

Charity registration number SC029604 (Scotland)

**SCOTTISH BUILDING FEDERATION EDINBURGH AND DISTRICT  
CHARITABLE TRUST**

**ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024**

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**SCOTTISH BUILDING FEDERATION EDINBURGH AND DISTRICT  
CHARITABLE TRUST**

**LEGAL AND ADMINISTRATIVE INFORMATION**

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**Trustees**



**Scottish Charity Number**

SC029604

**Secretaries & Treasurers  
(Also Principal Address)**

Azets  
Quay 2  
139 Fountainbridge  
Edinburgh  
EH3 9QG

**Medical Advisor**



**Investment Managers**

RBC Brewin Dolphin  
Sixth Floor, Atria One  
144 Morrison Street  
Edinburgh  
EH3 8BR

**Bankers**

Cater Allen Private Bank  
9 Nelson Street  
Bradford  
BD1 5AN

**Independent Examiners**

Johnston Smillie Ltd  
Chartered Accountants  
5 South Gyle Crescent Lane  
Edinburgh  
EH12 9EG



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# SCOTTISH BUILDING FEDERATION EDINBURGH AND DISTRICT CHARITABLE TRUST

## TRUSTEES' REPORT

**FOR THE YEAR ENDED 31 DECEMBER 2024**

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The Trustees present their annual report and financial statements for the year ended 31 December 2024.

### Objectives and activities

The principal objectives of the Trust are:-

- a. providing charitable aid for persons in reduced circumstances who (i) are or have been connected with the Building Trade in the City of Edinburgh, East Lothian, West Lothian or Midlothian and also (ii) are connected with the Building Trade through the Scottish Building Federation Edinburgh and District Association or the widows or widowers, children or other dependent relatives of the qualifying beneficiaries;
- b. advancing education by providing grants, scholarships, bursaries and other financial assistance to those involved in the Building Trade in the same geographical area as above and the children of those so involved in the Building Trade;
- c. providing prizes and awards for University, College and other further education courses involved in skills relating to the Building Trade.

In practice applications from persons in reduced circumstances are considered and where appropriate a grant is made. Scholarships are awarded to graduate and postgraduate students of local Universities and Colleges to pursue their studies or to carry out research.

Prize money has previously been given to each relevant University or College to encourage excellence in courses relating to the building trade. At the current time, the Trust has not been making prize awards as there is a preference to use funds to support students who are in need financially.

### Review of activities

The Trust, awarded 59 (2023 - 57) scholarships and bursaries totalling £19,300 (2023 - £18,700) and 11 welfare grants totalling £11,250 (2023 - £11,650). This included £5,000 paid towards the Ridge Foundation.

The Trust incurred net expenditure before gains on investments of £23,006 (2023 - £20,228). Charitable expenditure in the year totalled £40,292 (2023 - £38,592).

The Trustees have carried out their duties under the constitution and distributed funds as indicated above. Each application for grant or bursary is sympathetically and carefully considered by the Welfare and Student Sub-Committees.

The Trust does not have any employees, hence no remuneration is paid.

### Grant making policy

Grants are paid out in accordance with the objectives of the Trust.

The circumstances of the persons applying for charity aid are reviewed by the Trustees before a decision is made as to whether or not a grant should be made and if so the amount of the grant. A doctor advises the Welfare Sub-Committee on relevant cases.

A standard application form is used for those wishing to apply for a scholarship or bursary which provides the information required for Trustees to decide on the merits of the application.

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# SCOTTISH BUILDING FEDERATION EDINBURGH AND DISTRICT CHARITABLE TRUST

## TRUSTEES' REPORT (CONTINUED)

*FOR THE YEAR ENDED 31 DECEMBER 2024*

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### Financial review

The income for the year, which arises from investment income, amounted to £39,615 (2023 - £39,677). Charitable aid and grants totalling £30,550 (2023 - £29,313) were awarded during the year and, after expenses have been deducted, the net expenditure for the year, before realised and unrealised gains on investments, amounted to £23,006 (2023 - £20,228). The Trustees are satisfied with this operational outcome. After investment gains (2023 - gain), the net increase in funds amounted to £127,414 (2023 - net increase in funds of £69,034).

During the year investments (excluding cash) increased in value to £1,763,419 on 31 December 2024 from £1,621,589 at 31 December 2023. The portfolio reflected market conditions in asset value and realised and unrealised gains.

The reserves increased in the year to 31 December 2024 from £1,651,174 to £1,778,588; all reserves being unrestricted. This movement being the result of a £150,420 gain on investments and £23,006 net expenditure on operations.

