

Glasgow Building Preservation Trust
Annual Report 2006





Glasgow Building Preservation Trust Annual Report 2006

Chair's report

This has been a splendid year for Glasgow Building Preservation Trust. Our committed staff team, who have contributed to the continuing consolidation of our organisation, are made up of Anne McChlery as Director, Neil Baxter as Development Director, Ruth Oliver as Finance Officer, and, Gill Stewart as Project Development Officer. In October 2006 we were delighted to be joined by Rosie Elliott providing administration support.

Our team has continued to meet the challenges presented by our Castlemilk Stables development in partnership with Cassiltoun Trust. We are delighted at the interest the project has generated throughout Britain and look forward to its completion in the spring of 2007. This project, with its lead funding contributor and supporter Glasgow City Council, was consolidated initially by the superb support given by Strathclyde European Partnership, Historic Scotland, Heritage Lottery Fund, Scottish Enterprise Glasgow and Communities Scotland. However equally important have been the many other contributors that have enabled us to assemble an intricate funding package of a total of 30 separate funding elements.

This complex project will offer the community, a state of the art pre-five nursery, new offices for the excellent Cassiltoun Housing Association, new venues for community meetings, education suites and bases for the Castlemilk Environment Trust and Carr-Gomm Scotland, who provide outreach support in the community. All of this will be set within a floodlit building restored to its Georgian splendour which pays tribute to a rich local and national history centred round the original estate and the Stuart family. Integrated into the historic fabric in the inner courtyard will be the contemporary glass and steel foyer and cloister which enable the building to be a truly sustainable community asset.

We continue to develop our contribution to Glasgow's economic future with our Kirkhaven and Wellpark office units for businesses which has as its anchor tenants SHARE (a charity providing training for the social housing sector) and Cornerstone (a charity providing services and support to children and adults with learning difficulties). Complementing the business units is the integrated nursery facility which provides crucial childcare support to the people who work there. We thank Alasdair Roy and staff at James Barr for providing excellent management of the building. Our long term aim is to develop the rest of the Wellpark Kirkhaven site with complementary uses which will add to the regeneration of Duke Street and the surrounding area.

Our strength over our 24 years of existence has been our ability to meet new challenges. We have moved from being Scotland's only community controlled project based building preservation trust to being one of 21. Complementing this growing voluntary BPT movement are the many Townscape Heritage Initiatives now burgeoning in Scotland. GBPT has, through mentoring and support, aided capacity building in this important area. Liz Davidson, a former Director of GBPT, and I, were founder members of the UK Association of Preservation Trusts whose Scottish members now deal with a significant proportion of restoration projects in Scotland. Our current Director has agreed to be one of two vice chairs of the Association of Preservation Trusts Scotland.

GBPT's strategic roles have now evolved as:

- social renewal,
- partnership with agencies and community,
- consultancy,
- capacity building,
- creating sustainable outcomes.

At St Andrews in the Square Church we enabled the rebuilding of the square; the conversion and restoration by the private sector of five listed buildings; and the building of Homes for the Future, thus renewing a once derelict area. The repair to 73-77 Trongate was delivered in partnership with the Merchant City Townscape Heritage Initiative and the City Council. Our work at the Pearce Institute has generated a community trust and supports the active use of the once empty building.

These same models of community trusts and partnerships are the template to be adopted at Provan Hall in Easterhouse; at Orkney St in Govan the partnership will be with Govan Initiative; and it is anticipated that St Margaret's in Oatlands will be investigated for its potential as a community nexus in the regenerated Oatlands under the management of a community trust. Partnership with Tak Tent and the Health Board will, we hope, create a haven of support for cancer patients at Gartnavel Hospital and restore a beautiful Arts and Crafts chapel.

Doors Open Day continues to go from strength to strength after seventeen years of development by GBPT. The public appetite for Doors Open Day continues and has allowed us to include a wider range of buildings. We cannot pay a sufficient tribute to the many building owners, and particularly in 2006 to the contractors at the new Glasgow bridge, the Clyde Arc, for their willingness to offer their wonderful buildings and structures, and to voluntarily staff them with enthusiasm. Doors Open Day is now firmly placed as a great weekend out for citizens and visitors alike and above all it allows Glaswegians to show their pride and their sense of ownership about their city's heritage. We thank those knowledgeable guides who led the 25 walks and talks arranged in 2006 and wish to express our continuing gratitude to our partners in the Scottish Civic Trust and Historic Scotland, and the many funders who generously support the event.

