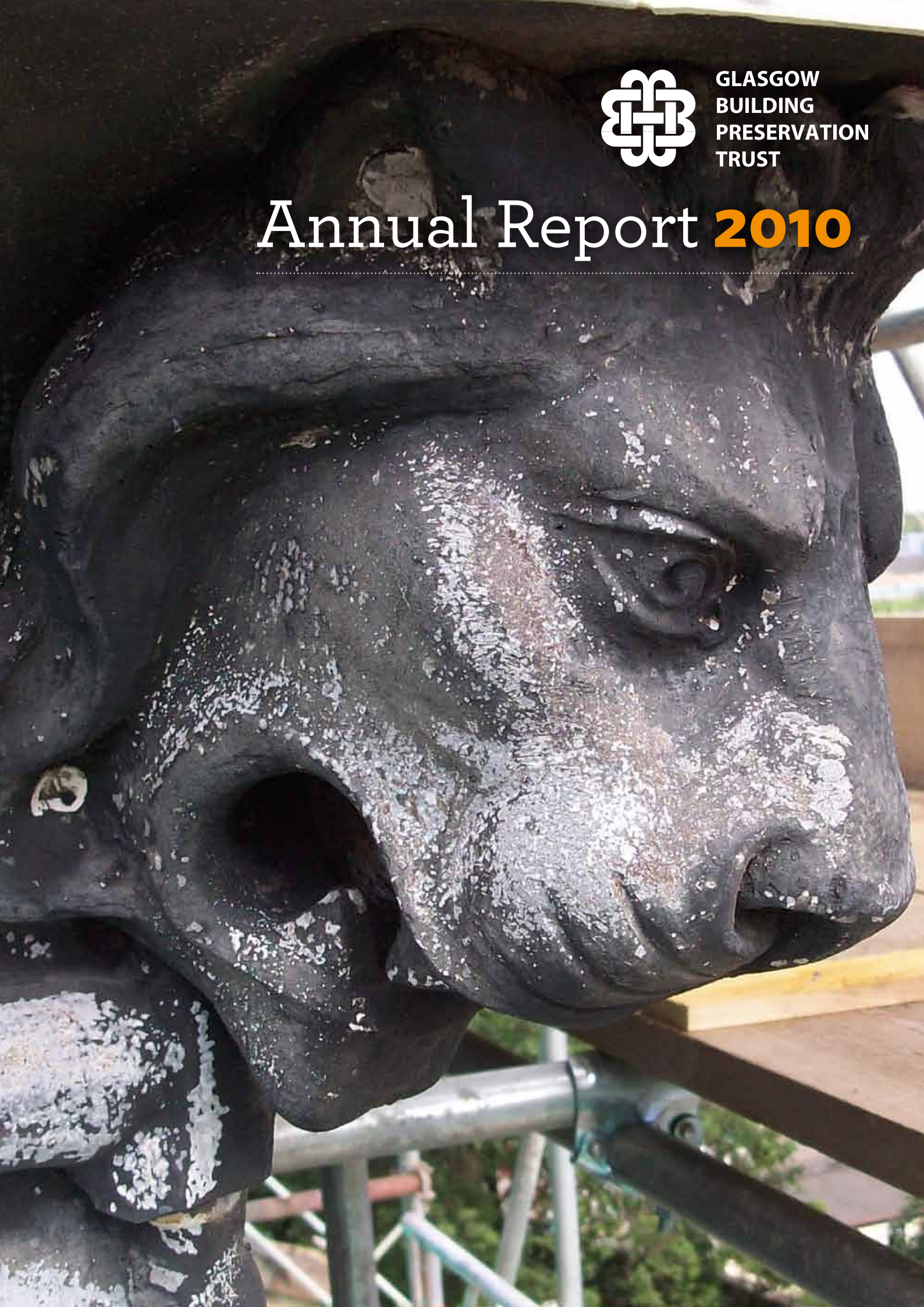




GLASGOW  
BUILDING  
PRESERVATION  
TRUST

# Annual Report **2010**

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## **Glasgow Building Preservation Trust**

(A company limited by guarantee)

Charity Registration Number: SC015443

Company Registration Number: SC079721

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### **Registered Office**

42 Miller Street, Glasgow, G1 1DT

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### **Office Bearers**

John Entwistle, Chair

Patricia Chalmers, Vice Chair

John Steele, Secretary

*(resigned 23rd February 2010)*

Thomas McNally, Secretary

*(appointed 23rd February 2010)*

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### **Elected Directors**

Kenneth Crilley

John Entwistle

Stewart Leighton

Thomas McNally

Henry McKeown *(resigned 15th October 2009)*

Murray Shaw *(appointed 26th May 2009)*

John Steele

Paul Zealey

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### **Co-opted Directors**

Robert Corrigan *(appointed 23rd February 2010)*

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### **Nominated Directors**

Patricia Chalmers - Glasgow City Council

Peter M J Stokes - The Trades House of  
Glasgow *(resigned 17th November 2009)*

John L Kelly - The Trades House of Glasgow  
*(appointed 17th November 2009)*

Graham Paterson - The Merchants  
House of Glasgow

Robert Corrigan - Glasgow Chamber of  
Commerce *(resigned 17th November 2009)*

James G Andrew - Glasgow Chamber of  
Commerce *(appointed 17th November 2009)*

Mary Leggat - Scottish Trades Union Congress

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### **Technical Advisor**

Ruth Smith - Glasgow City Council

# Chair's Report



**GLASGOW BUILDING PRESERVATION TRUST (GBPT)** has had an extremely busy year. The difficult funding climate has meant that the Trust has had to work even harder to develop projects and we do not expect this to get any easier for the foreseeable future as increasing pressure is put on public funding. The occupancy levels at the Trust's Wellpark/Kirkhaven Enterprise Centre have

increased which will improve the contribution the property makes to the loan repayments on the property albeit it will not fully meet this commitment. It has, however, been agreed with the Charity Bank that the loan will remain interest only until December 2011. In light of these factors, the Trust continues to monitor costs and cashflow regularly and will take appropriate action as required. Despite these difficulties, since the year end the Trust has been assisting with significant repair contracts for two landmark buildings, The Pearce Institute and Hutchesons' Hall, and we are delighted to announce that the Trust is close to securing the funding required for Gartnavel Royal Hospital Chapel.

The Buildings At Risk Register for Scotland, which documents the condition of buildings throughout the country considered to be at risk, has identified 139 listed buildings at risk in Glasgow. The Trust's work is vital in both addressing such buildings and at the same time stimulating the local economy, particularly the construction industry during the challenging economic climate. There remains a steady demand for our work and increasingly we are approached to assist with funding applications and other one-off pieces of work for like-minded organisations.

In 2009/10, the Trust completed Options Appraisal studies (Feasibilities) for Hutchesons' Hall and Kirkhaven Church Hall and a single use study for Pollokshaws West Railway Station (the oldest railway station building in Glasgow). In addition, studies were commenced for High Carntyne Church and Halls and two disused schools on Broomloan Road, Govan. This initial phase of our work is typically difficult to fund and so the Trust's focus in 2009/10 has been on developing projects which are at post-options appraisal stage. During the year, GBPT continued to develop projects at Gartnavel Royal Hospital Chapel and Pollokshaws West Station and also carried out advance works at St Margaret's Church, Oatlands. Unfortunately, in this challenging economic climate it has proved difficult to secure the high level of funding required for St Margaret's, however the Trust continues to look for opportunities to realise this project.

On a positive note, the Trust is in the final stages of securing the funding required for Gartnavel and we aim to be on site in Spring 2011. This worthwhile project will repair and convert the building to a base for Cancer Support Scotland (formerly Tak Tent), who provide complementary therapies and counselling to all those affected by cancer. Since the year end, the Trust has co-ordinated roof repairs on behalf of the Pearce Institute and external fabric repairs at Hutchesons' Hall on behalf of the National Trust for Scotland. We are delighted to be involved in both projects and expect the works to be completed in May 2011 and December 2010 respectively. In addition the Trust continues to assist Glasgow City Council on the planned repair of Provan Hall and Kelvingrove Bandstand and Amphitheatre.

***"Our Trust addresses market failure historic buildings across Glasgow – the work we carry out provides a vital contribution to the economy and regeneration of Glasgow."***

*John Entwistle*

We wish to sincerely thank Glasgow City Council for their continued partnership support of all of the Trust's activities, including Glasgow Doors Open Day.

