

**Glasgow Building Preservation Trust
Annual Report 2009**



Glasgow Building Preservation Trust Legal and Administrative Information at September 2009

OFFICE BEARERS

John Entwistle, Chair
Patricia Chalmers, Vice Chair
John Steele, Secretary

ELECTED DIRECTORS

Patricia Chalmers
John Entwistle
Stewart Leighton
Thomas McNally
Henry McKeown
John Steele
Paul Zealey
Kenneth Crilley

CO-OPTED DIRECTORS

Murray Shaw (appointed 26th May 2009)

NOMINATED DIRECTORS

Peter M J Stokes – The Trades House of Glasgow
Graham Paterson – The Merchants House of Glasgow
Robert Corrigan – Glasgow Chamber of Commerce
Mary Leggat – Glasgow Trades Union Council

TECHNICAL ADVISOR

Ruth Smith – Glasgow City Council

PROFESSIONAL STAFF

Director: Anne McChlery
Senior Project Development Officer: Gill Stewart
Project Development Officers: Elaine Lee (appointed 19th May 2008)
and Miranda Elkin (appointed 2nd June 2008)
Finance Manager: Ailsa Milne (appointed 3rd November 2008)
Doors Open Day Co-ordinator: Rosie Elliott

AUDITORS

Gerber Landa & Gee, Registered Auditor, Chartered Accountants,
11/12 Newton Terrace, Glasgow, G3 7PJ

SOLICITORS

Burness, 120 Bothwell Street, Glasgow, G2 7JL

BANK

Bank of Scotland, 167-201 Argyle Street, Glasgow, G2 8BU



Image (left): Hutchesons' Hall

Chair's Report - John Entwistle

Glasgow Building Preservation Trust (GBPT) has had a challenging year. This has been due to 2 key factors, firstly the difficult economic climate which has pressured public funding, the major source of funding for our historic building projects, and secondly the lower occupancy levels of our investment property at Kirkhaven/Wellpark which has reduced our income. Despite this financial context we are developing a number of projects which are expected to go on-site in 2010/11.

Since the completion, in 2007, of the award winning Castlemilk Stables project, which received wide publicity, there has been increased demand for our services. The Buildings At Risk Register for Scotland which documents the condition of buildings throughout the country considered to be at risk has identified 138 listed buildings at risk in Glasgow and so the work of the Trust continues to be vital for the City's built heritage. 2008/09 was the first year of an increased revenue grant from Glasgow City Council which allowed us to increase our activities within the City to meet demand. This resulted in 2 additional project development staff being recruited.

In 2007/2008 a significant element of our work was Options Appraisal studies (Feasibilities) which are by their very nature time consuming and do not generate a fee reflective of our input but are necessary to enable projects to progress. This preparatory stage of our work is typically difficult to fund. During the course of 2008/09, Options Appraisals were completed for St Margaret's Church Polmadie, Gartnavel Royal Hospital Chapel, Maxwell Park Station, Springburn Park and the Gorbals Street Tenement (British Linen Bank). We also continued our work on the studies for Pollokshaws West Station and Kelvingrove Bandstand; and commenced studies on Hutchesons' Hall and Kirkhaven Hall.

We are now developing 2 key projects – St. Margaret's Church and Gartnavel Royal Hospital Chapel. St Margaret's Church is at the centre of the regeneration programme for Oatlands. It is planned that the Church will become a community and business centre. Gartnavel Royal Hospital Chapel is to become a base for Cancer Support Scotland (formerly Tak Tent), who provide complementary therapies and counselling to those affected by cancer and their families. Funding applications are currently being submitted for these projects with a view to being on-site in 2010/2011. In 2010 GBPT will also be involved in the Pearce Institute roof repairs which are being funded through the Govan Townscape Heritage Initiative and it is envisaged that this will be the first of 3 phases which will continue until approximately 2015.

In June 2009, GBPT and Cassiltoun Trust hosted a Royal Visit to Castlemilk Stables. The visit was recognition of this heritage-led regeneration project and the culmination of a 10 year campaign by local people and GBPT to save the Stables.

In 2008, our annual event, Glasgow's Doors Open Day was expanded to a week long festival and re-named Doors Open Day – Glasgow's Built Heritage Festival. This event focussed on the importance of traditional skills and materials through workshops, exhibitions, walks and talks. As well as the brochure, a new website and booking system were launched to support the growth of the event. In 2009, the Trust consolidated the growth that had taken place in the event and a record

number of buildings were open to the public, some of the highlights were the opening of Trongate 103 which is the new arts resource centre in the Merchant City's cultural quarter, the Clyde Waterfront river trip (sponsored by Clyde Waterfront Partnership) which was specially developed for Doors Open Day and the Govan area as a whole which saw a cluster of buildings open over the weekend including the Fairfield Shipyard offices and the Pearce Institute, to name a few. This event is now one of the most vibrant and successful in the UK and we have received very positive feedback from all those who took part.

GBPT has a dedicated Board with a wealth of experience who give of their time freely. The Board has benefited from a period of continuity with the only movement being the addition of Murray Shaw to the Board as a Co-opted Director. His experience as a lawyer brings a new area of expertise to the Board which will complement the skills of the existing directors.

During 2008/09, the Trust increased the staff levels in order to meet demand for its services and to better serve the city of Glasgow. The Trust currently has 6 staff members – Anne McClery (Director), Rosie Elliott (Doors Open Day Co-ordinator), Gill Stewart (Senior Project Development Officer), Miranda Elkin (Project Development Officer), Elaine Lee (Project Development Officer) and Ailsa Milne (Finance Manager). Angela McGill left the position of Finance Manager in August 2008 and we thank her for her contribution to the work of GBPT.

We wish to thank all of the many funders who have supported the work of the Trust during 2008/09. It would not be possible to carry out our work without these grants and donations. We particularly recognise the valued ongoing support of Glasgow City Council.

We would also like to take this opportunity to thank the Trust's members for their continued support.



John Entwistle
Chair

Building Projects

Castlemilk Stables - Completed

Attributed to David Hamilton, c.1790, Category B Listed

The award winning Castlemilk Stables project was completed in 2007/08. The total cost of the project was £4.2m. The Stables is now owned by Cassiltoun Trust, a subsidiary of Cassiltoun Housing Association, and is a most successful multi-use building, comprising training facilities, office space for social enterprises, nursery, community facilities, children's orchard and walled garden. Cassiltoun Trust is committed to creating a vibrant future for Castlemilk Stables and the surrounding community.

GBPT and Cassiltoun Trust were proud to host a Royal Visit in June 2009. The Prince of Wales was given a tour of the Stables and met with those involved in the project.

Awards:

- Andrew Doolan Best Building in Scotland Award 2008
- Scottish Design Award
- Georgian Award
- Civic Trust Award
- GIA Conservation Award
- GIA Supreme Medal
- RIAS Scottish Regional Award
- RIBA Regional Award
- Roses Silver Award
- Herald Society Award (Commendation)
- RICS Scotland Community Benefit Award

Consultants: Elder and Cannon (Architect), Neilson Binnie-McKenzie (Cost Consultant), Dewar Associates (Structural Engineer), Hawthorne Boyle (M&E Engineer), Adapt Trust (Access Consultant), CDM Scotland (Planning Supervisor), Clerk of Works Inspection Services Ltd (Clerk of Works) and Angus MacKay and Kirklee Landscapes (Landscape Consultants).