I wish especially to thank the Board and Executive of Glasgow Building Preservation Trust. As shown in Raymond Young's report which we published in 2006 "The Impact of Glasgow Building Preservation Trust on Development in Glasgow" the work, time, sound advice and curatorship that the members of the Board give to the organisation is beyond price. I would especially wish to thank the Executive and my Vice Chair who week by week give of their skills and time to managing this organisation. My thanks therefore to John Entwistle of Dickson Joiners Ltd, John Sheridan of Classical House, Tom McNally of McNally Associates, Henry McKeown of JM Architects and the Trust's Secretary, Jack Steele for their skills, dedication and their friendship.

Building projects

Castlemilk Stables

Architect unknown, 1750-1790, Category B Listed



This challenging project which will deliver a sustainable solution for this late Georgian treasure, dominated the financial year. The Trust and the community in Castlemilk were delighted when, in August 2005, the contractor, Chard Construction Limited, began work. This achievement followed years of lobbying by supporters of the Stables, and the funders who saw the vision of the project's potential and committed their funding. Raising the funding was no easy job however and at site start a core group of 23 funding contributions were assembled to enable the contract to commence.

Derelict and nestling at the edge of woodland, with a wasteland at its side, the late Georgian stable block represents the last building from the original Castlemilk agricultural estate, and one of the few surviving buildings of its kind.

The project work began with the stripping of the foliage which covered the building and removal of the debris clogging up the interior and exterior. The next task was to address the stone and mortar, painstakingly removing the 1970's cement repairs, and replacing this with lime mortar and new stone indents where required. The roofs were recreated in slate and lead and the chimney heads rebuilt to follow the detail of 1902 archive evidence. In the Autumn of 2005 work began on specialist bore drilling at the rear to of the building to put in place the infrastructure for a low carbon emission ground source pump heating system. This enables the building to be heated at low cost using the natural energy stored beneath the Earth's surface.

The completed building will be a combination of old and new; the original fabric repaired using highly skilled artisans working with slate, lead and stone, and an adaptive intervention with glass and steel within the interior of the quadrangle to give the building the circulation and public space it requires to be sustainable. The end product will serve the community through office space, education facilities, recreation facilities and childcare.

During the course of 2005/06 the monies received from grant givers for Castlemilk Stables was £1,277,022, with the expenditure on the project being £653,868.

For the financial year 2006/2007 we have an additional challenge which is to continue fundraising. As with many building projects dealing with buildings of this age many aspects of the fabric are unknown, until the building is opened up. In this case the condition of the stone and the extent of rebuilding that were required are significantly more than anticipated and the Trust is actively fundraising to meet the additional cost. So far we have received additional contributions from Adapt Trust, Dean of Guild Court Trust, Glasgow Housing Association, William Grant and Sons, and Glasgow City Council Lighting Strategy.

Due for completion in the spring of 2007 the Stables epitomise the Trust's activity at its best; saving a much loved building and at the same time working in partnership to act as catalyst for regeneration. When the project comes off site in 2007 it will be placed into the safe hands of Cassiltoun Trust a specially formed community ownership trust, who will own and run the building for the benefit of Castlemilk.

Design Team:

Project Architect	Elder and Cannon
Cost Consultant	Neilson Binnie McKenzie
Structural Engineer	Dewar Associates
M&E Engineers	Hawthorne Boyle
Access Consultants	Adapt Trust
Planning Supervisor	CDM Scotland
Clerk of Works	Clerk of Works Inspection Service Ltd

Contractor:

Chard Construction Limited

Pearce Institute

R Rowand Anderson, 1906, Category A Listed



Funders (in alphabetical order):

Architectural Heritage Fund (made up of: Loan, Working Capital Grant and Project Organiser Grant)
Castlemilk Partnership
Cassiltoun Trust
Communities Scotland
Cruden Foundation
Fresh Futures -New Opportunities Fund
Glasgow City Council (made up of: Conservation Grant, Capital Receipt Contribution, City Growth Fund, South East Area Forum, Bridge Funding)
ScottishPower Green Energy Trust
Heritage Lottery Fund
Historic Scotland
Hugh Fraser Foundation
Leche Trust
Pilgrims Trust
Energy Saving Trust through Scottish Community and Household Renewables Initiative
Scottish Enterprise Glasgow
Strathclyde European Partnership- ERDF Grant.

New funders in 2006/07 include:

Adapt Trust
Dean of Guild Court Trust
Glasgow City Council Lighting funding
Glasgow Housing Association
William Grant and Sons

Total development cost at site start: £3,368,918

Contract works costs at tender acceptance: £2,619,511

The Pearce occupies an important place in the affections of the whole community of Govan. It serves as a focus for events, local businesses and a huge variety of activity central to the life of the community. The Pearce is an ongoing project. In previous years the Trust has helped with a number of repair projects which have improved the appearance and condition of the building. Following a review of the priorities for the building a plan has been completed by Page and Park Architects, phasing works into the future.