GBPT has a dedicated Board with a wealth of experience who give of their time freely. In November 2009, Peter Stokes, who had been nominated by The Trades House of Glasgow, left the Board and I would like to take this opportunity to warmly thank him for his contribution to the Trust. Robert Corrigan also stood down as the nominated representative of The Glasgow Chamber of Commerce but was subsequently co-opted by the Board. In the same year, John Kelly and James Andrew were nominated by The Trades House of Glasgow and The Glasgow Chamber of Commerce respectively, and we are delighted to add their enthusiasm, skills and expertise to the Board.

Our work relies on grants and donations and we wish to thank all of the many funders who have supported the Trust and its projects during 2009/10.

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

**John Entwistle**  
*Chair*



**GBPT Board of Directors**

*Back (l-r): Murray Shaw, Ruth Smith, Stewart Leighton, Graham Paterson, James Andrew  
Front (l-r): John Steele, Thomas McInally, John Entwistle, Patricia Chalmers, Robert Corrigan*

# Buildings under our care

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## Kirkhaven Church and Wellpark School

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Peddie and Kinnear, 1858 and architect unknown, 1867;  
Elder and Cannon, 2003 and 1996

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Category A and B Listed respectively

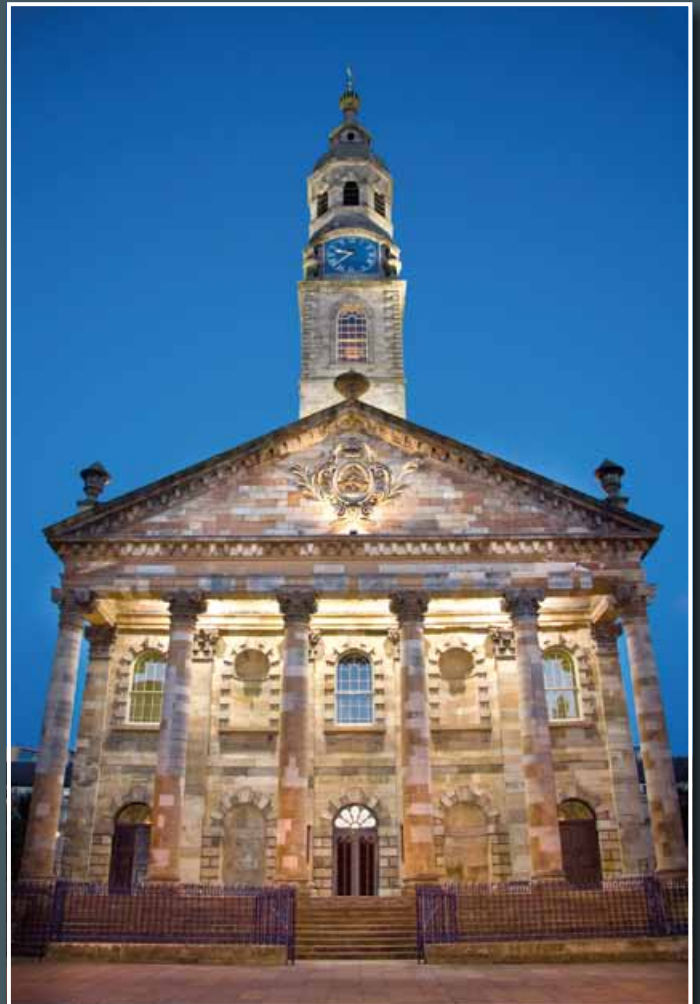
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The Trust completed the repair and conversion of Wellpark School in 1996 and Kirkhaven Church in 2003. When the Trust became involved with Wellpark School the building was fire-damaged, vandalised and semi-roofless but was successfully converted into an Enterprise Centre which opened in 1996. Then in 1998 Kirkhaven Church was purchased by the Trust following fire damage in 1996. A link was created with Wellpark and the interior transformed with a newly created multi-level space using timber steel and glass to create new mezzanine floors for business use which contrasts with and enhances the elaborate ornate plaster ceiling. The new insertions could be removed, if at any time the building was to be returned to its original use.

The buildings are still owned by GBPT and operate as an Enterprise Centre with 30 units of varying sizes. There are currently 16 different tenants at the centre including charities, social enterprises and a nursery. The centre is managed on behalf of the Trust by James Barr Property Management.



Image: 1500 Photography



## St Andrew's in the Square

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Alan Dreghorn, 1739; Nicolas Groves-Raines Architects, 2000

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Category A Listed

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In 2000, GBPT completed the repair of St Andrew's in the Square. This stunning Church, which was designed by Alan Dreghorn and built by master mason, Mungo Naismith, is regarded as one of the top six classical churches in the UK and has a beautiful Baroque interior, complete with ornate gilded plaster ceiling and Corinthian columned nave. The building is owned by GBPT and leased to a specially formed Trust, St Andrew's in the Square Trust (SAINTS).

SAINTS has re-invented the Church as Glasgow's Centre for Scottish Culture. A key feature of the conversion work was a 4 metre deep excavation to create a basement which contains a Café Bar/ Restaurant (Café Source) and ancillary accommodation to make the whole project commercially viable. The venue is a popular wedding, conference and function space and hosts a number of concerts and activities including Celtic Connections, a fiddle group and ceilidh dance classes, to name a few.

# Building projects

Image: Keith Hunter



Image: Steve Hosey, DRS Graphics

## Castlemilk Stables (completed)

Attributed to David Hamilton, c.1790; Elder and Cannon, 2007

Category B Listed

The award winning Castlemilk Stables project was completed in 2007/08 at a cost of £4.2m. The success of this project is testament to the commitment and hard work of GBPT and also Cassiltoun Trust who now owns the Stables, as well as the many funders who made the project possible. The building has become a vibrant hub, comprising training facilities, office space for social enterprises, nursery, community facilities, children's orchard and walled garden.

GBPT and Cassiltoun Trust hosted a Royal Visit to Castlemilk Stables on 2nd June 2009. The visit was recognition of this heritage-led regeneration project and the culmination of a 10 year campaign by local people, GBPT and Cassiltoun Trust to save the Stables. Prince Charles toured the building and met with those involved in the project. The visit concluded with His Royal Highness meeting local school children and planting an apple tree in the children's orchard.

### 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 2009
- + Scottish Civic Trust My Place Award 2010

**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

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## Gartnavel Royal Hospital Chapel

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JJ Burnet, 1904

Category B Listed

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This unassuming yet graceful Chapel was designed by Scotland's foremost architect of the period, JJ Burnet, and was built with warm materials synonymous with the Arts and Crafts style. The building features beautiful stained glass windows, two of which are by the artist, Robert Anning Bell.

The Chapel will be converted to a cancer care therapy centre for Cancer Support Scotland (formerly Tak Tent). The location and space within the Chapel will fit with Cancer Support Scotland's needs by creating a bespoke space for the provision of complementary therapies and counselling to those affected by cancer and their families across the West of Scotland.

Scotland has the worst cancer rates in the UK based on a report released in 2009 by The Office for National Statistics. Cancer Support Scotland is planning to relocate to the Chapel in order to provide more services to an increased number of users and complement the clinical facilities already provided by the NHS on the site.

At September 2010, a total of £1,095,526 had been raised of the £1,465,330 required, with further applications pending or planned so that this much needed facility can be realised. It is hoped that work will start on site in Spring 2011.

**Funders:** Architectural Heritage Fund, Barcapel Foundation, Glasgow City Council (Better Glasgow Fund and Landfill Community Fund), Glaziers' Trust, Heritage Lottery Fund, Historic Scotland, Robertson Trust and contributions raised by Cancer Support Scotland.

**Consultants:** Austin: Smith-Lord (Architect), Morham and Brotchie (Cost Consultant), John Addison (Structural Engineer), FLN (Services Engineer), CDM Scotland (CDM Co-ordinator), Building Learning (Activity Plan) and Rainbow Glass Studio (Stained Glass Conservation).





## Kelvingrove Bandstand & Amphitheatre

Glasgow Council Parks Department, 1924

Category B Listed

The bandstand and amphitheatre are situated in the popular Kelvingrove Park. Built in 1924 and now the only free-standing theatre-style bandstand and amphitheatre remaining in Scotland, this landmark building operated as a cultural venue for 65 years and was a well known place of entertainment for generations of Glaswegians. Now derelict, GBPT is working in partnership with Glasgow City Council to establish the best route to secure the building's future.

Following the completion of a pathfinder study in 2009, it is proposed that the bandstand be repaired to become a performance and education venue for the people of Glasgow.

