APPENDIX 1

OSCR

Office of the Scottish **Charity Regulator**

Trustees' Annual Report for the period							
	Period start date				Period end date		
	Day	Month	Year		Day	Month	Year
From	01	04	2025	To	31	03	2026

Reference and administration details

Charity name	Gracemount Mansion Development Trust
Other names charity is known by	GMDT
Registered charity number	**SC052155**
Charity's principal address	32 Little Road
	Edinburgh
	Postcode EH16 6SQ

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)
1	Lindsay Aitken	Chair		Founding Trustee
2	John Boyle	Vice Chair		Founding Trustee
3	Kirsten Carter McKee	Treasurer	25/10/25	GMDT Board & members
4	Christine Fitton	Treasurer	Resigned as Treasurer – 25/10/25	GMDT Board
5	Anna Aitchison			GMDT Board & members
6	Ken Aitken			GMDT Board & members
7	Stephen Brown		25/02/25	GMDT Board & members
8	Nick MacDonald		25/10/25	GMDT Board & members
9	Sharavan Kalloor		25/10/25	GMDT Board & members
10	Faye Wade		25/10/25	GMDT Board & members

APPENDIX 1

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)

Name	Dates acted if not for whole year
Erica Trompeter	1/4/25 - 25/10/25

Structure, governance and management

Type of governing document	Charity Constitution as registered with OSCR (2 Tier SCIO)
	The Structure of the Organisation comprises: **Members** – comprising: a) Ordinary Members (who have the right to attend the AGM and any GM and have important powers under these **Clauses**, who elect people to serve as Charity Trustees and take decisions in relation to any changes to these **Clauses**), and: Associate Members and Junior Members
	Charity Trustees – comprising: a) Elected Charity Trustees and b) Appointed and/or Co-opted Charity Trustees who hold regular meetings between each AGM, set the strategy and policy of the Organisation, generally control and supervise the activities of the Organisation and, in particular, are responsible for monitoring its financial position and, where there are no employees appointed, are responsible also for the day-to-day
	The Organisation shall have not fewer than 20 Members at any time. At least three quarters of the Members of the Organisation are members of the Community. In the event that the number of Members falls below 20 or that at least three quarters of the Members of the Organisation do not consist of members of the Community, the Board may not conduct any business other than to ensure the admission of sufficient Ordinary Members to achieve the minimum number and/or maintain the majority.

Objectives and activities

Charitable purposes and summary of main activities in relation to these objects

The Organisation's main purpose is consistent with furthering the achievement of sustainable development. The Organisation's Purposes are:

- To advance education and training, by facilitating the delivery of learning and training programmes delivered at Gracemount House and surround green space ,and local venues in Liberton/Gilmerton council ward
- To advance health by facilitating the provision of facilities and activities that support physical and mental health, contribute to the prevention of ill health, tackle health inequalities and reduce social isolation
- To advance community development by enabling community-led planning, ownership and development of the buildings and greenspaces at Gracemount Mansion, this includes helping regenerate the local community through creation of employment, training and volunteering opportunities, and provide indoor/outdoor venues for community organisations, businesses, local services and events.
- To develop and provide recreational facilities at Gracemount Mansion,, and facilitate recreational activities that will improve the conditions of life for people living, working, volunteering in or visiting Liberton/Gilmerton council ward.
- To advance and protect the environment at the Gracemount Mansion site, by sustaining and improving bio-diversity, the mature trees and plants at the site, promoting climate-friendly practices and regenerative horticulture..