During 2005/2006 aspects of works to the new Café area and roof were completed. Following the year end the remainder of works to the kitchen which will serve the café were completed and café has now been opened to the public. This was an important achievement bringing new life and income sources to the building.

While much has already been achieved the task of fully regenerating the Pearce is immense. Extensive repairs are required to the building's massive roof and significant funds must be raised for this and to restore and enhance the MacLeod Hall, the Lithgow Theatre and other accommodation. This will allow the building to achieve its full potential as a focus for events, conferences and performance and an asset with the potential to serve not only the people of Govan but the whole city. An important study is underway to explore potential future funding, particularly the opportunities presented by the Big Lottery.

Feasibility and other studies

Lion Chambers

Salmon and Gillespie, 1907, Category A Listed



Among the first reinforced-concrete buildings in Britain, the Lion Chambers were designed as offices for lawyers with artist's studios on the top floor. Its innovative construction has, after a century, created problems with the surface concrete starting to break free, representing a significant risk. GBPT took on the task of organising for the building to be wrapped in a steel mesh (works funded by Historic Scotland and Glasgow City Council) which is a holding operation whilst a solution for the long-term future of the building is sought.

During 2005/2006 the final account was negotiated and hand over to Glasgow City Council completed. The building is now being monitored by Glasgow City Council.

Funders:

*Historic Scotland
Glasgow City Council*

Govan Conservation Area Study (Consultancy)



In the late 20th century Govan suffered more than any other part of Glasgow from the collapse of Clydeside shipbuilding. However Govan contains many emerging businesses and local people show immense enthusiasm for its extensive built heritage. This report undertaken by GBPT's Neil Baxter, was commissioned and paid for by Scottish Enterprise, Govan Initiative and Greater Glasgow Health Board during the financial year. The report was delivered to Glasgow City Council who are deliberating on the potential for the declaration of a Govan Conservation Area.

Funders:

*Govan Social Inclusion Partnership
Greater Glasgow Health Board
Scottish Enterprise Glasgow*

Consultancies

East Campbell Street Mission

Haig and Low, 1884



Funded and completed in 2005/06 this feasibility study sought out compatible, sustainable additional uses to this exciting building. Based in the building The East Campbell Street Mission provides food and support for homeless people in the East End. Whilst this activity takes up part of the building, the upper body of the Kirk lies unused for most of the time. During the year this feasibility study established potential additional and compatible uses for the unused parts of the building and potential options and design interventions. The study is now in the able hands of the Trustees of the Church of Scotland who own the building.

Funders:

Glasgow City Council

Professional Team:

Chris Stewart Architects

Provan Hall and Auchinlea Park

Architect Unknown, 15th Century, Category A Listed



The building's owners, the National Trust for Scotland, describe this building as "probably the most perfect pre-reformation mansion house in Scotland", and is a crucial element in the goal of establishing the Bishop's Estate in north-east Glasgow as a visitor and recreation attraction of national importance.

During 2004/2005 GBPT produced the feasibility study for Provan Hall. In 2005/2006 this work was further consolidated with GBPT being commissioned by Glasgow City Council to pathfind the optimum future and delivery for the buildings which includes its park setting and a potential visitor centre. In 2006/2007 Glasgow City Council has commissioned GBPT to continue developing the project, with scoping and fundraising for the project, and at a later stage organising the capital works to the buildings.

Funders:

Glasgow City Council

Doors Open Day

Doors Open Day 2005 (and 2006)



In September 2005 GBPT delivered the 16th successful Glasgow Doors Open Day weekend, with 101 buildings opened to the public. The highlights of the event were the new Glasgow Homeopathic Hospital and the Impact Arts building. We are, as always, thankful to the many supporters of the event, the countless volunteers and the many funders. In 2005 the main funders were Glasgow City Council and Scottish Enterprise Glasgow.

2005 Funders:

Arup Scotland, Bank of Scotland, Burness Solicitors, Campbell Construction Group, Creative Colour Bureau, City Sightseeing, Chard, Classical House, Elder & Cannon, Evening Times, G1 Group, Gardiner & Theobald, Gerber Landa & Gee, Glasgow City Council, Glasgow Scotland with Style, Hunter & Clark, Hypostyle Architects, Keppie Design, McInnes Gardner & Partners, Merchants House of Glasgow, Neilson Binnie McKenzie, Oran Mor, Radisson SAS, RMJM, RTPi, Scottish Enterprise Glasgow, Fiona Sinclair Neil McPhail Architects.