The aim is to rejuvenate the building, bring people together to enjoy civic events and entertainment and build on the recent investment

in Kelvingrove Art Gallery and Museum. By improving the park environment it will attract both local people and visitors from outwith the Glasgow area. It is hoped the building will become a venue that will link to the Commonwealth Games bowling at Kelvingrove in 2014.

The Trust, in consultation with the owner, Glasgow City Council, is now in the process of reviewing and updating the business case.

**Funders:** Glasgow City Council (Better Glasgow Fund and Landfill Community Fund).

**Consultants:** PZA (Business Case).

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## Pollokshaws West Station

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Architect Unknown, 1847

Category B Listed

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Pollokshaws West Railway Station is one of the oldest operating railway stations in Glasgow. The station was originally built as part of the Glasgow Barrhead & Neilston Direct Railway and opened on 27th September 1848. The main station building is a 2 storey brick building accessed from Pollokshaws Road which has lain empty and disused for many years.

GBPT aims to repair and reuse the station building to provide a cycle repair and resource centre for South West Community Cycles (SWCC). SWCC identified an opportunity to provide affordable facilities and activities such as provision of free bike repairs, low-cost bike hire and sales and training and events. Following the completion of a single use study in 2009 it is proposed that the station, which is located on a city-centre commuter line adjacent to a large public park, will become a permanent resource for SWCC serving the people of Greater Pollok and beyond.

SWCC aims to promote interest in cycling and address the lack of access to equipment and organised activities which will in turn improve health, education and social behaviour. The project will create benefits for local young people as well as encouraging a wider audience to use its services.

The total cost of the project is £706,236, of which £250,000 had been raised to September 2010 (including £170,000 ring-fenced by the Railway Heritage Trust but subject to formal application). GBPT is in the process of preparing a number of funding applications.

**Funders:** Architectural Heritage Fund, Glasgow City Council (Landfill Community Fund) and Railway Heritage Trust.

**Consultants:** Richard Shorter (Architect), Morham and Brotchie (Cost Consultant) and Scott Wilson Railways (Structural Engineer).





## St Margaret's Church, Oatlands

Peter MacGregor Chalmers, 1902

Category B Listed

This red sandstone former Church and Manse are striking buildings within the regeneration area of Oatlands. Once the centre of a vibrant community, they are now the last remaining historic buildings in an area undergoing massive redevelopment. St Margaret's features a stunning interior with beautiful spatial qualities, carved scriptural texts and a local war memorial.

The future for these empty buildings identified through an options appraisal study was the repair and conservation of the Church and Manse, plus a new build extension, to create a much needed community and business centre, with Link Housing Association as the anchor tenant. The project will provide a number of benefits including jobs, business support and community capacity building.

During 2009/10 some Advance Works were undertaken including surveys, design development and the demolition of the hall to the rear of the Church which was derelict and of negative architectural significance. In addition, the Trust has carried out a number of community consultation events and supported the establishment of a community led organisation to focus on St Margaret's and more

generally the Oatlands area. This project is "investment ready" with Listed Building Consent and Planning Permission granted. Unfortunately due to the challenging economic climate and the size of the project it has proved difficult to secure the funding required, however GBPT is continuing to work with the local community and funders to meet the £4m target.

**Funders:** Architectural Heritage Fund, Clyde Gateway, Glasgow City Council (Better Glasgow Fund and Landfill Community Fund), Heritage Lottery Fund and Historic Scotland.

**Consultants:** Page\Park (Architect), Gardiner and Theobald (Cost Consultant and CDM Co-ordinator), David Narro Associates (Structural Engineer), Ramboll UK Limited (Services Engineer), Burnfield Demolition (Contractor, Advance Works), ODS Limited (Business Planning Consultant), Simpson and Brown (Conservation Plan), Touchstone Heritage (Activity Plan) and Alan Caldwell Associates (Community Capacity Building).

# Options appraisals



## Broomloan Road Schools

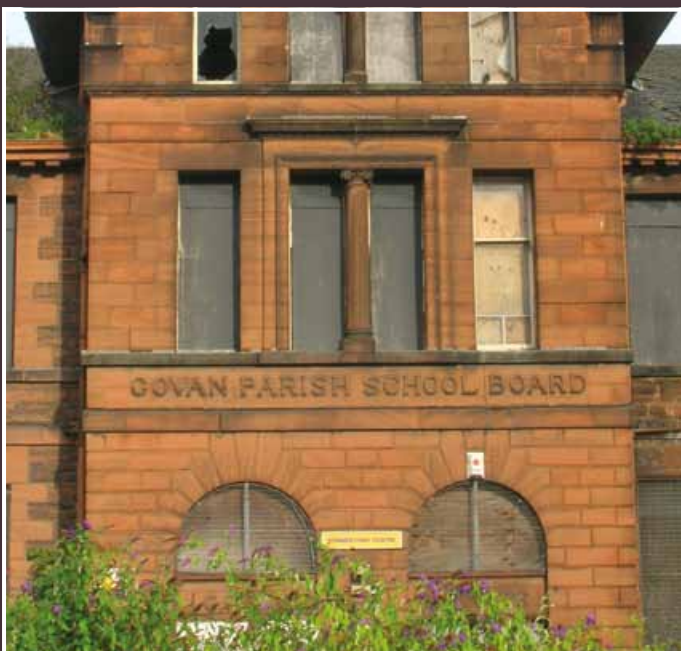
Alexander Watt, 1875 and H and D Barclay, 1894

Category B Listed

In 2009, GBPT was approached by Glasgow City Council to carry out an Options Appraisal for two vacant former schools on Broomloan Road, Govan. Potential residential options are currently being explored with the study expected to be completed by the end of 2010.

**Funders:** Architectural Heritage Fund and Glasgow City Council.

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



## High Carntyne Church and Halls

J Taylor Thomson, 1931-2

Category B Listed

GBPT completed an Options Appraisal for the Church and Halls in April 2010. The preferred option identified for the Church is the careful remodelling of the interior to create a modern multi-purpose worship and community space with improved access, services and modern facilities to accommodate the Church's existing range of activities and encourage more community activities and events. The preferred option for the extensive suite of Halls was their adaptation to office space for third-sector/social enterprise organisations which would be well placed in the heart of the Carntyne community to provide essential services such as housing, healthcare or advice services.

The Church Congregation, Kirk Session and Church of Scotland General Trustees are considering how to take the recommendations of the study forward.

**Funders:** The Church of Scotland General Trustees, East Centre Area Committee of Glasgow City Council, Glasgow City Heritage Trust and the High Carntyne Church Congregation.

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



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## Rotunda (South)

Simpson and Wilson, 1890-5

Category B Listed

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In 2010, GBPT was approached by the Glasgow Tibetan Buddhist group, Kagyu Samye Dzong to investigate the suitability of the South Rotunda as a base for the group. It was agreed with the owner of the building, Miller/CTP (Pacific Quay) Limited that a full Options Appraisal should be undertaken to establish a viable and sustainable long-term use for the building. Funding is now in place and the study will commence in November 2010.

**Funders:** Architectural Heritage Fund, Glasgow City Council and Kagyu Samye Dzong Glasgow Buddhists.

**Consultants:** Elder and Cannon (Architect), BW (Cost Consultant), ARUP (Structural Engineer) and Premier Business Development (Business Planning Consultant).

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## Kirkhaven Church Hall

Architect Unknown, 1857-8

Category A Listed

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GBPT acquired Kirkhaven Hall as part of the Kirkhaven Church project, however funding was not available at the time to carry out the significant repairs required to the hall building. GBPT completed an Options Appraisal for Kirkhaven Hall in December 2009. The study identified the most appropriate office/workspace design and layout option which would be sustainable in the long-term whilst also conserving and enhancing the architectural and historic value of the building. However, the costs of carrying out this work are

relatively high given the current economic climate. The Trust will re-assess the proposals when the funding environment improves.

**Funders:** Glasgow City Heritage Trust.

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

# Partnerships

Image: CBC (Glasgow) Ltd



## Hutchesons' Hall

David Hamilton, 1802-5

Category A Listed

Hutchesons' Hall, notable for its elegance, is owned by The National Trust for Scotland (NTS) and is one of Glasgow's landmark buildings, in the heart of the city's commercial district, the Merchant City. The building was designed by David Hamilton, who is referred to as the "Father of Glasgow Architecture".

