DIRECTORS' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2026

SPACE @ THE BROOMHOUSE HUB
A private company limited by guarantee

Company Number: SC320027

Scottish Charity Number: SC003706

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DIRECTORS' REPORT

The Directors of Space @ The Broomhouse Hub (**Space**), who are directors for the purpose of company law and trustees for the purpose of charity law, are pleased to present their annual report and audited financial statements for the year ended 31 March 2026.

The financial statements comply with the Charities and Trustee Investment (Scotland) Act 2005, the Charities Accounts (Scotland) Regulations 2006 (as amended), the Companies Act 2006, the Memorandum and Articles of Association, 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).

OBJECTIVES

Space is a private company limited by guarantee (company number SC320027) and a Scottish registered charity (registered charity number SC003706).

The charitable company has been formed to benefit predominantly the inhabitants of South West Locality area of Edinburgh, as defined by The City of Edinburgh Council. The charitable company also takes the opportunity to work with organisations with similar objectives, and local authorities, to deliver services in a wider geographical area.

The charitable company will operate with the following objectives:

- to promote the benefit of the community, through the provision of recreational facilities and activities in the interests of social welfare to improve their conditions of life.
- to advance education and training among the beneficiaries.
- to advance health among the beneficiaries.
- to provide relief of those beneficiaries in need by reason of their age, poor health, disability, financial hardship, or other disadvantage.

Vision, mission and strategic direction

At Space, we see a future where our communities thrive, where people belong, and everyone can lead fulfilling lives. We join with our partners to address the wellbeing and economic challenges of our diverse area through our services and social enterprises.

We believe that connections build communities.

We have 5 strategic aims which shape the direction of our organisation, allowing us to continue supporting those who need us most:

- Develop and diversify our funding streams in line with our sustainable growth strategy.
- Invest in the ongoing development and wellbeing of our staff and volunteers through fair working practices.
- Deliver our objectives by continuing to innovate and develop our areas of strength.
- Improve how we gather, analyse and utilise data for better strategic decision-making and to influence policymaking.
- Nurture relationships with external audiences by telling our story through appropriate communication channels.

Who we are

For over 35 years, Space @ The Broomhouse Hub has been providing personal, social and community development opportunities for disadvantaged groups of people in and around Broomhouse, Parkhead and Sighthill in South West Edinburgh.

The ongoing cost of living crisis continues to be hard on everyone and hits deprived communities even harder than others.

Space empowers people to build on their strengths, nurturing talent and encouraging self-development. We collaborate with local and national businesses, third-sector partners and statutory bodies to deliver our work with integrity. It is principled and delivered with kindness, fairness and consistency.

We do this whilst living our values:

- We are ***respectful:*** our communities are brilliantly diverse; we welcome everyone, listen to their needs without judging and focus on agreed goals.
- We work with ***integrity***: our values drive our work, which is principled and delivered with kindness, fairness and consistency.
- We are ***collaborative***: we connect with public, private and social sector organisations to deliver the best for our communities.
- We are ***creative***: we innovate to maximise the number of members we support, and our imaginative approach is underpinned by our inclusive community Hub.
- We are people-led: ***empowering*** people to recognise and build on their strengths, nurturing talents and encouraging self-development.

Working alongside our staff team, our **volunteers** are essential to the work we do in supporting others. Whilst there are challenges in recruiting volunteers across the sector, those from across our communities who pledge their time and support to Space provide immeasurable benefit to the work we do and those we support.

The Board of Trustees expresses its sincere thanks to staff, volunteers and supporters for their ongoing commitment and hard work in helping Space provide services and support to others during the year.

Our Work - Overview

The people we support are from the local communities of Broomhouse, Parkhead, and Sighthill, all areas of multiple deprivation. There are many challenges locally; Broomhouse has one of the highest percentages of in-work benefits in the country and the percentage of people from different ethnic backgrounds is double the national average.

These communities are incredibly diverse, and our work recognises this.

Our 'Whole Person, Whole Family, Whole Community' approach reflects this. At Space we don't just look at the challenges and concerns of the individual, but how that can also have an impact of everyone around them, as well as improving support networks to prevent people from entering crisis.

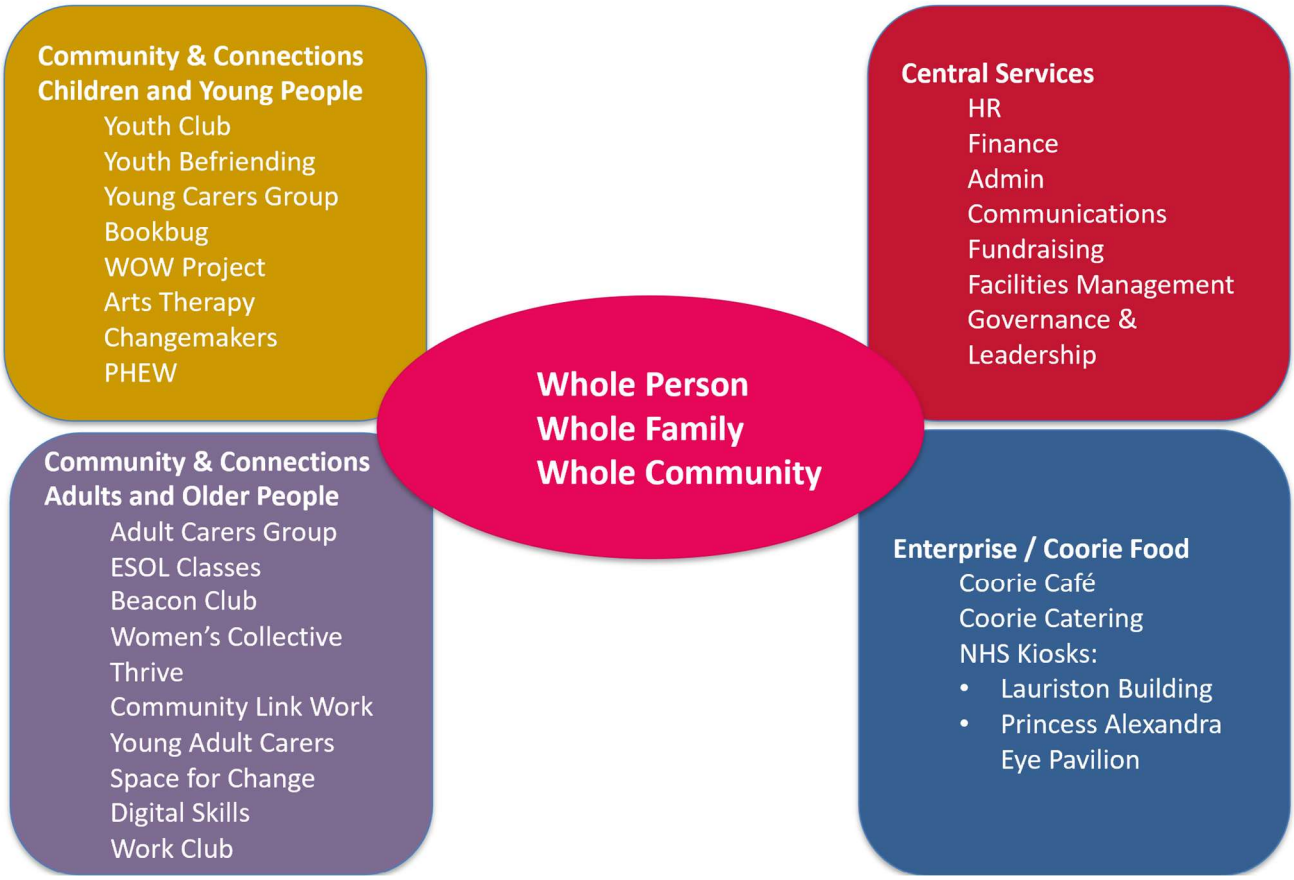
Like many community organisations, we have felt the impact of funding cuts and have had to make some difficult decisions about what we can deliver and how. However, we look forward with optimism. Our work is being streamlined under the Community and Connections banner, separate from our enterprise activities which we continue to develop.

These changes take place in the background thanks to our hardworking staff, volunteers, partners and trustees. To our 'Broomies', members or service users, changes should always be for the better or even go unnoticed. Things like the welcome at the door, the creativity of our team, and the commitment of the people who give their time, skills and kindness to keep things moving mean that to our members we are a place of calm in what can be chaotic times.

We offer a huge range of services and projects, many co-designed with those who take part in them or with input from the wider community. We continue to be led by local people and respond to their needs with kindness, fairness and consistency.

The following graphic shows our ongoing work and projects which we are delivering through 2026/27.

Projects and Services Overview



Our Work – Community and Connections

To provide a clearer insight into all the activities Space has delivered between 1st April 2025 and 31st March 2026 we have provided a narrative on all the projects and the positive impact they have delivered. Some of these were short funded or reaching the end of their natural life and as a result not all will continue over the full financial year.

Adults and Older People:

Help for Carers

Beacon Club has continued thanks to funding through the William Grant Foundation as well as ongoing support from Shared Care Scotland. We have maintained our two day per week service, supporting those who care for people with mild to moderate dementia or who are extremely isolated by providing a day of activity at the Hub for the cared-for person. It provides vital respite for carers.

We have also been delighted to maintain the support of **Edinburgh International Festival** (EIF) who have provided some amazing musicians to entertain and inspire members over the past year. This is part of our ongoing relationship with EIF and allows Beacon Club members to access something that otherwise would be impossible. Of course we have also continued

with our regular entertainment, crafting, singing, games and gentle exercise. Each member receives a freshly made lunch from our Coorie Café team as well as drinks, toast and snacks.

"With my dad being involved in this club, I know that he is safe and being cared for. This in turn lets me have some "me time", when I can plan my own activities for the day, without having to worry. It's a huge benefit which we are both extremely grateful for.

- *Carer feedback*

Carers' support at Space is for all ages. Our person-centric approach means we have different groups aimed at providing practical and peer support for people at different points in their lives. Our **Young Adult Carers** team, for example, supports young people 16 – 25 as they leave high school and transition to jobs, further education or training. We provide one-to-one and group support as well as outings, and liaison with employers or education facilities. We can also signpost young people to our employment and training courses if suitable. We helped 42 Young Adult Carers over the year, a 25 percent increase over 2025.

"I wish I didn't have to leave the residential as it was such a great experience"

- *Young Adult Carer*

Adult Carers typically occupy an older age range and are usually caring for a partner who is struggling with their health. Support with benefits, understanding the additional support available and simply knowing someone is there can all be a big help. 59 new adult carers were supported in the space of just three months.