At the time of writing it is not long since the 17th Doors Open Day event was also completed in September 2006, again with many generous building owners supporting the event. This was the largest offering to date and was delivered with 25 walks and talks, 112 buildings opened and not least the new Glasgow bridge, the Clyde Arc, which was the most visited venue (7,000 visitors!). Thanks in part to the bridge and the new buildings opening over 52,000 citizens and tourists enjoyed the weekend. In the spirit of partnership the 2006 event included a well supported sponsored circuit walk round Doors Open Day buildings organised by the Maggie's Centre and led by Kirsty Wark.

Forward programme

Orkney Street Police Station

John Burnet 1867, Category B-Listed



After the GBPT study carried out in November 2004, this project to restore what was originally the Govan Burgh Chambers and Gaol has been taken on by Govan Initiative Ltd. The aim of the building project will be to preserve a key part of the Govan built heritage, and, with new design intervention, create a series of sustainable managed workplaces for new business which will contribute to the economic regeneration of the area. GBPT has been engaged to advise on the funding and technical aspects of the project, and, once the funding is consolidated, assist with the delivery of the project.

Impact of GBPT

New developments and forward programme for 2006/2007 and beyond

“The Impact of GBPT.....”



St Andrews in the Square - architectural lighting and technical capacity expansion

Following an application by St Andrews in the Square Trust in 2005/2006, GBPT was delighted to receive confirmation of the availability of funding for additional works to this important building. The Category A Listed church building, among the oldest in Glasgow, is owned by Glasgow Building Preservation Trust and leased to St Andrews in the Square Trust. Two projects are being undertaken. Firstly, funded by Scottish Enterprise Glasgow and Scottish Arts Council during 2006/2007, GBPT is undertaking various internal works including upgrading stage lighting, sound equipment, and WiFi installation, all of which will add to its expanding role as Glasgow's Centre for Scottish Culture. In addition Glasgow City Council and the Glasgow Dean of Guild Court Trust are funding the lighting of the building which will give the building the nighttime prominence it deserves.

Funders:

Glasgow City Council, Glasgow Dean of Guild Court Trust, Scottish Arts Council, Scottish Enterprise Glasgow

Professional Team:

Fiona Sinclair Architects (internal works), Lightfolio (floodlighting)

New Options Appraisals

Towards the end of 2005/2006 GBPT was approached to undertake two new feasibility studies. The first, St Margaret's church on Polmadie Road, is a commission to carry out an Options Appraisal for the feasibility of restoring and converting this empty category B listed building into a community facility for Oatlands. GBPT will undertake this study in early 2007.

The second study subject is the Gartnavel Royal Hospital Chapel. This redundant church building, is owned by the NHS category B listed and Arts and Crafts inspired. It has been lying empty for some years, and requires a new use to ensure its survival and bring new life to a modest architectural gem.

The Trust commissioned this report during 2005/2006 from Anarky Consulting. Written by Raymond Young, architectural and urban consultant and the current Chair of Architecture and Design Scotland, the study quantified the impact the work of the Trust has had on preserving the city's heritage and regeneration.

The report, delivered in January 2006 found that:

- GBPT has restored or consolidated fourteen important Glasgow buildings and contributed research and expertise to many projects which await funding,
- for every pound invested by Glasgow City Council in GBPT's work the Trust has raised nine,
- the Trust works to date has supported around four hundred jobs,
- GBPT's work is concentrated within areas of social exclusion – contributing to community empowerment,
- by restoring heritage buildings the organisation plays a crucial role as a catalyst for further investment,
- Doors Open Day and the Trust's other educational work greatly enhances public appreciation of the built heritage, and
- GBPT is good for Glasgow's image.

The report concluded that GBPT is a vital part of Glasgow's regeneration "toolkit" and a friend to many local communities and locally-based organisations.

The final point of the report is that the Trust needs to promote its own achievements with more vigour. To this end GBPT published and promoted the report in late 2006.

Glasgow Building Preservation Trust Limited

Report of the Directors for the year ended 31st March 2006

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 two categories of membership; Corporate Membership and Individual Membership. Each member undertakes to contribute an amount not exceeding £1 in the event of the charity being wound up.

Appointment of Directors

There are three categories of director; Nominated Director, Elected Director and Co-opted Director. The minimum number of directors is 5, and the maximum number is 19, of whom a maximum of eight will be Nominated Directors, a maximum of eight shall be Elected Directors and a maximum of three shall be Co-opted Directors.