Main Contractor: Chard Construction Limited

Contractor for the Historic Fireplace: Hunter Clark (dismantling, transport and re-assembly)

Fireplace restoration: Sarah Gerrish ACR, Sarah Gerrish Conservation

Funders (in alphabetical order):

ADAPT Trust; Architectural Heritage Fund (made up of: Loan, Working Capital Grant and Project Organiser Grant); Castlemilk Partnership; Cassiltoun Trust; Communities Scotland; Cruden Foundation; Dean of Guild Court Trust; Fresh Futures – New Opportunities Fund; Glasgow City Council (made up of: Conservation Grant, Capital Receipt Contribution, City Growth Fund, Landfill Tax, South East Area Forum, Bridge Funding and Lighting Strategy Local Project Fund); Glasgow Housing Association; Scottish Power Green Energy Trust; Heritage Lottery Fund; Historic Scotland; Hugh Fraser Foundation; Leche Trust; Pilgrim Trust; Sainsbury Foundation Family Trust; Energy Saving Trust through Scottish Community and Household Renewables Initiative; Scottish Enterprise Glasgow; Strathclyde European Partnership – European Regional Development Fund and William Grant & Sons.



New Developments

Gartnavel Royal Hospital Chapel

JJ Burnet, 1904

Category B Listed



The Chapel was built with warm materials synonymous with the Arts and Crafts style such as red brick, render and slate. It has a bell tower, projecting porch and swept roof with deep eaves. A key feature of the Chapel is the beautiful stained glass windows.

The Options Appraisal for the Chapel was completed in 2008/09. The study found that the Chapel was suitable for Cancer Support Scotland to use as an office and centre providing counselling and complementary therapies to those affected by cancer and their families. The study was funded by the Architectural Heritage Fund and the current owners of the building, NHS Greater Glasgow and Clyde.

The total cost of this project is expected to be £1.7m. Funding applications for the repair and new build extension are currently being submitted. At September 2009, the total funding in place had reached £528,500 (Historic Scotland, Glasgow City Council Better Glasgow Fund, Landfill Community Fund, Architectural Heritage Fund and contributions raised by Cancer Support Scotland).

Consultants: Austin: Smith-Lord (Architect), Morham and Brotchie (Cost Consultant), John Addison (Structural Engineer) and Benham Conway (Business Planning Consultant).

St Margaret's Church, Oatlands

Peter MacGregor Chalmers, 1902

Category B Listed



Constructed out of red sandstone, this substantial church is cleverly interconnected with its manse, hall and transept via a covered single storey link. A significant feature is the interior of the Church and its beautiful spatial qualities (see the cover of this report).

During 2008/09, after an approach from Glasgow City Council, GBPT undertook and completed an Options Appraisal funded by Gladedale and the Architectural Heritage Fund.

The future for the building identified through the study was the repair and conservation of the Church, plus a new build element, to create a community and business centre. Discussions are ongoing with Link Group, a potential end user of the completed building. The total cost of the project is expected to be £4m. Given the size of the project the main challenge will be securing funding in the current economic climate. The focus for the coming year will be on applying for funding for this worthwhile project. At September 2009, the total funding in place had reached £746,000 (Glasgow City Council Better Glasgow Fund, Clyde Gateway URC and Landfill Community Fund), with other applications awaiting decision. The Church is a central part of the regeneration plan for Oatlands and will provide benefits in terms of jobs, business support and community capacity building.

Consultants: Page\Park (Architect), Gardiner and Theobald (Cost Consultant), David Narro Associates (Structural Engineer), Ramboll UK Limited (Services Engineer) and ODS Limited (Business Planning Consultant).

Image courtesy Page\Park.

Options Appraisals

Broomloan Road Schools

Alexander Watt, 1875 and H. and D. Barclay, 1894
Category B Listed

In 2009, GBPT was approached by Glasgow City Council to carry out an Options Appraisal for 2 schools on Broomloan Road, Govan. Funding is now in place from the Architectural Heritage Fund and Glasgow City Council for this study.

Consultants: Honeyman Jack and Robertson (Architect), Armour Construction (Cost Consultant), David Narro Associates (Structural Engineer) and Jura (Business Planning Consultant).



Gorbals Street Tenement – British Linen Bank

Salmon and Gillespie, 1900
Category A Listed

This culturally significant building is the last surviving tenement in the Laurieston area and has lain empty for 20 years.

Southside Housing Association, the current owner of the tenement, commissioned an Options Appraisal which was completed in 2008/09. The preferred options identified, depending on funding availability, were a bar/café or office space in the fully restored ground floor and rented housing on upper floors. The study was funded by Glasgow City Council, the Architectural Heritage Fund and Southside Housing Association.

The main issue with the building is that after recent demolitions of surrounding 1960's tower blocks, the building sits alone incongruously stranded in an area which is due to be redeveloped. It is GBPT's earnest hope that this marvellous but vulnerable gem can be saved before it becomes too late.

Consultants: John Gilbert (Architect), Towler and Hyslop (Cost Consultant), Peter Elliot and Company (Structural Engineer) and ODS Limited (Business Planning Consultant).



High Carntyne Church

J Taylor Thomson, 1931-2
Category B Listed

The Church approached GBPT to undertake an Options Appraisal study in 2008/09. The aim is to review the use of the existing buildings and maximise use as a community resource. Funding is now in place from Glasgow City Heritage Trust, the East Centre Area Committee of Glasgow City Council, the Church congregation and the Church of Scotland, with the study due to be completed in 2010.



Consultants: Richard Shorter (Architect), Morham and Brotchie (Cost Consultant), David Narro Associates (Structural Engineer) and Jura (Business Planning Consultant).

Hutchesons' Hall

David Hamilton, 1802-5
Category A Listed

Hutchesons' Hall is one of Glasgow's landmark buildings in the heart of the city's commercial district, the Merchant City.

GBPT was commissioned by the current owners, the National Trust for Scotland (NTS), to undertake an Options Appraisal on the building in 2008/09, this study was completed in 2009. NTS has been seeking a tenant for the building for some time and seek a sustainable re-use which will enable some access for the public and ensure that the building can be maintained with due care and attention.



The building would suit an institution that would value the location and has a need for a historic, prominent building with a grand meeting place, library or gallery that could act as an events space for civic entertainment, events and/or weddings. Unfortunately no end user with these attributes has materialised. In the meantime roof and stone repairs and re-painting of the exterior are required.

The study was funded by the Architectural Heritage Fund, Glasgow City Council Development and Regeneration Services, the Anderston/ City Area Committee of Glasgow City Council and the National Trust for Scotland.

Consultants: Pollock Hammond Partnership (Architect), Morgan Munro (Cost Consultant), RA Sykes (Structural Engineer), RSP Consulting (M&E Engineer) and Benham Conway (Business Planning Consultant).

Kelvingrove Bandstand and Amphitheatre

Glasgow Council Parks Department, 1924
Category B Listed

The existing Bandstand and Amphitheatre were built in 1924 and opened to the public for the 1925 summer season. The structure is made up of a brick built three bay bandstand with adjoining oval shaped terraced seating and standing areas which form an amphitheatre and utilise the banking sloping downwards to the River Kelvin.



