

Inch Community Association

Scotland · Charity number SC049401

Details

Status	Active
Legal form	SCIO (Scottish Charitable Incorporated Organisation)
Registered	2019-06-21
Register	View on the OSCR register

Contact

Address
Inch Community Association
Inch House
225 Gilmerton Road
Edinburgh
EH16 5UF

Website www.inchhouse.scot

Activities

Activities: 'It makes grants, donations or gifts to organisations', 'It carries out activities or services itself'

Purposes: 'the advancement of education', 'the advancement of citizenship or community development', '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'

What the charity does: The Association manages the local community centre at Inch House (previously operated by Inch Community Education Centre Association – SC001317), in order to provide a range of services and facilities for the local Inch community, in accordance with the Charitable purposes set out in the Inch Community Association (ICA) Constitution.

Beneficiaries: 'No specific group, or for the benefit of the community'

Objectives: 5. The SCIO's purposes are to benefit principally the community of the Inch district within the City of Edinburgh ('the Inch District') which comprises the area delineated within the postcode district EH16 on the plan annexed to this document (designated as 'Annex A') with the following objects: 5.1 the advancement of citizenship and community development (including the advancement of urban regeneration) principally within the Inch District. 5.2 the advancement of education among the residents of the Inch District and elsewhere through the development and implementation of programmes of community education. 5.3 to provide or assist in the provision of facilities for recreation or other leisure-time occupation, for the benefit of the residents of the Inch District. 5.4 to advance arts, heritage and culture by fostering a greater awareness of history, arts and architecture within the Inch District and beyond, especially of the history, arts and architecture of Scotland, promoted in an inclusive manner and expressing openness to all.

Geography

- **Main operating location:** City of Edinburgh
- **Geographical spread:** A specific local point, community or neighbourhood

Finances

Period end	Income	Expenditure	Assets	Employees
2025-06-30	£59,755	£43,974	-	2
2024-06-30	£35,100	£44,032	-	2
2023-06-30	£32,488	£34,896	-	1
2022-06-30	£13,506	£1,926	-	1
2021-06-30	£100	£0	-	1

Accounts

APPENDIX 3



	Independent examiner's report on the accounts v2						
Report to the trustees/members of	Inch Community Association						
Registered charity number	SC049401						
On the accounts of the charity for the period	Period start date				Period end date		
	Day	Month	Year		Day	Month	Year
	01	07	2024	to	30	06	2005
Set out on pages							(remember to include the page numbers of additional sheets)
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 (as amended). 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 2006 Accounts Regulations. 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 view given by the accounts.						
Independent examiner's statement	In the course of my examination, no matter has come to my attention [other than that disclosed on the attached page*] 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:					Date:	25/03/2026	
Name:	Stuart J Lockhart						
Relevant professional qualification(s) or body (if any):	BA Accountancy & Finance						
Address:	53 Kemp's End						
	Tranent						
	East Lothian EH33 2GZ						

*Please delete the words in the brackets if they do not apply. If the words do apply, set out those matters which have come to your attention on the following page.

APPENDIX 3

Disclosure section

Only complete if the examiner needs to highlight material problems.

**Give here brief details of
any items that the
examiner wishes to
disclose**

Accounts

oscr

Reference and administration details

Charity name
Other names charity is known by
Registered charity number
Charity's principal address

Inch Community Association
n/a
SC049401
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Names of the charity trustees on date of approval of Trustees' Annual Report

Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)

Reference and administration details

Names of all other charity trustees during the period, if any, (for example, those who resigned part way through the financial period)

Structure, governance and management

Type of governing document

Constitution.

Trustee recruitment and appointment

Trustees are appointed by the membership at the Annual General Meeting, or by the Board of Trustees through co-option in the event of a vacancy. We try to encourage a wide variety of people from the local Inch Community to come forward for election and to give potential candidates the opportunity to gain experience first in sub-committees or through involvement in the Association's other activities. We also look out for candidates with special skills (e.g. in business, law, communications etc.), especially when co-opting new trustees, should such skills be needed at the time. However, both the General Meeting and the Board when electing/co-opting new members are required to respect the Constitutional provision that there should be a majority of Trustees made up of residents of the local area of benefit (the Inch).

Objectives and activities

Charitable purposes

"The advancement of education", "The advancement of citizenship or community development", "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 quality of life for the persons for whom the facilities or activities are primarily intended."