NTS hires the hall for events but a long-term user is being sought to bring the building back into full use, unfortunately as yet no suitable end user has materialised. In the meantime, comprehensive repairs are being undertaken to repair and conserve the external fabric including repairs to the roof, stone and windows and repainting in Keim mineral paint. The works are being co-ordinated by GBPT on behalf of NTS and will cost in the region of £456,000. It is expected that the contract will be completed in December 2010.

**Funders (awarded to NTS):** Glasgow City Council (Better Glasgow Fund), Glasgow City Heritage Trust, Merchant City Townscape Heritage Initiative and The National Trust for Scotland.

**Consultants (appointed by NTS):** Glasgow Building Preservation Trust (Client-side Project Co-ordinator), Pollock Hammond Partnership (Architect), Morgan Munro (Cost Consultant), RA Sykes (Structural Engineer) and Fairbairns (CDM Co-ordinator).

**Contractor (appointed by NTS):** CBC (Glasgow) Ltd

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## Pearce Institute

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**Robert Rowand Anderson, 1906**

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**Category A Listed**

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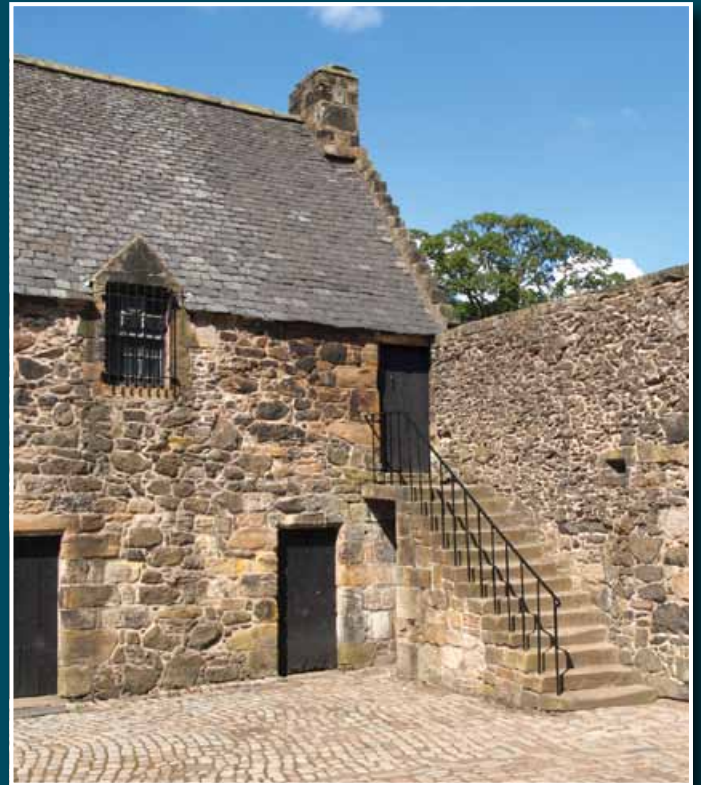
The Pearce Institute (PI) was designed by Robert Rowand Anderson and gifted to Govan in 1906 by the widow of William Pearce, the Fairfield Shipyard owner. The building is of immense architectural and cultural significance, continuing to provide a range of educational, sports and cultural activities to the local community.

The PI is a key building in the Govan Cross Townscape Heritage Initiative (THI). It is planned that a series of major repairs and improvements will take place to the building over a number of phases. The first phase of works started on site in May 2010 consisting of comprehensive roof repairs including rot removal, re-slating, lead work, insulation and conservation repairs to the cupola, roof lanterns and ship detail. Additional work is being planned to two key interior spaces, the Macleod Hall and the Lithgow Room, funded through the Scottish Government's Wider Role Fund and facilitated by Govan Housing Association. The works are being co-ordinated by GBPT on behalf of the PI and will cost around £2.1m. It is anticipated that the contract will be completed in May 2011.

**Funders (awarded to PI):** Town Centre Regeneration Fund and Glasgow City Council (Better Glasgow Fund and Fairer Scotland Fund) through Central Govan Action Plan; Glasgow City Council and Heritage Lottery Fund through Govan Cross Townscape Heritage Initiative; Glasgow City Council Lighting Strategy; and Historic Scotland.

**Consultants (appointed by PI):** Glasgow Building Preservation Trust (Client-side Project Co-ordinator), Gardiner and Theobald (Cost Consultant and CDM Co-ordinator), Page\Park (Architect) and Scott Wilson (Structural Engineer).

**Contractor (appointed by PI):** CBC(Glasgow) Ltd



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## Provan Hall

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**Architect Unknown, 15th/16th Century Origins**

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**Category A Listed**

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Provan Hall is a rare collection of medieval buildings and parkland which 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 and completed an Options Appraisal in 2005. Since then, GBPT has continued to work with the Council to develop the project. Extensive work to date has focussed on research into the history of the buildings; a conservation management plan; 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, as well as consultation with local people and stakeholders.

The existing Business Plan for Provan Hall is in the process of being revised and updated by The Moffat Centre (Glasgow Caledonian University) including:

- + Scoping out the capacity for and structure of a proposed Community Management Trust to lease and manage the combined assets; and
- + Exploring the potential opportunity to link the proposed new Visitor Centre for Provan Hall with the network of nationally important wetlands throughout the Gartloch/Gartcosh corridor.

# Other

## Funding Applications

During the year, GBPT assisted other like-minded organisations in preparing funding applications for building projects, including Kirkintilloch Town Hall Preservation Trust for Kirkintilloch Town Hall and Clyde Gateway for the Olympia Theatre in Bridgeton.

## Association of Preservation Trusts (Scotland)

In September 2010, GBPT became the secretary of the Association of Preservation Trusts (APT) (Scotland). APT (Scotland) meets quarterly and was established to provide a network of support and advice to BPTs and a forum to share problems and solutions. During 2009, ECOTEC was commissioned by Historic Scotland, the Heritage Lottery Fund and the Architectural Heritage Fund, working in partnership with APT (Scotland), to undertake an objective review of BPTs in Scotland. The results highlight the positive impact made by BPTs over the last 25 years in saving and securing the future of Scotland's historic environment. Since the release of the report, APT (Scotland) has been formulating a strategy to address the recommendations of the report and increase awareness of the work of BPTs.

# Doors Open Day 2009

GBPT has organised Glasgow Doors Open Day for the last 20 years. The Glasgow event is one of the largest in Scotland and incorporates tours, talks and other special events in addition to the traditional weekend-long Doors Open Day event. The event relies on the help and enthusiasm of building owners, volunteers and funders who generously give of their time and resources to make Glasgow Doors Open Day possible. Special thanks should also go to the main funder of the event, Glasgow City Council, as well as the many other stalwart sponsors.

During the weekend of Saturday 19th and Sunday 20th September 2009, over 140 buildings in Glasgow were open with free entry. A total of 26 were new to the programme including the Fairfield Shipyard Offices in Govan. Throughout the weekend there were 27 guided walks and one self-guided walk including, for the first time, the 'Merchant City Women's Heritage Walking Tour'. There were also a number of heritage events and bus tours which included:

- + Glasgow's Built Heritage, Tobacco, Slavery and Abolition;
- + Pollokshields Tour;
- + World Tour of West End;
- + Clyde Waterfront River Trip;
- + Lighting up the City;
- + The Mackintosh Experience Bus Tour;
- + East End Shuttle Bus; and
- + Castlemilk & Carmunnock Free Shuttle Bus.



Prior to the weekend event, from Wednesday 16th to Friday 18th September there was a packed programme of talks and seminars on sustainability and built heritage which covered a wide range of case studies and topics such as Bridgeton Cross, India of Inchinnan and conservation issues in China. According to feedback from venues, walk guides and the public the 2009 event was a huge success. Particular mention should be made of Trongate 103, Andy Scott Public Art, the Glasgow Art Club and the Buchanan Bridge Club.

Trongate 103 opened its doors for the first time, and to mark this occasion special emphasis was given to it in the brochure. This proved successful as they reported being full to capacity for most

# Doors Open Day 2010

of the weekend. Special emphasis was also given to Govan with a good cluster of buildings for people to visit including the Fairfield Shipyard, Orkney Street Enterprise Centre (both for the first time), the Pearce Institute and all three Govan and Linthouse Parish churches. Easterhouse built on their success of 2008 and organised a varied programme of events running over the weekend including Discover!, a new festival about the past, present and future of the wider Glasgow East area.

## Evaluation

An independent Economic Impact Assessment was commissioned by Glasgow City Council and undertaken by EKOS.