### Reserves policy

Grants made in accordance with the constitution of the Trust are paid out of investment and other income after deduction of administrative expenses. If there is a shortfall, up to 10% of the funds held at the beginning of the financial year may be disbursed.

£1,778,588 reserves were held at 31 December 2024 (2023 - £1,651,174) all of which is unrestricted. The unrestricted funds comprise income and surplus retained over the Trust's history and, at 31 December 2024 £1,777,437 (2023 - £1,637,787) was invested in order to generate future income.

The £1,777,437 held in investments can only be realised by disposing of holdings in the portfolio. This leaves £1,151 of resources freely available.

### Investment policy

During the year the Trustees employed RBC Brewin Dolphin as investment managers of the portfolio on a discretionary basis.

The investment objective was to maintain a diversified portfolio aiming for a balance between income and capital growth within a medium risk profile on a total return investment strategy. There are no specific investment restrictions or limitations applied to the portfolio. The performance of the portfolio is compared against the ARC Steady Growth and PMFA Balanced benchmarks. The portfolio is monitored by all the Trustees at each meeting. The investment manager attends a Trustee meeting annually to report on the investment performance and answer Trustees' queries.

The Trustees are aware that the value of the portfolio has dropped recently following global events. As the investments are held for the long term, the trustees do not believe this will have a significant impact on the operations of the Trust.

Income of £40,000 was budgeted for the year ended 31 December 2024 (2023 - £40,000), against which investment income of £39,615 (2023 - £39,677) was received.

### Risk management policy

The board regularly assesses and considers the major risks to which the Trust is exposed in particular those relating to operations and financing of the Trust. The principal risk is loss of capital due to market risk on the investment portfolio. This is mitigated by appropriate systems and controls and the engagement of experienced investment managers. The Trust anticipates a long term future and accepts the reality that financial markets are such that capital values of investments will fluctuate during a long time-scale.





# SCOTTISH BUILDING FEDERATION EDINBURGH AND DISTRICT CHARITABLE TRUST

## TRUSTEES' REPORT (CONTINUED)

*FOR THE YEAR ENDED 31 DECEMBER 2024*

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### Statement of Trustees' responsibilities

The Trustees are responsible for preparing the Trustees' Report and the 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 Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Trust and of the incoming resources and application of resources of the Trust for that year.

In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the 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; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The Trustees are responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the Trust and 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 of the trust deed. They are also responsible for safeguarding the assets of the Trust and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Trustees' report was approved by the Board of Trustees.



# SCOTTISH BUILDING FEDERATION EDINBURGH AND DISTRICT CHARITABLE TRUST

## INDEPENDENT EXAMINER'S REPORT

### TO THE TRUSTEES OF SCOTTISH BUILDING FEDERATION EDINBURGH AND DISTRICT CHARITABLE TRUST

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I report on the financial statements of the Trust for the year ended 31 December 2024, which are set out on pages 6 to 13.

#### **Respective responsibilities of Trustees and examiner**

The Trust's Trustees are responsible for the preparation of the financial statements in accordance with the terms of the Charities and Trustee Investments (Scotland) Act 2005 and the Charities Accounts (Scotland) Regulations 2006. The charity's 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 financial statements 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 financial statements presented with those records. It also includes consideration of any unusual items or disclosures in the financial statements, 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 financial statements.

#### **Independent examiner's statement**

In connection with my examination, no matter has come to my attention:

- (a) which gives me reasonable cause to believe that in any material respect the requirements:
  - (i) to keep accounting records in accordance with section 44(1) (a) of the 2005 Act and Regulation 4 of the 2006 Accounts Regulations; and
  - (ii) to prepare financial statements which accord with the accounting records and comply with Regulation 8 of the 2006 Accounts Regulations;have not been met or
- (b) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the financial statements to be reached.

Johnston Smillie Ltd  
Chartered Accountants  
5 South Gyle Crescent Lane  
Edinburgh, EH12 9EG

**12.05.2025**

Dated: .....



# SCOTTISH BUILDING FEDERATION EDINBURGH AND DISTRICT CHARITABLE TRUST

## STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2024

	Notes	Unrestricted funds 2024 £	Total Unrestricted funds 2024 £	Unrestricted funds 2023 £
<b><u>Income from:</u></b>				
Investments		39,615	39,615	39,677
<b><u>Expenditure on:</u></b>				
Raising funds	3	22,329	22,329	21,313
Charitable activities	4	40,292	40,292	38,592
<b>Total expenditure</b>		62,621	62,621	59,905
Net gains/(losses) on investments	7	150,420	150,420	89,262
<b>Net movement in funds</b>		127,414	127,414	69,034
Fund balances at 1 January 2024		1,651,174	1,651,174	1,582,140
<b>Fund balances at 31 December 2024</b>		1,778,588	1,778,588	1,651,174

