

Trustees' Annual Report including
Annual Receipts & Payments Accounts

for

Granton: Hub SCIO

Known as Granton: Hub @ The Madelvic
for the year to 31st July 2025



Scottish Charity No – SC046708

Annual Report & Financial Statements for the year ending 31st July 2025
Scottish Charity No SC046708

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Annual Report & Financial Statements for the year ending 31st July 2025
Scottish Charity No SC046708

Reference & Administrative Information

Charity name Granton: Hub SCIO

Known as Granton: Hub @ The Madelvic

Charity no SC046708

Principal address
Madelvic House
Granton Park Avenue
Edinburgh
EH5 1HS

Trustees on date of approval

Sallie Bale	Co-Chair	Appointed 10 th June 2025
Nikita Edwin Douglas	Co-Chair	Appointed 10 th June 2025
Romain Viguier	Treasurer	Appointed 21 st February 2022
Rohan Siva Selvan	Secretary	Appointed 9 th April 2025
Willie Black		Appointed 21 st February 2022
Vassilis Galanos		Appointed 01 st December 2024

Other Charity Trustees during the period

Gareth Hutchison	Resigned 24 th August 2024
Gina Fierlafijn Reddie	Resigned 01 st December 2024
Rowan Brough	Resigned 02 nd April 2025
Dave Harrold	Resigned 15 th May 2025
James Strong	Resigned 16 th May 2025

Independent Examiner

Sue Bennett ACIE
21 Dounehill
JEDBURGH
TD8 6LJ

Bankers

TSB Bank
PO BOX 1000
BX4 7SB

Structure, Governance & Management

Constitution

The Charity is a Scottish Charitable Incorporated Organisation (a SCIO). It was registered in its current legal form on 13th July 2016. The Charity was previously an unincorporated association but changed its legal form to a SCIO. The assets of the unincorporated association were transferred to the SCIO on the 13th July 2016. It has a two-tier structure.

Appointment of Trustees

At each Annual General Meeting the members may elect any Member to be a charity trustee. There must be a minimum of three and a maximum of nine trustees. The board may at any time appoint any member (unless he/she is debarred from membership under clause 68 of the Constitution) to be a charity trustee.

At each AGM, all of the charity trustees must retire from office - but may then be re-elected. A charity trustee retiring at an AGM will be deemed to have been re-elected unless:

- he/she advises the board prior to the conclusion of the AGM that he/she does not wish to be re-appointed as a charity trustee; or,
- an election process was held at the AGM and he/she was not among those elected/re-elected through that process; or,
- a resolution for the re-election of that charity trustee was put to the AGM and was not carried.

In addition to their powers under clause 72, the board may at any time appoint any non-member of the organisation to be a charity trustee (subject to clause 66) either on the basis that he/she has been nominated by a body with which the organisation has close contact in the course of its activities or on the basis that he/she has specialist experience and/or skills which could be of assistance to the board.

Objectives & Activities

As set out in the 'Constitution' and 'The Charities and Trustee Investments (Scotland) Act 2005' the purpose(s) of Granton: Hub are the following:

- The advancement of education.
- The advancement of the arts, heritage, culture or science.
- The provision of recreational facilities, or the organisation of recreational activities, with the object of improving the conditions of life for the persons for whom the facilities or activities are primarily intended.
- The advancement of environmental protection or improvement.

Any other purpose that may reasonably be regarded as analogous to any of the preceding purposes.

Achievements & Performance

1. Transformation & investment

£2.9m building renovation approved



A major milestone for the hub. This investment from City of Edinburgh Council, Historic Environment Scotland and the National Lottery Heritage Fund places us at the heart of Granton's heritage-led regeneration and will transform our building, our capacity, and the opportunities we can offer.

£3,000 Corra Foundation's Boost Small Grant Fund

To upgrade to our kitchen facilities. Initially the hope was to return the space to a community or commercial kitchen, but we may have to scale back to a communal kitchen area.

New business plan and fundraising support

We have completed a clear, confident business plan to guide the next three years and have engaged a professional fundraising firm to help secure long-term, sustainable funding.

