

For the purposes of this Policy the term “Reserves” is applied to that part of the Organisation’s income that is freely available for its general purposes. Reserves are the resources the Organisation has or can make available to spend for any or all of its purposes, once it has met its commitments and covered its other planned expenditure.

This definition excludes unspent money from restricted grants or funds where this is relevant.

### **11.4 Designated Funds**

A figure of 90-110% of depreciation will be set aside annually in the Company Accounts as ‘Designated Funds’. The actual figure to be agreed at the Annual General Meeting of the Directors each year.

The Designated Funds will provide for future and on-going expenditure on capital items such as major repairs, purchase and/or refurbishment.

### **11.5 Extent of Reserves**

Reserves are needed to secure the viability of the Organisation, meet unforeseen contingencies and develop and grow the services of the Company, dependant on a range of external factors including market demand for property and micro and macro trends in the economy which are outside the control of the Board. The extent of the Reserves required are likely to be in the region of £800k to £2m.

The Board plan to build Reserves year on year from trading surpluses if available.

### **11.6 Review**

This Reserves Policy will be reviewed Annually.