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

# SCOTTISH BUILDING FEDERATION EDINBURGH AND DISTRICT CHARITABLE TRUST

## BALANCE SHEET

AS AT 31 DECEMBER 2024

	Notes	2024 £	£	2023 £	£
<b>Fixed assets</b>					
Investments	8		1,777,437		1,637,787
<b>Current assets</b>					
Debtors	10	726		677	
Cash at bank and in hand		4,971		19,982	
		<u>5,697</u>		<u>20,659</u>	
<b>Creditors: amounts falling due within one year</b>	11	(4,546)		(7,272)	
Net current assets			<u>1,151</u>		<u>13,387</u>
<b>Total assets less current liabilities</b>			<u>1,778,588</u>		<u>1,651,174</u>
<b>Income funds</b>					
Unrestricted funds			<u>1,778,588</u>		<u>1,651,174</u>
			<u>1,778,588</u>		<u>1,651,174</u>

The financial statements were approved by the Trustees on 8 May 2025




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# SCOTTISH BUILDING FEDERATION EDINBURGH AND DISTRICT CHARITABLE TRUST

## NOTES TO THE FINANCIAL STATEMENTS

*FOR THE YEAR ENDED 31 DECEMBER 2024*

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### 1 Accounting policies

#### Charity information

Scottish Building Federation Edinburgh and District Charitable Trust is an unincorporated charity and its registered and principal office is Quay 2, 139 Fountainbridge, Edinburgh, EH3 9QG.

#### 1.1 Accounting convention

The financial statements have been prepared in accordance with the Trust's trust deed, the Charities and Trustee Investment (Scotland) Act 2005, the Charities Accounts (Scotland) Regulations 2006 (as amended), "the Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and "Accounting and Reporting by Charities: 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) (effective 1 January 2019)". The Trust is a Public Benefit Entity as defined by FRS 102.

The Trust has taken advantage of the provisions in the SORP not to prepare a Statement of Cash Flows.

The financial statements are prepared in sterling, which is the functional currency of the Trust. Monetary amounts in these financial statements are rounded to the nearest £.

The preparation of financial statements requires the use of critical accounting estimates. It also requires trustees to exercise their judgement in the process of applying the accounting policies. Use of available information and application of judgement are inherent in the formation of estimates. Actual outcomes in the future could differ from such estimates.

#### 1.2 Going concern

The trustees have prepared the financial statements on the going concern basis as there are no material uncertainties regarding its ability to continue to undertake its activities. The Trust holds considerable investments which could be readily sold should the need arise.

#### 1.3 Charitable funds

Unrestricted funds comprise surpluses brought forward over many decades, and are available for use on all constitutional purposes at the discretion of the trustees. In order to ensure that funds are available for specific projects, certain funds are set aside and designated by the trustees into separate funds.

At the year end there is currently only an unrestricted general fund and there are no designated funds.

#### 1.4 Income

Income is recognised when the Trust is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the Trust has been notified of the donation, unless performance conditions require deferral of the amount.

Investment income interest is recognised using the effective interest rate applicable to the asset. Dividend income is recognised when the right to receipt is established and is measured at the fair value.

#### 1.5 Expenditure

Accruals are obligations to pay for goods or services that have been acquired, and meet grant commitments established before the year end. Accruals are recognised at the undiscounted amount owed to the supplier, which is normally the invoice price, or grants as awarded by the Trustees.

# SCOTTISH BUILDING FEDERATION EDINBURGH AND DISTRICT CHARITABLE TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

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### 1 Accounting policies

(Continued)

Expenditure is recognised on an accruals basis and related where practicable to the Trust's activities. Where possible, expenditure is allocated directly to the function to which it relates. Where this is not possible it is allocated on the basis of time spent by staff on that activity.

- Costs of raising funds comprises those costs which are associated with the generation of income from sources other than undertaking charitable activities, and includes investment management costs.
- Charitable expenditure comprises those costs incurred by the Trust in the delivery of its charitable activities and services.
- Support costs and governance costs are apportioned between activities on the basis of time spent on that activity.

#### 1.6 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

#### 1.7 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

#### 1.8 Financial instruments

The Trust has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the Trust's balance sheet when the Trust becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

#### **Basic financial assets**

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

#### **Derecognition of financial assets**

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire or are settled, or when the Trust transfers the financial asset and substantially all the risks and rewards of ownership to another entity, or if some significant risks and rewards of ownership are retained but control of the asset has transferred to another party that is able to sell the asset in its entirety to an unrelated third party.