Supporting Minorities

With crisis raging around the world, Space has stepped up to help people build a life in Scotland. Always an area defined by poverty, Broomhouse and South West Edinburgh has been one of the key areas for refugees and new Scots to settle. We began with just two **English for Speakers of Other Languages (ESOL) classes** and now run six per week, plus additional support and have appointed a dedicated ESOL Manager to look after this growing and important work.

Courses include beginner and intermediate and we also help people to gain their International English Language Testing System (IELTS) qualification which is a big help towards gaining employment.

'I had a wonderful experience in the IELTS course at the HUB. Instructors, especially Sonya and David were supportive, knowledgeable, and always encouraging. The lessons were clear, practical, and helped me build real confidence in my English skills.

- ESOL Student

The **Women's Collective** is a weekly social group which brings together women from around the world. From Broomhouse to Bangladesh or Scotland to Sudan, the group transcends language and cultures to focus on the wellbeing of all women and is directed by the group members who choose discussion topics, things they want to learn about or explore as well as activities. 63 women engaged with the collective over the year and new members are always welcome.

The **Living and Learning International Group** also worked closely with **Edinburgh International Festival (EIF)**. A celebration of different cultures, the group worked together to connect communities and develop their own knowledge of living and working in Scotland. Members came from as far away as Hong Kong and Latin America. This project has now concluded but finished with a flourish, culminating in the Aga Khan Culture Club in August 2025, a world-renowned group of musicians performing right here in the Hub.

Employment Support

At Space we believe in helping people to achieve their potential and give them the tools and confidence to realise those goals. **Work Club** is a great embodiment of that. As well as helping people with job searches, applications and interview skills, we also staged a job fair in February with over 200 attendees. Partnering with local employers and Joined Up for Jobs, we have supported 49 individuals over the last year, through 120 sessions in our café.

We also run **Space for Change** a ten-week career development and wellbeing course. This course helps people plan and work towards a better future with a new job or focus on a career. 73 people moved into employment or further training as a result of taking part in the course.

"This course helped me a lot - writing a CV and the mock interview was great. I am more knowledgeable about planning and looking for a job"

- Space for change participant

In 2024 we took over the running of a weekly **Digital Drop-In** from People Know How and we are delighted to say it is still going. 35 people have been supported in the last year through the group which typically attracts 6 to 10 attendees. Some come for help with specific tasks or to learn a new skill with their digital devices, others come as much for the social aspect, enjoying a good conversation.

We also have **Skills for Success** which built on our ESOL work. Two 10-week courses were delivered supporting 22 people, 7 of whom gained new qualifications as a result. This course will be returning throughout the year having been a great success.

"I feel more confident now. This course helped me improve my English and I feel closer to my future goals."

- Skills for Success student

Our **Back of the Net** project uses football to engage people in literacy and numeracy skills. The weekly group made use of Tynecastle Stadium and even had a trip to Hampden Park. One of the main benefits delivered has been a reduction in isolation as the group really enjoyed meeting as a social occasion.

"I feel my confidence in writing has improved. I never thought I'd be able to write a match report and I'm really pleased with it."

- Back of the Net participant

Our **Work Skills in the Wild** course also leveraged another great partnership, our relationship with **Edinburgh Zoo**. These short, 6-week courses saw participants work closely with zoo staff, addressing skills needed for various different job roles and helping to find positive pathways. As a result of the course 25% of those taking part moved into volunteering roles to further increase their skills.

"I loved being so close to the animals and I improved my teamwork and how to work with others."

- Work Skills in the Wild Student

Community and Mental Health

Helping people stay physically and mentally healthy is vital to preventing people and their families from falling into crisis or building additional barriers to positive wellbeing. We have worked closely with **NHS Lothian** to deliver **Community Link Work (CLW).** Link workers are based in GP surgeries but prescribe non-medical help. This can be signposting to other charities for support, groups and activities as there is a clear link between physical and mental health. This is still an area of work we are keen to expand on, moving into community spaces as well as the GP surgeries.

Another partnership, **Thrive**, provides Peer Support Workers who use their lived experience of mental health to help people identify and work toward achievable and meaningful recovery goals through a range of tools and techniques. Overseen by NHS Lothian and working with **Scottish Association for Mental Health (SAMH)** and the **Edinburgh Health and Social Care Partnership**, Thrive shares many of the Space values, providing respectful, compassionate support that empowers people to build on their strengths and boost self-belief.

Young People and Families:

Part of Community and Connections, our work focusing on younger people and their families is often similar to, but distinct from, our work for adults and older people. Support is person centric and age-appropriate, so these are separate projects and services.

Help for Carers

Space supports **Young Carers** from age 5 upwards. It is one of our biggest areas of work, supporting over 200 young carers to overcome the challenges raised by their caring role and put in place measures to help them succeed. This includes writing Young Carers Statements; a personalised, written plan designed to identify the needs, goals, and personal wellbeing outcomes of the young carer that is shared with schools and other stakeholders to ensure the correct support is in place. As well as this, we run regular young carers groups, providing peer support and a chance to get some respite, as well as day trips and residentials for those in the greatest need.

"When we went on residential, it was the best time ever, I got to do lots of fun stuff!"

- *Young Carer*

Support for Families

One of our best loved services **Bookbug** continues to provide vital first steps for children under 4 as well as being a fantastic way for parents and guardians to access support. Meeting 47 times each year, typically just under 40 children and guardians attend each week to enjoy songs, stories and the chance to socialise. Space staff and information are on hand to signpost additional services and support as needed.

"I think it is a lifeline for many in the community…Love bookbug @ Broomhouse. Please keep Bookbug going – I've been to others but this one is exceptional"

- *Bookbug lover*

Our **Youth Befriending** project supports young people from disadvantaged backgrounds with an adult befriender role model to provide the stability and life experiences they may otherwise not have had. We had a boost in the year as we have secured additional funding to support children harmed by parental gambling through the Gambling Levy. This means that we will be expanding this award-winning service and supporting even more children through 2026/27 and beyond. Last year we matched 34 volunteers with young people, recruited an additional 25 new volunteers and began the training process.

At first, my little person kept his hood up and didn't say much, but that didn't last long. Once he got to know me, we became a great little team. He confided in me a lot, and I made sure we always had fun and laughed when we got together. I can't tell you how rewarding it was to watch him grow over the 15 months we were together. He is now far more confident and knows his worth, and it was amazing to see. If you want to make a difference in a vulnerable child's life and feel humbled and fulfilled, I highly recommend doing some voluntary work with Space.

- *Volunteer befriender*

Mental Health and Wellbeing

Supporting mental health is not just about helping people when they are experiencing problems or struggling to cope. It is also about maintaining positive mental health through proactive engagement and early intervention. Across all our projects and services, this is probably the biggest underlying benefit to what we deliver to our members.

Space offers Art Therapy from age five alongside services for young adults with People's Health and Emotional Wellbeing (PHEW). These are two key services but are underpinned by many others with confidence and wellbeing a running theme through much of our work with young and old alike.

PHEW offers 16 to 26 year olds a safe and open space to connect with others and develop a better understanding of mental health and wellbeing. Meetings take place each fortnight for over 18s in the Hub while one-to-one support is offered from age 16 for those not quite ready to take part in group sessions. A wide range of activities is also on offer with a real focus on mutual understanding and help.

Arts Therapy and one-to-one counselling takes places in our Hub and schools across the South West. It helps children and young people who have experienced trauma make sense of complex emotions and situations. Delivered as part of our role within Wellbeing Together South West, we work with parents, families, or the young person's wider network to establish a safe and effective therapy pathway, in conjunction with **SAMH**, **Big Hearts Community Trust** and **With Kids**.

One of our most popular groups is our **Friday Youth Club**. Constantly at full capacity, the Youth Club runs sessions each Friday for different age groups, 8 to 11 and then 12 to 17. The sessions offer a safe place to meet, food and plenty of fun and games. There are also craft sessions and other activities as well as trips out and themed nights throughout the year. We have had almost 100 young people registered for Youth Club over the year.

Employability and Training

Our **Wellbeing Onto Work (WOW!) Project** has been supporting young people age 16 to 24) to build confidence, gain skills and move into employment in various forms for over 5 years. Most recently we have been delivering the 10-week course in partnership with **Edinburgh Zoo** and also **Edinburgh International Festival (EIF)**. Each cohort of students works individually and in teams to understand different roles and careers that might be available, for example, marketing zoo attractions and budgeting for a new animal enclosure, or front-of-house services for EIF. Several WOW graduates have become Ambassadors for the project which receives funding through the Bairdwatson Charitable Trust and The National Lottery Community Fund.

> WOW! has been transformational for A. His confidence has soared through meeting new people and having new experiences.
>
> - *Parent of WOW Participant*

A new project which began this year after funding was secured from Hays Travel Foundation during the 2025/26 financial year is **Changemakers**. This project has been developed to support young people to eat well and gain life skills in a safe and supportive environment. The first cohorts have just begun this year and it is a project we look forward to reporting more on in future with Crerar Trust continuing to fund the service after the initial trial.

Our Work – Enterprise & Coorie Food

The diversification in our enterprise offering continues, growing both income and the opportunity to achieve our charitable purpose through employability pathways. We have refocused our enterprise team purely on growing this aspect of our organisation and we are starting to see positive results.

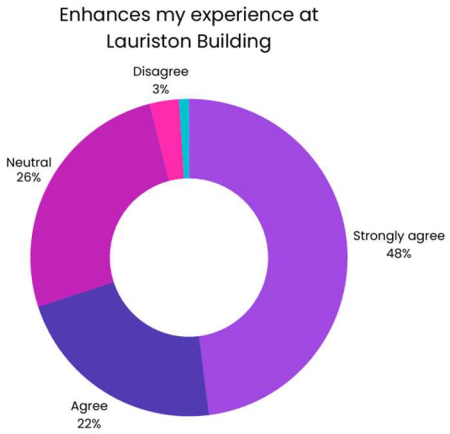
The strategy is still in its infancy but it is an area we continue to develop with the Coorie brand appearing in more places across Edinburgh.

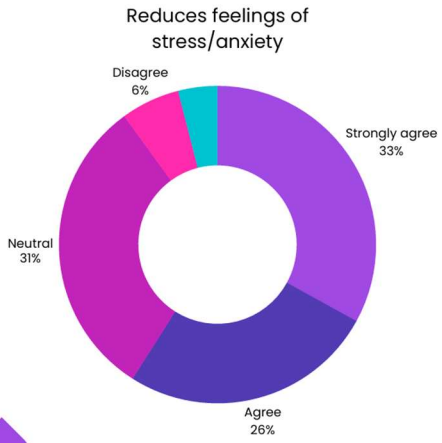
Coorie Café

Our Café continues to be an important part of the Hub. It supports several of our services, such as Beacon Club and Youth Club and provides a warm, safe place to meet. We have made changes to the Café menu in the last year, some of this has been positive but we are keen to continue working with the community to ensure the Café is able to meet their needs.

