

**Edinburgh Architectural Association SCIO**  
**Unaudited Financial Statements**  
**31 December 2024**

**EQ ACCOUNTANTS LIMITED**

Chartered accountants  
41 Charlotte Square  
Edinburgh  
EH2 4HQ

# Edinburgh Architectural Association SCIO

## Financial Statements

Year ended 31 December 2024

---

|   | <b>Page</b> |
|---|-------------|
| Trustees' annual report                       | <b>1</b>    |
| Independent examiner's report to the trustees | <b>7</b>    |
| Statement of financial activities             | <b>8</b>    |
| Statement of financial position               | <b>9</b>    |
| Notes to the financial statements             | <b>10</b>   |

---

# **Edinburgh Architectural Association SCIO**

## **Trustees' Annual Report**

**Year ended 31 December 2024**

---

The trustees present their report and the unaudited financial statements of the charity for the year ended 31 December 2024.

### **Trustees Annual Report for the year ended 31 December 2024**

For the majority of the information pertaining to the Trustees Annual Report- please see the separate document "Annual Trustees' Report 2024/25".

# Edinburgh Architectural Association SCIO

Trustees' Annual Report *(continued)*

Year ended 31 December 2024

---

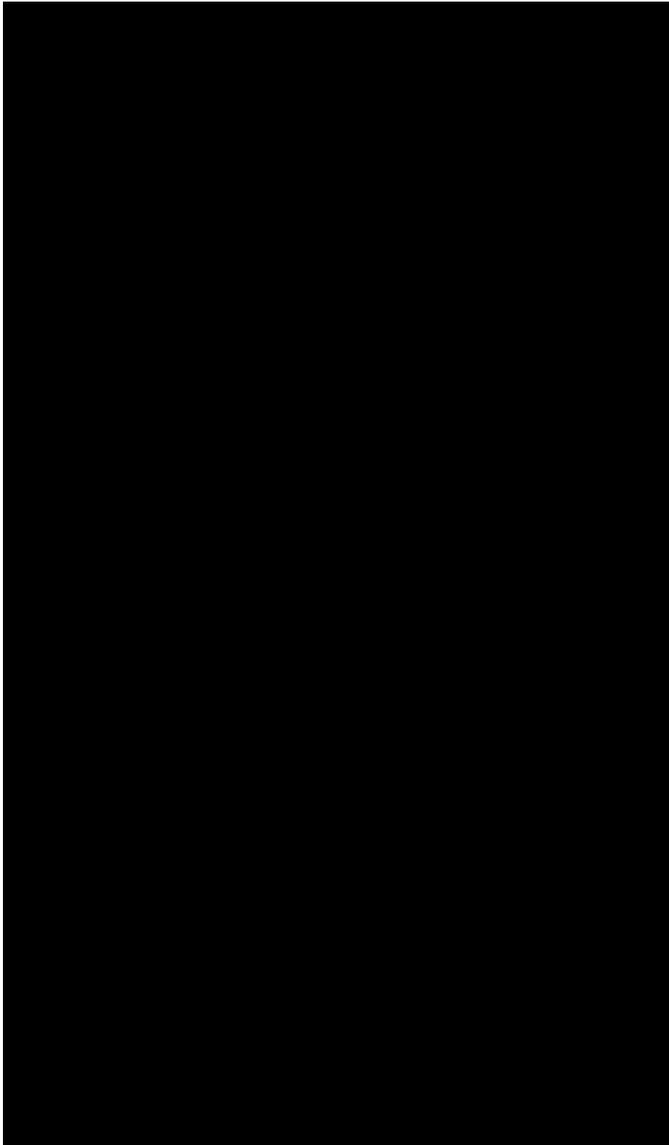
## Reference and administrative details

Registered charity name            Edinburgh Architectural Association SCIO

Charity registration number        SC050008

Principal office                      

## Trustees



# Edinburgh Architectural Association SCIO

Trustees' Annual Report *(continued)*

Year ended 31 December 2024

---

## **Investment Adviser**

Alan Steel Asset Management  
Noble House  
Blackness Road  
Linlithgow  
EH49 7HU

## **Bankers**

The Royal Bank of Scotland  
Drummond House  
1 Redheughs Avenue  
Edinburgh  
EH12 9JN

## **Independent examiner**

W R Paterson FCCA  
EQ Accountants Ltd  
41 Charlotte Square  
Edinburgh  
EH2 4HQ

# Edinburgh Architectural Association SCIO

## Trustees' Annual Report *(continued)*

Year ended 31 December 2024

---

### Structure, governance and management

#### Governing document

The Edinburgh Architectural Association SCIO was established on 4th March 2020. It is Scottish Charitable Incorporated Organisation governed by its constitution and is a Scottish Registered Charity: SC050008. It was established to enable EAA to change legal format.

The EAA is the Edinburgh Chapter of the Royal Incorporation of Architects in Scotland (RIAS) and has over 1300 active members located from the Scottish Borders, through the Lothians to Fife. It is governed and conforms to the Charters and Bye-laws of the Royal Incorporation and to the Rules and Regulations of the Edinburgh Architectural Association SCIO. The EAA shall use and be bound by the Bye-laws of the Royal Incorporation. In the case of any variance arising, the Bye-laws of the Royal Incorporation shall have precedence.

#### Recruitment and Appointment of Members of the Council

The strategy and affairs of the EAA are directed and managed by a Board of Trustees known as the Council. The Council comprises a President and a Past President together with up to a further fourteen individual persons up to two of which can be student members of the RIAS. At each AMM one-third of the Elected Trustees (or nearest number downwards) retire from office, subject to a maximum number of four. At least 60 clear days prior to each AMM Council invites nominations from the Voting Members for the election of vacant positions within the Elected Trustees. Nomination of any Elected Trustee is required in writing by no less than five Voting Members. Only Voting Members are eligible to be Elected Trustees, a maximum of two of whom can be Student Members of the RIAS at any one time.

The Council may also appoint a Treasurer and a Minute Secretary. If the Treasurer is unpaid, he or she may also be a Trustee.

#### Organisational Structure

The members of the EAA comprise:

(a) Voting Members: that is Fellows, Academic Fellows, Retired Fellows, Members, Academic Members, Retired Members, Associate and Student members of the RIAS for whom the Territory is identified as that individual's region by the RIAS; and

(b) Non-Voting Members: that is Honorary Fellows and Affiliates of the RIAS for whom the Territory is identified as that individual's region by the RIAS.