Visitor surveys were carried out through a total of 382 face-to-face interviews at a cross-section of 29 venues, walks and talks. Organisers were surveyed by means of an online questionnaire and all participating venues, walk leaders, and speakers were given the opportunity to complete the survey. The study found that:

- + 63,912 visits were made by an estimated 14,525 visitors with each person visiting an average of 4 events;
- + 59% of visitors came from Glasgow, 29% from elsewhere in Scotland and 12% from outside Scotland;
- + 15% of visitors stayed overnight, with the most common type of accommodation being hotels (59%);
- + For 47% of visitors, 2009 was the first year that they had attended the event;
- + 97% of visitors rated their overall experience of Glasgow Doors Open Day as 'good' or 'very good';
- + For every £1 invested by the public sector, £5.85 was returned to the economy.
- + In total around 9,260 hours were worked by 1,387 volunteers or staff at participating venues, walks and talks.

**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, Chard Construction Ltd, French Duncan, The Merchants House of Glasgow, The Trades House of Glasgow, Princes Square, Dickson Joiners Ltd, MAST Architects LLP, Gerber Landa & Gee, Wylie Shanks Architects, Campbell Construction Group (Scotland) Ltd, Armitage Associates Architecture & Interiors, Clydeport Ltd, Page\Park Architects, Neilson Binnie-McKenzie, Elder & Cannon Architects, Keppie Design, Groves-Raines Architects, Design Practice, DO-Architecture Ltd and Clyde Waterfront Partnership.

As we go to press we have just delivered the Glasgow Doors Open Day 2010 event. Highlights included The Glasgow House, The Grand Central Hotel (*below*), The Arlington Baths, The Central Mosque, The Allotments, the James Morrison Street Party, music and dancing in St Andrew's in the Square and The Briggait to name but a few. The Britannia Panopticon alone had 4,988 visitors from Tuesday to Sunday!

Early feedback points to another hugely successful event with high visitor numbers being maintained despite the drizzly weather over the weekend.

Enormous thanks go to the 1,000 plus volunteers who selflessly contribute their time, expertise and enthusiasm.

Much appreciation also goes to the organisations whose financial contributions make the event possible.

**2010 Funders:** Glasgow City Council, Merchant City Tourism & Marketing Co-operative, Glasgow Housing Association, Glasgow Life, Campbell Construction Group (Scotland) Ltd, Biggart Baillie LLP, CBC (Glasgow) Ltd, The Merchants House of Glasgow, Page\Park Architects, The Trades House of Glasgow, Wylie Shanks Architects, Collective Architecture Ltd, McInally Associates Ltd, Armitage Associates Architecture and Interiors, Clydeport Ltd, David Narro Associates, Gardiner & Theobald LLP, MAST Architects LLP, Neilson Binnie-McKenzie, Groves-Raines Architects, Richard Shorter Architect, Principal Hayley (Grand Central Hotel), Sloans Bar and Restaurant, King's Theatre, Tron Theatre, Glasgow Community Planning Partnership (South West) and Clyde Waterfront Partnership.



*“Really exciting, couldn’t do all that I wanted owing to physical exhaustion! Very, very impressed.”*

Visitor comment

*“Excellent weekend, please don’t ever stop.”*

Visitor comment

# Report of the Directors & Financial Statements

for the year ended 31 March 2010

## Legal & 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 (*resigned 23rd February 2010*)  
Thomas McNally, Secretary (*appointed 23rd February 2010*)

### Elected Directors

Kenneth Crilley	Henry McKeown ( <i>resigned 15th October 2009</i> )
John Entwistle	Murray Shaw
Stewart Leighton	( <i>appointed 26th May 2009</i> )
Thomas McNally	John Steele
	Paul Zealey

### Co-opted Directors

Robert Corrigan (*appointed 23rd February 2010*)

### Nominated Directors

Patricia Chalmers - Glasgow City Council	Merchants House of Glasgow
Peter M J Stokes - The Trades House of Glasgow ( <i>resigned 17th November 2009</i> )	Robert Corrigan - Glasgow Chamber of Commerce ( <i>resigned 17th November 2009</i> )
John L Kelly - The Trades House of Glasgow ( <i>appointed 17th November 2009</i> )	James G Andrew - Glasgow Chamber of Commerce ( <i>appointed 17th November 2009</i> )
Graham Paterson - The	Mary Leggat - Scottish Trades Union Congress

### Technical advisor

Ruth Smith - Glasgow City Council

### Professional staff

Director: Anne McChlery  
Senior Project Development Officer: Gill Stewart  
Project Development Officers: Elaine Lee and Miranda Lorraine  
Finance Manager: Ailsa Milne  
Doors Open Day Co-ordinator: Rosie Elliott (*resigned 30th April 2010*), Rosie Griffin (*appointed 27th April 2010*)

### 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 2010.

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, Part 15 of the Companies Act 2006 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, 26th January 2005 and 17th November 2009. The Trust 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.

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## 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 commencement of the first meeting of the directors which is held after the annual general meeting, but a director whose period of office expires at this meeting of the directors 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 3 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 to ensure that they continue to meet the needs of the Trust.

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## 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 young people.

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## Achievements and Performance

This year has been a very busy year for the Trust. Since the completion of Castlemilk Stables in 2007 a number of options appraisal studies have been carried out to assess the viability of potential future projects. In 2009/10 the Trust was able to take the studies for Gartnavel Royal Hospital Chapel and St Margaret's Church in Oatlands into the development phase. The main aim of this phase is to develop the project to site start and focuses on securing funding and developing the design proposals. The strategic aim of the Trust is to develop projects at different stages and thereby reduce the risks associated with the early stages of development. To this end, options appraisals have also been completed in the year for Pollokshaws West Station, Hutchesons' Hall and Kelvingrove Bandstand.

Studies were also commenced on High Carntyne Church and 2 disused schools on Broomloan Road in Govan. The Trust continues to act as agent for the eventual repair of Provan Hall and the phase 1 roof repairs to the Pearce Institute through the Govan Cross Townscape Heritage Initiative. In addition, during the year the Trust assisted like-minded organisations and trusts in preparing funding applications. Grant income of £507,802 (2009 - £216,609), after deduction of Trust fees, has been generated for projects during the year.

In June 2009, Glasgow Building Preservation Trust and Cassiltoun Trust were pleased to host a visit by The Prince of Wales to Castlemilk Stables. The visit was recognition of this exemplar of partnership working and heritage-led regeneration. Since completion, the building has won 9 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.

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In September 2009, the Trust delivered its 20th Glasgow Doors Open Day. The event took place with over 140 buildings open to the public for free. There were also heritage events, construction skills taster sessions, talks, bus tours and guided walks. One of the highlights of this year's event was Trongate 103 which opened its doors for the first time and was very popular with visitors. Special emphasis was also given to Govan which had a cluster of buildings for people to visit including the Fairfield Shipyard Offices, Orkney Street Enterprise Centre, the Pearce Institute and all 3 Govan and Linthouse Parish Churches. An independent Economic Impact Assessment was commissioned by Glasgow City Council and undertaken by EKOS. Visitor surveys were carried out through a total of 382 face-to-face interviews at a cross-section of 29 venues, walks and talks. The study found that visitors rated their overall experience of Glasgow Doors Open Day highly and that 63,912 visits were made by an estimated 14,525 visitors with each person visiting an average of 4 events. In terms of economic impact it was found that for every £1 invested by the public sector, £5.85 was returned to the economy.

The Trust wishes to thank Glasgow City Council for their continued support of all of our activities.

## Financial Review

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

### Principal Funding Sources

During the financial year, the Trust made a surplus of £21,784 (2009 - £3,116) in relation to unrestricted funds and a surplus on restricted funds of £17,149 (2009 - deficit £57,088) which will be spent on current projects.

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 gross surplus which will be used to reinvest in the fabric of the building and the facilities offered. 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. During the year the loan was changed to interest-only to improve the cashflow of the Centre, this will continue until December 2010.

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 grant funding for projects during the year were the Architectural Heritage Fund, Clyde Gateway URC, Glasgow City Council, Glasgow City Heritage Trust, Heritage Lottery Fund, Historic Scotland and Merchant City Tourism and Marketing Co-operative.

The Trust also gratefully received funding from its members and other donors.

### 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 grants 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 the 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 2010/11 is £489,428 therefore the targeted level of unrestricted reserves is £244,714. Unrestricted reserves are currently standing at £177,414, some £67,300 less than the target level. However, the Trust's strategy 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 Funds", 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.