NHS Kiosks

We have taken on two NHS Kiosks, providing hot drinks and takeaway food (sausage rolls and sandwiches). Both have brought a service to NHS staff and patients that had been missing for a significant period of time. The first location is the **Princess Alexandra Eye Pavillion** and the second is at the **Lauriston Building**. The latter carried out an impact survey to see how the kiosk had improved the building and the results were overwhelmingly positive:





"I can't get around too easily so it's good to be able to get a coffee when I get dropped off for my appointment."

Patient

"Been here for a couple of hours. Good to get a hot drink, helps reduce the stress of waiting."

Patient

"I've been in the department for ages and I looked forward to getting coffee and lunch quickly after."

Patient

"It was good to be able to get a hot drink after my relative got bad news. It was a difficult time."

Family member

"Was pleased the kiosk was opened. Sign to say coffee to go, so we know we can take our drinks to the waiting room."

Patient

"For anxious patients it is a nicer area to sit in and get a drink if they arrive early for an appointment."

Lauriston Building staff member

Polwarth Tavern

A real departure for Space, as part of our enterprise strategy, we launched a pilot collaboration with The Polwarth Tavern, serving Coorie pizzas and sides from the venue. The project was a creative and worthwhile opportunity to test a new way of operating, reach new customers and learn how we might grow our food offering beyond the Hub.

The pilot generated valuable learning, and we're grateful to The Polwarth Tavern for their partnership throughout. Having weighed up the results, we've taken the decision not to continue the collaboration. Instead, our focus turns to honing our kiosk model, building on a tried-and-tested approach as the platform for creating future opportunities for our employability and training participants, while expanding our food offering and growing sustainable unrestricted income to support our charitable work.

Coorie Pizza & External Catering

A more established and growing area has been our external catering work. At the very end of the financial year in March 2026, we catered our largest ever event for 500 people. Pizza pop-ups are available for established events, parties and external venues catering for a variety of diets and customers.

Our Coorie Food enterprise employs several staff and, importantly, offers opportunities for further training. It is making contributions to our unrestricted funding at this point and is an area we continue to monitor by focusing on how our catering allows people to 'give back' to the community.

Our Work – Central Services

The Hub is both the foundation on which all our services are built and the umbrella which everyone works under so keeping it running smoothly is vital. There is a dedicated core team with responsibility for HR, Finance, Facilities, Strategy, Governance, Fundraising and Communications.

Our Chief Executive works closely with our Board of Trustees, who donate hours of their time to oversee the running of the organisation and ensure everything is done with the best interests of the community at heart.

The rooms within the building also offer an additional income stream with external bookings contributing directly to unrestricted funds and covering some of the costs of having the building open. We have been able to welcome a number of different organisations to the Hub in the past year with several making long term bookings as well as our long-standing partner B Healthy Together.

Community One Stop Shop (COSS)
"SPACE is a much-valued building in the Broomhouse area and an invaluable local resource that is relied upon heavily by the community. We use SPACE for a variety of events that we organise, and we would not be able to operate or run these activities without the ongoing support of SPACE. The building provides a welcoming, accessible, and dependable venue where local people can come together, connect, and take part in activities that benefit the wider community. SPACE plays a vital role in bringing people together and strengthening community life in Broomhouse."

B Healthy Together
"We really enjoy working in the Broomhouse Hub - it is a welcoming and supportive environment. The building feels bright and inclusive, which helps us stay connected to the community around us. The ease of booking rooms within the building also makes a big difference - it's a smooth, efficient process that helps our activities run and supports how we work day-to-day."

Beira's Place
"I always feel welcomed at Space @ The Broomhouse Hub. There is a strong sense of community, and everyone is friendly, supportive, and helpful. The building is accessible, which makes Beira's Place support much more reachable for women in the local area and for those who are unable to travel into the city centre for any reason.

Women accessing Beira's Place support at Space @ The Broomhouse Hub have shared that the support room feels cosy and comfortable. Being based at the Hub also makes it easier for any woman who accesses our support to connect with other activities taking place in the hub or simply to stop by for a cup of coffee. We were given a thorough induction, covering fire, health and safety, as well as a tour prior to starting our sessions.

Our service has always found it easy to make and amend bookings. This was particularly helpful when we first began using the Hub and continues to support its ongoing use. I am very grateful for the opportunity to work alongside other organisations that are responsive to the needs of their community, and to be surrounded by such warm people."

Flourish Counselling Training
"It's always a pleasure to come to work at Space. We have been hiring rooms here for three years and always feel welcomed and looked after when we are here. Moreen, Sarah, Jason and Pam make us feel at ease and welcome in the space and have the rooms ready for us, so I don't need to worry about anything and can concentrate on teaching and supporting students. Even our students comment on how friendly the staff are. Thank you for all that you do!"

Meeting the Moment – a note from our Chief Executive

This has been another year that asked a lot of Space, and Space answered.

Every conversation I have with funders, partners and peers across the sector, tells the same story: public sector budgets are shrinking, trusts and foundations are more oversubscribed than ever, and the gap between what our communities need and what funding is funded to meet the demands keeps growing. We have felt this directly and have had to make real decisions about what we can sustain and what we must let go; increasingly, those funding decisions are completely out of our hands.

That funding pressure lands on people. Our staff have been asked, yet again, to do more with less, and I am acutely conscious of what that relentless ask costs them personally as well as professionally. We have also seen our volunteer numbers fall - in part a natural consequence of Vintage Vibes successfully branching out as its own charity, but also a reminder that the pool of people with time to give is not limitless, and we cannot take it for granted.

It has also been a year in which it felt our communities are less settled than usual. Broomhouse, Sighthill and Parkhead have seen a rise in antisocial behaviour, and, more troublingly, we have also seen - both locally and across Edinburgh - a rise in race and hate related incidents that has left some of our members more anxious about simply going about their day. I am not pointing to any single event; the pattern is the concern. Space exists precisely for moments like these, keeping our door open and our welcome warm so our diverse communities stay linked and supported, not siloed groups living side by side.

Last year I closed this report by saying that Space is not just responding to challenges - we are shaping the future of community support in Edinburgh and doing it together. This year has given us the clearest evidence yet of what that looks like, in two ways:

The first is something we are already doing. Our therapeutic support for children and young people - art therapy and dramatherapy, delivered in partnership with Queen Margaret University, alongside counselling - sits within our wider youth work, Young Carers and PHEW provision, so a child can step up into intensive one-to-one support when they need it, and step back down into peer support, volunteering or a youth group as they recover, rather than falling through a gap or stuck on overstretched waiting lists. Every single young person we supported this way told us they came out feeling calmer and more confident. We are working on support that will extend a similar provision to other, older family members, recognising that a young person's wellbeing is often bound up with what's happening for the rest of the family

This is Whole Person, Whole Family, Whole Community at its most concrete: prevention and early intervention, built into the fabric of what we do.

The second is where that thinking could take us next. Working with Edinburgh Napier University, we have begun shaping a collaborative Community Health Service, built on that same model and Napier's health, research and teaching expertise - pop-up health screening in the Hub, students learning alongside clinicians and our members, an out-of-hours

alternative to A&E or police call-outs for people in mental health crisis, and research proving what we already know: that early, community-based support prevents crisis and costs the system far less than picking up the pieces afterwards. This is still early stages, but it is exactly the kind of opportunity that only exists because of the trust Space has built over 35 years in this community.

That is why this is such a significant year to be reviewing our strategy for 2027 to 2030. Funding has changed, our communities' needs are evolving, and our ability to reshape how health and wellbeing support is delivered in South West Edinburgh has changed too. Our Board of Trustees and staff are using this moment to make sure our next strategy is mindful of the difficulties, ambitious enough to match the opportunity in front of us, while honest about the pressures our people are carrying.

None of what I have described happens without the people who deliver it. I am, as ever, enormously proud of my colleagues - staff, volunteers and partners alike - who have kept showing up with creativity, kindness and consistency through a genuinely difficult year, and of the Board of Trustees who have given their time and judgement so generously.

We are not just responding to challenges. We are shaping the future of community support in Broomhouse, South West Edinburgh and across the city. This year has shown us, more clearly than ever, what that future could look like and the role we can play in determining how more communities can be better connected.

Neil Hay

August 2026

Our work in numbers

163 volunteers provided 5,283 hours of work in the last year equivalent to around two and half years of working days directly supporting 1,658 people.



Financial & Legal Report

Results for the year

The results for the year are shown in the financial statements on pages 35-46.

Another challenging year for funding but, as noted in the "Meeting the Moment" section on page 16 above, Space has delivered. Funding for Space's largest projects continues to be secured from key funders, with multi-year contract income and grants providing longer-term resilience. Combined with ad-hoc and shorter-term grants and donations, our overarching programmes have again been sustained through the year.

We continue to develop both our core infrastructure and unrestricted income streams, further bolstering our future financial resilience across the charity and providing opportunity to best-support the community through charitable activity where more traditional funding routes become challenging.

Costs are closely controlled, particularly given the continuing overall economic climate of rising costs amidst the continuing cost-of-living crisis. Each project has its own detailed budget, which is monitored throughout the year, with a sufficient level of reserves retained within each service to meet all forecast costs. The Finance sub-group regularly monitors the financial performance against those budgets and assesses the funding requirements. A summary of income and expenditure for each of the four main streams of work is provided in Note 9 to the Accounts.

Financial summary for the years to 31 March:	2026	2025
Surplus/(deficit) on normal activities:		
- Restricted	£148,368	(£215,216)
- Unrestricted	(£1,092)	£18,193
- Total	£147,276	(£197,024)

Fluctuations relate to income received in previous years for current year spending, or income received in the current year but will be spent on service delivery in future year(s).

Reserves position at year-end:		
- Unrestricted General	£176,636	£168,612
- Unrestricted Designated	£76,347	£77,507
- Restricted Project	£442,851	£308,730
- Restricted Capital	£2,366,935	£2,360,644

In addition to its many funders, the organisation is most grateful for the donations, collections and sponsored events made during the year.