#### Induction and Training of Members of Council

New Council members are provided with an introduction to the work of the EAA, its' Rules and Regulations and the current financial position as set out in the latest published accounts. New Council members are also given guidance on their roles and responsibilities as charity trustees.

#### Risk management

The Members of Council have assessed the major risks to which the charity is exposed, in particular those related to the operations and finances of the Charity. They are satisfied that systems are in place to mitigate the Charity's exposure to these major risks.

#### Objectives and activities

Refer to the separate document "Annual Trustees Report 2024/25" for details of the Charitable Purposes of the Chapter.

# Edinburgh Architectural Association SCIO

## Trustees' Annual Report *(continued)*

Year ended 31 December 2024

---

### **Achievements and performance**

Refer to the separate document "Annual Trustees' Report 2024/25" for a summary of the achievements and performance in the year.

### **Financial review**

#### **Financial position**

There was an overall surplus for the year of £11,194 (2023: £5,134) including £4,259 of gains on investments (2023: £2,484). Accordingly the reserves increased to £96,485, all of which are unrestricted. Total income and expenditure for the year were £18,066 and £11,131 respectively (£19,573 and £16,923 respectively in 2023). The principal reason for the decrease in expenditure relative to the previous year was that salary costs were nil compared with £7,109 in the previous year.

#### **Investment policy and objectives**

In accordance with the Constitution, the Council have the powers to invest any funds which are not immediately required for the activities of the Chapter in such investments as may be considered appropriate and to dispose of, and vary, such investments. Alan Steel Asset Management are the Charity's investment advisers. The investment policy is geared towards receiving a balanced return between capital and income.

#### **Reserves policy**

Reserves represent the unrestricted funds arising from past operating results and represent the free reserves of the Charity. The reserves policy is currently to have sufficient funds to enable the charity to function for a period of 2 years, which would equate to approximately £40,000.

# Edinburgh Architectural Association SCIO

## Trustees' Annual Report *(continued)*

Year ended 31 December 2024

---

### Plans for future periods

The EAA plans to continue its main activities of providing support to the membership and organising various events including the successful awards ceremony.

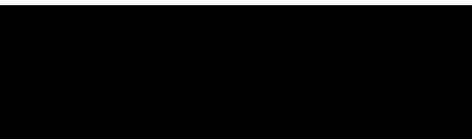
### Statement of Trustees' Responsibilities

The trustees are responsible for preparing a trustees' annual report and financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice). The law applicable to charities in Scotland requires the charity trustees to prepare financial statements for each year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing those financial statements the Trustees are required to:

- select suitable accounting policies and apply them consistently
- observe the methods and principles in the applicable Charities SORP
- make judgements and estimates that are reasonable and prudent
- state whether applicable accounting standards have been followed subject to any material departures disclosed and explained in the financial statements
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities and Trustee Investment (Scotland) Act 2005, the Charities Accounts (Scotland) Regulations 2006 (as amended) and the provisions on the charity's constitution. They are also responsible for safeguarding the assets of the charity and taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustees' annual report was approved on 25 April 2025 and signed on behalf of the board of trustees by:



President

# Edinburgh Architectural Association SCIO

## Independent Examiner's Report to the Trustees of Edinburgh Architectural Association SCIO

Year ended 31 December 2024

---

I report on the financial statements for the year ended 31 December 2024, which comprise the statement of financial activities, statement of financial position and the related notes.

### 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. The charity trustees consider that the audit requirement of Regulation 10(1)(a) to (c) 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 report

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.

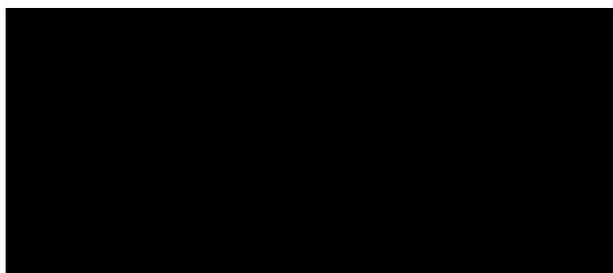
### Independent examiner's statement

In 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 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



29 September 2025

# Edinburgh Architectural Association SCIO

## Statement of Financial Activities

Year ended 31 December 2024

|   |      | Unrestricted funds | 2024<br>Restricted funds | Total funds   | 2023<br>Total funds |
|---|------|--------------------|--------------------------|---------------|---------------------|
|   | Note | £                  | £                        | £             | £                   |
| <b>Income and endowments</b>                |      |                    |                          |               |                     |
| Donations and legacies                      | 4    | 11,723             | –                        | 11,723        | 11,723              |
| Charitable activities                       | 5    | 5,652              | –                        | 5,652         | 7,339               |
| Investment income                           | 6    | 691                | –                        | 691           | 511                 |
| <b>Total income</b>                         |      | <u>18,066</u>      | <u>–</u>                 | <u>18,066</u> | <u>19,573</u>       |
| <b>Expenditure</b>                          |      |                    |                          |               |                     |
| Expenditure on raising funds:               |      |                    |                          |               |                     |
| Investment management costs                 | 7    | 606                | –                        | 606           | 558                 |
| Expenditure on charitable activities        | 8    | 9,525              | 1,000                    | 10,525        | 16,365              |
| <b>Total expenditure</b>                    |      | <u>10,131</u>      | <u>1,000</u>             | <u>11,131</u> | <u>16,923</u>       |
| Net gains on investments                    | 10   | 4,259              | –                        | 4,259         | 2,484               |
| <b>Net income and net movement in funds</b> |      | <u>12,194</u>      | <u>(1,000)</u>           | <u>11,194</u> | <u>5,134</u>        |
| <b>Reconciliation of funds</b>              |      |                    |                          |               |                     |
| Total funds brought forward                 |      | 84,291             | 1,000                    | 85,291        | 80,157              |
| <b>Total funds carried forward</b>          |      | <u>96,485</u>      | <u>–</u>                 | <u>96,485</u> | <u>85,291</u>       |

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

The notes on pages 10 to 17 form part of these financial statements.