GBPT completed a pathfinder study for the bandstand in 2009. The study was funded by Glasgow City Council and the Friends of Kelvingrove Park. The report proposes that the existing bandstand be conserved and repaired to reflect the original 1924 built form and that features are introduced to improve the sustainability of the new facility as a modern performance space. This proposal would cost £1.3m. A final development plan is yet to be agreed.

£60,000 has been received from Landfill Community Fund to develop this project.

Consultants: McInnes Gardner (Architect), Allan and Hanel (Cost Consultant) and Heritage Engineering (Structural Engineer).



Historic photograph from 1966 showing Kelvingrove Bandstand and Amphitheatre (lower right hand corner). Image courtesy of The Royal Commission on the Ancient and Historic Monuments of Scotland.

Kirkhaven Hall

Architect unknown, 1857-8
Category A Listed

Wellpark School and Kirkhaven Church were both repaired by GBPT and given new life as a business centre. The final building of the group, Kirkhaven Hall, is empty and in poor condition. GBPT commenced an Options Appraisal for Kirkhaven Hall in 2008/09 which is being funded by Glasgow City Heritage Trust. The study is examining a number of design and layout options and whether commercial uses could be accommodated within the building which would be sustainable in the long term whilst also conserving and enhancing the architectural and historic value of the building.



Consultants: Elder and Cannon (Architect), Neilson Binnie-McKenzie (Cost Consultant) and David Narro Associates (Structural Engineer).

Maxwell Park Station, Pollokshields

Attributed to James Miller, 1894
Category A Listed

Pollokshields Heritage approached the Trust to carry out an Options Appraisal on this station. The study was completed in 2008/09. This is a striking railway building, however due to its location in a deep cutting on an electrified line access for construction is problematic making costs unusually high and therefore prohibitive. The study was funded by the Railway Heritage Trust and the Architectural Heritage Fund. Part of the building is currently used by Pollokshields Heritage and it is hoped that a scheme to repair the building will take place in future years.



Consultants: Fiona Sinclair (Architect), TJ Ross (Cost Consultant), Scott Wilson Railways (Structural Engineer), Benham Conway (Business Planning Consultant) and Dyno-Rod (Drain Services).

Pollokshaws West Station

Architect unknown, 1847
Category B Listed

One of the oldest operating railway stations in Glasgow. The main station building is a 2 storey brick building accessed from Pollokshaws Road.



GBPT completed a single use study for the station in August 2009 which concluded that the building could be used for an exciting recreational use. This study was undertaken for South West Community Cycles, an organisation providing affordable cycle hire and repair. The study was funded by the Architectural Heritage Fund, the Railway Heritage Trust and the South West Area Committee of Glasgow City Council. Additional funding was also received from the Energy Saving Trust, First ScotRail and Strathclyde Passenger Transport to review in more detail a renewable energy heating system and a wheeling ramp for moving bikes to platform level.

The total cost of the project is expected to be £0.8m.

Consultants: Richard Shorter (Architect), Morham and Brotchie (Cost Consultant), Scott Wilson Railways (Structural Engineer), CEiS (Business Planning Consultant), On Site Generation (Renewable Energy Consultant) and McKenna Joiners (Joiner).

Springburn Park

Park laid out by City Architect, AB McDonald, 1892
Winter Gardens - Simpson and Farmer Hothouse Makers, 1901
Category A Listed
(New) Mosesfield House - David Hamilton, 1838
Category B Listed

Glasgow City Council commissioned an Options Appraisal for the Park which was completed in 2008/9. The study reviewed the options for Springburn Park and the historic buildings therein.



The study recommends incremental improvements to the layout of the park. In terms of the buildings, the proposals are that the Winter Gardens should once more become a formal glasshouse on a part community, part commercial basis thereby still enabling free access to an all weather indoor space. For (New) Mosesfield House, the recommendation is that the building is given new life through a mixed use approach which combines office, community and small museum. The bowling pavilion was also included as part of the study and it was found that there is the potential, via a feasibility stage design, to build a series of linked buildings that provide public and private bowling club facilities, external seating, staff space, kitchen, community space and public toilets. However the costs of carrying out this work would be relatively high given the current economic climate. Glasgow City Council is considering the proposals.

Consultants: Page\Park (Architect), Gardiner and Theobald (Cost Consultant), Jacobs and Heritage Engineering (Structural Engineer), EKOS (Business Planning Consultant) and Ian White Associates (Landscape Architect).

Partnerships

Kirkintilloch Town Hall

Walker and Ramsay, 1906
Category B Listed

Kirkintilloch Town Hall is closed and lying in a deteriorating condition. A group of residents have been active in finding a way to save the building by forming a special purpose trust called Kirkintilloch Town Hall Preservation Trust (KTHPT) to repair and restore the Town Hall for community use. GBPT provides support in relation to the development of the project and submission of funding applications.

Provan Hall

Architect unknown, 15th Century
Category A Listed

Provan Hall is owned by the National Trust for Scotland and leased to Glasgow City Council. GBPT was commissioned by the Council to assist with the future development of the buildings. Work to date has focussed on research into the history of the buildings, a specification for their repair, the options in relation to creating a visitor attraction, an evaluation of the need for a visitor centre and an assessment of the future improvement of the park in which the buildings sit. In 2010, it is anticipated that a funding plan and development plan will be put in place. All works have been commissioned by Glasgow City Council.

Pearce Institute

Robert Rowand Anderson, 1906
Category A Listed

GBPT continues to be involved in incremental works with the Pearce Institute. During 2008/09, the Trust was engaged to assist with the refurbishment of the gymnasium to create a flexible space which can be used for meetings, conferences and social events.

GBPT will also assist the Pearce Institute by co-ordinating significant repairs to the roof which will be undertaken through the Govan Townscape Heritage Initiative, with a contract starting in 2010.



Historical perspective of Pearce Institute c.1906
Edinburgh University Library

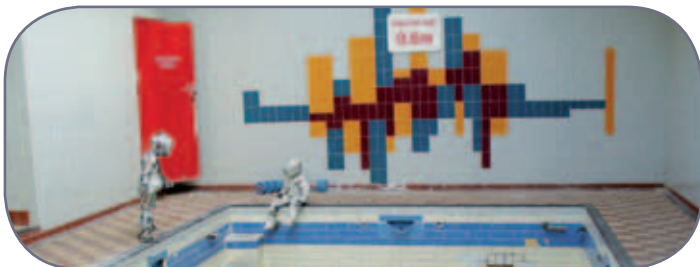
Doors Open Day Glasgow's Built Heritage Festival 2008

In September 2008 GBPT delivered the 19th Doors Open Day event. Traditionally lasting a weekend this was the first year in its new format as a week long Doors Open Day Glasgow's Built Heritage Festival. During the week there were workshops, seminars, conferences, exhibitions, walks and talks covering a wide range of topics related to the built heritage. On Saturday and Sunday over 139 buildings opened their doors to the public. With 250 events and more than 54,000 visits recorded this was once again a very successful year for our popular civic festival. The Slavery Exhibition, first shown in 2007, was staged once more and accompanied by a guided walk round Glasgow. The Easterhouse Heritage Trail was popular, in this its first year, and free shuttle buses took people from the City Chambers to the Bridge Arts Centre, where they were taken on a tour of the Bishop's Estate. The Organic Food Festival was timed to coincide with the Festival and took place in the historic Fruit Market on Saturday and Sunday, drawing approximately 4,000 people into the Merchant City.