The principal funding sources during the year are as follows:

	2026	2025
City of Edinburgh Council (CEC)	39%	35%
Other Public	12%	31%
Other Grants	20%	16%
Private Trusts	7%	5%
Generated Income	13%	9%
Donations	6%	4%
Other	1%	1%

There has been an adjustment in our overall proportion of public funding primarily due to the funders for Vintage Vibes – a project which has now set up independently – being significantly funded by the Scottish Government. Excluding this effect, the proportions have remained broadly in line with 2024/25.

Financial management

The Directors will only normally approve the continuation of a charitable activity if funding has been secured (usually through contracts, grants, corporate support or established income generation). Therefore, all charitable activities have a continuation strategy and an exit strategy. In exceptional circumstances, the Trustees will authorise an activity to continue from unrestricted funds when restricted funds are depleted, for example where there is a short gap before new funding is approved or where a short-term investment from unrestricted funds is expected to bring longer term financial and social benefits. Any significant spend from free reserves is discussed by the Trustees in advance and assessed in the context of the charity's strategic priorities and the current funding environment.

Reserves policy

The Trustees' principal objective regarding reserves is to ensure that the charitable company has adequate working capital to meet cashflow requirements, and to enable the charitable company to meet all its legal obligations.

Space's reserves policy was last reviewed and approved by Trustees in December 2025. This policy includes a formal framework to allow enhanced monitoring and early intervention if required. The framework demonstrates an appropriate level of reserves. It has a tiered approach with trigger points for action incorporating a RAG (Red-Amber-Green) warning system, and under this framework the charity aims to have between £170,000 and £360,000 of free reserves to allow us to both absorb setbacks and take advantage of opportunities as they arise.

The ongoing challenging fundraising landscape impacting the third sector has brought renewed focus on our financial reserves to provide the resilience we need to continue operating our charitable activities for the foreseeable future and, in so doing, providing reassurance to our local community, service-users and funders alike.

We are positively and proactively meeting these challenges in the following ways.

- With significant success over the past year, we are continuing to invest in a fundraising consultant to maximise our potential for securing funding for services. The return on this investment continues to be fruitful with ongoing successes.
- Each of our restricted reserves is monitored and future funding shortfalls identified, so that funding requirements can be sought and remediated in a timely manner. If it becomes clear that any project's funding profile will not be sufficient to meet its forecast costs, operational changes are put in place in sufficient time to not run at a deficit and therefore impact our unrestricted general funds.
- Our growth strategy to achieve our strategic aim to 'develop and diversify our funding streams…' includes ongoing plans to increase our unrestricted reserves which we are already implementing. To meet our charitable objective of expanding pathways to employment, we continue to create job opportunities within our Coorie social enterprise, while at the same time securing a diversified unrestricted income stream which is not reliant on external funding.

The Trustees continually review the level of unrestricted reserves, in association with any financial risks associated with implementing the growth strategy above, in order that it remains within an acceptable tolerance to risk as determined by the Board.

The Trustees consider that the level of unrestricted general funds (those not committed or invested in social enterprise development) at 31 March 2026 of £176,636 (2025: £168,612) are adequate for these purposes.

The balance on restricted funds at 31 March 2026 was £2,809,788 (2025: £2,669,376), broadly aligned with last year.

Financial plans for future periods

As we continue to develop our business infrastructure to support the broader organisation, the Board of Trustees has designated £5,000 for capital building improvements in the café area, with a further £5,000 carried forward for technological advancements.

Specifically for service delivery, the Board has further designated £42,000 to develop our Mental Health services support, £24,000 for strategic development of our Employment Support services over the next two years.

Structure, governance and management

Space, a registered Scottish Charity (No SC003706), was set up in 1991 as an unincorporated association and became a company limited by guarantee (No SC320027) on 30 March 2007.

Board of Trustees

Members of the Board of Trustees are Directors for the purposes of Company Law and are regarded as Trustees for the purposes of Charity Law. Accordingly, reference to The Board

of Trustees has the same meaning as The Board of Directors in this report. The Board of Trustees can have up to a maximum of fourteen directors under the Articles of Association and, at 31 March 2026, had six Local and five Business Directors.

Generally, Local Directors are nominated via the organisation's volunteers and members; Business Directors are often introduced via personal connections, reached via external recruitment or have been volunteers within our projects.

An initial induction with the Chief Executive and the Chair is completed by new Trustees, with access to all appropriate documentation, e.g. Articles of Association, Annual Report, Business Plan, Audited Accounts, obligations of Board Members, information on all core projects and statistics.

Edinburgh Council carries out additional training on roles and responsibilities for Trustees of voluntary organisations via EVOC or the Edinburgh Volunteer Centre and we benefit from ACOSVO peer programmes for Chairs and board members.

At Board of Trustees meetings, managers deliver presentations on their projects. This insight helps the Board of Trustees familiarise themselves with the charity. Additionally, Trustees are aligned to specific aspects of, and managers within, the organisation to learn more about the business and provide another layer of support to the management team.

Organisational and Decision-Making Structure

The Board of Trustees meets a minimum of every two months and is responsible for the strategic direction and policies of the charity. Sub-groups meet between full board sessions. Directors have a wealth of experience, drawn from a variety of professional backgrounds and local community knowledge, to assist in providing the necessary direction to the charity. Trustees are recruited to provide expertise in Human Resources, Business, Public Relations, Sales and Finance. In addition, the Chief Executive attends Board of Trustees meetings to report to members. A number of the Board have experience volunteering in our projects.

The Board of Trustees is the ultimate decision-making body. The Board delegates authority for strategic leadership and executive management to the Chief Executive who is fully accountable to the Board. The Chief Executive meets regularly with the Chair to plan and lead the main business of the charity.

Membership

Membership of Space is made up as follows:

- Ordinary member: anyone over 16 years old and living locally (being either in the South West Neighbourhood Partnership Area or within three miles of the Broomhouse Hub) can become an 'Ordinary Member'. This membership entitles them to vote at our AGM and, if they want to, stand for election onto our Board. Ordinary members also elect people to serve as Directors and make decisions about changes to the articles themselves.

- Associate Membership: This type of membership is open to everyone, to those individuals who are not ordinarily resident in the community and those organisations wherever located that support the objectives of the company. Associate Members are neither eligible to stand for election to the Board nor vote at any general meeting. This membership form is open to all members and volunteers from the core services if they do not live locally.
  Membership applications are submitted to the Board of Trustees for approval at their business meetings.

Partnership Working

This charity works in partnership with many other statutory, private and third sector organisations. In addition, the Chief Executive attends many multi-disciplinary forums in the South West Locality area, including co-Chair of Go Beyond South West Network and participates in the South West planning groups. These partnerships aim to improve services to the community by working together and pooling resources.

Related Parties

Refer to Note 21 of the Financial Statements for details of related party transactions that took place during the year.

Pay policy for senior staff

The pay of senior staff is reviewed annually and generally increased in accordance with average earnings. The directors benchmark remuneration against local government pay-scales as used widely in the voluntary sector.

Risk management

The charity has a robust Organisational Risk Management Plan which requires the Trustees to formally examine the major strategic, business and operational risks which the charity faces on an annual basis. The last formal risk review was in November 2025 and is scheduled for review again later this year. Between the formal Trustee risk reviews, the Finance subgroup discusses risks at its quarterly meetings and reports back any significant new or changing risks to the Trustees. Key risk areas and escalated strategic risks are also included in strategic conversations via Board Flash Reports on an ongoing basis.

As part of risk management, a review of the Board's appetite to risk and risk rating thresholds has been completed, ensuring all decision-making is robust.

Financial/funding risk

Services provided by Space are of a long term and continuing nature, and the need for them continues to grow each year, so the funding strategy continues to target long term funders, despite the current funding environment where there is pressure for funders to change their support after several years. To manage funding risk, and mitigate where possible, we

regularly review our strategy to ensure Space is fit for the future and the challenges we will continue to face. This, along with continuous improvement to our financial management, allows us to mitigate risk and preserve financial sustainability.

Other Risks

We have policies and procedures in place to support all areas of Compliance including Health & Safety, Data Protection, required regulatory Disclosure checks on staff and volunteers, Notifiable Events Procedure and a Crisis Comms Plan.

The Memorandum and Articles of Association govern the directors' investment powers. The charity's investment policy maximises the overall return rate in medium-risk investments. Our strategy is in the process of review, including analysis of performance of our existing investment fund.

Currently, the investment portfolio is managed by Barclays – Wealth and Investment Management - and an ethical investment approach to investment has been adopted. See Note 13.

The Directors are satisfied with the current investment performance and confirm that systems have been established to manage all risks identified.

Reference and administrative details

Company name	Space @ the Broomhouse Hub
Company registration number	SC320027
Charity number	SC003706
Registered Office and Principal Operating Address	79/89 Broomhouse Crescent Edinburgh EH11 3RH

The directors of the charitable company are its trustees for the purpose of charity law. The trustees during the year were as follows:

Helen Forsyth (B, Chair)
Clare Halliday (B)
Ann Tobin (B)
Stuart McLean (B)
Emma Pellegrini (L)
Gillian McGorry (L)
Catherine Butler (L)
Fraser Smith (L)
Natalie Smith (L) – resigned 28 May 2025
Justina Odom (L) – resigned 29 May 2025
Rachael Chambers-Gray (L) – resigned 26 September 2025
Robert Bishop (B) – resigned 02 December 2025
Anita Morrison (B) – appointed 02 March 2026
Charlotte Otter (L) – appointed 19 March 2026
Chloe Masterton (B) – appointed 02 April 2026
Ruth Watters (L) – appointed 16 February 2026
Victoria Imran (B) – appointed 24 June 2026

(L) = Local member (B) = Business member

Company Secretary

Neil Hay

Senior Management Team

Neil Hay (Chief Executive)
Kathryn Reilly
Daryn Cochrane
Jonny Kinross (appointed 5 August 2026)

Bankers

CAF Bank Ltd
25 Kings Hill Avenue
West Malling
Kent ME19 4JQ

Auditors

Whitelaw Wells
9 Ainslie Place
Edinburgh EH3 6AT

Investment Managers

Barclays Wealth & Investment Mgmt
11 Melville Crescent
Edinburgh EH3 7LU

Senior Statutory Auditor

Kevin Cattanach

Statement of Trustees' Responsibilities

The Directors (who are also the trustees of Space for the purposes of charity law) are responsible for preparing the Directors' Annual Report and the financial statements in accordance with the applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the Directors to prepare financial statements for each financial year that give an accurate and fair view of the state of the affairs of the charitable company as at the balance sheet date and of its incoming resources and application of those resources, including income and expenditure, for the financial year.