# Edinburgh Architectural Association SCIO

## Statement of Financial Position

31 December 2024

---

|   | Note | 2024<br>£     | 2023<br>£     |
|---|------|---------------|---------------|
| <b>Fixed assets</b>                                   |      |               |               |
| Investments   | 15   | 68,987        | 64,712        |
| <b>Current assets</b>                                 |      |               |               |
| Debtors   | 16   | 1,800         | 1,100         |
| Cash at bank and in hand                              |      | 27,198        | 21,097        |
|   |      | <u>28,998</u> | <u>22,197</u> |
| <b>Creditors: amounts falling due within one year</b> | 18   | <u>1,500</u>  | <u>1,618</u>  |
| <b>Net current assets</b>                             |      | <u>27,498</u> | <u>20,579</u> |
| <b>Total assets less current liabilities</b>          |      | <u>96,485</u> | <u>85,291</u> |
| <b>Funds of the charity</b>                           |      |               |               |
| Restricted funds                                      |      | –             | 1,000         |
| Unrestricted funds                                    |      | 96,485        | 84,291        |
| <b>Total charity funds</b>                            | 19   | <u>96,485</u> | <u>85,291</u> |

These financial statements were approved by the board of trustees and authorised for issue on 25 April 2025, and are signed on behalf of the board by:

  
President

---

The notes on pages 10 to 17 form part of these financial statements.

# Edinburgh Architectural Association SCIO

## Notes to the Financial Statements

Year ended 31 December 2024

---

### 1. General information

Edinburgh Architectural Association SCIO is a Scottish Charitable Incorporated Organisation, a public benefit entity and a registered charity in Scotland. The address of the principal office is [REDACTED]

For details regarding the activities of the charity refer to the Trustees' Report.

### 2. Statement of compliance

The financial statements have been prepared in compliance with, The Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), the 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) - second edition issued October 2019, the Charities and Trustee Investment (Scotland) Act 2005 and the Charities Accounts (Scotland) Regulations 2006 (as amended).

### 3. Accounting policies

#### Basis of preparation

The financial statements relate to the individual entity only and have been prepared on the historical cost basis, as modified by the revaluation of fixed asset investments which are measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity. Figures in the accounts are rounded to the nearest pound.

#### Going concern

There are no material uncertainties about the charity's ability to continue.

#### Disclosure exemptions

Only larger entities, as defined in the Charities SORP (FRS 102), must provide a statement of cash flows in their financial statements. Accordingly, as the charity is not a larger entity, it has not presented a statement of cash flows.

#### Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The Trustees do not consider that there are any judgements they have made in the process of applying the entity's accounting policies which will have a significant effect on the amounts recognised in the financial statements.

The Trustees do not consider that there are any key assumptions or other sources of estimation uncertainty which will have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

# Edinburgh Architectural Association SCIO

## Notes to the Financial Statements *(continued)*

### Year ended 31 December 2024

---

#### 3. Accounting policies *(continued)*

##### Fund accounting

The charity has 2 classifications of funds which are separately disclosed in the accounts:

Unrestricted funds, which are available for use at the discretion of the trustees to further any of the charity's purposes.

Restricted funds, which the funder has specified are to be solely used for particular areas of the charity's work or for a specific project.

##### Incoming resources

All income is included in the statement of financial activities when entitlement has passed to the charity, it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

- income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.
- income from contracts for the supply of services is recognised with the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.
- investment income is recognised when it is advised to the Trustees by the charity's investment managers.

##### Resources expended

Expenditure is recognised on an accruals basis as a liability is incurred. As the charity is not registered for VAT the expenditure is shown inclusive of VAT which is irrecoverable. Expenditure is classified under headings of the statement of financial activities to which it relates:

- expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and investment management costs.
- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries.

##### Investments

The charity's listed investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at fair value with changes in fair value being recognised in profit or loss.

The charity does not acquire put options, derivatives or other complex financial instruments.

The main form of financial risk faced by the charity is that of volatility in equity markets and investment markets due to wider economic conditions, the attitude of investors to investment risk and changes in sentiment concerning equities and within particular sectors or sub sectors.

# Edinburgh Architectural Association SCIO

## Notes to the Financial Statements *(continued)*

### Year ended 31 December 2024

---

#### 3. Accounting policies *(continued)*

##### Financial instruments

A financial asset or a financial liability is recognised only when the entity becomes a party to the contractual provisions of the instrument.

The charity only has financial assets and financial liabilities that qualify as basic financial instruments. Other than fixed asset investments (see above) these are initially recognised at the amount receivable or payable including any related transaction costs and are subsequently measured at the cash or other consideration expected to be paid or received and not discounted.

##### Debtors

Debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

##### Cash at bank and in hand

Cash at bank and in hand consists of short term highly liquid bank deposits none of which have a notice period exceeding 95 days.

##### Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

#### 4. Donations and legacies

|               | Unrestricted<br>Funds<br>£ | <b>Total Funds<br/>2024<br/>£</b> | Unrestricted<br>Funds<br>£ | Total Funds<br>2023<br>£ |
|---------------|----------------------------|-----------------------------------|----------------------------|--------------------------|
| <b>Grants</b> |                            |                                   |                            |                          |
| Grants        | 11,723                     | 11,723                            | 11,723                     | 11,723                   |

Included in grants in the current year are government grants of £0 (2023 -£0).

#### 5. Charitable activities

|                       | Unrestricted<br>Funds<br>£ | <b>Total Funds<br/>2024<br/>£</b> | Unrestricted<br>Funds<br>£ | Total Funds<br>2023<br>£ |
|-----------------------|----------------------------|-----------------------------------|----------------------------|--------------------------|
| CPD income            | 492                        | 492                               | –                          | –                        |
| Award submission fees | 2,100                      | 2,100                             | 1,800                      | 1,800                    |
| Sponsorships          | 3,050                      | 3,050                             | 5,400                      | 5,400                    |
| Other income          | 10                         | 10                                | 139                        | 139                      |
|                       | <u>5,652</u>               | <u>5,652</u>                      | <u>7,339</u>               | <u>7,339</u>             |

# Edinburgh Architectural Association SCIO

## Notes to the Financial Statements *(continued)*

Year ended 31 December 2024

### 6. Investment income

|                                | Unrestricted<br>Funds<br>£ | <b>Total Funds<br/>2024<br/>£</b> | Unrestricted<br>Funds<br>£ | Total Funds<br>2023<br>£ |
|--------------------------------|----------------------------|-----------------------------------|----------------------------|--------------------------|
| Income from listed investments | 622                        | 622                               | 511                        | 511                      |
| Deposit account interest       | 69                         | 69                                | –                          | –                        |
|                                | <u>691</u>                 | <u>691</u>                        | <u>511</u>                 | <u>511</u>               |