Summary of the main activities in relation to these objects

The Association manages the local community centre at Inch House (historically operated by Inch Community Education Centre Association – SC001317), in order to provide a range of services and facilities for the local Inch community, in accordance with the Charitable purposes set out in the Inch Community Association (ICA) Constitution. These include programmes of community education and activities for Inch residents of all ages and abilities; providing opportunities for community engagement and volunteering; operating programmes in support of senior citizens and those experiencing social isolation; as well as providing a variety of leisure activities at Inch House, including the provision of programmes and activities raising awareness of history, arts and culture as well as physical relaxation such as dance, yoga, pilates or Tai Chi.

During the period covered by this report (July 2023 – June 2024), the ICA continued the process of (a) steadily re-opening the Inch House centre to users after the covid pandemic (when Inch House was completely closed for 10 months and CEC covid restrictions continued to apply and to significantly limit activities within Inch House until Spring 2022), (b) expansion of our programme of activities and events offered from IH, (c) staff expansion via appointment of a second part-time employee (Administrative Assistant) to support our Development Manager, and (d) outreach to local Inch residents, stakeholders and partners, via Newsletter, Facebook and website, regarding activities / events programme at Inch House and related matters.

APPENDIX 1

Achievements and performance

Summary of the main achievements of the charity during the financial period

Much work has been done by the ICA Trustees and employees in facilitating and supporting delivery of the ICA activities (including cleaning, maintaining, repairing and improving the fabric of rooms within Inch House and improving the adjacent garden space for users) and in assessing the house rooms / spaces and planning for future expansion of the Association's programme of community outreach activities. This has included, liaising with new house user groups, refreshing our website and social media platforms, expanding our base of volunteers, formalising the administration system for booking space within the House, planning new activities and events, liaising with Edinburgh Council officers on a range of matters - including participation in (and hosting of) the Council's Community Centre Group meetings (for all 35 community centres across the city), hosting meetings of the newly established 'Friends of Inch Park Group', and latterly, engaging with the Council regarding long-term options for leasing arrangements for Inch House (IH) by the ICA.

Examples of the main achievements of the Association during this period include:

1. Expansion of the programme of user groups and community activities – to include after-school care, toy library, community leisure activities (e.g. indoor bowling, yoga, tai-chi, art classes), music practice, ESOL, scouting and hosting of Edinburgh City Council programme of Adult Education classes.
2. Regular communication with ICA members and outreach to local Inch residents, including through printing / delivery of community Newsletters (Summer 2023, and 2024) to 3,000 Inch households, and via website, facebook and email.

3. Appointment of a second part-time paid employee of the ICA in July 2023, as Administrative Assistant, to provide support to our Development Manager with respect to the routine management of the House programme.
4. Establishment of Inch House as a venue for hosting Edinburgh Council Adult Education Classes. Since commencement in Spring 2022, Inch House has become a major provider of Adult Education Classes, ranging from Pilates, Bridge, Art History, Photography, Knitting, Dancing and Guitar to Scottish History and Literature. There are now around 16 courses being offered at Inch House each term.
5. Participation in and hosting of regular meetings at Inch House and engagement with the newly established Friends of Inch Park (FoIP) group.
6. Hosting classes of Chinese-language schools for children on a regular basis at weekends – this has helped raise the profile of minority groups amongst the users of Inch House.
7. Continuation of first Inch House 'Artist in Residence' (Bill Dick) from Summer 2023. Bill has also provided a programme of weekly art classes at Inch House during Autumn 2023 and spring 2024.
8. Continuation of the Inch House Community Choir during autumn 2023 and spring 2024. Led by [REDACTED] the Inch House Choir met weekly during term time at Inch House, and has performed at events in Inch House and elsewhere in the city.
9. Working with the City of Edinburgh 'Payback Team', ICA provided volunteering opportunities within Inch House (room renovation) and externally in the Garden (garden improvements) during 2023 and 2024.
10. Expanded programme of events at Inch House – including regular Jazz Afternoons, regular IH Fairs (Easter, Summer, Christmas), annual Burns Supper, St. Andrew's Ceilidh, concerts (jazz, folk and classical) and dance events.

Actions / activities which remain ongoing for the ICA during the next year:

- Improvement of user space / rooms/ kitchen in Inch House - to facilitate further expansion of Inch House's ability to host new user groups and community activities and events.
- Recommencement of the Golden Years programme (terminated during covid pandemic) providing regular activities targeted at older residents of the Inch.
- Exploration of IH Café/ garden project, to provide an enhanced community hub within the House.
- Ongoing discussions with CEC regarding options to secure a long-term lease of Inch House for the local community.
- Identification of suitable funds / sources to support specific future ICA projects including upgrade of the physical fabric of IH.