In preparing those financial statements, the Directors are required to:

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and principles of the Charities SORP;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable UK 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 assume that the charitable company will continue on that basis.

The Directors are responsible for maintaining proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and to enable them to ensure that the financial statements comply with the Companies Act 2006, the Charities & Trustees Investment (Scotland) Act 2005 and the Charities Accounts (Scotland) Regulations 2006 (as amended).

The Directors are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps to prevent and detect fraud and other irregularities.

The Directors are responsible for maintaining the integrity of the corporate and financial information on the charitable company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITORS

So far as the directors are aware, there is no relevant audit information (as defined by Section 418 of the Companies Act 2006) of which the company's auditors are unaware, and each director has taken all the steps they ought to have taken as a director to make themself aware of any relevant audit information and to establish that the company's auditors are aware of that information.

AUDITORS

The annual general meeting will propose a resolution to re-appoint Whitelaw Wells as auditors for the ensuing year.

SMALL COMPANY PROVISIONS

This report has been prepared in accordance with the special provisions of Part 15 Companies Act 2006 relating to small companies.

Approved by the Board of Directors on 25 August 2026 and signed on their behalf by:

Helen Forsyth

. . . . . Helen Forsyth (Chairperson and Trustee)

Independent Auditor's Report to the Trustees of Space @ the Broomhouse Hub

Opinion

We have audited the financial statements of Space @ the Broomhouse Hub (the 'charitable company') for the year ended 31 March 2026, which comprise the Statement of Financial Activities (incorporating the Income and Expenditure Account), the Balance Sheet, the Statement of Cash Flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Accounting Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2026 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006, the Charities and Trustee Investment (Scotland) Act 2005 and regulation 8 of the Charities Accounts (Scotland) Regulations 2006 (as amended).

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs UK) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' (who are also the directors of the company for company law purposes) use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.
Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility to is to read is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the directors' report, prepared for the purposes of company law and included in the report of the trustees, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report, included with the report of the trustees, has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report, included in the report of the trustees.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006, Charities and Trustees Investment (Scotland) Act 2005 and the Charities Accounts (Scotland) Regulations 2006 (as amended) requires us to report to you if, in our opinion:

- adequate and proper accounting records have not been kept; or
- The financial statements are not in agreement with the accounting records; or
- Certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the directors' report, included within report of the trustees, and from the requirement to prepare a strategic report.

Responsibilities of trustees

As explained more fully in the Trustees responsibility statement set out on page 26, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 44(1)(c) of the Charities and Trustee Investment (Scotland) Act 2005 and under the Companies Act 2006 and report in accordance with the Acts and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Irregularities that result from fraud are inherently more difficult to detect than irregularities that result from error.

From enquiries of those charged with governance, it was determined that the risk of material misstatement from fraud was low with little scope for fraud to occur. Our audit testing is designed to detect material misstatements from fraud where there is not high level collusion.

Our audit testing was designed to detect material misstatements from other irregularities that result from error where there is not high level concealment of the error. In this regard the following audit work was undertaken: applicable laws and regulations were considered, reviewed and discussed with management; senior management meeting minutes were

reviewed; internal controls were reviewed; and journals were reviewed. From this audit testing it was determined that the risk of material misstatement in this regard was low

We performed income and expenditure testing which was designed to identify any irregularities as a result of mistakes or human error. From this audit testing it was determined that the risk of material misstatement in this regard was low.
A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities.

This description forms part of our auditor's report.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006, and the trustees, as a body, in accordance with section 44(1)(c) of the Charities and Trustee Investment (Scotland) Act 2005, regulation 10 of the Charities Accounts (Scotland) Regulations 2006 (as amended). Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Kevin Cattanach

Kevin Cattanach (Senior Statutory Auditor)
for and on behalf of Whitelaw Wells
Statutory Auditor
9 Ainslie Place
Edinburgh
Midlothian
EH3 6AS

25 August 2026

Whitelaw Wells is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006.

STATEMENT OF FINANCIAL ACTIVITIES
INCORPORATING INCOME AND EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 31 MARCH 2026

	Note	Unrestricted Funds	Restricted Funds - Capital	Restricted Funds - Other	Total Funds 2026	Total Funds 2025
		£	£	£	£	£
Income and endowments from Donations	(2)	79,668	-	38,648	118,316	76,662
Income from Charitable Activities	(3)					
Older People's Services		12,990	-	65,526	78,516	401,297
Youth and Families Services		-	-	723,010	723,010	633,063
Wellbeing Services		-	-	289,684	289,684	253,232
Enterprise and Learning		242,680	-	392,152	634,832	503,649
Development Work & Head Office		60,710	-	107,646	168,356	77,326
Capital		-	51,500	-	51,500	1,750
Income from other trading activities	(4)					
Other sundry income		1,877	-	-	1,877	2,255
Investment income and bank interest	(5)	16,968	-	-	16,968	19,631
Total Income		414,893	51,500	1,616,666	2,083,059	1,968,865
Expenditure						
Expenditure on raising funds						
Catering and other fundraising costs	(6)	66,319	-	1,400	67,719	65,585
Expenditure on charitable activities						
Client groups' service & activity costs	(8)	366,090	45,209	1,473,189	1,884,488	2,102,277
Total Expenditure		432,409	45,209	1,474,589	1,952,207	2,167,862
Unrealised gains on investments	(13)	16,182	-	-	16,182	1,847
Realised gains on investments	(13)	242	-	-	242	126
Net income / (expenditure)		(1,092)	6,291	142,077	147,276	(197,024)
Transfers between funds	(18)	7,956	-	(7,956)	-	-
Net Movements in funds		6,864	6,291	134,121	147,276	(197,024)
Funds brought forward		246,119	2,360,644	308,730	2,915,493	3,112,517
Funds carried forward		252,983	2,366,935	442,851	3,062,769	2,915,493

Unrestricted Funds consists of:	
- Free reserves	176,636
- Designated reserves: Enterprise activities	347
- Designated reserves: Investment in Core Services	10,000
- Designated reserves: Front-line service provision	66,000
	252,983

The company has no gains or losses other than the results for the year as set out above. All activities are classed as continuing. The notes on pages 35 to 46 form part of these financial statements

BALANCE SHEET
AS AT 31 MARCH 2026

	Note	£	2026 £	2025 £
FIXED ASSETS				
Tangible Assets	(12)		2,580,343	2,561,687
Investments	(13)		346,984	334,339
			2,927,327	2,896,026
CURRENT ASSETS				
Stock		3,748		1,671
Debtors	(14)	88,930		55,925
Cash at bank and in hand		297,177		268,862
		389,855		326,458
LIABILITIES				
Creditors - amounts falling due within one year	(15)	(161,435)		(179,148)
NET CURRENT ASSETS			228,420	147,310
NON-CURRENT ASSETS				
Debtors		-		
			-	-
TOTAL ASSETS LESS CURRENT LIABILITIES			3,155,747	3,043,336
NON-CURRENT LIABILITIES				
Amounts falling due after more than one year	(16)	(92,978)		(127,843)
			(92,978)	(127,843)
NET ASSETS			**3,062,769**	**2,915,493**
FUNDS				
Unrestricted funds				
General Funds	(18)	176,636		168,612
Designated Funds: Enterprise	(18)	347		39,407
Designated Funds: Other	(18)	76,000		38,100
			252,983	246,119
Restricted funds	(18)		2,809,786	2,669,374
			3,062,769	**2,915,493**

These accounts are prepared in accordance with the special provision of Part 15 of the Companies Act 2006 relating to small companies and constitute the annual accounts required by the Companies Act 2006 and are for circulation to members of the company. [Company no. SC320027]
Approved by the Board of Directors on 25 August 2026 and signed on their behalf by:

Helen Forsyth ..... Gillian McGorry .....

Helen Forsyth (Chairperson and Director) Gillian McGorry (Director)

The notes on pages 35 to 46 form part of these financial statements.

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2026

	Note	2026	2025
		£	£
Cash provided by/(used in) operating activities	(7)	88,227	(43,549)
Cash flows from investing actvities			
Investment income		16,968	19,631
Purchase of tangible fixed assets		(52,832)	-
Purchase of investments		(169,284)	(27,118)
Sale proceeds from investments		176,710	28,469
Cash provided by investing activities		(28,438)	20,982
Repayments of borrowing		(27,827)	(26,016)
Cash provided by/(used in) financing activities		(27,827)	(26,016)
Increase/(decrease) in cash and cash equivalents in year		31,962	(48,583)
Cash and cash equivalents at the beginning of the year		271,515	320,098
Cash and cash equivalents at the end of the year		**303,477**	**271,515**
Cash and bank and in hand		297,177	268,862
Cash as part of the investment portfolio		6,300	2,653
		303,477	**271,515**

1. ACCOUNTING POLICIES

(a) Basis of preparation

The accounts have been prepared in accordance with 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 (FRS102) (effective 1 January 2019) – Charities SORP (FRS102), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) and the Companies Act 2006.
Space @ The Broomhouse Hub is a Private Company Limited by guarantee and meets the definition of a public benefit entity under FRS102. Assets and liabilities are initially recognised at historical cost or transaction value unless stated in the relevant accounting policy note(s).

(b) Preparation of the accounts on a going concern basis

The Directors continue to adopt the going concern basis of accounting.

The Trustees are dedicated to securing a stable funding position for the charity and are having success in doing so. This means maintaining unrestricted reserves in line with the reserves policy, which is currently set at between £170,000 - £360,000; with unrestricted reserves at £176,636 at the year end this policy has been achieved.

The charity reported a net surplus of £147,276 in the year and an increase in total funds from £2,915,493 to £3,062,769. The Directors have prepared budgets and projections for the 24 months to March 2028 and these indicate that the charity fully expects to be in a position to honour debts and obligations as they arise, assuming that grant income is received in a timely manner.

This is based on the level of funding that has already been secured for the following 12 - 18 months, partly attributable to the increased monitoring and additional investment in the fundraising function on an ongoing basis. The charity continues to have confidence in - and receives strong demand for - its services. Organisational resilience is supported further by increased social enterprise activity supplementing the forecast levels of income. Additional information is available on page 20-21 of the Trustee's Report, under 'Reserves Policy'.

Given the levels of funding in place and the success rate of recent applications, the Directors have full expectation that the charity will continue for at least 12 months from the date of signing. Therefore they have continued to prepare the financial statements on a going concern basis.

(c) Income

Income is recognised when the charity is entitled to the funds, any performance conditions attached to the item(s) of income have been met, it is probable that the income will be received, and the amount can be measured reliably.