The 2008 Festival was enhanced by a website funded by the City Marketing Bureau, and an online booking system managed by Archie Provan.

The Festival generated a great deal of media interest with television coverage from BBC Scotland and STV, while the Scotsman and Herald newspapers both featured Glasgow events. Numerous other publications featured individual buildings from the brochure. A media partnership was entered into with the Evening Times and through the multiple articles and positive editorial that this secured we enjoyed a very high public profile.

As we go to press we have completed the 2009 event and early feedback suggests that it was even more successful, with over 63,000 visits across the whole event!



"Taking part in Open Doors has brought immeasurable benefits to the Govanhill Baths Community Trust. The response from the public was almost overwhelmingly affectionate and supportive. Open Doors also gave us an opportunity to organise a very successful art exhibition showing the work of 23 (mostly) local artists, thus bringing a different set of people to the building. We also gave a face lift to the building - painting railings & doors, gardening and cleaning. We would not have had a focus for this work without a specific date to work towards and therefore probably wouldn't have done it!"

Event organiser, Govanhill Baths Community Trust



Credit for the continuing success of Doors Open Day Glasgow's Built Heritage Festival must go to the 1,000 plus volunteers who so generously contributed their time, expertise and goodwill.

Much appreciation also goes to the organisations that made the event financially possible.

2008 Funders: Glasgow City Council; City Marketing Bureau; Culture & Sport Glasgow; Merchant City Glasgow; Biggart Baillie LLP; Chard Construction Ltd; RIAS; McInally Associates; Clyde Waterfront; French Duncan; Tunnocks; Young & Gault; Strathclyde Building Preservation Trust; Hunter Clark; Glasgow Canal Regeneration; The Merchants House of Glasgow; The Trades House of Glasgow; Hypostyle Architects; Arnold Clark Automobiles Ltd; Clydeport Ltd; G1 Group; Gardiner & Theobald LLP; Gerber Landa & Gee; Laurie Consultancy Group; Neilson Binnie-McKenzie; Page\Park Architects; Simpson & Brown; Wylie Shanks Architects.

2009 Funders: Glasgow City Council; Merchant City Tourism & Marketing Co-operative; Culture & Sport Glasgow; City Building LLP; Strathclyde Building Preservation Trust; Glasgow South East Regeneration Agency; Hunter Clark; Chard Construction Ltd; French Duncan; The Merchants House of Glasgow; The Trades House of Glasgow; Princes Square; Dickson Joiners Ltd; MAST Architecture & Design; Gerber Landa & Gee; Wylie Shanks Architects; Campbell Construction Group (Scotland) Ltd; Armitage Associates architecture & interiors; Clydeport Ltd; Page\Park Architects; Neilson Binnie-McKenzie; Elder and Cannon; Keppie Design; Groves-Raines Architects; Design Practice; DO-Architecture Ltd; Clyde Waterfront Partnership.

Report of the Directors and Financial Statements

for the year ended 31st March 2009

Legal and Administrative Information

Charity Registration Number: SC015443
Company Registration Number: SC079721

REGISTERED OFFICE

42 Miller Street, Glasgow, G1 1DT

OFFICE BEARERS

John Entwistle, Chair
Patricia Chalmers, Vice Chair
John Steele, Secretary

ELECTED DIRECTORS

Patricia Chalmers
John Entwistle
Stewart Leighton
Thomas McInally
Henry McKeown
John Steele
Paul Zealey
Kenneth Crilley

CO-OPTED DIRECTORS

Murray Shaw (appointed 26th May 2009)

NOMINATED DIRECTORS

Peter M J Stokes – The Trades House of Glasgow
Graham Paterson – The Merchants House of Glasgow
Robert Corrigan – Glasgow Chamber of Commerce
Mary Leggat – Glasgow Trades Union Council

TECHNICAL ADVISOR

Ruth Smith – Glasgow City Council

PROFESSIONAL STAFF

Director: Anne McChlery
Senior Project Development Officer: Gill Stewart
Project Development Officers: Elaine Lee (appointed 19th May 2008)
and Miranda Elkin (appointed 2nd June 2008)
Finance Manager: Angela McGill (resigned 29th August 2008),
Ailsa Milne (appointed 3rd November 2008)
Doors Open Day Co-ordinator: Rosie Elliott

AUDITORS

Gerber Landa & Gee, Registered Auditor, Chartered Accountants,
11/12 Newton Terrace, Glasgow, G3 7PJ

SOLICITORS

Burness, 120 Bothwell Street, Glasgow, G2 7JL

BANK

Bank of Scotland, 167-201 Argyle Street, Glasgow, G2 8BU

The Directors present their report and accounts for the year ended 31 March 2009.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charity's Memorandum and Articles of Association, the Companies Act 1985 and the Statement of Recommended Practice, "Accounting and Reporting by Charities", issued in March 2005.

Structure, Governance and Management

Governing Document

Glasgow Building Preservation Trust is a company limited by guarantee, governed by its Memorandum and Articles of Association dated 23rd June 1982 as amended by special resolutions dated 12th May 1999, 1st November 2000 and 26th January 2005. It is registered as a charity with the Office of the Scottish Charities Regulator. There are 2 categories of membership: Corporate Membership and Individual Membership. There are 7 Corporate Members: Glasgow City Council, Glasgow Chamber of Commerce, The Merchants House of Glasgow, The Trades House of Glasgow, The Scottish Trades Union Congress, Greater Glasgow and Clyde Valley Tourist Board and Glasgow Institute of Architects. Each member undertakes to contribute an amount not exceeding £1 in the event of the charity being wound up.

Appointment of Directors

There are 3 categories of director: Nominated, Elected and Co-opted. The minimum number of directors is 5 and the maximum number is 19, of whom a maximum of 8 shall be Nominated, a maximum of 8 shall be Elected and a maximum of 3 shall be Co-opted.

Each of the 7 Corporate Members may appoint one Nominated Director except for Glasgow City Council which may appoint two. Nominated Directors serve from appointment until the conclusion of each annual general meeting and are then eligible for re-appointment.

At an annual general meeting, the Trust may elect as an Elected Director any individual member who has given notice of willingness to accept appointment. In addition, the directors may appoint any individual member to be an Elected Director at any time either to fill a vacancy or as an additional director. At each annual general meeting, any Elected Director who was appointed in the period from the date of the last annual general meeting shall retire from office and out of the remaining Elected Directors the 2 directors who have been longest in office shall retire from office.

The directors may at any time appoint any non-member, other than an employee of the company, to be a Co-opted Director, where the directors consider that he/she has special skills or experience which would be of assistance to the Board.

Director Induction and Training

New directors are briefed on their legal obligations under Charity and Company Law and are given a copy of the Memorandum and Articles of Association, the most recent budget and recent financial statements

and management accounts of the company.

Organisation

Directors shall be appointed to the offices of Chair, Vice Chair and any other offices which the directors may consider appropriate, these appointments being made at meetings of the directors. Each office shall be held until the conclusion of the annual general meeting which next follows the appointment, but a director whose period of office expires at the annual general meeting may be reappointed. A director who has held office for a period of 6 years shall not be eligible for re-appointment to that office until a further period of one year has elapsed during which he/she has not held that office. The Board meets a minimum of 4 times a year.