Financial review

Brief statement of the charity's policy on reserves

During the period covered by the report, the Association was focussed on the process of consolidating the regeneration of a secure and stable revenue stream that would enable future sustainable delivery of the Association objectives. Although its income stream has grown steadily during this period, it is not yet in a position to start accumulating a meaningful amount of reserves.

However the Association recognises the importance of reserves to the longer term security and intends to continue expansion of both revenue generating and charitable activities in order to work towards a more secure position in the near future.

Details of any deficit

In the 12 month period covered by this statement to June 2024, the Association reported a significant operational deficit of £8,900. However this was primarily due to a delay of payments due to the ICA beyond the end-date of this current reporting period. The revenues received by the ICA are healthy and continuing to expand over time to support a sustainable financial future for the charity.

Donated facilities and services (if any)

None

3

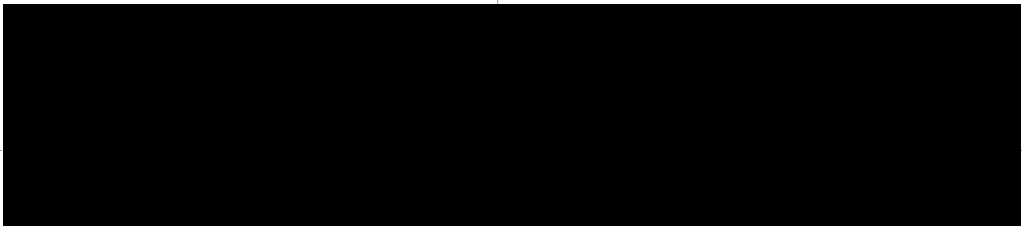
APPENDIX 1

Other optional information

Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)		
Position (e.g. Chair)	Chair	Secretary
Date	30 March 2025	30 March 2025

4

INCH COMMUNITY ASSOCIATION

SC049401



Receipts and payments accounts							
For the period from	Period start date			to	Period end date		
	Day	Month	Year		Day	Month	Year
	1	7	2023		30	6	2024

Section A Statement of receipts and payments

	Unrestricted funds	Restricted funds	Expendable endowment funds	Permanent endowment funds	Total funds current period	Total funds last period
	to nearest £	to nearest £	to nearest £	to nearest £	to nearest £	to nearest £
A1 Receipts						
Donations					-	
Legacies					-	
Grants	935				935	610
Receipts from fundraising activities					-	
Gross trading receipts	28,278				28,278	29,635
Income from investments other than land and buildings					-	
Rents from land & buildings					-	
Gross receipts from other charitable activities	5,887				5,887	2,243
					-	
A1 Sub total	35,100	-	-	-	35,100	32,488
A2 Receipts from asset & investment sales						
Proceeds from sale of fixed assets					-	
Proceeds from sale of investments					-	
A2 Sub total	-	-	-	-	-	-
Total receipts	35,100	-	-	-	35,100	32,488
A3 Payments						
Expenses for fundraising activities	2,142	-			2,142	3,036
Gross trading payments	34,367				34,367	31,560
Investment management costs					-	
Payments relating directly to charitable activities	7,323				7,323	
Grants and donations					-	
Governance costs:	-	-			-	
Audit / independent examination					-	
Preparation of annual accounts	200				200	300
Legal costs					-	
Other					-	
					-	
A3 Sub total	44,032	-	-	-	44,032	34,896
A4 Payments relating to asset and investment movements						
Purchases of fixed assets					-	
Purchase of investments					-	
A4 Sub total	-	-	-	-	-	-
Total payments	44,032	-	-	-	44,032	34,896
Net receipts / (payments)	(8,932)	-	-	-	(8,932)	(2,408)
A5 Transfers to / (from) funds						
					-	
Surplus / (deficit) for year	(8,932)	-	-	-	(8,932)	(2,408)

INCH COMMUNITY ASSOCIATION

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Section B Statement of balances