Income from government and other grants, whether capital or revenue is recognised in the statement of financial activities when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received, and the amount can be measured reliably and is not deferred. Where the grantor or donor has specified that the grant or donation is to be spent for a particular period, in which case the portion, which relates to a future period is treated as deferred income and included in creditors.

Donated goods, services and facilities are recognised as income when the charity has control over the item, any conditions associated with the donated item have been met, the receipt of economic benefit from the use by the charity is probable and that economic benefit can be measured reliably. In accordance with the Charities SORP (FRS102) volunteer time is not recognised but refer to the Directors' Report for more information about their contribution. On receipt, donated goods, services and facilities are recognised on the basis of the value of the gift to the charity which is the amount the charity would have been willing to pay for the equivalent item in the open market; a corresponding amount is then recognised in expenditure in the period of receipt. Catering sales, rental income and client fees are accounted for when earned. Investment income is included when receivable.

(d) Expenditure and irrecoverable VAT

All expenditure is included on an accruals basis and is recognised when there is a legal or constructive obligation to pay for expenditure, it is probable that settlement will be required and the amount of the obligation can be measured reliably. The charity registered for VAT from 1 April 2018 and expenditure is shown net of VAT. Irrecoverable VAT related to non-business or exempt activities is reported separately from the expenditure to which it relates.

Cost of raising funds comprises:

- Fundraising costs
- Trading – costs incurred for provision of products / services that do not align directly to our charitable purpose
- Investment management costs

Expenditure on charitable activities comprises those costs incurred by the charity in providing activities and services for its beneficiaries. It Includes both costs that can be allocated directly to such activities and those costs of an indirect nature (administration, finance, personnel, payroll and governance costs) necessary to support them using the methodology recommended by The Big Lottery Fund:

(a) establishment costs are apportioned on the basis of floor area and time used, and
(b) administrative overheads are allocated on a basis relating to the number of personnel engaged in the project.

(e) Operating lease agreements

Rentals applicable to operating leases, where substantially all of the benefits and risks of ownership remain with the lessor, are charged against income on a straight-line basis over the period of the lease.

(f) Tangible fixed assets

Tangible fixed assets are originally recorded at cost. Depreciation is provided at rates calculated to write off the cost of fixed assets, less their estimated residual value, over their expected useful lives on the following basis:

Kitchen and Office Equipment	20% straight line
Vehicles	20% straight line
Building	2% straight line
Land	no depreciation

The charity's policy is to capitalise items that cost more than £1,000.

When the recoverable value of an asset is lower than the original cost, the asset is restated to the recoverable value. No depreciation will be charged in the year of restatement.

Any impairment loss arising when the carrying amount of an asset exceeds its recoverable amount will be recognised in the statement of financial affairs. The asset will be stated in the balance sheet at the lower of depreciated cost and recoverable value.

(g) Investments

Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the market value at the balance sheet date. The statement of financial activities includes the net gains and losses arising on revaluation and disposals throughout the year.

The company does not acquire derivatives or other complex financial instruments directly.

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 the investors to investment risk, and changes in sentiment concerning equities and within particular sectors and sub sectors.

(h) Stock

Stock is held at the lower of cost or net realisable value.

(i) Fund accounting

- Unrestricted funds are available for use at the discretion of the Board of Trustees in furtherance of the general objects of the charity.
- Designated funds are general funds allocated by the Board of Trustees for a specific purpose.
- Restricted funds are subject to restrictions on their expenditure imposed by the donor or through terms of an appeal.

(j) Pensions

The charity contributes to a defined contribution pension scheme for all employees who have elected to participate. The assets of the schemes are held separately from those of the charity in an independently administered fund.

(k) Grant making policy

The organisation provided grants in the year to support local individuals and local institutions with specific needs. Applications are received from the individuals with small awards being made as approved.

(l) Financial Instruments

Apart from investments, financial instruments comprise financial assets and financial liabilities which are recognised when the charity becomes a party to the contractual provisions of the instrument. They are classified as "basic" in accordance with FRS102 and are accounted for at the settlement amount due, which equates to the cost. Financial assets comprise cash, grants receivable and other debtors, and financial liabilities comprise creditors.

(m) Judgements and key sources of estimation uncertainty

In the application of the charity'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.

2. DONATIONS	Unrestricted Funds	Restricted Funds - Capital	Restricted Funds - Other	2026 Total	2025 Total
	£	£	£	£	£
Gifts in Kind	9,171	-	5,460	14,631	-
Donations	70,497	-	33,188	103,685	76,662
Total income from donations	79,668	-	38,648	118,316	76,662

Income from donations was £118,316 (2025: £76,662) of which £79,668 (2025: £72,157) was unrestricted and £38,648 (2025: £4,506) was restricted. For an analysis of donations see Note 25.

The charity benefits greatly from the involvement and support of its many volunteers. In accordance with FRS102 and the Charities SORP (FRS102), the economic contribution of general volunteers is not recognised in the accounts.

3. INCOME FROM CHARITABLE ACTIVITIES	Unrestricted Funds	Restricted Funds - Capital	Restricted Funds - Other	2026 Total	2025 Total
	£	£	£	£	£
Older People's Services					
Grants	-	-	65,526	65,526	376,728
Other Fee Income	12,990	-	-	12,990	24,569
Youth and Families Services					
Grants	-	-	473,809	473,809	386,111
Contractual Income	-	-	249,201	249,201	246,952
Wellbeing Services					
Grants	-	-	105,466	105,466	127,086
Contractual Income	-	-	184,218	184,218	126,146
Other Fee Income	-	-	-	-	-
Enterprise (inc training)					
Food Services					
Grants	2,000	-	107,386	109,386	110,861
Other Income - Café Sales	129,839	-	-	129,839	104,946
Other Income - Outside Catering & Events	73,431	-	-	73,431	-
Other Income - Room Rental	37,410	-	-	37,410	-
Learning and Development					
Grants	-	-	284,766	284,766	287,842
Other Fee Income	-	-	-	-	-
Capital Development					
Grants	-	51,500	-	51,500	1,750
Development and Head Office					
Grants	47,000	-	107,646	154,646	40,230
Other Income	13,710	-	-	13,710	37,096
Total Income from Charitable Activities	316,380	51,500	1,578,018	1,945,898	1,870,317

Grant funding includes £15,998 (2024: £59,510) paid out directly to external partners to fund their delivery of charitable activities. A corresponding amount is included within expenditure under 'Grants to Institutions'.

Total grants were £1,245,099 (2025: £1,330,608), contractual income £433,419 (2025: £373,098), and other income was £267,380 (2025: £166,611). Total income from charitable activities was £1,945,898 (2025: £1,870,317) of which £316,380 (2025: £166,611) was unrestricted and £1,629,518 (2025: £1,703,706) was restricted. For an analysis of grant funders see Note 24.

4. INCOME EARNED FROM OTHER TRADING ACTIVITIES	Unrestricted Funds	Restricted Funds	2026 Total	2025 Total
	£	£	£	£
Letting rental and other sundry income	1,877	-	1,877	2,255
	1,877	-	1,877	2,255

Income from other trading activities was unrestricted in both the current and prior years.

5. INVESTMENT INCOME	Unrestricted Funds	Restricted Funds	2026 Total	2025 Total
	£	£	£	£
Bank Interest	5,635	-	5,635	9,443
Dividends	11,333	-	11,333	10,188
	16,968	-	16,968	19,631

Bank interest and investment income were unrestricted in both the current and prior years.

6. EXPENDITURE ON RAISING FUNDS	Unrestricted Funds	Restricted Funds	2026 Total	2025 Total
	£	£	£	£
Fundraising consultancy	21,006	1,400	22,406	16,778
Investments management charges	3,258	-	3,258	3,567
Staff Costs (note 10)	41,057	-	41,057	45,027
Support costs	998	-	998	213
	66,319	1,400	67,719	65,585

Expenditure on raising funds was £67,719 (2025: £65,585) of which £66,319 (2025: £57,207) was met from unrestricted funds and £1,400 (2025: £8,378) was met from restricted funds.

7. RECONCILIATION OF NET MOVEMENT IN FUNDS TO NET CASH FLOW FROM OPERATING ACTIVITIES	2026	2025
	£	£
Net movement in funds	147,276	(197,024)
Add back depreciation charge	34,176	24,978
Deduct interest income shown in investing activities	(16,968)	(19,631)
(Increase) in stock	(2,077)	(223)
(Increase)/decrease in debtors	(33,005)	122,841
(Decrease)/increase in creditors	(24,751)	27,403
Changes in market value of investments	(16,424)	(1,973)
	88,227	**(43,549)**

8. ANALYSIS OF EXPENDITURE ON CHARITABLE ACTIVITIES

	Older People's Services	Youth and Families Services	Wellbeing Services	Enterprise and Learning	Capital, Arts, and Capital Build	Dev & HO	2026 Total	2025 Total
	£	£	£	£	£	£	£	£
Direct Costs								
Staff and volunteer costs	61,773	449,813	215,859	450,008	-	8,907	1,186,360	1,360,406
Activity costs	18,725	72,695	13,584	170,470	-	3,501	278,975	274,887
Grants to individuals	-	8,034	199	2,257	-	-	10,490	21,146
Grants to institutions	-	-	-	15,998	-	-	15,998	63,888
Disallowable VAT	78	855	223	460	15,081	11,297	27,994	32,895
Depreciation	-	-	-	4,048	30,128	-	34,176	20,930
Support Costs	30,477	98,663	50,330	85,791	-	65,234	330,495	328,125
	111,053	**630,060**	**280,195**	**729,032**	**45,209**	**88,939**	**1,884,488**	**2,102,277**

Support Costs	2026 Total £	2025 Total £
Salaries, premises and staff costs	313,559	303,487
Governance costs	10,832	13,514
Loan Interest	6,104	11,124
	330,495	328,125

Basis of Apportionment:

Direct room costs incurred by services are included within direct Activity Costs and are allocated based on an hourly rate per square metre.
Support costs are allocated based on estimated usage for each of the services, with staff time and room usage being the two key determining factors.
The charity is governed by a voluntary board of trustees, so governance costs consist solely of audit fees.
Expenditure on charitable activities was £1,884,488 (2025: £2,102,277) of which £1,518,398 (2025: £1,915,050) was restricted and £366,090 (2025: £187,227) was unrestricted.

During the year, Space @ The Broomhouse Hub received funds from organisations to redistribute as grant awards to the community. The awards totalled £7,490 (2025: £21,145) and were evaluated based on need, and by application, from members of the South West Edinburgh Community. The payments are non-recurring.