There is an Executive Committee, made up of the Chair, Vice Chair, Secretary and 4 other Directors, which is appointed by the Board and has delegated powers to deal with the day-to-day business of the Trust. The Executive Committee meets a minimum of 10 times a year.

Related Parties

There are no related party transactions which require disclosure.

Risk Management

The directors have a risk management strategy which comprises:

1. An annual review of the risks which the Trust may face;
2. The establishment of systems and procedures where appropriate to mitigate those risks identified; and
3. The implementation of procedures designed to minimise any potential impact on the Trust should any of those risks materialise.

Significant external risks to funding have led to the development of a strategic plan which will allow for the diversification of funding and activities. Internal control risks are minimised by the implementation of procedures for authorisation of all transactions and projects. Procedures are in place to ensure compliance with health and safety of staff and volunteers. These procedures are reviewed annually to ensure that they continue to meet the needs of the Trust.

Objectives and activities

The Trust's objects are:

1. To promote for the public benefit the preservation of buildings and other structures of historic and/or architectural significance within the City of Glasgow and its environs.
2. To advance education, particularly amongst the young, in relation to the built heritage and in relation to the traditional skills associated with earlier forms of construction.
3. To preserve, restore and improve the environment, with particular reference to environmental and townscape regeneration projects which enhance the urban environment in the interests of the general public.
4. To promote, operate and/or support other charitable projects and initiatives for the benefit of the community within the City of Glasgow and its environs, as the directors may consider appropriate from time to time.

The principal activities employed to achieve the Trust's objectives are

as follows:

1. Restoration, renovation and repair of buildings and other structures of historic and/or architectural significance through direct purchase of the building and then either onward resale to an appropriate end-user or retention of the property by the Trust as a last resort.
2. Provision of advice, information and support to other organisations and the public, for example on funding applications before they are submitted, or reading and commenting on option appraisals before they are finalised.
3. Preparation of feasibility studies - the Trust may be directly asked to co-ordinate and prepare a feasibility study on the options for a building.
4. Contract-based project delivery where the building is owned throughout by another party. The Trust will report directly to the trustees or directors of the other party.
5. Organisation of Doors Open Day in Glasgow, thus raising the profile and appreciation of the built environment, and promoting the wider educational objectives of the Trust, particularly amongst younger people.

Achievements and Performance

Glasgow Building Preservation Trust and Cassiltoun Trust were pleased to host a visit by The Prince of Wales to Castlemilk Stables in June 2009. The visit was recognition of this exemplar of partnership working and heritage-led regeneration. Since completion, the building has won 8 national awards including, in 2008, the RIAS Andrew Doolan Best Building in Scotland Award and the Royal Institute of British Architects (RIBA) Award for Scotland.

Since the completion of Castlemilk Stables in 2007, the Trust has been approached to take on a number of new projects. As a result, during 2008/09 the main focus of work has been on completing studies to assess the viability of potential future projects. The Trust has completed studies for St Margaret's Church on Polmadie Road, Gartnavel Royal Hospital Chapel, Maxwell Park Station, Gorbals Street Tenement (also known as the British Linen Bank) and Springburn Park and Winter Gardens and has commenced studies for Kelvingrove Bandstand and Hutchesons' Hall. In addition to these studies, the Trust continued to act as agent for the repair of Provan Hall and the Pearce Institute. The Trust has also been acting as mentor and project organiser for Kirkintilloch Town Hall Preservation Trust. Project grant income of £216,609, after deduction of Trust fees, has been generated for projects during the year.

One of the Trust's key objectives for 2008 was to promote and expand Glasgow Doors Open Day. To enable this, the Trust launched a dedicated website, www.glasgowdoorsopenday.com, which received 15,000 visits (11,000 unique visits) in a 2 month period. This was the 19th Glasgow Doors Open Day weekend and involved a record 135 buildings and 54,000 visits. Due to popular demand Glasgow Doors Open Day was extended for the first time to a very successful, week-

long “Built Heritage Festival” incorporating a wide range of associated events, such as demonstrations of traditional building skills and exhibitions.

The Trust aimed to increase its capacity during the year in response to demand, to enable this growth Glasgow City Council increased the revenue grant from £10,000 to £50,000 annually for the 3 years to 2010/11. This support has resulted in the employment of additional project development staff.

Financial Review

The Trust has a Strategic Plan which sets out its objectives, strategy and budgets for the next three years. This plan will be used as the benchmark for the Trust’s future activities and will be reviewed and updated annually by the directors.

Principal Funding Sources

During this financial year, the Trust made a surplus of £3,116 in relation to unrestricted funds, due in part to the contribution received from The Alexander Greek Thomson Trust. The Trust incurred a deficit on restricted reserves of £57,088, this was due mainly to the retention of grant income by funders for Castlemilk Stables until final statements and inspections have been completed. The Trust has been actively trying to achieve full cost recovery. However, the nature of our work is that the early stages of projects are typically underfunded and it can be difficult to forecast which projects will proceed and in what timescale.

One of the two investment properties the Trust holds, Wellpark/Kirkhaven Enterprise Centre, continues to be managed by James Barr Property Management and generates a small surplus which will be used to reinvest in the fabric of the building and the facilities offered. The revaluation of Wellpark/Kirkhaven at 31st March 2009 has resulted in a reduction in the market value of the property by £340,000. The Centre has been adversely affected by the economic downturn and its profitability continues to be adversely affected by the fixed interest loan over the property.

The other investment property, St Andrew’s in the Square, which is leased to St Andrew’s in the Square Trust (SAINTS) also makes a contribution to income.

The main sources of funding for projects during the year were the Architectural Heritage Fund, Energy Savings Trust, European Regional Development Fund, Gladedale, Glasgow City Council, Merchant City Tourism and Marketing, NHS Greater Glasgow & Clyde, Railway Heritage Trust, First Scotrail and Strathclyde Passenger Transport.

The Trust also gratefully received funding from its members and other donors, in particular, donations were received from The Incorporation of Bonnetmakers & Dyers of Glasgow, The Alexander Greek Thomson Trust and the late James Maclay Hood.

Investment Policy

Under the Memorandum and Articles of Association, the Trust has the power to invest in any investments and securities as may be considered from time to time to be advantageous. The Trust holds grant money received for projects in separate, named high interest-bearing bank accounts and invests any cash balances held on its own behalf in a high interest-bearing deposit account.

Reserves Policy

The Trust’s strategy is to build reserves through planned operating surpluses and to use these to maintain its investment properties. However, it has to be recognised that in the environment in which the Trust operates it is difficult to maintain regular levels of fee income and so deficits have been incurred in the past.

The Board of Directors has examined the Trust’s requirements for reserves in light of the main risks to the organisation. It has established a policy whereby the unrestricted funds not committed should be no less than 6 months running costs. This is essential for working capital and cashflow purposes as much of our funding is drawn down in arrears. Budgeted expenditure for 2009/10 is £432,628 therefore the targeted level of unrestricted reserves is £216,314. Unrestricted reserves are currently standing at £181,456, some £34,858 less than the target level. However, the Trust’s strategy over the next 3 years is to consolidate the Trust’s position by improving cost recovery and increasing income levels.

As stated at Note 20 to the Financial Statements, “Designated Reserves”, the Trust makes a transfer from general funds to designated funds each year in respect of anticipated repairs required to its Wellpark and Kirkhaven investment properties.