## Plans for future periods

The Trust, along with many other organisations, is expecting the funding environment to become more challenging, this uncertainty has led to reduced income projections and therefore a predicted deficit for the coming year. There continues to be a steady demand for the services provided by the Trust, however the constraint will be the limited supply of public grants on which individual projects rely.

The occupancy levels at Wellpark/Kirkhaven are increasing which will improve the contribution the property makes to the capital loan repayments; however there is a continuing need to control costs. The Trust will carry out a strategic review of its investment properties in the coming financial year.

The main aim for the coming year is to secure the required funding so that the projects being developed are ready to go on-site at the start of the next financial year. Over the next year, the Trust anticipates being involved in projects at Gartnavel Royal Hospital Chapel, Pollokshaws West Railway Station and other ongoing works. The Trust also expects to continue to act as agent for the repair of Provan Hall, the Pearce Institute and Hutchesons' Hall, amongst others. To improve the sustainability of the Trust the strategic aim over the next 3 years is to develop a portfolio of projects at different stages and thereby reduce the risks associated with the early stages of development.

# Report of the Independent Auditors

*to the Members of Glasgow Building Preservation Trust*

The Trust will also continue to deliver the annual Glasgow Doors Open Day event in September of each year. This year the event will include allotments, skills taster sessions at local colleges and talks on the River Clyde and Building Preservation Trusts.

## Statement of directors' responsibilities

The Companies Act 2006 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. 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 485 of the Companies Act 2006.

This report has been prepared in accordance with the provisions applicable to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

On behalf of the Board



John Entwistle, Director  
Date: 24th August 2010

This report is issued in respect of an audit carried out under Chapter 3 of Part 16 of the Companies Act 2006 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 2010, 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 Chapter 3 of Part 16 of the Companies Act 2006 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). Those standards require us to comply with the Auditing Practice Board's Ethical Standards for Auditors.

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 2006, 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 financial statements are not in agreement with the accounting records, 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 audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements.

# Statement of Financial Activities

for the year ended 31st March 2010

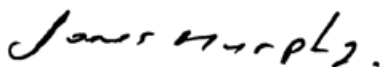
It also includes an assessment of the significant estimates and judgements made by the Trustees in the preparation of the financial statements, and of whether the accounting policies are appropriate to the charity's circumstances, consistently applied and adequately disclosed.

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 2010 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 2006; and
- + the information given in the Directors' Annual Report is consistent with the financial statements.



James Murphy CA  
Senior Statutory Auditor  
Gerber Landa & Gee  
Chartered Accountants  
11/12 Newton Terrace  
Glasgow G3 7PJ

Date: 24th August 2010

	Note	Unrestricted funds (£)	Restricted funds (£)	2010 Total funds (£)	2009 Total funds (£)
<b>INCOMING RESOURCES</b>					
Voluntary income:					
Grants Received - Core	2	50,000	-	50,000	50,000
Fundraising & Donations	3	8,615	-	8,615	22,500
Activities for generating funds:					
Investment Income	4	211,197	1,104	212,301	235,367
Incoming resources from charitable activities:					
Grants Received - Projects	2	45,550	462,252	507,802	216,609
Management and Consultancy Fees	5	131,167	660	131,827	181,997
Total Incoming Resources		446,529	464,016	910,545	706,473
<b>RESOURCES EXPENDED</b>					
Costs of generating funds:					
Costs of Generating Voluntary Income	6	732	-	732	684
Costs of Managing Investment Properties	6	187,647	-	187,647	201,331
Charitable activities	6	214,291	446,867	661,158	540,033
Governance costs	6	22,075	-	22,075	18,397
Total Resources Expended		424,745	446,867	871,612	760,445
Net Incoming/(Outgoing) Resources		21,784	17,149	38,933	(53,972)
Surplus/(Deficit) on Revaluation		-	-	-	(340,000)
Total Funds Brought Forward at 1st April 2009		560,090	35,715	595,805	989,777
<b>TOTAL FUNDS CARRIED FORWARD AT 31ST MARCH 2010</b>		<b>581,874</b>	<b>52,864</b>	<b>634,738</b>	<b>595,805</b>

The notes form part of these financial statements

# Summary Income & Expenditure Account

for the year ended 31st March 2010

	2010 (£)	2009 (£)
Total Income	910,545	706,473
Total Expenditure	871,612	760,445
<b>Net Income/(Expenditure) for the Year</b>	<b>38,933</b>	<b>(53,972)</b>

The Summary Income and Expenditure Account is derived from the Statement of Financial Activities, which together with notes 1 to 24, provides full information on the movements on all funds of the charity during the year.

# Statement of Recognised Gains & Losses

	2010 (£)	2009 (£)
Net Income/(Expenditure) for the Year	38,933	(53,972)
Revaluation of Fixed Asset Investments held by Income Funds	-	(340,000)
Prior Year Adjustment (see note 22)	-	(67,250)
<b>Total Gains and Losses Recognised since the last Annual Report</b>	<b>38,933</b>	<b>(461,222)</b>

# Balance Sheet

as at 31st March 2010

2009 (£)	2009 (£)	Note	2010 (£)	2010 (£)
			<b>FIXED ASSETS</b>	
		11	Tangible assets	1,055
		11	Investments	820,469
				821,524
			<b>CURRENT ASSETS</b>	
		12	Debtors	214,573
		13	Cash at bank and in hand	389,201
				603,774
			<b>CREDITORS:</b>	
		14	Amounts falling due within one year	(502,769)
			<b>NET CURRENT ASSETS</b>	<b>101,005</b>
			<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>	<b>922,529</b>
			<b>CREDITORS:</b>	
		15	Amounts falling due after more than one year	(287,791)
				<b>634,738</b>
			<b>UNRESTRICTED FUNDS</b>	
		19	Revaluation funds	124,735
		20	Designated funds	279,725
		21	General funds	177,414
				581,874
		22	<b>RESTRICTED FUNDS</b>	52,864
				<b>634,738</b>

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

On behalf of the Board:



Patricia Chalmers, Director



John Entwistle, Director

Approved by the Board on: 24th August 2010

# Notes to the Financial Statements

for the year ended 31st March 2010

## 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 Financial Reporting Standard for Smaller Entities (effective January 2008), 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 funds represent 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.
- + Restricted funds represent funding received for specific projects.

### (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. Grants received with conditions attached are included within creditors as deferred income and recognised when the conditions have been met.
- + 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 includes 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 2006 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) Operating Leases

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

2009 (£)		2010 (£)
	Voluntary income:	
50,000	Core funding received from Glasgow City Council	50,000
	Incoming resources from charitable activities:	
216,609	Grants received for projects	507,802
<b>266,609</b>		<b>557,802</b>

Included within grants received for projects is funding of £55,550 (2009 - £30,000) in relation to Doors Open Day.

Grants receivable for projects were from the following funders:

2009 (£)		2010 (£)
37,583	Architectural Heritage Fund	8,728
-	Clyde Gateway URC	150,000
3,047	Energy Savings Trust	-
59,347	European Regional Development Fund	-
342	First Scotrail	-
9,120	Gladedale	-
30,991	Glasgow City Council	231,947
60,000	Glasgow City Council - Landfill Community Fund	-
-	Glasgow City Heritage Trust	10,000
-	Heritage Lottery Fund	109,550
-	Historic Scotland	51,269
5,000	Merchant City Tourism and Marketing Co-operative	5,000
11,000	NHS Greater Glasgow and Clyde	-
8,965	Railway Heritage Trust	-
342	Strathclyde Passenger Transport	-
(9,128)	Less consultancy fees	(58,692)
<b>216,609</b>		<b>507,802</b>

## 3. Fundraising and Donations

Fundraising and donations is made up of the following:

2009 (£)		2010 (£)
13,565	Membership Fees and Donations	1,070
8,935	Doors Open Day Donations/Sponsorship	7,545
<b>22,500</b>		<b>8,615</b>

## 4. Investment Income

2009 (£)		2010 (£)
16,370	Rental Income - St Andrew's in the Square	16,587
207,947	Rental and Other Income - Wellpark/Kirkhaven	194,488
6,271	Bank Interest - Core	122
4,779	Bank Interest - Projects	1,104
<b>235,367</b>		<b>212,301</b>

## 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 (£)	2010 Total (£)	2009 Total (£)
Employment						
Costs <sup>T</sup>	159,873	633	12,906	4,981	178,393	180,327
Publicity & Marketing Costs <sup>D</sup>	-	-	1,969	919	2,888	3,226
Services Costs <sup>U,D</sup>	14,454	57	1,167	152,892	168,570	180,567
Audit Fee <sup>D</sup>	-	-	5,177	-	5,177	4,876
Legal and Professional Fees <sup>D</sup>	-	-	-	15,094	15,094	15,931
Office Costs <sup>U,D</sup>	12,236	42	856	330	13,464	7,970
Servicing Loans <sup>D</sup>	-	-	-	13,431	13,431	14,362
Doors Open Day <sup>D</sup>	37,728	-	-	-	37,728	44,165
Projects <sup>D</sup>	436,867	-	-	-	436,867	309,021
	<b>661,158</b>	<b>732</b>	<b>22,075</b>	<b>187,647</b>	<b>871,612</b>	<b>760,445</b>

Included within employment costs for charitable activities are staff costs of £30,192 (2009 - £33,247) in relation to time spent on Doors Open Day.