2. Arts & heritage in action

Quiet Heroes exhibition



A powerful, thoughtful exhibition that brought new visitors into the hub and demonstrated our commitment to sharing local stories through meaningful arts experiences. Showcasing award-winning photographer Chris McCluskie's work, and opened by MSP Ben Macpherson.

GrantonHub art classes

Over the past year, art classes at Granton:hub have continued to play a central role in activating the space and engaging the local community. Weekly sessions in life drawing (Tuesday), portrait drawing (Thursday), and painting (Wednesday) have brought together participants of all levels, from complete beginners to more experienced artists, in a welcoming and supportive studio environment. This year we also tested a Spring series of landscape sketching / watercolour that offered opportunity to capture the changing nature of Granton.

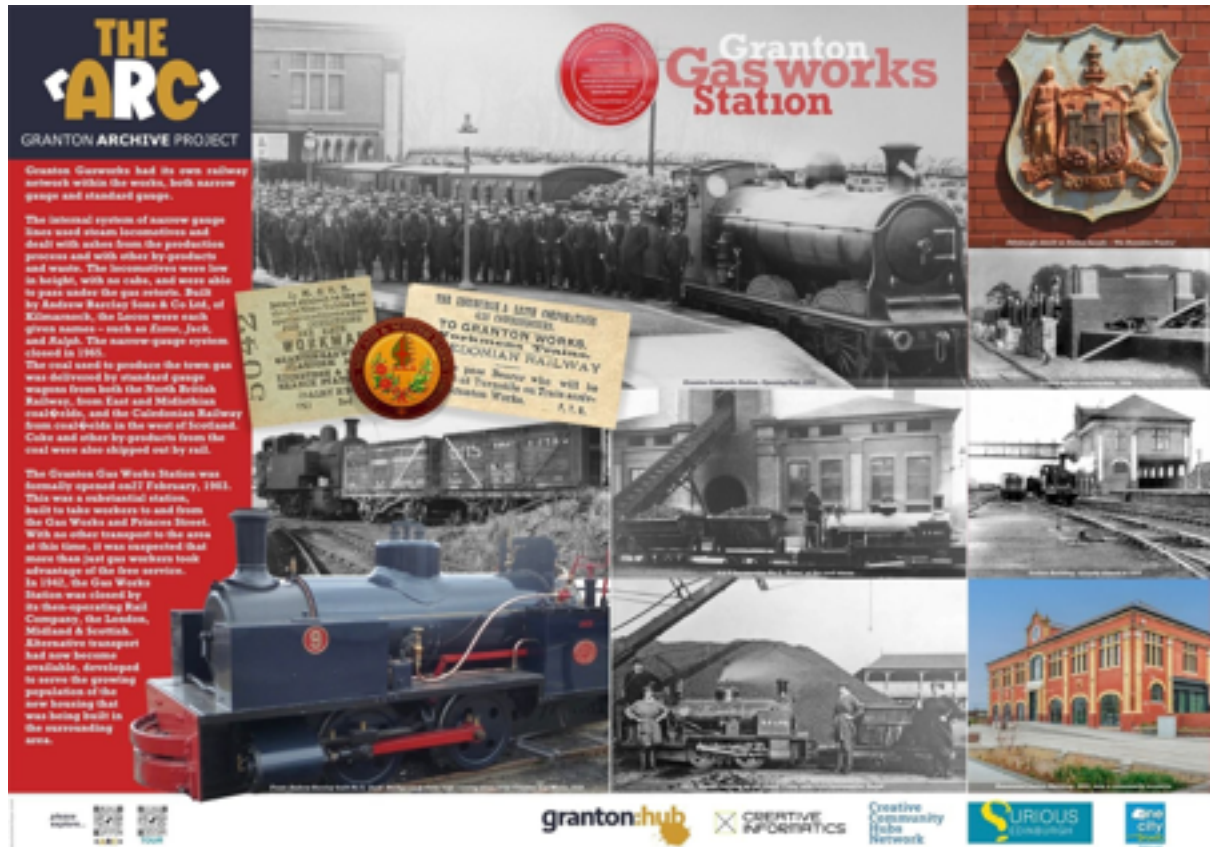


Beyond the classes themselves, the sessions have contributed to building a sense of community within the hub. Participants have returned regularly, forming a consistent and engaged group, while new attendees have been welcomed throughout the year. The classes have also supported wider activity within Granton:hub, contributing to exhibitions and events, and reinforcing the hub's role as a space for learning, creativity, and social connection.