### 7. Investment management costs

|                      | Unrestricted<br>Funds<br>£ | <b>Total Funds<br/>2024<br/>£</b> | Unrestricted<br>Funds<br>£ | Total Funds<br>2023<br>£ |
|----------------------|----------------------------|-----------------------------------|----------------------------|--------------------------|
| Portfolio management | 606                        | 606                               | 558                        | 558                      |
|                      | <u>606</u>                 | <u>606</u>                        | <u>558</u>                 | <u>558</u>               |

### 8. Expenditure on charitable activities by fund type

|                          | Unrestricted<br>Funds<br>£ | Restricted<br>Funds<br>£ | <b>Total Funds<br/>2024<br/>£</b> |
|--------------------------|----------------------------|--------------------------|-----------------------------------|
| Gross salaries           | –                          | –                        | –                                 |
| Research fees            | –                          | 1,000                    | 1,000                             |
| Awards venue & catering  | 1,381                      | –                        | 1,381                             |
| Awards photography/video | 2,350                      | –                        | 2,350                             |
| Other awards costs       | 415                        | –                        | 415                               |
| CPD costs                | 779                        | –                        | 779                               |
| Rent and insurance       | 850                        | –                        | 850                               |
| IT costs                 | 1,643                      | –                        | 1,643                             |
| Website                  | 266                        | –                        | 266                               |
| Sundries                 | 296                        | –                        | 296                               |
| Accountancy              | 1,545                      | –                        | 1,545                             |
|                          | <u>9,525</u>               | <u>1,000</u>             | <u>10,525</u>                     |

|                          | Unrestricted<br>Funds<br>£ | Restricted<br>Funds<br>£ | Total Funds<br>2023<br>£ |
|--------------------------|----------------------------|--------------------------|--------------------------|
| Gross salaries           | 7,109                      | –                        | 7,109                    |
| Research fees            | –                          | –                        | –                        |
| Awards venue & catering  | 1,220                      | –                        | 1,220                    |
| Awards photography/video | 2,875                      | –                        | 2,875                    |
| Other awards costs       | 639                        | –                        | 639                      |
| CPD costs                | –                          | –                        | –                        |
| Rent and insurance       | 850                        | –                        | 850                      |
| IT costs                 | 1,605                      | –                        | 1,605                    |
| Website                  | 180                        | –                        | 180                      |
| Sundries                 | 260                        | –                        | 260                      |
| Accountancy              | 1,627                      | –                        | 1,627                    |
|                          | <u>16,365</u>              | <u>–</u>                 | <u>16,365</u>            |

# Edinburgh Architectural Association SCIO

## Notes to the Financial Statements *(continued)*

Year ended 31 December 2024

---

### 9. Taxation

The company is a registered charity and as such its activities fall within the exemptions afforded by Section 505 of the Income and Corporation Taxes Act 1988. Accordingly, no provision is considered necessary for taxation.

### 10. Net gains on investments

|                                      | Unrestricted<br>Funds<br>£ | <b>Total Funds<br/>2024<br/>£</b> | Unrestricted<br>Funds<br>£ | Total Funds<br>2023<br>£ |
|--------------------------------------|----------------------------|-----------------------------------|----------------------------|--------------------------|
| Gains/(losses) on listed investments | <u>4,259</u>               | <u>4,259</u>                      | <u>2,484</u>               | <u>2,484</u>             |

### 11. Independent examination fees

|   | <b>2024<br/>£</b> | 2023<br>£    |
|---|-------------------|--------------|
| Fees payable to the independent examiner for:       |                   |              |
| Independent examination of the financial statements | 1,500             | 1,440        |
| Other financial services                            | <u>45</u>         | <u>187</u>   |
|   | <u>1,545</u>      | <u>1,627</u> |

### 12. Staff costs

The total staff costs and employee benefits for the reporting period are analysed as follows:

|                    | <b>2024<br/>£</b> | 2023<br>£    |
|--------------------|-------------------|--------------|
| Wages and salaries | <u>–</u>          | <u>7,109</u> |

#### Key Management Personnel

The key management personnel of the charity are the Trustees. No remuneration was paid by the charity to the Trustees in the current or previous year.

The average head count of employees during the year was Nil (2023: 1).

No employee received employee benefits of more than £60,000 during the year (2023: Nil).

### 13. Trustee remuneration and expenses

During the year:

- No trustee received any remuneration or benefits from the charity or a related entity (2023 -nil);
- No expenses were reimbursed to the Trustees (2023 - nil).

# Edinburgh Architectural Association SCIO

## Notes to the Financial Statements *(continued)*

### Year ended 31 December 2024

---

#### 14. Tangible fixed assets

The charity owns a number of tangible fixed assets which have a nil value in the accounts. These include a library, minutes and papers and a memorial chimney, the assets having been accumulated by the charity over a number of years and were either donated or the cost included as an expense in the year of acquisition.

#### 15. Investments

|                          | <b>Listed<br/>investments<br/>£</b> |
|--------------------------|-------------------------------------|
| <b>Cost or valuation</b> |                                     |
| At 1 Jan 2024            | 64,712                              |
| Additions                | 623                                 |
| Disposals                | (607)                               |
| Fair value movements     | 4,259                               |
| <b>At 31 Dec 2024</b>    | <u>68,987</u>                       |
| <b>Carrying amount</b>   |                                     |
| <b>At 31 Dec 2024</b>    | <u>68,987</u>                       |
| At 31 Dec 2023           | <u>64,712</u>                       |

All investments shown above are held at valuation.

#### Financial assets held at fair value

Listed investments are stated at their mid-market price per the appropriate stock exchange or from the relevant fund manager as at the balance sheet date.

#### 16. Debtors

|               | <b>2024</b>  | <b>2023</b>  |
|---------------|--------------|--------------|
|               | <b>£</b>     | <b>£</b>     |
| Other debtors | <u>1,800</u> | <u>1,100</u> |

#### 17. Cash and cash equivalents

Included in cash at bank and in hand is £10,069 (2023 - £0) held in a 95 day notice account.

