



Bon Accord Heritage SCIO

Scottish Charity Number: SC046052

Annual Report and Financial Statements
for Year End 31st October 2025

Trustees' Annual Report
for the year ended 31st October 2025

The Trustees have pleasure in presenting their report together with the Financial Statements for the year ended 31st October 2025.

Reference and Administrative Information

Charity name: Bon Accord Heritage SCIO

Charity number: SC046052

Address: 32 Rosehill Drive, Aberdeen, AB24 4JJ

Current Trustees:

Bruce Strachan	Chair
Graham Cooper	Secretary
Maria Boshier	Treasurer
Jack Burnett-Stuart	Vice-Chair
Ross McKirdy	
Gordon Cantlay	
Craig McAndie	
Ian Mitchell	
Lisa Jaffray	
Richard Wolfe	
Alison Reid	
David Loumgair	
Mark Baker	
Susan Caie	

Structure, Governance and Management

Constitution

The Charity is a Scottish Charitable Incorporated Organisation (SCIO). It was registered in its current legal form on 15 October 2015.

Appointment of trustees

The Board, which meets frequently during the year, consists of the Charity's Trustees. The maximum number of trustees is 15 and the minimum number is 3. Membership of the Board is open to members of the organisation unless disqualified from being a charity trustee under the Charities and Trustee Investment (Scotland) Act 2005 or are employees of the organisation.

Trustees are elected at the Annual General Meeting.

Membership is open to any individual aged 16 or over who wishes to further the purposes of the organisation and is not an employee of the organisation.

Objectives and Activities

Charitable purposes, as defined in the Charity's Constitution, are the provision of recreational facilities for the general public and the preservation of built heritage and, in furtherance of this, by preserving and promoting the public use and enjoyment of the Bon Accord Baths in the City of Aberdeen and such other facilities and places as the Trustees may decide, working in partnership with other bodies to achieve the purposes.

Since our initial License to Occupy the Bon Accord Baths building was granted on 22/08/20, Bon Accord Heritage have made considerable progress in terms of building a more resilient and multi-skilled organisation, progressing with project development and planning, fundraising, engaging our community, and making significant improvements to the condition and security of this historic building.

Headlines from year ended 31st October 2025:

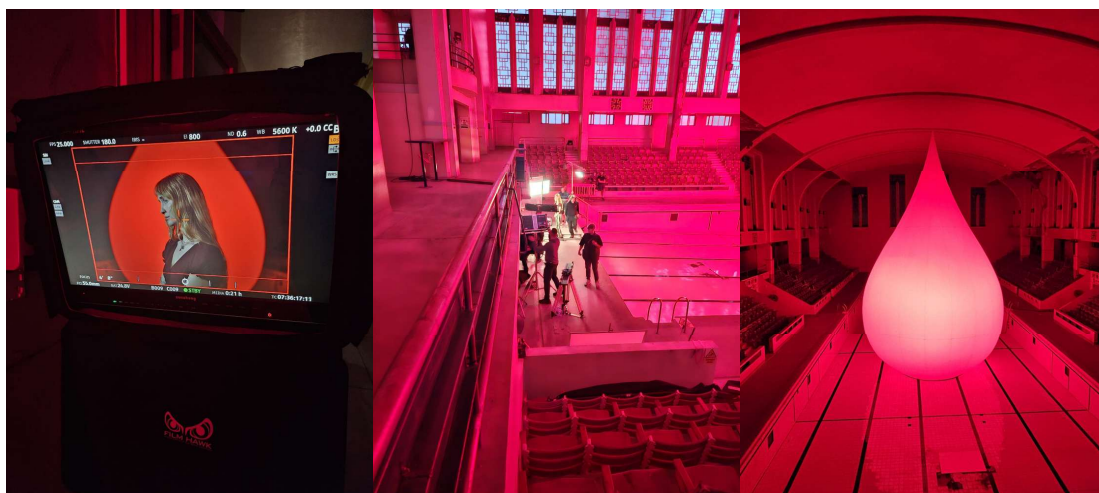
We are grateful to Aberdeen City Council who continue to support our meanwhile use of the Baths through our Licence to Occupy as we work to deliver the project to Save Bon Accord Baths.

The Licences to Occupy continue to be issued by the Estates team to facilitate our access to the Baths until a decision is made on whether Bon Accord Heritage desires a long-term lease or outright ownership. Both come with positives and negatives, extensive advice is being sought by different bodies and others who have been through this process to support our decision making: this is ongoing, though we feel a community asset transfer is the most likely favourable option for us, and we are in the process of preparing the initial application.

Events continue to be held in the Baths, and we continue to represent ourselves outside the Baths at events. We also sell Baths merchandise to support the project. A new range has been launched, with more being developed, which continue to be a substantial income stream to support our ongoing work. Our events in the Baths continue to draw an extensive audience and have supported Doors Open Day and Aberdeen Jazz Festival, both of which we opened for this year. Both events continue to be popular and will remain staples in our calendar. We also opened for an evening concert by local musician, Brodie McCash, which was also well attended.

Most notably, in June 2025, BAH were approached by a production company representing Bodyform, looking for an empty pool to use to film an advert. This resulted in a significant donation to the organisation but also raised our profile as a filming location. This has enabled more bookings of this sort, and in 2026 the Baths will be a filming location for a highly commended major Netflix series, with another being prospected.

These meanwhile uses highlight there is much more to the Baths than just the pool, and we are exploring how unusual events and location hires like this could be continued throughout the operational phase of the Baths.