## 7. Net Incoming Resources for the Year

This is stated after charging:

2009 (£)		2010 (£)
4,876	Audit Fee	5,177
1,872	Depreciation	984

## 8. Staff Costs and Numbers

Staff costs were as follows:

2009 (£)		2010 (£)
156,772	Gross Salaries and Wages	153,497
16,158	Employer's National Insurance	15,588
7,397	Pension Costs	9,308
<b>180,327</b>		<b>178,393</b>

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:

2009		2010
No.		No.
1.00	Director	1.00
2.70	Project Development Officers	2.80
0.85	Finance	1.00
1.00	Doors Open Day	0.90
<b>5.55</b>		<b>5.70</b>

The Trust does not operate a pension scheme for its employees but does administer contributions to individual stakeholder pension schemes for 6 members of staff (2009 - 6 staff). The contributions for the year were £9,308 (2009 - £7,397). Included within other creditors are outstanding pension contributions of £843 (2009 - £702).

## 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 (2009 - 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 (2009 - nil).

## 10. Taxation

As a charity, no liability to UK corporation tax arose on ordinary activities for the year ended 31st March 2010 or for the year ended 31st March 2009.

## 11. Tangible Fixed Assets

	Investment Properties (£)	Plant and Machinery (£)	Totals (£)
<b>COST OR VALUATION:</b>	<b>£</b>	<b>£</b>	<b>£</b>
At 1st April 2009	820,469	28,922	849,391
Additions	-	-	-
Grants Received	-	-	-
Disposals	-	(3,044)	(3,044)
Revaluation	-	-	-
At 31st March 2010	820,469	25,878	846,347
<b>DEPRECIATION:</b>			
At 1st April 2009	-	26,883	26,883
Charge for year	-	984	984
On Disposals	-	(3,044)	(3,044)
At 31st March 2010	-	24,823	24,823
<b>NET BOOK VALUE:</b>			
At 31st March 2010	<b>820,469</b>	<b>1,055</b>	<b>821,524</b>
At 31st March 2009	820,469	2,039	822,508

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:

2009 (£)		2010 (£)
695,734	Cost	695,734
424,433	Valuation at 31/03/1997	424,433
(48,476)	Valuation at 31/03/1999	(48,476)
(322,575)	Valuation at 31/03/2002	(322,575)
411,353	Valuation at 01/04/2005	411,353
(340,000)	Valuation at 31/03/2009	(340,000)
<b>820,469</b>		<b>820,469</b>

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 2010. 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 on an open market value basis on 31st March 2010 by the directors. The cost of this property includes capitalised interest of £12,304.

## 12. Debtors: Amounts falling due within one year

2009 (£)		2010 (£)
132,418	Trade Debtors	51,759
33,663	Other Debtors	151,597
16,381	Prepayments and Accrued Income	11,217
<b>182,462</b>		<b>214,573</b>

## 13. Cash at Bank and In Hand

Included within the bank balance at the year end is the amount of £224,206 (2009 - £82,692) which consists of monies received in advance from various grant funders relating to current projects.

## 14. Creditors: Amounts falling due within one year

2009 (£)		2010 (£)
2,179	Charity Bank Loan (see note 17)	8,115
68,195	Trade Creditors	188,941
21,161	Social Security and Other Taxes	18,786
91,727	Other Creditors	89,018
55,034	Accrued Expenses and Deferred Income	45,450
-	Deferred Grant Income	152,459
<b>238,296</b>		<b>502,769</b>

Deferred grant income relates to grants which have been received but have conditions attached, these grants will be recognised when the conditions have been met.

2009 (£)		2010 (£)
-	Deferred Grant Income as at 1st April 2009	-
-	Incoming Resources Deferred in the Current Year	152,459
-	<b>Deferred Grant Income as at 31st March 2010</b>	<b>152,459</b>

## 15. Creditors: Amounts falling due after more than one year

2009 (£)		2010 (£)
223,721	Charity Bank Loan (see note 17)	215,606
62,373	St Andrew's in the Square Sinking Fund	72,185
<b>286,094</b>		<b>287,791</b>

## 16. Loans and Overdrafts

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

2009 (£)		2010 (£)
	Amounts falling due within one year or on demand:	
-	Bank Overdrafts	-
2,179	Charity Bank Loan	8,115
<b>2,179</b>		<b>8,115</b>
30,209	Amounts falling due between one and two years	33,484
111,188	Amounts falling due between two and five years	113,458
82,324	Amounts falling due after more than five years	68,664
<b>223,721</b>		<b>215,606</b>

## 17. Secured Debts

The following secured debts are included within creditors:

2009 (£)		2010 (£)
<b>225,900</b>	Charity Bank Loan	<b>223,721</b>

The Charity Bank Loan of £223,721 (2009 - £225,900) 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:

2009 (£)		2010 (£)
	<b>Operating leases</b>	
7,788	Expiring within one year - land and buildings	7,788
1,271	Expiring between one and five years - other	1,274
<b>9,059</b>		<b>9,062</b>

## 19. Revaluation Funds

2009 (£)		2010 (£)
464,735	Revaluation of Investment Property	124,735
(340,000)	Revaluation in Year	-
<b>124,735</b>	<b>Revaluation Funds as at 31st March 2010</b>	<b>124,735</b>

The revaluation reserve is required by the Companies Act 2006 and represents the amount by which investment properties exceed their historical cost.

## 20. Designated Funds

2009 (£)		2010 (£)
243,059	As at 1st April 2009	253,899
10,840	Transfer from General Funds	25,826
<b>253,899</b>	<b>Designated Funds as at 31st March 2010</b>	<b>279,725</b>

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

## 21. General Funds

2009 (£)		2010 (£)
444,540	Incoming Resources	446,529
(441,424)	Resources Expended	(424,745)
<b>3,116</b>		<b>21,784</b>
(10,840)	Transfer to Designated Funds	(25,826)
189,180	General Funds as at 1st April 2009	181,456
<b>181,456</b>	<b>General Funds as at 31st March 2010</b>	<b>177,414</b>

## 22. Restricted Funds

2009 (£)		2010 (£)
261,933	Incoming Resources	464,016
(319,021)	Resources Expended	(446,867)
<b>(57,088)</b>		<b>17,149</b>
160,053	Restricted Funds as at 1st April 2009 as previously stated	35,715
(67,250)	Prior Year Adjustment	-
<b>92,803</b>	Restricted Funds as at 1st April 2009 as restated	<b>35,715</b>
<b>35,715</b>	<b>Restricted Funds as at 31st March 2010</b>	<b>52,864</b>

In 2008, 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 was disclosed as a prior period adjustment in 2009. The effect of this was to increase creditors and the net outgoing resources on restricted funds for the year ending 31st March 2008 by £67,250. The opening restricted funds at 31st March 2009 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 2009	Incoming Resources	Resources Expended	Transfers	Balance at 31 March 2010
	£	£	£	£	£
Castlemilk Stables	(37,793)	110,718	(72,925)	-	-
Doors Open Day	-	10,000	(10,000)	-	-
Gartnavel Royal Chapel	58,800	43,156	(51,891)	-	50,065
High Carntyne Church	-	8,490	(5,200)	-	3,290
Hutchesons' Hall	190	3,660	(3,850)	-	-
Kelvingrove Bandstand	-	47	-	-	47
Kirkhaven Hall	-	5,000	(4,435)	-	565
Pollokshaws West Station	5,066	2,259	(7,325)	-	-
St Margaret's Church	-	280,686	(281,789)	-	(1,103)
Springburn Park & Winter Gardens	9,452	-	(9,452)	-	-
	<b>35,715</b>	<b>464,016</b>	<b>(446,867)</b>	<b>-</b>	<b>52,864</b>