Each of the Corporate Members may appoint a Nominated Director. Nominated Directors serve from appointment until the conclusion of each annual general meeting and are then eligible for re-appointment.

The Trust may elect as an Elected Director any individual member who has given notice of willingness to accept appointment. 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 two 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 and any other offices which the directors may consider appropriate, these appointments being made at meetings of 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 six years shall not be eligible for re-appointment to that office until a further period of a year has elapsed during which he/she has not held that office.

There is an Executive Committee, made up of the Chair, Vice Chair, Secretary and three other Directors, that 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 ten times a year.

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 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.

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 promote 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 or retention of property by the Trust.
2. Advice to other organisations 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

The Trust celebrated 24 years of successful operation in June 2006. During the financial year (1st August 2005) the Trust commenced its latest major building restoration project at Castlemilk Stables, a B-Listed late Georgian Stables Block, which will be restored to community use as offices, training facilities, meeting spaces, and childcare facilities. This Project has a very complex funding structure involving some 23 different funding sources, with consequent demands on staff time in terms of compliance. During the year, the project drew down £1.2m in funding and expended £654k on the works programme to date.

In September 2005, the Trust organised the 16th Doors Open Day in Glasgow, with over 100 buildings opening their doors to the public. Special performances were held at several venues. Once again the event demonstrates the tremendous appetite of the public, local and from further afield, for access to the built heritage of the city and their enduring interest in both old and new architecture. The Trust will continue to strive to keep this an interesting, educational and lively event in the city's calendar. We are as always indebted to the building owners and volunteers for their huge contribution to the success of the event, and to our various sponsors and funders for their financial support.

During the year the Trust also completed a study in support of Govan achieving conservation area status, funded by Scottish Enterprise and Greater Glasgow Health Board, a feasibility study on Lansdowne Parish Church grant aided by Glasgow Conservation Trust West and the Architectural Heritage Fund, and acting as agent completed works to the roof at the Pearce Institute and commissioned a study on behalf of the Pearce Management Committee to establish the phasing of future works required.

Financial Review

After the end of the financial year the Trust produced a strategic plan, which sets out the Trust's 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 regularly reviewed and updated by the directors.

Principal Funding Sources

During this financial year the Trust generated a surplus of £9,337, made up of surplus income from the Wellpark/Kirkhaven enterprise, which continues to be efficiently run by James Barr, surpluses generated from the Trust's other activities carrying out fee based work and rental income from the tenant at St Andrews in the Square. It should be recognised that in order to fulfil the Trust's responsibility for the long-term upkeep of its investment properties in terms of cyclical and planned maintenance, it is absolutely necessary to make such surpluses and transfer them to an appropriate sinking fund.

The main sources of funding during the year were Architectural Heritage Fund, Communities Scotland, European Regional Development Fund, Glasgow City Council, Glasgow Health Board, Govan SIP, Historic Scotland, Heritage Lottery Fund, Hugh Fraser Trust, Pilgrim Trust, and Scottish Enterprise.

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 considered advantageous. The Trust holds grant money received for projects in separate named 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 continue 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 that the Trust operates it is sometimes difficult to maintain regular levels of fee income.

As noted under the Designated Reserves note in the accounts, the Trust transfers £27,500 from general funds to designated funds each year in respect of anticipated repairs required to its investment properties.

Plans for future periods

The Trust intends to continue to promote membership of the Trust and thereby involve more members of the public in support of its objectives. The Trust will continue to develop its website and newsletter in order to extend its reach. The Trust will continue to seek out potential conservation projects. In particular over the next year the Trust hopes to be involved in repair projects at Provanhall, St Margaret's Church in Polmadie Road and Orkney Street Police Station, amongst others.

The Trust will continue its objective of delivering the Castlemilk Stables Project with expected completion in the spring of 2007. The Trust will also continue to deliver the annual Doors Open Day event in September of each year, with the aim of opening buildings which are not normally available to the public.

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 profit or loss 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

Glasgow Building Preservation Trust Limited

Report of the Independent Auditors
to the Members of Glasgow Building
Preservation Trust Limited

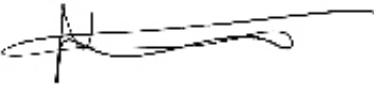
also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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: 29th November 2006

We have audited the financial statements of Glasgow Building Preservation Trust Limited for the year 31 March 2006 on pages eight to sixteen. These financial statements are been prepared under historical cost conventions (as modified by the revaluation of certain fixed assets) and the accounting policies set out on page ten.

This report is made solely to the charitable company's members, as a body, in accordance with section 235 of the Companies Act 1985. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditors' 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 company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditors

As described on page six the company's directors are responsible for the preparations of financial statements in accordance with applicable law and United Kingdom Accounting Standards.