Financially, the art classes have been self-sustaining, covering their direct costs while contributing to the overall vitality and visibility of the organisation.

15 new display boards for the Curious Edinburgh walking tour



These new boards highlight Granton's heritage across the area, marking one of our biggest contributions to public history in recent years.

Doors Open Day

We welcomed visitors into the archive and led a guided history walk, connecting people to the rich local stories that underpin the hub's work.

3. Community presence & participation

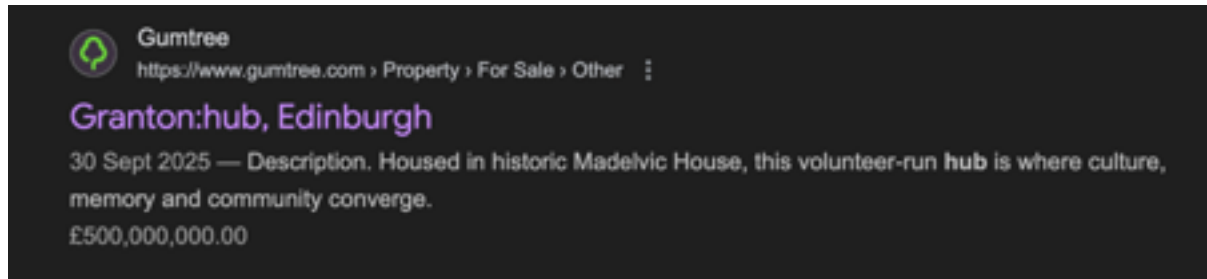
Representation at major local events

We were present at the Granton Gas Holder opening, the North Edinburgh Festival, and other community moments, strengthening our connection with local residents.

A successful jumble sale

We raised over £200, but more importantly we welcomed many people into the building for the first time. It was a simple but effective way to open our doors wider.

Involvement in Crown Paint's national campaign



The hub featured as part of a national awareness campaign about the role and value of community centres, giving us visibility far beyond Granton.

4. Income, growth & future stability

Becoming a filming location

We are now actively used as a filming venue, building relationships with Edinburgh's creative industries. We had local BAFTA nominated director Garry Fraser using the building as a location for a recent project involving Irvine Welsh.

Continued volunteer-led heritage activity

The History Group has remained active throughout the year, ensuring that the hub's core heritage activity remained strong even as we navigated change and renewal.

Ongoing activities at the hub which contribute towards our charitable purposes

- Supporting artists through below-market value studio and exhibition space
- Supporting the local community with tiered pricing for event space, below market value
- Community outreach to improve access to the archive

Regular groups using our space this year

- Meditation Group
- Yoga Classes
- Art classes
- Music classes
- Local residents

Financial Review

Reserves Policy

The trustees consider it desirable to work towards building unrestricted reserves to cover a minimum of six months running costs plus outstanding Service charge liability.

Details of any deficit

There was a financial deficit this year, the Trustee will continue to monitor the financial situation in the new financial year.

Details of Donated Facilities & Services

The Charity benefits from the time given by all the Trustees, members and volunteers who run the Charity. This includes management, monitoring, volunteers' supervision, and meeting times.

Statement of Trustees Responsibilities

The members of the Charity must prepare financial statements which give sufficient detail to enable an appreciation of the transactions of the Charity during the financial year. The members of the Charity are responsible for keeping proper accounting records which, on request, must reflect the financial position of the Charity at that time. This must be done to ensure that the financial statements comply with the Charities and Trustee Investment (Scotland) Act 2005, the Charities Accounts (Scotland) Regulations 2006. They are also responsible for safeguarding the assets of the Charity and must take reasonable steps for the prevention and/or detection of fraud and other irregularities.