Of these, grants to individuals were funded by Cash for Kids and Edinburgh & Lothian Trust Fund, with awards of between £50 and £250 paid to around 150 individuals in the local area. An additional £9,200 from Cash for Kids remained in reserves at year-end pending distribution.
Grants to institutions were awarded to other local organisations who were responsible for delivering certain aspects of services or grants to the community as pre-agreed with certain Space @ The Broomhouse Hub funders, the largest of which are detailed below.

Grants paid in excess of £3,000	2026 £	2025 £
B Healthy Together	15,998	14,934
LifeCare (as a partner in delivering Vintage Vibes)	24,911	49,054

9. SUMMARY ANALYSIS OF EXPENDITURE AND RELATED INCOME FOR CHARITABLE ACTIVITIES

	Older People's Services	Youth and Families Services	Wellbeing Services	Enterprise and Learning	Capital	Dev & HO	2026 Total	2025 Total
	£	£	£	£	£	£	£	£
Direct Grant support	146,527	477,504	105,466	407,194	51,500	113,106	1,301,297	1,330,608
Contractual & Earned Income	12,990	249,201	184,218	240,680	-	-	687,089	538,849
Expenditure	(111,053)	(630,060)	(280,195)	(729,033)	(45,209)	(88,938)	(1,884,488)	(2,102,277)
Net*	48,464	96,644	9,489	(81,159)	6,291	24,168	103,898	(232,819)

* Net Income/(Costs) funded from other sources
As we grow and refine our new Enterprise activity, development and start-up costs have resulted in costs exceeding income by £21,653. The remaining overspend across our existing Enterprise activity was from Enterprise's restricted reserves. These amounts were approved in advance by the Board of Trustees to enable Enterprise activities to grow.

10. STAFF COSTS	2026	2025
	£	£
Wages and Salaries	1,268,631	1,418,506
Social security costs	135,449	121,460
Redundancy costs	5,373	1,706
Pension costs	61,346	71,820
	1,470,799	1,613,492

The average number of employees during the period on a headcount basis was as follows:	2026	2025
Management, Admin & Fundraising	8	9
Service provision	54	56
	62	65

The average number of employees on a full time equivalent basis was 39 (2025: 45).
The reduction in staff was primarily due to Vintage Vibes setting up as a separate organisation.
One employee received emoluments between £60,000 and £70,000 in the current year (2025: one employee).
The directors give their services voluntarily and receive no remuneration. No directors were reimbursed any expenses during the year or in the previous year.

The key management personnel of the charity are comprised of the Board of Trustees, the Chief Executive and Heads of Service. The total employee benefits of the key management personnel were £140,311 (2025: £163,486).

During the year, two employees (2025: two employees) were formally made redundant. The policy for redundancy follows statutory redundancy provisions.

11. NET INCOME /(EXPENDITURE)	2026	2025
	£	£
The net income /(expenditure) for the year is stated after charging:-		
Auditors' remuneration - audit fee	10,790	10,560
Depreciation	34,176	24,978
Equipment Lease Costs	4,344	1,890

At 31 March the charity had total commitments under non-cancellable operating leases payable as follows:

	2026	2025
Expiring:-	£	£
Within one year	2,329	979
Within two to five years	1,224	2,203

12. TANGIBLE FIXED ASSETS	Land & Buildings	Vehicles	Kitchen & office	Total
	£	£	£	£
Cost / Valuation				
As at 31 March 2025	2,637,285	20,240	132,855	2,790,380
Additions	-	51,500	1,332	52,832
Disposals	-	-	-	-
Transfers	-	-	-	-
Impairment	-	-	-	-
As at 31 March 2026	2,637,285	71,740	134,187	2,843,212
Depreciation				
As at 31 March 2025	82,864	16,192	129,637	228,693
Charge for the year	16,716	14,348	3,112	34,176
Disposals	-	-	-	-
As at 31 March 2026	99,580	30,540	132,749	262,869
Net book Value				
As at 31 March 2026	**2,537,705**	**41,200**	**1,438**	**2,580,343**
As at 31 March 2025	**2,554,421**	**4,048**	**3,218**	**2,561,687**

Historical Cost	2026	2025
	£	£
Historical cost of the land and buildings as at 31 March	2,969,161	2,969,161

13. INVESTMENTS	2026	2025
	£	£
Market value of quoted investments at 1 April	331,686	331,064
Additions	169,284	27,118
Disposals	(176,710)	(28,469)
Unrealised gains on revaluation	16,182	1,847
Realised gains/(loss) on investments	242	126
Market value of investments at 31st March	**340,684**	**331,686**
Cash held as part of the portfolio	6,300	2,653
	346,984	**334,339**
Historical Cost		
Historical cost of investments at 31 March	271,270	324,179

The portfolio consists of:	2026 £	2025 £
Equities	120,672	104,918
Bonds	188,416	93,872
Cash and short maturity bonds	14,728	55,290
Commodities	16,142	12,056
Real Estate	-	-
Alternative Strategies and Multi-Asset	7,026	68,203
	346,984	**334,339**

All investments are held in the UK. The following investments represent 5% or more of the total portfolio value stated at market value at the balance sheet date:

	2026		2025	
	%	£	%	£
iShares Broad Global Govt Bond ETF	*18.1%*	62,857	-	-
Barclays MM GlobalAccess Global Government Bond Fund	*9.5%*	33,114	-	-
Xtrackers II Global Government Bond UCITS ETF 2D Hedged	*7.9%*	27,549	*1.2%*	3,872
JPMorgan Fund - US Equity Income Fund	*6.1%*	21,183	*2.9%*	9,742
Barclays GlobalAccess Global Corporate Bond Fund	*5.8%*	20,045	*4.0%*	13,286
Barclays GlobalAccess Global High Yield Bond Fund	*5.3%*	18,218	*6.3%*	21,149
Royal London Short Term FI Fund	-	-	*11.7%*	39,138
Janus Henderson Absolute Return Fund	-	-	*6.4%*	21,385
Barclays Portfolios - Liquid Alternative Strategies	-	-	*6.3%*	21,191

All investments are carried at their fair value. Investments are all in funds traded in quoted public markets, primarily the London Stock Exchange. The basis of fair value for quoted investments is equivalent to the market value, using the bid price. Asset sales and purchases are recognised at the date of trade at cost (that is their transaction value).
The significance of the financial instruments to the ongoing financial sustainability of the charity is considered in the financial review and investment policy and the Directors' Report.

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 the investors to investment risk, and changes in sentiment concerning equities and within particular sectors and sub sectors, particularly as the charity relies upon the dividend yield in part to finance its work.

The charity has managed the investment risks by retaining an expert investment advisor and operating an investment policy that provides a high degree of diversification in asset classes and markets, through use of collective investment schemes that are quoted on recognised stock exchange.

14. DEBTORS - amounts falling due within one year	2026	2025
	£	£
Trade debtors	28,775	17,817
Grants receivable	48,571	28,188
Prepayments	11,584	8,370
Other debtors	-	1,550
	88,930	**55,925**

15. CREDITORS - amounts falling due within one year	2026	2025
	£	£
Trade creditors	23,109	14,046
Loan repayments	29,765	27,827
Pension costs	13,620	14,598
Tax and social security	37,617	30,593
Sundry creditors and accruals	21,824	92,084
Deferred Income	35,500	-
	161,434	**179,148**

Deferred income represents amounts received in 25/26 but where the grantor has specified that the grant is not to be spent before 1 April 2026.

16. CREDITORS - amounts falling due after more than one year	2026	2025
	£	£
Pension costs (falling due within 1 to 5 years)	-	5,100
Loan repayments (falling due within 1 to 5 years)	92,978	122,743
Loan repayments (falling due in more than 5 years)	-	-
	92,978	**127,843**

17. TAXATION

The company is exempt from corporation tax on its charitable activities

18. MOVEMENT IN FUNDS

Restricted Funds	As at 1 April 2025 £	Income £	Expenditure £	Transfers £	Gain on Investments £	As at 31 March 2026 £
Older People's Services						
Beacon Club	15,651	68,653	(86,008)	54,896	-	53,192
Vintage Vibes	6,723	17,883	(25,045)	439	-	-
Youth and Families Services						
Adult Carers	20,709	59,588	(62,029)	-	-	18,268
Young Carers	24,063	337,431	(332,776)	21	-	28,739
Youth Befriending	55,431	329,686	(230,325)	(4,418)	-	150,374
Wellbeing Services						
Youth Counselling	2,114	86,961	(88,340)	492	-	1,227
Community Link	54,831	97,078	(105,492)	-	-	46,417
Mental Health Peer Work	28,571	105,645	(91,291)	(42,000)	-	925
Enterprise						
Learning & Development	73,787	292,739	(263,925)	(18,966)	-	83,635
Food Services	10,237	107,896	(118,406)	1,630	-	1,357
Development & Head Office						
Capital projects (inc Arts)	2,360,644	51,500	(45,209)	-	-	2,366,935
Head Office	16,613	113,106	(70,952)	(50)	-	58,717
Total Restricted Funds	2,669,374	1,668,166	(1,519,798)	(7,956)	-	2,809,786
Unrestricted Funds						
General Funds	168,612	105,786	(54,336)	(59,850)	16,424	176,636
Designated Fund: Older People's Services	-	59,990	-	(59,990)	-	-
Designated Fund: Enterprise	39,407	249,117	(346,703)	58,526	-	347
Designated Fund: Investment in Core Services	38,100	-	(31,370)	3,270	-	10,000
Designated Fund: Provision of Frontline Service	-	-	-	66,000	-	66,000
Total Unrestricted funds	246,119	414,893	(432,409)	7,956	16,424	252,983
TOTAL FUNDS	**2,915,493**	**2,083,059**	**(1,952,207)**	**-**	**16,424**	**3,062,769**

Purpose of Funds - Restricted Funds

Beacon Club - Funding principally from the William Grant Foundation, Edinburgh Integrated Joint Board, Creative Breaks and TOR Christian Foundation to support Dementia Day Care in Broomhouse.

Vintage Vibes - A project in partnership with LifeCare and funded mainly by the Edinburgh Integrated Joint Board, Big Lottery and the Shared Prosperity Fund supporting one-to-one companionship for people over 60. The partnership ended on 30 April 2026 when Vintage Vibes became an independent charity.

Adult Carers - Funded by a contract with City of Edinburgh Council to support one-to-one and group carer support for 59 adult carers.

Young Carers - Funding principally from a grant and contract with City of Edinburgh Council, for 242 young and young adult carers aged between 5-24.