Within restricted reserves the fund for Castlemilk Stables is in deficit, this is due to the retention of grant income by funders until final statements and inspections have been carried out.

Plans for future periods

The Trust’s Board made a conscious decision to employ extra staff during 2008/09, supported by grant funding from Glasgow City Council, in order to increase organisational capacity in light of the demand for the Trust’s services. The main activity during the year has been the testing of projects through options appraisals. The fee level for these appraisals is generally lower due to the lack of funding sources available at this stage and therefore does not enable full cost recovery. The Trust has a predicted deficit for the coming year and as a result is seeking additional revenue funding for social enterprises. Over the next year all efforts are being concentrated on developing these projects with the aim of work starting on site in 2010, at which stage it is anticipated that the fee income levels will be sufficient to enable the Trust to recover the development costs. The main challenge for the majority of the Trust’s projects will be securing funding in the current economic climate when the resources available are limited. Over the next year, the Trust anticipates being involved in projects at St Margaret’s Church on Polmadie Road, Gartnavel Royal Hospital Chapel and Pollokshaws West Railway Station. The Trust also expects to continue to act as agent for

Report of the Independent Auditors to the Members of

GLASGOW BUILDING PRESERVATION TRUST

the repair of Provan Hall and the Pearce Institute, amongst others.

The Trust intends to continue to promote membership and thereby involve more members of the public in support of its objectives and will continue to develop the website and newsletter in order to extend its reach and fundraising capabilities.

The Trust will also continue to deliver the annual Glasgow Doors Open Day event in September of each year, with the aim of opening buildings which are not normally available to the public, expanding voluntary civic activity, offering educational walks and talks and continuing to make it a successful part of the event calendar in Glasgow.

Statement of directors' responsibilities

Company Law requires the directors to prepare financial statements for each financial year, which give a true and fair view of the state of affairs of the company at the end of the financial year and of the surplus or deficit of the company for that period. In preparing those financial statements, the directors are required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements comply with the Companies Act 1985. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Disclosure of information to auditors

Each of the directors has confirmed that there is no information of which they are aware which is relevant to the audit, but of which the auditors are unaware. They have further confirmed that they have taken appropriate steps to identify such relevant information and to establish that the auditors are aware of such information.

Auditors

The auditors, Gerber Landa & Gee, will be proposed for re-appointment in accordance with Section 385 of the Companies Act 1985.

This report has been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies.

On behalf of the Board



John Entwistle, Director
Date: 22nd September 2009

This report is issued in respect of an audit carried out under Section 235 of the Companies Act 1985 and Section 44(1)(c) of the Charities and Trustee Investment (Scotland) Act 2005.

We have audited the financial statements of Glasgow Building Preservation Trust for the year ended 31 March 2009 which comprise the Statement of Financial Activities, Summary Income and Expenditure Account, Statement of Recognised Gains and Losses, Balance Sheet and related notes 1 to 24. These financial statements have been prepared under the accounting policies set out therein.

This report is made exclusively to the members, as a body, in accordance with Section 235 of the Companies Act 1985 and to the charity's Trustees, as a body, in accordance with Section 44(1)(c) of the Charities and Trustee Investment (Scotland) Act 2005 and Regulation 10 of the Charities Accounts (Scotland) Regulations 2006. Our audit work has been undertaken so that we might state to the charity's Trustees 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 charity and its Trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditors

The responsibilities of the directors for preparing the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) are set out in the Statement of Directors' Responsibilities.

Our responsibility is to audit the financial statements in accordance with relevant legal and regulatory requirements and International Standards on Auditing (UK and Ireland).

We report to you our opinion as to whether the financial statements give a true and fair view and are properly prepared in accordance with the Companies Act 1985, the Charities and Trustee Investment (Scotland) Act 2005 and Regulation 8 of the Charities Accounts (Scotland) Regulations 2006. We also report to you if, in our opinion, the information given in the Directors' Annual Report is consistent with the financial statements, if the charity has not kept proper accounting records, or if information specified by law regarding Trustees remuneration and transactions with the charity is not disclosed, or if we have not received all the information and explanations we require for our audit.

We read the Directors' Annual Report and consider the implications for our report if we become aware of any apparent misstatements within it.

Basis of audit opinion

We conducted our audit in accordance with International Standards on Auditing (UK and Ireland) issued by the Auditing Practices Board. An

Statement of Financial Activities

for the Year Ended 31st March 2009

audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgements made by the Trustees in the preparation of the financial statements, and of whether the accounting policies are appropriate to the charity's circumstances, consistently applied and adequately disclosed.

We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or other irregularity or error. In forming our opinion we also evaluated the overall adequacy of the presentation of information in the financial statements.

Opinion

In our opinion the financial statements:

- give a true and fair view, in accordance with United Kingdom Generally Accepted Accounting Practice, of the state of the charity's affairs as at 31 March 2009 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended; and
- have been properly prepared in accordance with the Charities and Trustee Investment (Scotland) Act 2005, regulation 8 of the Charities Accounts (Scotland) Regulations 2006 and the Companies Act 1985; and
- the information given to the Directors' Annual Report is consistent with the financial statements.



Gerber Landa & Gee
Registered Auditor
Chartered Accountants
11/12 Newton Terrace
Glasgow
G3 7PJ

Date: 22nd September 2009

	Note	Unrestricted Funds	Restricted Funds	2009 Total Funds	2008 Total Funds Restated
		£	£	£	£
INCOMING RESOURCES					
<i>Voluntary income:</i>					
Grants Received - Core	2	50,000	-	50,000	10,000
Fundraising & Donations	3	22,500	-	22,500	7,154
<i>Activities for generating funds:</i>					
Investment Income	4	230,588	4,779	235,367	254,067
<i>Incoming resources from charitable activities:</i>					
Grants Received - Projects	2	20,000	196,609	216,609	1,019,736
Management and Consultancy Fees	5	121,452	60,545	181,997	38,836
Total Incoming Resources		444,540	261,933	706,473	1,329,793
RESOURCES EXPENDED					
<i>Costs of generating funds:</i>					
<i>Costs of Generating</i>					
Grants and Donations	6	684	-	684	9,487
<i>Costs of Managing Investment</i>					
Properties	6	201,331	-	201,331	202,080
<i>Charitable activities</i>	6	221,012	319,021	540,033	1,361,284
<i>Governance costs</i>	6	18,397	-	18,397	22,593
Total Resources Expended		441,424	319,021	760,445	1,595,444
Net Incoming/(Outgoing) Resources		3,116	(57,088)	(53,972)	(265,651)
Surplus/(Deficit) on Revaluation		(340,000)	-	(340,000)	-
Total Funds Brought Forward at 1st April 2008		896,974	92,803	989,777	1,255,428
TOTAL FUNDS CARRIED FORWARD AT 31ST MARCH 2009		560,090	35,715	595,805	989,777

The notes form part of these financial statements.

Notes to the Financial Statements

for the Year Ended 31st March 2009

1. ACCOUNTING POLICIES

(a) Basis of Preparation

The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets and are in accordance with applicable accounting standards, the Charities and Trustee Investment (Scotland) Act 2005 and Accounting and Reporting by Charities: Statement of Recommended Practice (SORP) issued in March 2005.