# SCOTTISH BUILDING FEDERATION EDINBURGH AND DISTRICT CHARITABLE TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

### 1 Accounting policies (Continued)

#### **Basic financial liabilities**

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

#### **Derecognition of financial liabilities**

Financial liabilities are derecognised when the Trust's contractual obligations expire or are discharged or cancelled.

### 2 Critical accounting estimates and judgements

In the application of the Trust's accounting policies, the Trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

The Trustees are not aware of any significant accounting estimates or judgements that would have a significant impact on the financial statements.

### 3 Raising funds

	Unrestricted funds	Unrestricted funds
	2024	2023
	£	£
Investment management	11,199	10,709
Accountancy and administration	4,634	4,419
Support costs	1,854	1,768
Governance costs	4,642	4,417
	<u>22,329</u>	<u>21,313</u>



# SCOTTISH BUILDING FEDERATION EDINBURGH AND DISTRICT CHARITABLE TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

### 4 Charitable activities

	Grant funding of activities 2024 £	Grant funding of activities 2023 £
Scholarship and Bursaries	19,300	17,663
Charitable aid (welfare cases)	11,250	11,650
	<u>30,550</u>	<u>29,313</u>
Share of support costs (see note 5)	2,780	2,653
Share of governance costs (see note 5)	6,962	6,626
	<u>40,292</u>	<u>38,592</u>

In the current year, 1 award of £5,000 has been paid to The Ridge Foundation (2023 - 2 payments totalling £4,450 were paid to the Ridge Foundation), these payments are included in Charitable aid payments.

A total of 10 (2023 - 13) individuals received awards totalling £6,250 (2023 - £7,200) from the Charitable aid payments. A total of 59 (2023 - 57) students received busary and scholarship awards totalling £19,300 (2023 - £17,663)

### 5 Support costs

	Support costs £	Governance costs £	2024 £	Support costs £	Governance costs £	2023 £
Raising funds	1,854	4,642	6,496	1,768	4,417	6,185
Scholarships & bursaries	1,390	3,481	4,871	1,326	3,313	4,639
Welfare cases	1,390	3,481	4,871	1,327	3,313	4,640
	<u>4,634</u>	<u>11,604</u>	<u>16,238</u>	<u>4,421</u>	<u>11,043</u>	<u>15,464</u>
Analysed between						
Fundraising	1,854	4,642	6,496	1,768	4,417	6,185
Charitable activities	2,780	6,962	9,742	2,653	6,626	9,279
	<u>4,634</u>	<u>11,604</u>	<u>16,238</u>	<u>4,421</u>	<u>11,043</u>	<u>15,464</u>

Governance costs includes payments to the Independent Examiners of £2,119 (2023 - £2,016).



# SCOTTISH BUILDING FEDERATION EDINBURGH AND DISTRICT CHARITABLE TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

### 6 Trustees

None of the Trustees (or any persons connected with them) received any remuneration or expenses from the Trust during the current or prior years.

The Trust had no employees in the current or prior years.

### 7 Net gains/(losses) on investments

	Unrestricted funds	Unrestricted funds
	2024	2023
	£	£
Revaluation of investments	138,729	63,303
Gain/(loss) on sale of investments	11,691	25,959
	<u>150,420</u>	<u>89,262</u>

### 8 Fixed asset investments

	Listed investments £	Cash in portfolio	Total £
<b>Cost or valuation</b>			
At 1 January 2024	1,621,589	16,198	1,637,787
Additions	316,601	-	316,601
Valuation changes	138,729	-	138,729
Cash movements in year	-	(2,180)	(2,180)
Disposals	(313,500)	-	(313,500)
	<u>1,763,419</u>	<u>14,018</u>	<u>1,777,437</u>
<b>At 31 December 2024</b>			
	<u>1,763,419</u>	<u>14,018</u>	<u>1,777,437</u>
<b>Carrying amount</b>			
At 31 December 2024	<u>1,763,419</u>	<u>14,018</u>	<u>1,777,437</u>
At 31 December 2023	<u>1,621,589</u>	<u>16,198</u>	<u>1,637,787</u>

### 9 Financial instruments

	2024 £	2023 £
<b>Carrying amount of financial assets</b>		
Instruments measured at fair value through profit or loss	<u>1,763,419</u>	<u>1,621,589</u>

# SCOTTISH BUILDING FEDERATION EDINBURGH AND DISTRICT CHARITABLE TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

<b>10 Debtors</b>	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
Amounts falling due within one year:		
Other debtors	726	677
	<u>726</u>	<u>677</u>
<b>11 Creditors: amounts falling due within one year</b>	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
Other creditors	2,427	3,555
Accruals and deferred income	2,119	3,717
	<u>4,546</u>	<u>7,272</u>

## 12 Related party transactions

There were no related party transactions in either the current or prior years.