Categories	Details	Unrestricted funds	Restricted funds	Expendable endowment funds	Permanent endowment funds	Total current period	Total last period
		to nearest £	to nearest £	to nearest £	to nearest £	to nearest £	to nearest £
B1 Cash funds	Cash and bank balances at start of year	9,172	-			9,172	11,580
	Surplus / (deficit) shown on receipts and payments account	(8,932)	-			(8,932)	(2,408)
						-	
						-	
	Cash and bank balances at end of year	240	-	-	-	240	9,172
	(Agree balances with receipts and payments account(s))	-	-	-	-	-	-

Details	Fund to which asset belongs	Market valuation	Last year
		to nearest £	to nearest £
B2 Investments			
	Total	-	-

Details	Fund to which asset belongs	Cost (if available)	Current value (if available)	Last year
		to nearest £	to nearest £	to nearest £
B3 Other assets				
	Total	-	-	-

Details	Fund to which liability relates	Amount due	Last year
		to nearest £	to nearest £
B4 Liabilities	Unrestricted	25,544	24,408
	Unrestricted	1,006	1,140
	Unrestricted	1,862	804
	Unrestricted	987	
	Total	29,399	26,352

Details	Fund to which liability relates	Amount due (estimate)	Last year
		to nearest £	to nearest £
B5 Contingent liabilities			
	Total	-	-

Signed by one or two trustees on behalf of all the trustees			Date of approval
			30 March 2025
			30 March 2025

Section C Notes to the Accounts

C1 Nature and purpose of funds (may be stated on analysis of funds worksheets)

ICA has one bank account, which is used for the general/unrestricted funds and also for any restricted funds (e.g. grants received)

C2 Grants

Type of activity or project supported	Individual / institution	Number of grants made	£
Total			-

C3a Trustee remuneration

If no remuneration was paid during the period to any charity trustee or person connected to a trustee cross this box (otherwise complete section 3b)	x
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C3b Trustee remuneration - details

Authority under which paid	£

C4a Trustee expenses

If no expenses were paid to any charity trustee during the period then cross this box (otherwise complete section 4b)	
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C4b Trustee expenses - details

	Number of trustees	£
IH Summer Fair 2023 and 2024	2	312
IH Jazz Afternoons	1	166
St Andrew's Ceilidh (Nov 23) and Burns Supper (Feb 24)	1	453
IH Artist in Residence Reception	1	586

C5 Transactions with trustees and connected persons

Nature of relationship	Nature of transaction	Transaction amount (£)	Balance outstanding at period end (£)

C6 Other information

INCH COMMUNITY ASSOCIATION

SC049401

Additional analysis (1)**Analysis of receipts and payments****1 Donations**

	Unrestricted funds to nearest £	Restricted funds to nearest £	Expendable endowment funds to nearest £	Permanent endowment funds to nearest £	Total current period to nearest £	Total last period to nearest £
					-	
					-	
					-	
Total	-	-	-	-	-	-
	-	-	-	-	-	-

2 Grants

	Unrestricted funds to nearest £	Restricted funds to nearest £			Total current period to nearest £	Total last period to nearest £
From Bridgend Farm Charity towards IH Choir	935				935	
Cameron Toll Grant Fund towards IH Dance Festival					-	610
					-	
					-	
Total	935	-			935	610
	reference	-			reference	-

3 Gross receipts from other charitable activities

	Unrestricted funds to nearest £	Restricted funds to nearest £	Expendable endowment funds to nearest £	Permanent endowment funds to nearest £	Total current period to nearest £	Total last period to nearest £
Bands - rehearsal space	7,535				7,535	6,418
Liberton After School Club	5,130				5,130	3,300
Junomichi Class	490				490	
Art Class	780				780	
Summer & Christmas Fairs	270				270	450
Tai Chi Class	387				387	
Yoga Class	473				473	
Events & Ticket Sales	5,291				5,291	
House User Bookings	13,809				13,809	
Spanish School & Chinese School					-	5,156
CEC Payback Team					-	3,264
Edinburgh College					-	4,740
General Room Hire					-	2,197
ICECA Transfer					-	4,500
IH Choir					-	1,641
Dance Festival					-	212
					-	
Total	34,165	-	-	-	34,165	31,878
	reference error	-	-	-	reference error	reference error