Youth Befriending - Funding from Corra Foundation (on behalf of Scottish Government), National Lottery Community Fund, Big Hearts and a number of small trusts to support one-to-one befriending for around 35 young people between 5-16 years who are affected by their parents' substance misuse or who are in kinship care.
We also run a Friday night Youth Club and Bookbug.

Youth Counselling - Funding principally from a contract with the City of Edinburgh Council to support one-to-one counselling for around 40 young people between 5-18 years old.

Community Link - Funding from the NHS to improve links to services for adults.

Mental Health Peer Work includes the Thrive project in partnership with SAMH and funded by a contract with City of Edinburgh Council (CEC). The transfer of the year-end restricted reserves to the Designated Fund for Provision of Frontline Services was agreed with the funder, as it will not be required for future delivery nor can it be reclaimed.
The PHEW project focuses on mental health and wellbeing for 18-26 year-olds.

Learning and Development - Supporting people into work mainly funded by City of Edinburgh Council, Capital City Partnership and the National Lottery Community Fund. £24k of the transfer to the Designated Fund for Provision of Frontline Services represents a historical balance not associated to any funder, which was intended as a buffer for project overspends and is no longer required.

Food Services / Enterprise - Aspiring social enterprises including a food service through the Space Kitchen and Broomhouse growers (a community garden). Integrating with Space's employability programmes and funded principally by the Scottish Government's Investing in Communities Fund and income earned through social enterprise initiatives. The transfers from projects into this restricted reserve represents the costs of production for food provided to the various projects.

Capital Funds - Representing the net book value of assets held, purchased with restricted funds. The expenditure on the building in 2018 to 2021 accounts for most of these funds.

Head Office - funding towards centrally-incurred running costs.

Purpose of Funds - Designated Funds

Designated Fund: Older People's Services - Beacon Club membership fee income transferred directly into the project restricted reserves
Designated Fund: Enterprise - Funds designated to provide for losses to support the growth of social enterprise activities.
Designated Fund: Investment in Core Services - Funds allocated by the Board of Trustees for development of business infrastructure, including staff training and premises costs.
Designated Fund for Provision of Frontline Services to support specific project work including:
- mental health support need where funding is coming to an end
- strategic development of our learning project portfolio

MOVEMENT IN FUNDS
Comparatives for the year ended 31 March 2025

	As at 1 April 2024	Income	Expenditure	Transfers	Gain on Investments	As at 31 March 2025
Restricted Funds	£	£	£	£	£	£
Older People's Services						
Beacon Clubs	53,390	140,730	(191,553)	13,084	-	15,651
Vintage Vibes	28,965	236,859	(264,021)	4,920	-	6,723
Youth and Families Services						
Adult Carers	36,457	57,899	(63,395)	(10,252)	-	20,709
Young Carers	60,845	314,868	(357,121)	5,471	-	24,063
Youth Befriending	3,610	261,844	(258,185)	48,162	-	55,431
Wellbeing Services						
Youth Counselling	7,715	90,302	(94,579)	(1,324)	-	2,114
Community Link	42,780	100,086	(88,035)	-	-	54,831
Mental Health Peer Work	49,837	62,842	(80,506)	(3,602)	-	28,571
Enterprise						
Learning & Development	64,493	287,842	(268,174)	(10,374)	-	73,787
Food Services	85,463	112,959	(188,185)	-	-	10,237
Development & Head Office						
Capital projects (inc Arts)	2,396,014	1,750	(37,120)	-	-	2,360,644
Head Office	10,037	40,231	(32,555)	(1,100)	-	16,613
Total Restricted Funds	2,839,606	1,708,213	(1,923,429)	44,985	-	2,669,374
Unrestricted Funds						
General Funds	145,483	129,536	(45,022)	(63,358)	1,973	168,612
Designated Funds: Older People's Services	-	23,709	-	(23,709)	-	-
Designated Funds: Enterprise	51,528	107,408	(140,511)	20,982	-	39,407
Designated Funds: Investment in Core Services	75,900	-	(58,900)	21,100	-	38,100
Total unrestricted funds	272,911	260,653	(244,433)	(44,985)	1,973	246,119
TOTAL FUNDS	**3,112,517**	**1,968,865**	**(2,167,862)**	**-**	**1,973**	**2,915,493**

19. ANALYSIS OF NET ASSETS BETWEEN FUNDS	Unrestricted Funds	Restricted funds	Total
	£	£	£
Tangible fixed assets	-	2,580,343	2,580,343
Investments	346,984	-	346,984
Net current assets/(liabilities)	(94,001)	322,421	228,420
Non-current assets	-	-	-
Long term liabilities		(92,978)	(92,978)
As at 31 March 2026	**252,983**	**2,809,786**	**3,062,769**

Comparatives for the year ended 31 March 2025	Unrestricted Funds	Restricted funds	Total
	£	£	£
Tangible fixed assets	-	2,561,687	2,561,687
Investments	334,339	-	334,339
Net current assets/(liabilities)	(88,220)	235,530	147,310
Non-current assets	-	-	0
Long term liabilities		(127,843)	(127,843)
As at 31 March 2025	**246,119**	**2,669,374**	**2,915,493**

20. CAPITAL COMMITMENTS

At 31 March 2026 the company had no capital commitments (2025: £nil).

21. RELATED PARTY TRANSACTIONS

Income from our outside catering service totalling £1,562 (2025: £1,607) was received from Access to Industry Limited during the year, on whose Board sits one of Space @ The Broomhouse Hub's Trustees, Stuart McLean. The transactions were on standard commercial terms and £nil (2025: £nil) was outstanding at the year-end.
In February 2025, Vintage Vibes achieved charitable status as a separate legal entity. In the year, one of its trustees (two in 2025) were also Trustees of Space. Space received £1,343 (2025: £nil) for catering and room hire from Vintage Vibes during the year. A sum of £30,574 (2025: £nil) was transferred from Space to Vintage Vibes being the closing reserves relating to the project. £nil (2025: £nil) was outstanding at the year-end.

There were no other Related Party Transactions during the year.

22. CONTINGENT ASSET

During 2025/26, the charity was notified of its entitlement to a legacy. The value and terms associated to the legacy are currently uncertain.

23. PENSIONS

The charity contributes to defined contribution pension plans for most of its employees.

24. GRANT FUNDERS - CHARITABLE ACTIVITIES	Unrestricted Funds	Restricted Funds	2026 Total	2025 Total
	£	£	£	£
Age Scotland	-	-	-	11,515
Baillie Gifford	-	9,000	9,000	-
Bairdwatson Charitable Trust	-	17,051	17,051	17,051
Big Hearts Community Trust	-	-	-	30,390
Cash for Kids	-	12,900	12,900	21,785
Cordis Charitable Trust	-	3,000	3,000	-
The Corra Foundation	-	103,170	103,170	95,807
Crerar Trust	-	5,000	5,000	-
Edinburgh Integration Joint Board	-	30,609	30,609	122,435
Edinburgh Voluntary Organisation Council (EVOC)	-	-	-	133,378
Gannochy Trust	-	16,000	16,000	15,000
Garfield Weston Foundation	-	58,571	58,571	-
Gosling Foundation	-	5,000	5,000	-
Hays Travel	-	5,000	5,000	-
Lifecare (joint projects)	-	-	-	25,134
National Lottery	-	188,495	188,495	156,993
Rocco Family Trust (revenue element only)	-	14,500	14,500	-
Scottish Children's Lottery	-	8,410	8,410	-
Scottish Government	-	122,491	122,491	111,319
Shared Care Scotland	-	66,960	66,960	61,931
Sub-total c/fwd to following page	**-**	**666,157**	**666,157**	**802,738**

24. GRANT FUNDERS - CHARITABLE ACTIVITIES (continued)	Unrestricted Funds	Restricted Funds	2026 Total	2025 Total
	£	£	£	£
Sub-total b/fwd from previous page	**-**	**666,157**	**666,157**	**802,738**
Shared Prosperity Fund	-	-	-	139,595
STV	-	10,700	10,700	-
The City of Edinburgh Council	-	394,901	394,901	314,451
The Robertson Trust	-	40,000	40,000	40,000
The RS Macdonald Charitable Trust	-	17,008	17,008	15,896
William Grant Foundation	47,000	4,690	51,690	-
Other Grants < £3,000	2,000	11,143	13,143	14,678
Subtotal	49,000	1,144,599	1,193,599	1,328,858
Capital Funding				
Rocco Family Trust (capital element only)	-	51,500	51,500	-
The Church of Scotland	-	-	-	1,750
Capital Subtotal	-	51,500	51,500	1,750
Total (see also note 3)	**49,000**	**1,196,099**	**1,245,099**	**1,330,608**

A total of £79,326 (2025: £25,955) of grant funding from the National Lottery remained in restricted reserves as at 31 March 2026, of which £13,705 (2025: £24,355) was from Young Start, £65,621 (2025: £nil) from Improving Lives and £nil (2025: £1,600) was from Cost of Living Support Scotland Fund, all delivered by the National Lottery Community Fund.

At 31 March 2026, the company holds £1,750 (2025: £1,750) from St David's Carrick Knowe Church, restricted to future spend on a local memorial garden.

25. DONATIONS RECEIVED	2026 Unrestricted Funds	2026 Restricted Funds	2026 Total	2025 Total
	£	£	£	£
Nairn Family Trust	50,000	-	50,000	50,000
TOR Christian Foundation	-	14,000	14,000	-
Foundation Scotland	9,171	-	9,171	-
Walter Scott & Partners Giving Group	-	7,500	7,500	-
Baillie Gifford	-	5,460	5,460	2,008
Aegon UK	5,000	-	5,000	-
Queensberry House Trust	5,000	-	5,000	-
Other Donations	10,497	11,688	22,185	24,654
Total (see also note 2)	**79,668**	**38,648**	**118,316**	**76,662**

26. LOANS AND SECURED DEBTS

The following secured debts are included in creditors and are due for repayment as shown:

Amounts repayable	2026 £	2025 £
In one year or less	29,765	27,827
In more than one year but not more than two years	31,837	29,765
In more than two years but not more than five years	61,141	92,978
Total	**122,743**	**150,570**

Resilient Scotland Limited holds a standard security over "The Broomhouse Centre, 79-89 Broomhouse Crescent, Edinburgh EH11 3RH, being the subjects registered in the Land Register of Scotland under title number MID199635".

The National Lottery, previously known as The Big Lottery Fund, holds a standard security over "all and whole that area of land and buildings thereon at Broomhouse Crescent known as and forming The Broomhouse Centre".