Our responsibility is to audit the financial statements in accordance with relevant legal and regulatory requirements and United Kingdom Auditing Standards.

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. We also report to you if, in our opinion, the Report of the Directors is not consistent with the financial statements, if the company has not kept proper accounting records, if we have not received all the information and explanations we require for our audit, or if information specified by law regarding directors' remunerations and transactions with the company are not disclosed.

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

Basis of opinion

We conducted our audit in accordance with United Kingdom Auditing Standards 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. It also includes an assessment of the significant estimates and judgements made by the directors in the preparation of the financial statements, and of whether the accounting policies are appropriate to the company'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.

Glasgow Building Preservation Trust Limited

Statement of Financial Activities
for the year ended 31st March 2006

Opinion

In our opinion the financial statements give a true and fair view of the state of the company's affairs as at 31 March 2006 and of its surplus of the year then ended and have been properly prepared in accordance with the Companies Act 1985.

Gerber Landa & Gee

Gerber Landa & Gee
Registered Auditors
Chartered Accountants
11/12 Newton Terrace
Glasgow, G3 7PJ
Date: 29th November 2006

	Note	Unrestricted Funds	Restricted Funds	2006 Total Funds	2005 Total Funds
		£	£	£	£
INCOMING RESOURCES					
<i>Voluntary Income:</i>					
Grants Received	2	10,000	-	10,000	10,000
Fundraising & Donations	3	11,584	-	11,584	12,849
<i>Activities for generating funds:</i>					
Management and Consultancy Fees	4	52,670	-	52,670	74,325
<i>Investment Income</i>	5	252,614	-	252,614	243,957
		326,868	-	326,868	341,131
RESOURCES EXPENDED					
<i>Costs of generating funds:</i>					
Costs of generating grants and donations	6	6,285	-	6,285	3,874
Costs of managing investment Properties	6	212,606	-	212,606	193,566
<i>Charitable Activities</i>	6	77,522	-	77,522	64,485
<i>Governance Costs</i>	6	21,118	-	21,118	15,106
Total Resources Expended		317,531	-	317,531	277,031
Net Incoming (Outgoing) Resources		9,337	-	9,337	64,100
Surplus on Revaluation		-	-	-	411,353
Total Funds Brought Forward at 1 April 2005		956,870	-	956,870	481,417
TOTAL FUNDS CARRIED FORWARD AT 31ST March 2006		966,207	-	966,207	956,870

The notes form part of these financial statements

Rent and Service Charges

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.

2. Grants received

This grant represents core funding received from Glasgow City Council.

3. Fundraising and donations

Fundraising and donations is made up of the following:

31.3.05		31.3.06
£		£
580	Membership Fees	760
2,000	Bequests	3,500
10,269	Doors Open Day Surplus Income	7,324
<u>12,849</u>		<u>11,584</u>

4. Management and consultancy fees

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

5. Investment income

31.3.05		31.3.06
£		£
6,711	Rental Income – St Andrews in the Square	11,376
223,942	Rental and Other Income – Wellpark/Kirkhaven	229,303
13,304	Bank Interest	11,935
<u>243,957</u>		<u>252,614</u>

6. Resources expended

For year ended 31st March 2006

	Charitable Activities	Generating Funds	Management Governance	Management of Investment	2006 Total	2005 Total
	£	£	£	£	£	£
Employment Costs	77,782	4,923	9,846	5,907	98,458	63,253
Publicity & Marketing Costs	-	-	2,999	701	3,700	2,798
Services Costs	9,427	596	1,193	157,954	169,170	158,381
Audit Fee	-	-	4,568	-	4,568	4,560
Legal and Professional Fees	-	-	819	30,521	31,340	23,844
Office Costs	(9,687)	766	1,693	4,738	(2,490)	13,073
Servicing Loans	-	-	-	12,785	12,785	11,122
	<u>77,522</u>	<u>6,285</u>	<u>21,118</u>	<u>212,606</u>	<u>317,531</u>	<u>277,031</u>

7. Net incoming resources for the year

This is stated after charging:

31.3.05		31.3.06
£		£
4,560	Audit Fee	4,568
5,085	Depreciation	6,141
<u>9,645</u>		<u>10,709</u>

8. Staff costs and numbers

Staff costs were as follows:

31.3.05		31.3.06
£		£
58,736	Salaries and Wages	89,033
2,640	Social Security Costs	6,389
1,877	Pension Costs	3,036
<u>63,253</u>		<u>98,458</u>

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

The Trust does not operate any pension scheme for its employees but does administer contributions to individual stakeholder pension schemes for 3 staff. The contributions paid in the year were £3,036 (2005: £1,877).