We have exercised our Public Entertainment Licence for the Brodie McCash concert and Market Traders Licence, which will fall into the next reporting period. There are multiple uses of these planned in the reporting year ending 31st October 2026.

Our business plan has been completed and is being reviewed by external stakeholders before we create an executive summary that can be shared with the wider public. The funding landscape has changed significantly – again - which has dramatically impacted on the availability of funding. Our consultants at Indigo produced a funding plan, considering the current economic and funding climate, but this is being reviewed again, with support from the External Funding Team at Aberdeen City Council.

Work continues to maintain the Baths building, and we have almost eliminated all water ingress thanks to support from local contractors. The building is now almost entirely wind and watertight, with remedial works being undertaken as required to Perspex over windows as needed. We continue to patrol the building daily, which has all but entirely eliminated unauthorised access, alongside significant public engagement into the risks of breaking into a building such as Bon Accord Baths. Funding was sought and secured to bring a block of toilets back into use, this has been completed and we are now able to offer toilet facilities at our events.

Our Saturday morning 'Cleaning Team' works through the Baths cleaning and tidying areas, making them presentable and have made a significant difference to how the spaces are experienced by our visitors. We thank our Volunteer Co-ordinator, Peggy, for her hard work in driving this

forward.

We thank the Pilgrim Trust for continuing to support the Baths, and for funding the work of John Gilbert Architects to which we referred above. Our thanks also to the Architectural Heritage Fund for their latest grant and our supporters for their continued donations to the project.

Annual Report completed by: **Ross McKirdy**

Signed on behalf of the Board of Trustees:

A handwritten signature in black ink, appearing to read 'R. McKirdy', is written over a single horizontal line.

Independent Examiner's Report to the Trustees of Bon Accord Heritage SCIO

I report on the accounts of the charity for the year ended 31st October 2025 which are set out on pages 2 to 5.

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 trustees consider that the audit requirement of Regulation 10(1) (d) of the 2006 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

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
 - 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: Lauren Thompson

Relevant Professional qualification/professional body: Chartered Accountant (ICAS)

Address: 5 Bon Accord Square, Aberdeen, AB11 6XZ

Date: 20/07/2026

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

Basis of accounting –

These accounts have been prepared on the receipts and payments basis in accordance with the Charities and Trustee Investment (Scotland) Act 2005 and the Charities Accounts (Scotland) Regulations 2006 (as amended).

Nature and purpose of funds –

Unrestricted funds are those that may be used at the discretion of the Trustees in furtherance of the objects of the Charity.

Restricted funds may only be used in specific purposes. Restrictions arise when specified by the donor or when funds are raised for specific purposes.

Related party transactions –

There were no related party transactions during the year.

Receipts –

	Unrestricted Funds	Restricted Funds	Year ended 31 Oct 2025	Year ended 31 Oct 2024
Grants & Donations received –				
Grants	17,170	11,717	28,887	18,000
Small Donations	9,305	-	9,305	2,806
Other income –				
Merchandise Sales	6,521	-	6,521	5,000
Charitable Activities	-	-	-	380
Open Day Events	-	-	-	2,820
Gift Aid	-	-	-	-
TOTAL	32,996	11,717	44,713	29,006

Payments –

	Unrestricted Funds	Restricted Funds	Year ended 31 Oct 2025	Year ended 31 Oct 2024
Fund Generating	4,683	-	4,683	1,963
Professional Fees	4,070	1,200	5,270	14,657
Insurance	603	-	603	577
Maintenance Costs	12,627	-	2,627	7,039
Premises Costs	1,693	-	1,693	339
Donations	-	-	-	410
Bank Charges	1	-	1	-
Advertising	568	-	568	2,503
Sundry expenses	667	-	667	578
Accountancy	2,460	-	2,460	-
Travelling	105	-	105	-
TOTAL	27,477	1,200	28,677	28,066
Net receipts/payments	5,519	10,517	16,036	940
Transfers to/from funds	10,517	(10,517)	-	-
Surplus/Deficit for the year	16,036	-	16,036	940

Statement of Balance as at 31 October 2025

	Unrestricted Funds	Restricted Funds	Year ended 31 Oct 2025	Year ended 31 Oct 2024
Opening cash at Bank and at hand	34,267	-	34,267	33,327
Deficit/surplus for the year	16,036	-	16,036	34,267

Closing cash at bank and at hand	50,303	-	50,303	34,267
-------------------------------------	--------	---	--------	--------

Bank and Cash Balances

Current Account	50,303	-	50,303	34,267
-----------------	--------	---	--------	--------

	Unrestricted Funds	Restricted Funds	Year ended 31 Oct 2025	Year ended 31 Oct 2024
--	-----------------------	---------------------	---------------------------	---------------------------

Liabilities

-	-	-	-
---	---	---	---

The accounts were approved by the Trustees on (date) and signed on their behalf by:



Bruce Strachan, Chair



Maria Boshier, Treasurer

Statement of Receipts and Payments for the year ended 31 October 2025

	Unrestricted Funds	Restricted Funds	Year ended 31 Oct 2025	Year ended 31 Oct 2024
Receipts				
Grants	17,170	11,717	28,887	18,000
Donations	15,826	-	15,726	11,006
Gift Aid reclaimed	-	-	-	-
Bank Interest	-	-	-	-
Total Receipts	32,996	11,717	44,713	29,006
Payments				
Cost of charitable Activities	27,477	1,200	28,677	28,066
Total payments	27,477	1,200	28,677	28,066
Net receipts/payments	5,519	-	16,036	940
Transfers to/from funds	10,517	(10,517)	-	-
Deficit/Surplus for the year	16,036	-	16,036	940