APPENDIX 1

Achievements and performance

Summary of the main achievements of the charity during the financial period	• Raised c£110k has been secured for emergency repair work to the roof. Roof work is now complete and the building is wind and watertight. • Secured £86k for MUGA works – commenced during March 2026 • Secured funding from AHF to undertake asbestos survey and further design team works • Secured a further 18 month funding in collaboration with Charity partners to deliver 8 health and wellbeing events, including our flagship Move, Breath and Be In Nature – program to be delivered during 2026/2027

Financial review

Brief statement of the charity's policy on reserves	When fully operational the charity will retain 3 months of running costs.
Details of any deficit	none
Donated facilities and services (if any)	none

APPENDIX 1

Other optional information

n/a

Declaration

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

Signed on behalf of the charity's trustees

Signature(s)		Kirsten Carter McKee
Full name(s)	Lindsay Aitken	Kirsten Carter McKee
Position (e.g. Chair)	Chair	Treasurer
Date	01/06/26	12/08/26

GMDT | Enter SC No. below

12 months to 31 March 2026 | SC052155

For the period from 01/04/2025 to 31/03/2026

Section A Statement of receipts and payments

	Unrestricted funds to nearest £	Restricted funds to nearest £	Expendable endowment funds to nearest £	Permanent endowment funds to nearest £	Total funds current period to nearest £	Total funds last period to nearest £
A1 Receipts						
Donations and legacies	12,409.72				12,409.72	3,342.30
Legacies					-	-
Grants		230,473.00			230,473.00	95,289.00
Income from Grant via partner charity					-	8,651.97
					-	-
A1 Sub total	12,409.72	230,473.00	-	-	242,882.72	107,283.27
A2 Sub total	-	-	-	-	-	-
Total receipts	12,409.72	230,473.00	-	-	242,882.72	107,283.27
A3 Payments						
Expenses for fundraising			-	-	-	-
Office & building costs		- 27,793.51	-	-	- 27,793.51	-
Staff related					-	- 25,984.71
Investment management costs			-	-	-	-
Payments relating directly to charitable activities		- 7,161.52	-	-	- 7,161.52	- 6,778.22
			-	-	-	-
A3 Sub total	-	- 34,955.03	-	-	- 34,955.03	- 32,762.93
A4 Payments relating to asset and investment movements						
Project development costs		-159,858.63			-159,858.63	- 38,010.80
Purchase of investments					-	-
A4 Sub total	-	-159,858.63	-	-	-159,858.63	- 38,010.80
Total payments	-	-194,813.66	-	-	-194,813.66	- 70,773.73
Net receipts / (payments)	12,409.72	35,659.34	-	-	48,069.06	36,509.54
A5 Transfers to / (from) funds	-	-	-	-	-	-
Surplus / (deficit) for year	12,409.72	35,659.34	-	-	48,069.06	36,509.54

Statement of balances at 31 March 2026

	31/03/2026	31/03/2025
Other assets (B3*)	100.00	-
Opening bank and cash	48,655.00	12,145.46
Surplus	48,069.06	36,509.54
Closing Bank Balance	96,724.06	48,655.00

Prepared by:
L Aitken
Chair of GMDT — L Aitken — 01/09/2026

Approved by:
Treasurer GMDT — Kirsten Carter McKee — 12/09/2026

*B3 file note - Property asset
During the year (8 May 2025), GMDT acquired the freehold property at 47 Gracemount House Drive, EH16 6FD, for a purchase price of £100. The purchase was funded by a restricted grant of £100 from Scottish Land Fund. The grant has been included as a restricted receipt and the purchase has been included as a restricted payment relating to the purchase of fixed assets.
The property is included in the Statement of Balances under Other Assets at its purchase cost of £100. The property was valued on 23 March 2023 at a valuation of £350,000.
The property is subject to the Council retaining step in rights from the date of entry for a period of five years, should high level objectives not be met.

APPENDIX 3

OSCR
Scottish Charity Regulator

	Independent examiner's report on the accounts						
Report to the trustees/members of	Gracemount Mansion Development Trust (GMDT)						
Registered charity number	**SC052155**						
On the accounts of the charity for the period	Period start date				Period end date		
	Day	Month	Year		Day	Month	Year
	01	04	2025	To	31	03	2026
Set out on pages	Appendix 2 (1 page)					(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 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

Signed:	*J Inglis*	**Date:**	28/09/2026
Name:	Ms J A Inglis		
Relevant professional qualification(s) or body (if any):	FACCA		
Address:	85 Carrick Knowe Avenue		
	Edinburgh		
	EH12 7DE		

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	