9. Trustee remuneration and related party transactions

The Trust does not pay remuneration to the directors.

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. (2005- nil).

10. Taxation

No liability to UK corporation tax arose on ordinary activities for the year ended 31st March 2006 nor for the year ended 31st March 2005.

11. Tangible Fixed Assets

	<i>Investment Properties</i>	<i>Plant and Machinery etc</i>	<i>Totals</i>
	£	£	£
COST OR VALUATION:			
At 1st April 2005	1,172,184	38,171	1,210,355
Additions	(10,715)	4,289	(6,426)
Disposals	-	(3,056)	(3,056)
At 31st March 2006	1,161,469	39,404	1,200,873
DEPRECIATION:			
At 1st April 2005	-	25,857	25,857
Charge for year	-	6,141	6,141
On Disposals	-	(3,056)	(3,056)
At 31st March 2006	-	28,942	28,942
NET BOOK VALUE:			
At 31st March 2006	1,161,469	10,462	1,171,931
At 31st March 2005	1,172,184	12,314	1,184,498

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:

<i>31.3.05</i>		<i>31.3.06</i>
£		£
707,449	Cost	696,734
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
1,172,184		1,161,469

The properties known as Wellpark Enterprise Centre & Kirkhaven at Duke Street were valued on a current open market value basis on 1st April 2005 by the District Valuer. The directors consider this to be the open market value of the properties as at 31 March 2006. The cost of the property known as Kirkhaven at Duke Street, Glasgow includes capitalised interest of £30,883.

The property at St Andrews Church was valued at an open market value basis on 31 March 2006 by the directors. The cost of this property includes capitalised interest of £12,304.

12. Debtors: amounts falling due within one year

<i>31.3.05</i>		<i>31.3.06</i>
£		£
249,205	Trade Debtors	64,604
403,034	Sundry Debtors	31,620
7,249	Prepayments	2,443
-	VAT	41,092
659,488		139,759

13. Cash at bank and in hand

Included in the bank balances at the year end is the amount of £835k which consists of monies received in advance from various grant funders relating to current projects. The largest balance (£660k) relates to the project at Castlemilk Stables.

14. Creditors: amounts falling due within one year

<i>31.3.05</i>		<i>31.3.06</i>
£		£
21,864	VAT	-
285,506	AHF Loan	-
-	Charity Bank Loan (see note 15)	22,686
544,789	Trade Creditors	108,016
283,516	Payments on Account	827,432
19,486	Deferred Income & Sundry Creditors	-
1,267	Social Security & Other Taxes	2,268
95,552	Accrued expenses	50,109
1,251,980		1,010,511

15. Creditors: amounts falling due after more than one year

<i>31.3.05</i>		<i>31.3.06</i>
£		£
-	Charity Bank Loan (see note 15)	275,512

16. Loans And Overdrafts

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

<i>5.5.05</i>		<i>31.03.06</i>
£		£
-	Amounts falling due within one year or on demand:	-
-	Bank overdrafts	-
-	Charity Bank Loan	22,686
285,506	AHF Loan	-
285,506		22,686
-	Amounts falling due between one and two years:	24,043
-	Amounts falling due between two and five years:	81,533
-	Amounts falling due after more than five years:	169,936
285,506		298,198

17. Obligations under leasing agreements

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

31.3.05		31.3.06
£		£
4,070	Operating leases expiring between one and five years	4,280

18. Secured debts

The following secured debts are included within creditors:

31.3.05		31.3.06
£		£
285,506	AHF Loan	-
-	Charity Bank Loan	298,198
<u>285,506</u>		<u>298,198</u>

The Charity Bank Loan of £298,198 is secured over the properties at "Kirkhaven" 176 Duke Street, and Wellpark Enterprise Centre at 120 Sydney Street, Glasgow.

19. Revaluation reserve

31.3.05		31.3.06
£		£
53,382	Revaluation of Investment Property	464,735
411,353	Revaluation in year	-
<u>464,735</u>	REVALUATION RESERVE AT 31st MARCH 2006	<u>464,735</u>

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

20. Designated reserves

31.3.05		31.03.06
£		£
133,059	As at 1st April 2005	160,559
27,500	Transfer from General Funds	27,500
<u>160,559</u>	AS AT 31st MARCH 2006	<u>188,059</u>

The directors have designated funds for repairs, which may be required for the investment properties.