4 Payments relating directly to charitable activities

	Unrestricted funds to nearest £	Restricted funds to nearest £	Expendable endowment funds to nearest £	Permanent endowment funds to nearest £	Total current period to nearest £	Total last period to nearest £
Staff Salaries	23,761				23,761	19,229
HMRC	1,006				1,006	872
Nest Pension	1,619				1,619	1,378
Choirmaster	3,000				3,000	1,950
Tai Chi Teacher	1,365				1,365	810
Newsletter	1,341				1,341	1,134
Insurance Premium	603				603	572
Financial (Auditor & Bank Charges)	307				307	1,451
New Cooker	-				-	4,465
Yoga Teacher	325				325	
Capella Dance	126				126	
Expenses (operating costs)	10,579				10,579	3,036
Total	44,032	-	-	-	44,032	34,897
	reference error	-	-	-	reference error	reference error

SC049401

Additional analysis (2)**5 Breakdown of unrestricted funds**

	Unrestricted fund 1 - enter name of fund below	Unrestricted fund 2 - enter name of fund below	Unrestricted fund 3 - enter name of fund below	Unrestricted fund 4 - enter name of fund below	Total unrestricted funds	Total unrestricted funds last period
	General Fund					
Receipts						
Donations					-	
Legacies					-	
Grants					-	
Receipts from fundraising activities					-	
Gross trading receipts					-	
buildings					-	
Rents from land & buildings					-	
Gross receipts from other charitable activities					-	
Sub total	-	-	-	-	-	-
					cross ref error	
Receipts from asset & investment sales						
Proceeds from sale of fixed assets					-	
Proceeds from sale of investments					-	
Sub total	-	-	-	-	-	-
Total receipts	-	-	-	-	-	-
					cross ref error	
Payments						
Expenses for fundraising activities					-	
Gross trading payments					-	
Investment management costs					-	
Payments relating directly to charitable activities					-	
Grants and donations					-	
Governance costs:					-	
Audit / independent examination					-	
Preparation of annual accounts					-	
Legal costs					-	
					-	
Sub total	-	-	-	-	-	-
					cross ref error	
Payments relating to asset and investment movements						
Purchases of fixed assets					-	
Purchase of investments					-	
Sub total	-	-	-	-	-	-
Total payments	-	-	-	-	-	-
					cross ref error	
Net receipts / (payments)	-	-	-	-	-	-
Transfers to / (from) funds					-	
Surplus / (deficit) for year	-	-	-	-	-	-
					cross ref error	
Nature and purpose of funds						

INCH COMMUNITY ASSOCIATION

SC049401

Additional analysis (3)**6 Breakdown of restricted funds**

	Restricted fund 1 - enter name of fund below	Restricted fund 2 - enter name of fund below	Restricted fund 3 - enter name of fund below	Restricted fund 4 - enter name of fund below	Total restricted funds	Total restricted funds last period
Receipts						
Donations					-	
Legacies					-	
Grants					-	
Receipts from fundraising activities					-	
Gross trading receipts					-	
Income from investments other than land and buildings					-	
Rents from land & buildings					-	
Gross receipts from other charitable activities					-	
Sub total	-	-	-	-	-	-
Receipts from asset & investment sales						
Proceeds from sale of fixed assets					-	
Proceeds from sale of investments					-	
Sub total	-	-	-	-	-	-
Total receipts	-	-	-	-	-	-
Payments						
Expenses for fundraising activities					-	
Gross trading payments					-	
Investment management costs					-	
Payments relating directly to charitable activities					-	
Grants and donations					-	
Governance costs:					-	
Audit / independent examination					-	
Preparation of annual accounts					-	
Legal costs					-	
					-	
					-	
Sub total	-	-	-	-	-	-
Payments relating to asset and investment movements						
Purchases of fixed assets					-	
Purchase of investments					-	
Sub total	-	-	-	-	-	-
Total payments	-	-	-	-	-	-
Net receipts / (payments)	-	-	-	-	-	-
Transfers to / (from) funds					-	
Surplus / (deficit) for year	-	-	-	-	-	-

Nature and purpose of funds

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APPENDIX 3



		Independent examiner's report on the accounts v2						
Report to the trustees/members of		Charity name						
Registered charity number		SC049401						
On the accounts of the charity for the period		Period start date				Period end date		
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Set out on pages								(remember to include the page numbers of additional sheets)
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 (as amended). 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 2006 Accounts Regulations. 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 view given by the accounts.						
Independent examiner's statement		In the course of my examination, no matter has come to my attention [other than that disclosed on the attached page*] - 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 - to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.						
Signed:							Date:	28/03/2025
Name:								
Relevant professional qualification(s) or body (if any):								
Address:								

*Please delete the words in the brackets if they do not apply. If the words do apply, set out those matters which have come to your attention on the following page.

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