#### 18. Creditors: amounts falling due within one year

|                                 | <b>2024</b>  | <b>2023</b>  |
|---------------------------------|--------------|--------------|
|                                 | <b>£</b>     | <b>£</b>     |
| Social security and other taxes | –            | 43           |
| Other creditors                 | <u>1,500</u> | <u>1,575</u> |
|                                 | <u>1,500</u> | <u>1,618</u> |

# Edinburgh Architectural Association SCIO

## Notes to the Financial Statements *(continued)*

Year ended 31 December 2024

---

### 19. Analysis of charitable funds

#### Unrestricted funds

|               | At<br>1 Jan 2024 | Income        | Expenditure     | Gains and<br>losses | At<br>31 Dec 2024 |
|---------------|------------------|---------------|-----------------|---------------------|-------------------|
|               | £                | £             | £               | £                   | £                 |
| General funds | <u>84,291</u>    | <u>18,066</u> | <u>(10,131)</u> | <u>4,259</u>        | <u>96,485</u>     |

|               | At<br>1 Jan 2023 | Income        | Expenditure     | Gains and<br>losses | At<br>31 Dec 2023 |
|---------------|------------------|---------------|-----------------|---------------------|-------------------|
|               | £                | £             | £               | £                   | £                 |
| General funds | <u>79,157</u>    | <u>19,573</u> | <u>(16,923)</u> | <u>2,484</u>        | <u>84,291</u>     |

#### Restricted funds

|                        | At<br>1 Jan 2024 | Income   | Expenditure    | Gains and<br>losses | At<br>31 Dec 2024 |
|------------------------|------------------|----------|----------------|---------------------|-------------------|
|                        | £                | £        | £              | £                   | £                 |
| Other restricted funds | <u>1,000</u>     | <u>–</u> | <u>(1,000)</u> | <u>–</u>            | <u>–</u>          |

|                        | At<br>1 Jan 2023 | Income   | Expenditure | Gains and<br>losses | At<br>31 Dec 2023 |
|------------------------|------------------|----------|-------------|---------------------|-------------------|
|                        | £                | £        | £           | £                   | £                 |
| Other restricted funds | <u>1,000</u>     | <u>–</u> | <u>–</u>    | <u>–</u>            | <u>1,000</u>      |

#### Nature and Purpose of Restricted Fund

Other restricted funds relate to a £1,000 grant received in a previous year towards the Looking Up at Architecture Project.

# Edinburgh Architectural Association SCIO

## Notes to the Financial Statements *(continued)*

Year ended 31 December 2024

---

### 20. Analysis of net assets between funds

|                            | Unrestricted<br>Funds<br>£ | Restricted<br>Funds<br>£ | Total Funds<br>2024<br>£ |
|----------------------------|----------------------------|--------------------------|--------------------------|
| Investments                | 68,987                     | –                        | 68,987                   |
| Current assets             | 28,998                     | –                        | 28,998                   |
| Creditors less than 1 year | (1,500)                    | –                        | (1,500)                  |
| <b>Net assets</b>          | <u>96,485</u>              | <u>–</u>                 | <u>96,485</u>            |

|                            | Unrestricted<br>Funds<br>£ | Restricted<br>Funds<br>£ | Total Funds<br>2023<br>£ |
|----------------------------|----------------------------|--------------------------|--------------------------|
| Investments                | 64,712                     | –                        | 64,712                   |
| Current assets             | 21,197                     | 1,000                    | 22,197                   |
| Creditors less than 1 year | (1,618)                    | –                        | (1,618)                  |
| <b>Net assets</b>          | <u>84,291</u>              | <u>1,000</u>             | <u>85,291</u>            |