21. General funds

31.3.05		31.3.06
£		£
341,131	Incoming Resources	326,868
(277,031)	Outgoing Reserves	(317,531)
<u>64,100</u>		<u>9,337</u>
(27,500)	Transfer to Designated Reserve	(27,500)
<u>294,976</u>	General Funds at 1st April 2005	<u>331,576</u>
<u>331,576</u>	GENERAL FUNDS AT 31ST MARCH 2006	<u>313,413</u>

22. Analysis of net assets between funds

	Unrestricted & Designated Funds	Restricted Funds	2006 Total	2005 Total
	£	£	£	£
Tangible Fixed Assets	1,171,931	-	1,171,931	1,184,498
Net Current Assets/(Liabilities)	69,788	-	69,788	(227,628)
Creditors falling due after more than one year	(275,512)	-	(275,512)	-
	<u>966,207</u>	<u>-</u>	<u>966,207</u>	<u>956,870</u>

23. Landfill tax contributions

During the year the Trust received £nil (2005 – £62,717) in respect of Landfill Tax Contributions from Glasgow City Council. Funds totalling £3,651 have been expended on 73-77 Trongate.

24. Contingent liabilities

At 31 March 2006 the charity has contingent liabilities in relation to the Kirkhaven building and Wellpark Enterprise Centre.

On 14 July 2000, a grant of £302,000 for the Kirkhaven building was awarded from Historic Scotland. The terms of the grant stipulate that the Glasgow Building Preservation Trust shall notify Scottish Ministers immediately of any intended disposal of an entire or part interest of 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 the 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, the 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 within ten years of the award.

Glasgow Building Preservation Trust Limited

Income and Expenditure Account for the year ended 31st March 2006

31.3.05	31.3.05		31.3.06	31.3.06
£	£		£	£
		Income:		
10,000		Core Funding	10,000	
8,603		Management Fees	51,819	
2,580		Donations & Subscriptions	4,260	
10,269		Income from Events (Net)	7,324	
13,304		Bank Interest Received	11,935	
6,711		Rent & Service Charges	11,376	
65,722		Consultancy Fees	851	
223,942		Wellpark/Kirkhaven Income	229,303	
	341,131			326,868
		Expenditure:		
58,736		Salaries	89,033	
2,640		Social Security	6,389	
1,877		Pensions	3,036	
24,407		Telephone	19,766	
4,053		Printing & Stationery	6,951	
2,798		Publicity	3,700	
3,284		Project Costs	(21,772)	
21,242		Cleaning	22,686	
2,967		Sundry Expenses	9,364	
4,560		Auditors Remuneration	4,568	
406		Legal Fees	13,196	
11,709		Professional Fees	9,490	
11,730		Property Management Fees	8,654	
4,070		Rent	4,175	
1,746		Rates	1,855	
2,897		Water Charges	2,846	
5,966		Insurance	9,227	
22,207		Heat & Light	23,774	
6,789		Postage	7,662	
33,049		Security and Reception	37,652	
2,484		Waste Disposal	2,560	
31,183		Repairs & Maintenance	33,746	
24		Bank Charges	47	
-		Bank interest paid	-	
11,122		Loan Interest	12,785	
4,682		Depreciation - Fixtures & Fittings	5,092	
403		Depreciation - Computer Equipment	1,049	
	277,031			317,531
	64,100	EXCESS OF INCOME OVER EXPENDITURE		9,337

Glasgow Building Preservation Trust Limited

Legal and administrative information

Charity Number: SCO15443
Company Number: SC79721

REGISTERED OFFICE

42 Miller Street
Glasgow, G1 1DT

The Directors serving during the year and since the year end are as follows:

OFFICE BEARERS

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

ELECTED DIRECTORS

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

CO-OPTED DIRECTORS

David Martin

NOMINATED DIRECTORS

Jeremy Armitage – Trades House of Glasgow
John Chapman – Merchants House of Glasgow
Robert Corrigan – Glasgow Chamber of Commerce
Moira Dyer – Greater Glasgow Tourist Board
Michael Jarvis – Glasgow Institute of Architects
Mary Leggat – Glasgow Trades Union Council
Cllr. James McNally – Glasgow City Council

Technical Advisor

James McDonald – Glasgow City Council

PROFESSIONAL STAFF

Director: Anne McChlery
Development Director (Consultant): Neil Baxter
Project Development Officer: Gill Stewart
Finance & Administration Officer: Ruth Oliver

AUDITORS

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

BANK

Bank of Scotland, 110 Queen Street, Glasgow





Glasgow Building Preservation Trust

The Tobacco Merchant's House
42 Miller Street, Glasgow G1 1DT
t 0141 221 6061 f 0141 221 8007
www.gbpt.org