(b) Financial Reporting Standard Number 1

Exemption has been taken from preparing a cash flow statement on the grounds that the company qualifies as a small company.

(c) Fund Accounting

- Revaluation reserve represents the amount by which the investment properties exceed their historical cost.
- Designated funds are unrestricted funds earmarked by the Board of Directors for particular purposes.
- General funds are available for use at the discretion of the trustees in furtherance of the general objectives of the charity.

(d) Incoming Resources

All incoming resources are included in the statement of financial activities when the charity is entitled to the income and the amount can be quantified with reasonable accuracy. The following specific policies are applied to particular categories of income:

- Voluntary income is received by way of grants, donations and gifts and is included in full in the Statement of Financial Activities when receivable. Grants where entitlement is not conditional on the delivery of a specific performance by the Trust are recognised when the Trust becomes unconditionally entitled to the grant.
- Incoming resources from grants, consultancy and management fees, where related to performance and specific deliverables, are accounted for as the Trust earns the right to consideration by its performance.
- Project grants in respect of investment properties are deducted from the cost of investment properties. A condition of certain project grants requires repayment of all or part of the grant if the properties are disposed of within certain time periods.
- Investment income is included when receivable. Gross rents and service charges received and receivable from the investment properties are included in the revenue account on the basis that credit is taken as they fall due for payment. Provision is made for any rents due but not considered receivable.

(e) Resources Expended

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered and is reported as part of the expenditure to which it relates.

- Costs of generating funds comprise the costs associated with attracting voluntary income.
- Expenditure on charitable activities comprises those costs

incurred by the Trust in the delivery of its activities and services. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

- Governance costs includes those costs associated with meeting the constitutional and statutory requirements of the Trust and include audit fees and costs linked to the strategic management of the Trust.
- All costs are allocated between the expenditure categories of the Statement of Financial Activities on a basis designed to reflect the use of the resource. Costs relating to a particular activity are allocated directly; others are apportioned on an appropriate basis, for example estimated usage or staff time as set out in Note 6.

(f) Fixed Assets

Individual fixed assets costing £250 or more are capitalised at cost. Fixed assets (excluding investments) are stated at cost less accumulated depreciation. Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life:

- Plant and machinery
 - 25% straight line on cost (office equipment and furniture)
 - 33% straight line on cost (computer equipment)

(g) Investment Properties

In accordance with SSAP 19, investment properties are included within the balance sheet at their open market value. No depreciation is provided in respect of investment properties. It is a requirement of the Companies Act 1985 that all properties are depreciated. However, this requirement conflicts with the generally accepted accounting principle set out in the SSAP 19 and the directors consider that the standard should be adopted in order to provide a true and fair view.

(h) Hire Purchase and Leasing Commitments

Rentals paid under operating leases are charged to the profit and loss account as incurred.

(i) Pensions

The Trust makes defined contributions to individual stakeholder pension schemes. Contributions payable for the year are charged to the profit and loss account.

2. GRANTS RECEIVED

2008		2009
£		£
	Voluntary income:	
10,000	Core funding received from Glasgow City Council	50,000
	Incoming resources from charitable activities:	
	Grants received for projects	216,609
<u>1,019,736</u>		<u>266,609</u>
1,029,736		

Included within grants received for projects is funding of £30,000 in relation to Doors Open Day.

Grants receivable for projects were from the following funders:

Architectural Heritage Fund	37,583
European Regional Development Fund	59,347
Energy Savings Trust	3,047
Gladedale	9,120
Glasgow City Council	30,991
Landfill Tax Contributions – Glasgow City Council	60,000
Merchant City Tourism and Marketing	5,000
NHS Greater Glasgow and Clyde	11,000
Railway Heritage Trust	8,965
First Scotrail	342
Strathclyde Passenger Transport	342
Less consultancy fees	(9,128)
	216,609

3. FUNDRAISING AND DONATIONS

Fundraising and donations is made up of the following:

2008		2009
£		£
1,040	Membership Fees and Donations	13,565
-	Doors Open Day Donations/Sponsorship	8,935
6,114	Doors Open Day Surplus Income	-
7,154		22,500

4. INVESTMENT INCOME

2008		2009
£		£
21,132	Rental Income - St Andrew's in the Square	16,370
218,849	Rental and Other Income - Wellpark/Kirkhaven	207,947
5,332	Bank Interest - Core	6,271
8,754	Bank Interest – Castlemilk Stables	4,779
254,067		235,367

5. MANAGEMENT AND CONSULTANCY FEES

This represents income from the provision of project management and consultancy services.

6. RESOURCES EXPENDED

Basis of allocation: Time (T), Direct (D), Usage (U)

	Charitable Activities	Generating Funds	Governance	Management of Investments	2009 Total	2008 Total
	£	£	£	£	£	£
Employment Costs (T)	165,191	612	10,268	4,256	180,327	113,724
Publicity & Marketing Costs (D)	-	-	2,048	1,178	3,226	2,736
Services Costs (U/D)	14,377	53	894	165,243	180,567	172,237
Audit Fee (D)	-	-	4,876	-	4,876	5,050
Legal and Professional Fees (D)	-	-	-	15,931	15,931	13,629
Office Costs (U/D)	7,279	19	311	361	7,970	14,442
Servicing Loans (D)	-	-	-	14,362	14,362	15,754
Doors Open Day (D)	44,165	-	-	-	44,165	-
Projects (D)	309,021	-	-	-	309,021	1,257,872
	540,033	684	18,397	201,331	760,445	1,595,444

Included within employment costs for charitable activities are staff costs of £33,247 in relation to time spent on Doors Open Day.

7. NET INCOMING RESOURCES FOR THE YEAR

This is stated after charging:

2008		2009
£		£
5,050	Audit Fee	4,876
4,445	Depreciation	1,872

8. STAFF COSTS AND NUMBERS

Staff costs were as follows:

2008		2009
£		£
98,798	Gross Salaries and Wages	156,772
9,513	Employer's National Insurance	16,158
5,413	Pension Costs	7,397
113,724		180,327

There are no employees with emoluments greater than £60,000.

The average number of employees during the year, calculated on the basis of full time equivalents, was as follows:

2008		2009
No.		No.
1.00	Director	1.00
1.00	Project Development Officers	2.70
0.75	Finance	0.85
0.75	Doors Open Day	1.00
3.50		5.55

The Trust does not operate any pension scheme for its employees but does administer contributions to individual stakeholder pension schemes for 6 members of staff (2008 - 4 staff). The contributions paid in the year were £7,397 (2008 - £5,413).

9. TRUSTEE REMUNERATION AND RELATED PARTY TRANSACTIONS

The Trust does not pay remuneration to the directors and no travel expenses were claimed by any director during the year (2008 – nil).

No director or other person related to the Trust had any personal interest in any contract or transaction entered into by the Trust during the year (2008 - nil).

10. TAXATION

As a charity, no liability to UK corporation tax arose on ordinary activities for the year ended 31st March 2009 or for the year ended 31st March 2008.