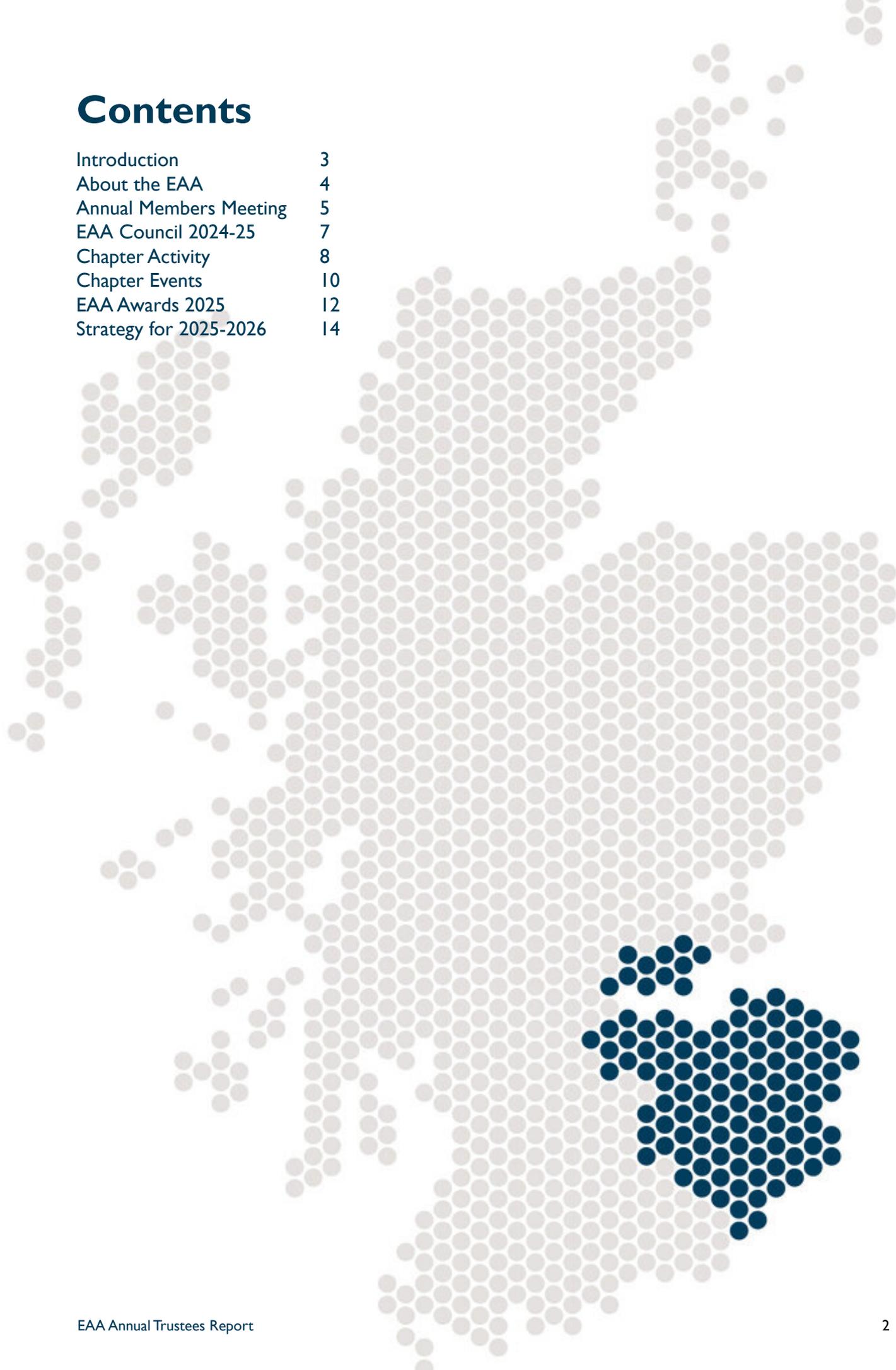
# EDINBURGH ARCHITECTURAL ASSOCIATION

Annual Trustees Report 2024-2025  
April 2025

Edinburgh Architectural Association is a Scottish Charity  
SC050008

# Contents

|                        |    |
|------------------------|----|
| Introduction           | 3  |
| About the EAA          | 4  |
| Annual Members Meeting | 5  |
| EAA Council 2024-25    | 7  |
| Chapter Activity       | 8  |
| Chapter Events         | 10 |
| EAA Awards 2025        | 12 |
| Strategy for 2025-2026 | 14 |



# Intro

The Edinburgh Architectural Association (EAA) is a Chapter of the Royal Incorporation of Architects in Scotland (RIAS), and has over 1300 active members across the Edinburgh area, which includes Edinburgh, the Lothians and South-west

incorporated as a Scottish Charitable Incorporated Organisation (SCIO) in 2021.

This annual trustees report sets out the activities the Association has carried out in pursuit of our charitable objectives over the last year, and accompanies the submission of our annual accounts to OSCR.

# Ab

The Edinburgh Architectural Association (EAA) is a charitable [redacted] which has been in existence since 1836. It is now the oldest Association of Architects in the UK, older than the RIBA and the Architectural Association [redacted]

In 2021 the EAA was incorporated as a Scottish Charitable Incorporated Organisation (SCIO).

The Charitable Purposes of the Chapter as expressed in the EAA constitution are;

[redacted] the cause of good Architecture by uniting members of the profession in order to provide and promote the highest standard of Architectural service

- to advance art, architecture and design by delivering lectures, exhibitions and other events and by creating or supporting publications of any kind in any media.
- to promote environmental protection and enhancement by encouraging high standards of design and conservation throughout the Territory and to represent the profession in relation to planning or development of the Territory, regional, national or international, and to support the objects of the Chapter.

[redacted] board of trustees of the EAA shall be an AMM, and each trustee shall set the policy of the Chapter, led by the trustees, and are responsible for the Chapter's performance.

# Annual Members Meeting

The last Annual Members Meeting (AMM) of the EAA was held on 14 May 2024 at 15 Rutland Square, Edinburgh. This event was open to all members of the EAA.

A presentation was given to attendees regarding the activity of the chapter over the last year, including our charitable activities and financial accounts.

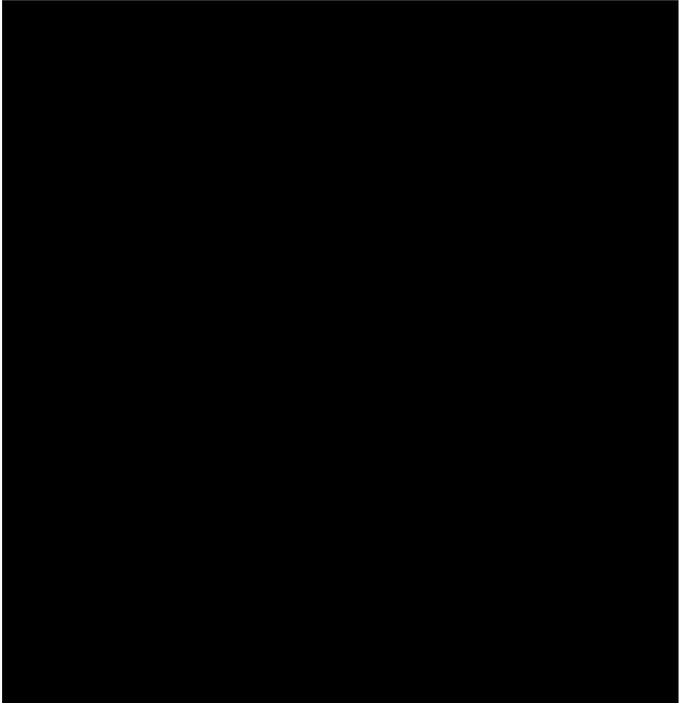
This was followed by a presentation from Richard Atkins, the chair of the RIAS Governance and Policy committee, regarding the new RIAS governance structure.

At the meeting [REDACTED] was elected as President and was presented with the EAA President's medal by Past-President [REDACTED]. [REDACTED] had been the Vice President over the previous year and has been a Trustee since May 2022.

[REDACTED] as thanked for her time as president, which she fulfilled for two years as well as acting as caretaker president for further year whilst serving as Past-President. [REDACTED] continues to offer [REDACTED] help and guidance as Past-President.

[REDACTED] were both elected as Vice Presidents at the meeting. [REDACTED] has been a Trustee for the charity since May 2022 and Dan has been involved in the EAA in various capacities since 2019, including serving a previous term as Vice President [REDACTED] retained his position as Honorary Librarian and [REDACTED] as Honorary Treasurer. [REDACTED] continues to represent the Edinburgh Chartered Architects Network (ECAN) on the EAA Council.

At the AMM we also welcomed [REDACTED] [REDACTED] s [REDACTED] of the charity.



██████████ had been a guest judge for the EAA Awards 2023 after winning the EAA Building of the Year Award as project architect for ██████████ by Fraser/Livingstone Architects in 2022.

██████████ had previously served on the EAA Council and we welcomed his experience back as a Trustee.

██████████ has been involved with the education group at the EAA for some time and had previously been a student trustee, his enthusiasm as a Trustee this year will be of benefit to the organisation.

### Co-opted Council Members

We also welcomed [redacted] co-opted council members during the course of the year to fill vacant seats [redacted]

[redacted] both architects [redacted] gh, have attended council since Autumn 2024. [redacted]

[redacted] was previously a part-time employee of the role as EAA administrator so her experience with the organisation has been very useful.