## 23. Analysis of Net Assets between Funds

	Unrestricted & Designated Funds (£)	Restricted Funds (£)	2010 Total (£)	2009 Total (£)
Tangible Fixed Assets	821,524	-	821,524	822,508
Net Current Assets	48,141	52,864	101,005	59,391
Creditors Falling Due after more than one year	(287,791)	-	(287,791)	(286,094)
	<b>581,874</b>	<b>52,864</b>	<b>634,738</b>	<b>595,805</b>

## 24. Contingent Liabilities

At 31st March 2010 the charity had contingent liabilities in relation to the Kirkhaven building and Wellpark Enterprise Centre. On 14th July 2000, a grant of £302,000 for the Kirkhaven building was awarded from Historic Scotland. The terms of the grant stipulate that Glasgow Building Preservation Trust shall notify Scottish Ministers immediately of any intended disposal of an entire or part interest in the property, which is due from the date of the offer of the grant. The terms of the grant also stipulate that the Scottish Ministers can recover the grant or such an amount of the grant as Scottish Ministers think fit at any time if Glasgow Building Preservation Trust fails to comply with or contravenes the conditions of the grant. However, the grant was awarded in the knowledge that after the refurbishment of the Kirkhaven building, Glasgow Building Preservation Trust would sell the building to the Wellpark Enterprise Centre. This condition expires on 14th July 2010.

A grant of £326,000 was also received from the Heritage Lottery Fund (HLF) for the Kirkhaven building in 2000. The grant was awarded in the knowledge that the property may, following the refurbishment, be sold by the grant applicants to the Wellpark Enterprise Centre and no clawback would be due to the HLF as long as the disposal proceeds do not exceed £400,000 (Kirkhaven building only). However, it was a condition of acceptance of the grant that clawback may be due in the event of a sale to any other party.

# Income and Expenditure Account

for the year ended 31st March 2010

31.3.09	31.3.09	31.3.10	31.3.10
£	£	£	£
	<b>Income:</b>		
50,000	Core Funding	50,000	
7,500	Management Fees	7,500	
113,952	Consultancy Fees	123,667	
13,565	Donations & Subscriptions	1,070	
38,935	Income from Events	63,095	
6,271	Bank Interest Received	122	
16,370	Rent & Service Charges	16,587	
207,947	Wellpark/Kirkhaven Income	194,488	
	<b>454,540</b>		<b>456,529</b>
	<b>Expenditure:</b>		
156,772	Salaries	153,497	
16,158	Social Security	15,588	
7,397	Pensions	9,308	
20,707	Telephone	18,256	
6,716	Printing & Stationery	5,233	
3,226	Publicity	2,888	
2,279	Project Costs	1,629	
29,651	Cleaning	26,514	
(2,380)	Sundry Expenses	1,989	
4,876	Auditors Remuneration	5,177	
465	Legal Fees	1,199	
7,500	Professional Fees	7,500	
7,966	Property Management Fees	6,395	
4,934	Rent	7,764	
4,204	Rates	764	
1,770	Water Charges	2,668	
9,787	Insurance	9,722	
23,927	Heat & Light	31,377	
7,224	Postage	7,147	
42,414	Security & Reception	42,840	
3,114	Waste Disposal	3,530	
32,292	Repairs & Maintenance	21,617	
44,165	Expenditure on Events (exc. salaries)	37,728	
26	Bank Charges	-	
14,362	Loan Interest	13,431	
1,162	Depreciation - Fixtures & Fittings	555	
710	Depreciation - Computer Equipment	429	
	<b>451,424</b>		<b>434,745</b>
	<b>3,116 Excess of Income over Expenditure</b>		<b>21,784</b>

## Photography

Front cover: Pearce Institute gargoyles,  
CBC (Glasgow) Ltd

Inside front: Kirkhaven Church

Inside back: Gartnavel Royal Hospital Chapel

Back cover: Pollokshaws West Station

Design: Ian Corcoran



**Glasgow Building Preservation Trust**

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**Train Times**

Kilmarnock / Bearsden / East Ayrside - Glasgow

Direction	Time
Glasgow to Kilmarnock	07:00, 07:30, 08:00, 08:30, 09:00, 09:30, 10:00, 10:30, 11:00, 11:30, 12:00, 12:30, 13:00, 13:30, 14:00, 14:30, 15:00, 15:30, 16:00, 16:30, 17:00, 17:30, 18:00, 18:30, 19:00, 19:30, 20:00, 20:30, 21:00, 21:30, 22:00, 22:30, 23:00, 23:30, 24:00
Glasgow to Bearsden	07:00, 07:30, 08:00, 08:30, 09:00, 09:30, 10:00, 10:30, 11:00, 11:30, 12:00, 12:30, 13:00, 13:30, 14:00, 14:30, 15:00, 15:30, 16:00, 16:30, 17:00, 17:30, 18:00, 18:30, 19:00, 19:30, 20:00, 20:30, 21:00, 21:30, 22:00, 22:30, 23:00, 23:30, 24:00
Glasgow to East Ayrside	07:00, 07:30, 08:00, 08:30, 09:00, 09:30, 10:00, 10:30, 11:00, 11:30, 12:00, 12:30, 13:00, 13:30, 14:00, 14:30, 15:00, 15:30, 16:00, 16:30, 17:00, 17:30, 18:00, 18:30, 19:00, 19:30, 20:00, 20:30, 21:00, 21:30, 22:00, 22:30, 23:00, 23:30, 24:00

**Train Times**

Glasgow - East Ayrside / Bearsden / Kilmarnock

Direction	Time
Glasgow to East Ayrside	07:00, 07:30, 08:00, 08:30, 09:00, 09:30, 10:00, 10:30, 11:00, 11:30, 12:00, 12:30, 13:00, 13:30, 14:00, 14:30, 15:00, 15:30, 16:00, 16:30, 17:00, 17:30, 18:00, 18:30, 19:00, 19:30, 20:00, 20:30, 21:00, 21:30, 22:00, 22:30, 23:00, 23:30, 24:00
Glasgow to Bearsden	07:00, 07:30, 08:00, 08:30, 09:00, 09:30, 10:00, 10:30, 11:00, 11:30, 12:00, 12:30, 13:00, 13:30, 14:00, 14:30, 15:00, 15:30, 16:00, 16:30, 17:00, 17:30, 18:00, 18:30, 19:00, 19:30, 20:00, 20:30, 21:00, 21:30, 22:00, 22:30, 23:00, 23:30, 24:00
Glasgow to Kilmarnock	07:00, 07:30, 08:00, 08:30, 09:00, 09:30, 10:00, 10:30, 11:00, 11:30, 12:00, 12:30, 13:00, 13:30, 14:00, 14:30, 15:00, 15:30, 16:00, 16:30, 17:00, 17:30, 18:00, 18:30, 19:00, 19:30, 20:00, 20:30, 21:00, 21:30, 22:00, 22:30, 23:00, 23:30, 24:00

**Timetable**

Line	Time
Glasgow to East Ayrside	07:00, 07:30, 08:00, 08:30, 09:00, 09:30, 10:00, 10:30, 11:00, 11:30, 12:00, 12:30, 13:00, 13:30, 14:00, 14:30, 15:00, 15:30, 16:00, 16:30, 17:00, 17:30, 18:00, 18:30, 19:00, 19:30, 20:00, 20:30, 21:00, 21:30, 22:00, 22:30, 23:00, 23:30, 24:00
Glasgow to Bearsden	07:00, 07:30, 08:00, 08:30, 09:00, 09:30, 10:00, 10:30, 11:00, 11:30, 12:00, 12:30, 13:00, 13:30, 14:00, 14:30, 15:00, 15:30, 16:00, 16:30, 17:00, 17:30, 18:00, 18:30, 19:00, 19:30, 20:00, 20:30, 21:00, 21:30, 22:00, 22:30, 23:00, 23:30, 24:00
Glasgow to Kilmarnock	07:00, 07:30, 08:00, 08:30, 09:00, 09:30, 10:00, 10:30, 11:00, 11:30, 12:00, 12:30, 13:00, 13:30, 14:00, 14:30, 15:00, 15:30, 16:00, 16:30, 17:00, 17:30, 18:00, 18:30, 19:00, 19:30, 20:00, 20:30, 21:00, 21:30, 22:00, 22:30, 23:00, 23:30, 24:00