11. TANGIBLE FIXED ASSETS

	Investment Properties	Plant and Machinery	Totals
	£	£	£
COST OR VALUATION:			
At 1st April 2008	1,160,469	41,479	1,201,948
Additions	-	2,294	2,294
Grants Received	-	-	-
Disposals	-	(14,851)	(14,851)
Revaluation	(340,000)	-	(340,000)
	<u>820,469</u>	<u>28,922</u>	<u>849,391</u>
At 31st March 2009	820,469	28,922	849,391
DEPRECIATION:			
At 1st April 2008	-	39,862	39,862
Charge for year	-	1,872	1,872
On Disposals	-	(14,851)	(14,851)
	<u>-</u>	<u>26,883</u>	<u>26,883</u>
At 31st March 2009	-	26,883	26,883
NET BOOK VALUE:			
At 31st March 2009	<u>820,469</u>	<u>2,039</u>	<u>822,508</u>
At 31st March 2008	<u>1,160,469</u>	<u>1,617</u>	<u>1,162,086</u>

If the investment properties had not been revalued they would have been included at the following historical cost, which represents development costs less project grants received:

2008		2009
£		£
695,734	Cost	695,734
424,433	Valuation at 31/3/97	424,433
(48,476)	Valuation at 31/3/99	(48,476)
(322,575)	Valuation at 31/3/02	(322,575)
411,353	Valuation at 01/4/05	411,353
-	Valuation at 31/3/09	(340,000)
<u>1,160,469</u>		<u>820,469</u>

The properties known as Wellpark Enterprise Centre & Kirkhaven at Duke Street were valued on a current open market value basis on 31st March 2009 by the District Valuer in accordance with the Valuation Standards (6th Edition) of the Royal Institute of Chartered Surveyors. The directors consider this to be the open market value of the properties as at 31st March 2009. The cost of the property known as Kirkhaven at Duke Street, Glasgow includes capitalised interest of £30,883.

The property at St Andrew's Church was valued at an open market value basis on 31st March 2009 by the directors. The cost of this property includes capitalised interest of £12,304.

12. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

2008		2009
£		£
107,997	Trade Debtors	132,418
10,069	Sundry Debtors	33,663
20,543	Prepayments and Accrued Income	16,381
16,129	VAT	-
<u>154,738</u>		<u>182,462</u>

13. CASH AT BANK AND IN HAND

Included in the bank balance at the year end is the amount of £83k (2008 - 160k) which consists of monies received in advance from various grant funders relating to current projects.

14. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

2008		2009
£		£
25,568	Charity Bank Loan (see note 17)	2,179
27,110	Trade Creditors	68,195
183,723	Payments on Account	91,025
3,537	Social Security and Other Taxes	21,161
43,792	Accrued Expenses and Deferred Income	55,034
434	Sundry Creditors	702
<u>284,164</u>		<u>238,296</u>

15. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

2008		2009
£		£
225,901	Charity Bank Loan (see note 17)	223,721
54,841	St Andrew's in the Square Sinking Fund	62,373
<u>280,742</u>		<u>286,094</u>

16. LOANS AND OVERDRAFTS

An analysis of the maturity of loans and overdrafts is given below:

2008		2009
£		£
-	Amounts falling due within one year or on demand:	-
-	Bank overdrafts	-
25,568	Charity Bank Loan	2,179
<u>25,568</u>		<u>2,179</u>
27,145	Amounts falling due between one and two years	30,209
91,876	Amounts falling due between two and five years	111,188
106,880	Amounts falling due after more than five years	82,324
<u>225,901</u>		<u>223,721</u>

17. SECURED DEBTS

The following secured debts are included within creditors:

2008		2009
£		£
251,469	Charity Bank Loan	225,900

The Charity Bank Loan of £225,900 (2008 - £251,469) is secured over the properties at Kirkhaven, 176 Duke Street and Wellpark Enterprise Centre at 120 Sydney Street, Glasgow.

18. OBLIGATIONS UNDER LEASING AGREEMENTS

The following payments are committed to be paid within one year:

2008		2009
£	Operating leases	£
4,740	Expiring within one year – land and buildings	7,788
-	Expiring between one and five years – other	1,271
4,740		9,059

19. REVALUATION FUNDS

2008		2009
£		£
464,735	Revaluation of Investment Property	464,735
-	Revaluation in year	(340,000)
464,735	REVALUATION FUNDS AS AT 31st MARCH 2009	124,735

The revaluation reserve is required by the Companies Act 1985 and represents the amount by which investment properties exceed their historical cost.

20. DESIGNATED FUNDS

2008		2009
£		£
215,559	As at 1st April 2008	243,059
27,500	Transfer from General Funds	10,840
243,059	DESIGNATED FUNDS AS AT 31st MARCH 2009	253,899

The directors have designated funds for repairs which may be required for the investment properties at Wellpark/Kirkhaven.

21. GENERAL FUNDS

2008		2009
£		£
301,303	Incoming Resources	444,540
(337,572)	Resources Expended	(441,424)
(36,269)		3,116
(27,500)	Transfer to Designated Reserve	(10,840)
252,949	General Funds as at 1st April 2008	189,180
189,180	GENERAL FUNDS AS AT 31st MARCH 2009	181,456

22. RESTRICTED FUNDS

2008		2009
£		£
1,028,490	Incoming Resources	261,933
(1,257,872)	Resources Expended	(319,021)
(229,382)		(57,088)
-	Restricted Funds as at 1st April 2008 as previously stated	160,053
322,185	Prior Year Adjustment	(67,250)
322,185	Restricted Funds as at 1st April 2008 as restated	92,803
92,803	RESTRICTED FUNDS AS AT 31st MARCH 2009	35,715

In 2008, the comparatives for 2007 were re-stated to reflect the activity of a capital project, Castlemilk Stables, within the Statement of Financial Activities as a restricted reserve.


In the prior year, funding of £67,250 was treated as grant income for the Castlemilk Stables project. The true nature of this funding was a loan and as this amounts to a fundamental error has been disclosed as a prior period adjustment. The effect of this has been to increase creditors and the net outgoing resources on restricted funds for the year ending 31st March 2008 by £67,250. The opening restricted reserves were originally £160,053 before deducting the prior year adjustment of £67,250.

The funds of the charity include restricted funds comprising the following balances of income for specific projects:

	Balance at 1 April 2008	Incoming Resources	Resources Expended	Transfers	Balance at 31 March 2009
	£	£	£	£	£
British Linen Bank	-	14,565	(14,565)	-	-
Castlemilk Stables	92,803	64,126	(194,722)	-	(37,793)
Doors Open Day	-	10,000	(10,000)	-	-
Gartnavel Royal Chapel	-	76,108	(17,308)	-	58,800
Hutchesons' Hall	-	3,000	(2,810)	-	190
Kelvingrove Bandstand	-	5,000	(5,000)	-	-
Maxwell Park Station	-	9,571	(9,571)	-	-
Pollokshaws West Station	-	10,722	(5,656)	-	5,066
St Margaret's Church	-	18,540	(18,540)	-	-
Springburn Park and Winter Gardens	-	50,301	(40,849)	-	9,452
	92,803	261,933	(319,021)	-	35,715



"BBC and Shipyards" by Les Moore: Winner of the 2009 Doors Open Day Glasgow's Built Heritage Festival 2009 Photographic Competition based on the theme 'old and new'.



Interior of St. Margaret's Church in Oatlands,
designed by Peter MacGregor Chalmers 1897-1902.
It is proposed to transform the building into a
sustainable, high quality Community and Business
Facility for the regenerated neighbourhood of
Oatlands.

Image : Page\Park Architects

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