[redacted] also joined the council in Spring 2025.

We also invited two students to sit on the council as co-opted members; [redacted] and [redacted] who are both studying at ESA [redacted]

### EAA Council 2024-2025

President

Past-President

Vice President

[redacted]  
Hon. Treasurer

Hon. Librarian

ECAN rep

[redacted]  
Student

Co-opted

Co-opted

Co-opted

Co-opted/student

Co-opted/student

## Chapters

### RIAS Council

As president [redacted] represented the chapter on the RIAS council, alongside past president [redacted] the final council meeting in December [redacted]

### Chapter Presidents Meeting

[redacted] the chapters will no longer have representation at council level within the new RIAS governance structure, it is currently proposed that the quarterly chapter presidents' meetings will become the main forum for [redacted] representation at RIAS level. [redacted] has represented the chapter at these meetings to date.

### Edinburgh Urban Design Panel

The [redacted] provide three panel members to represent the architectural profession at the Edinburgh Urban Design Panel, hosted by the City of Edinburgh Council. [redacted] providing an excellent design review and input to the [redacted] proposed for the City. [redacted] and review between [redacted] meeting, dependant [redacted] of proposals being [redacted] [redacted] is also reviewed. [redacted] drawn from a range [redacted] to provide special [redacted] review process.

### Forum

[redacted] serves as a [redacted] organizations, [redacted] elaborate [redacted] issues. The FAA has [redacted] presence [redacted] priorities of our [redacted] ted.

[redacted] of the RIAS Awards

was he [redacted]  
[redacted]  
was an invited guest as the P [redacted]  
chapter and it was great to see the breadth  
of quality of the architecture in the country,  
especially the [redacted] chapter area.

## DIA Awards

[redacted] was also an invited guest to the Dundee  
[redacted] in November  
[redacted] held directly after RIAS live  
which was also held in Dundee. This [redacted]  
[redacted] family to forge cross-chapter links and  
[redacted] connections with others on behalf of the  
chapter.

## Collaboration with ESALA

[redacted] As a members' organisation representing the  
profession we are one of the conduits for  
strengthening links between academia and  
practice. We have been doing [redacted]  
through our continuing presentation of the  
annual [redacted] holding our awards  
ceremony at ESALA and having a member of  
ESALA staff on the judging panel for our annual  
awards.

[redacted] is invited to speak at  
[redacted] year course to give  
[redacted] professionalism, which  
[redacted] of practice to the  
[redacted] e [redacted]  
[redacted] ss the role of the  
[redacted] profession.

[redacted] discussions with  
[redacted] ure Society about

# Chapter Events

## Retrofit Coffee Morning

This informative morning of discussion about retrofitting homes and community buildings for the future was held in Portobello, Edinburgh in May 2024. Speakers included architects who have recently completed retrofit projects at a range of scales, covering energy-efficiency improvements, de-carbonising heating systems, and breathing new life into old buildings. Community groups supporting domestic and community retrofit initiatives in and around Edinburgh also took part in the event.

## Retrofit-Heritage Panel Discussion

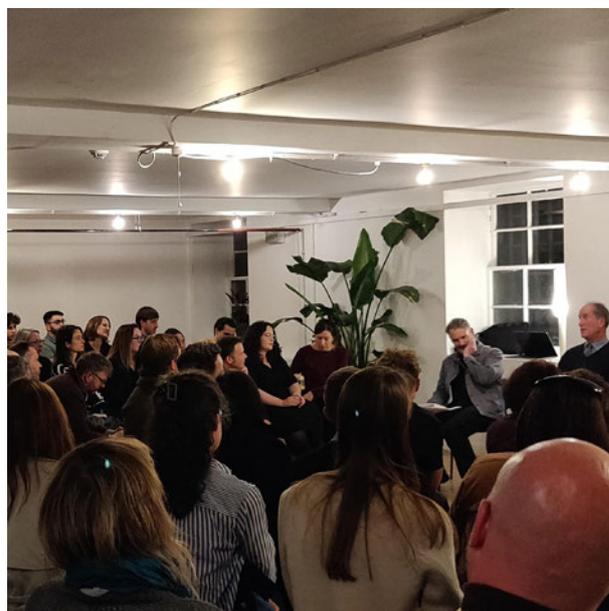
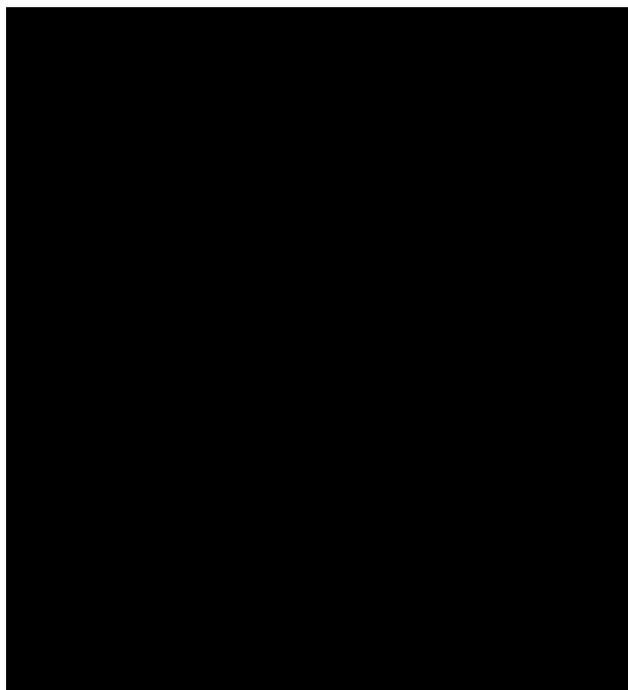
A Heritage and Retrofit panel discussion was held at Custom Lane in Leith which was very well attended and provided a great forum for debate and discussion around the challenging issue of balancing the needs of heritage and preservation whilst tackling the climate emergency.

A panel of prominent speakers from a range of design and heritage backgrounds shared their views and the event was chaired by our EAA representative.

## Part 3 Socials

The EAA Education group held two well-attended 'Part 3 Social' event prior to both the written exam and the oral exam, to provide a forum to support the part 3 candidates.

These events have been ongoing for several years, and are always well attended. They provide an opportunity for those going through the process of obtaining their professional qualifications to share their experiences in a relaxing and open environment.