Approved by the Trustees and signed on their behalf by:



Chairperson

Date: 11/04/2026

Annual Report & Financial Statements for the year ending 31st July 2025
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Statement of Receipts and Payments for the year to 31st July 2025

	Notes	Un Restricted	Restricted Funds	Total 2025	Total 2024
Receipts					
Donations		85	-	85	120
Grants	1	-	3,000	3,000	7,300
Receipts from Fund Raising Activities		-	-	-	287
Gross Trading Receipts	2	11,244	2,125	14,769	10,632
Gross Receipts from Other Charitable Activities	3	4,375	-	4,375	1,116
Total Receipts		15,703	6,535	22,228	19,455
Payments					
Gross Trading Payments	4	6,932	-	6,933	7,022
Expenses Relating to Projects	5	-	8,275	8,275	15,183
Expenses Relating to Charitable Activities	6	13,364	-	13,364	1,039
Independent Examination		175	-	175	150
Total Payments		20,471	8,275	28,746	23,394
Net Receipts/(Payments)		(4,768)	(1,750)	(6,518)	(3,939)
Transfer between Funds		-	-	-	-
Surplus/(Deficit) for Year		(4,768)	(1,750)	(6,518)	(3,939)

Statement of Balances as at 31st July 2022

	Un Restricted	Restricted Funds	Total 2025	Total 2024
Balances at Start of Year	17,308	5,357	22,665	26,605
Surplus/(Deficit) for Year	(4,768)	(1,750)	(6,518)	(3,939)
Balances at End of Year	12,540	3,607	16,147	22,665.32

Other Assets

See Note 7			10,150	10,616
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Liabilities

No liabilities

Financial Statements approved by the Charity and signed on its behalf by:

Signed..........

Treasurer

Dated.....**11 / 04 / 2026**.....

Annual Report & Financial Statements for the year ending 31st July 2025
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Notes to the accounts for the year ended 31st July 2025

1 Grants

	2025	2024
The Corra Foundation	3,000	
Creative Community Hubs Project	-	4,700
Creative Informatic Tech Fund	-	300
Sustran mural project	-	2,500
Total	3,000	7,300

2 Gross Trading Receipts

Studio lease	3,950	4,690
Room hire	8,694	5,942
Make Space	2,125	-
Total	14,769	10,632

3 Gross Receipts from Other Charitable Activities

Art Classes	4,230	886
Exhibitions	145	191
Plant Sales	-	39
Total	£4,375	£1,116

4 Gross Trading Payments

Service Charge	4,800	5,760
Property Maintenance	17	124
Telephone & Website/internet	1,102	791
Catering	1,013	131
Cleaner	-	216
Total	6,932	7,022

5 Expenses Relating to Projects

Creative Community Hubs Project	7,775	4,861
One City Project	500	5,457
Creative Informatic Tech Fund	-	2,365
Sustran mural project	-	2,500
Art and Plants costs		
Total	8,275	15,183

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Notes to the accounts for the year ended 31st July 2025

6 Expenses Relating to charitable activities

	2025	2024
Art classes	4,020	847
Art in Granton	-	192
Exhibitions	15	-
Plant Sales	39	-
Administrator	9,290	-
Total	£13,364	£1,039

6 Assets

	2024	Additions	2025
Scanning Equipment	2,170	(434)	1736
Computer equipment	0	0	0
Camera	324	(65)	259
Garden storage container & equipment	1,280	(184)	1,096
Furniture	259	(26)	233
Kitchen equipment	173	(17)	156
Sculptures	4,623	231	4,854
Paintings & pictures	288	29	316
Murals	1,500	0	1,500
	£10,616	£ (466)	£10,150

7 Trustee Remuneration and Related Party Transactions

No remuneration was paid to trustees during the reporting period.

8 Nature and purpose of Funds

The statement of accounts for the year shows the financial figures for the Charity. Grants received are restricted for the sole use of the Charity and its running costs.

Independent Examiner's Report on the Accounts

Report to the trustees of Granton:Hub SCIO

Registered charity number SC023418

On the accounts of the charity for the period ending 31st July 2025

Set out on Pages 11 to 13

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) 2005 Act 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 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 accounts.

Independent examiner's 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.

Signed: 

Sue Bennett 21 Dounehill Jedburgh TD8 6LJ

Date: 14-4-26

Relevant professional qualification(s) or body:

ACIE & Dip Business & Finance