A sell-out audience for the Retrofit-Heritage Panel Discussion at Custom Lane in October.

## **Spotlight on...Trinity Sports Hall**

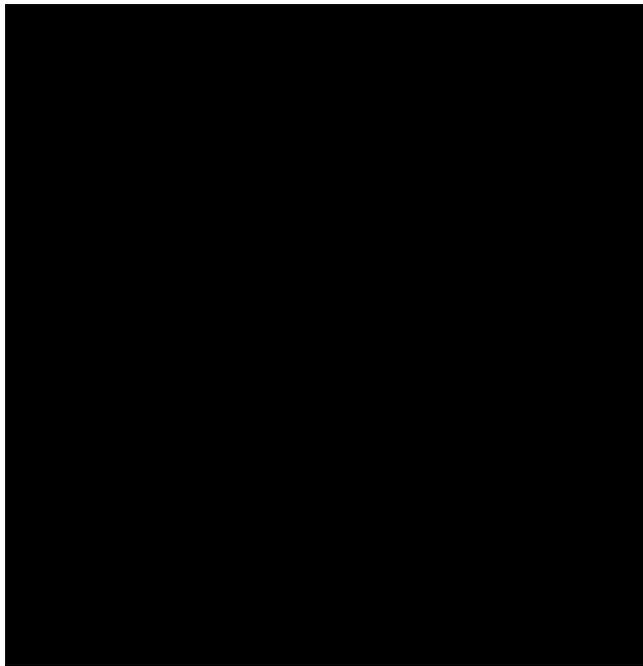
The EAA Education group have held the latest of their 'Spotlight On' events at the 2023 EAA Building of the Year Trinity Sport Hall by [REDACTED] which was enjoyed by those in attendance.

## **Architects Social**

In March 2025 we held a social event for members of the architectural profession to come together, form new connections and learn more about the activities of the EAA. This was held at a pub on [REDACTED] and the association provided pizza to [REDACTED] age attendance and provide some sustenance. The event was well attended by both practitioners and students and we hope to hold similar events in future.

## **EAA Planning Event**

In January we hosted a successful and well attended event with Edinburgh City Council planning department, with presentations on the city plan 2030 and draft design guidance. There was an opportunity to contribute to the consultation process and members welcomed the dialogue with the council planning department.



One of the highlights of the EAA calendar is our annual professional architectural awards. This year the ceremony was held on the evening of 14th November 2024 at the Edinburgh College of Art. This is the third year [redacted] event there and [redacted] to ESALA for facilitating and providing this space. This year we [redacted] the places on the judging [redacted] in recognition of that generous assistance but also as part of ongoing effort to strengthen links between practice and academia within the chapter area.

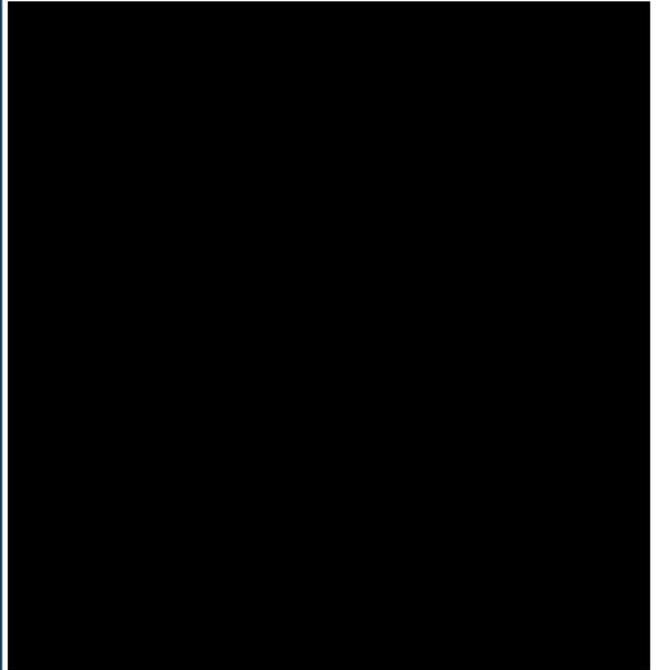
As we have done for the last few years we commissioned a short film about each shortlisted project, which included interviews with the architects and clients. These were [redacted] and provided attendees with a [redacted] of each project. They are available on the website as an excellent showcase of the projects being designed by architects within our chapter. Thanks to [redacted] of Boxcar Videos for his ongoing delivery of this

[redacted] tive of the previous project to join the [redacted] year to the next.

awards this year

[redacted] presents the [redacted] g. This goes [redacted] completing their course [redacted] of Architecture and [redacted] (ALA).

[redacted] sponsored this



year by

grateful to their continuing support.

The shortlists were very strong this year and the shortlists were announced on our social media in advance of the ceremony.

The first award of the evening was for the JK [redacted] was awarded to [redacted] for their Dunbar Orchard project, with a commendation for [redacted] for her multi-generational [redacted] project in Leith.

The full list of all of the winners can be seen on social media and the EAA website.

The prestigious *Building of the Year* award was won by **GRAS** for **Preston Tower, Doocot and Gardens**.

*"The [redacted] pressed with the winning project [redacted] the wide societal, spatial and environmental consequences of its careful decision making. From astute analysis to carefully mediated interventions this project insists [redacted]*

*[redacted] mean to consolidate [redacted] in our contemporary*

*sensible sequencing.*

*this project excelled [redacted] macro, across scales [redacted] Treating each move [redacted] of a cohesive and far [redacted] provides precedent [redacted]*

*for further [redacted] technology akin [redacted] in new [redacted] that which [redacted] on its present and [redacted]*

*a success and as well [redacted] best in architecture [redacted] the evening itself [redacted] ing opportunity for [redacted] architectural community.*

# Strategic Objectives 2026

## Events

The events from last year have been successful and well attended. We will look to build on this success by increasing the number of events across the calendar.

The awards night is one of our key events and we will continue to work to ensure they remain relevant and successful. Our goal will be to increase the profile of the event nationally and in the chapter area.

## Member Engagement

We will continue to improve engagement with members and increase the number of people volunteering with the organisation. We will also re-establish independent working groups in areas such as planning and sustainability. This will allow additional volunteers to get involved.

## BIAC

BIACs through their governance structure will support our chapter in the future. We are ensuring that the BIACs are all well represented and we will continue to increase chapter representation on the various committees. We will also look to how we work

We need to ensure that the BIACs will be well represented next year.