



Glasgow Building Preservation Trust  
Annual Report 2017

## Contents

3	Chair's Report
4	Parkhead School
6	Shawmuir Lodge
8	West Boathouse
10	Pollok Stables
11	Gorbals Street Tenement
12	Glasgow Evangelical Church Cathkin Braes
13	Provan Hall
14	Buildings Under Our Care
16	Glasgow Doors Open Days Festival
18	Report of the Trustees
22	Report of the Independent Auditors
24	Statement of Financial Activities
25	Balance Sheet
26	Notes to the Financial Statements
31	Saving Glasgow's Heritage

## Mission Statement

Glasgow Building Preservation Trust is a charity that works to rescue, repair, restore and rehabilitate historic buildings at risk across the city.

The Trust works in partnership with others to give redundant buildings a new purpose and return them to their communities.

The Trust also organises the annual Glasgow Doors Open Days Festival in September, which celebrates and promotes the city's rich built heritage.

## Chair's Report

### John Entwistle

2017 has been a most demanding year for Glasgow Building Preservation Trust, but meeting these challenges demonstrates and re-inforces the need for our charity and the importance of the work it does. Our Trust addresses market failure historic buildings across Glasgow and the work we carry out provides a vital contribution to the economy and regeneration of Glasgow as well as maintaining and supporting trade skills which could be lost.

The biggest challenge has been the delivery of our latest large project – the former Parkhead School on Westmuir Street. The condition of this building has caused numerous issues but we are pleased that all works should be complete by the end of June 2018. I firmly believe that projects like this one demonstrate just how important a restored building can be as a fulcrum and turning point for creating a sense of place in our communities. It is also a fine exemplar of all agencies working together with a common purpose and direction. As the project nears completion, we can see the completed building emerging from scaffold and look forward to a wonderful future for this building in the appreciative and grateful care of Parkhead Housing Association.

Anticipating the next stage of the Cathkin Braes Activity Centre project, the Board of Ardenglen HA reviewed their business plan in detail and have made the difficult decision to withdraw from the project. I acknowledge the significant support and commitment from a number of organisations and funders since our involvement started in 2011 and regret that this was not the outcome that all supporters had hoped for.

On a more positive note GBPT is pleased to report that the West Boathouse on Glasgow Green has progressed steadily through its HLF funded development phase and well developed proposals are in place with the enthusiastic support of club members and local stakeholders.

Over the last year the Trust has continued to assist other organisations with their own projects. We are delighted that Southside Housing Association has been able to start works to redevelop the category A listed, Salmon designed, former Linen Bank on Gorbals Street. We have continued to assist Glasgow City Council with a Feasibility Study for Pollok Stables. It was our pleasure in 2017 to support and facilitate The Scottish Veterans' Garden City Association in redeveloping Shawmuir Lodge in Pollok Park back into use as a home for a veteran, which has been officially opened by Lord Provost Eva Bolander.

In September 2017 the Trust delivered its 28<sup>th</sup> Glasgow Doors Open Days Festival with over 100 buildings open to the public, accompanied by over 100 other guided walks, events and activities. GBPT were delighted to welcome over 18,500 unique visitors.

The Trust currently has five loyal members of staff, who have contributed so much to the work of GBPT over this difficult year and I would like to thank them for their diligence and unwavering commitment to the work of GBPT.

GBPT has a dedicated Board with a wealth of experience who give of their time freely.

Finally, the Trust wishes to thank all of its funders, particularly Glasgow City Council, the Heritage Lottery Fund, Historic Environment Scotland, Architectural Heritage Fund and Bank of Scotland for their continued support of all of our activities.

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



John Entwistle

Chair



## Parkhead School

Hugh Maclure, 1878 & 1887; Charles H Robinson, 1899  
**Category B Listed**

Parkhead School has a prominent place in the Parkhead Cross Conservation Area and was developed in two phases, the original east building dates from 1878, the later west block added in 1887. The school closed in 1963 and was operated as careers office and storage facility. It has been vacant since 1990 and is recorded on the Buildings at Risk Register for Scotland. In 2013 GBPT was commissioned by Parkhead Cross Townscape Heritage Initiative to investigate the condition of the vacant buildings and establish if they could be restored for community and/or commercial use.

Over £5m of funding has been raised from public and private funders and work commenced in July 2016 to restore and revitalise this key building and create an asset for the area which will provide a range of office suites for social enterprise and small business along with flexible community space.

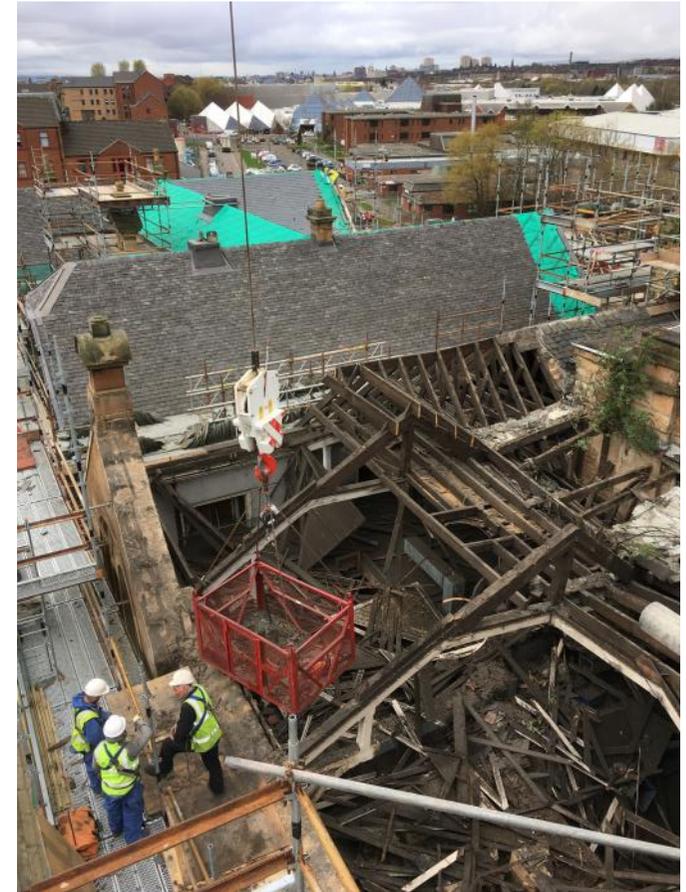
Alongside the restoration, a range of community events took place including a “Big School Dinner” for former pupils and staff; a traditional skills day for local primary pupils and a sewing project inspired by the school, which will go on display in the finished building. Work has progressed through 2017, with completion scheduled for summer 2018.

The project is being delivered by Glasgow Building Preservation Trust working closely with Glasgow City Council and Parkhead Cross THI. Once completed, the building will be acquired by Parkhead Housing Association who will manage the restored asset for and on behalf of the community.

**Funders:** Parkhead Cross Townscape Heritage Initiative, Glasgow City Council, Heritage Lottery Fund, Historic Environment Scotland, The Scottish Government, The Hugh Fraser Foundation and The William Grant Foundation.

**Consultants:** Purcell (Architect), JRS Associates (Principal Designer), Will Rudd Davidson (Structural Engineer), Davie + McCulloch (Services Engineer), Gardiner & Theobald (Quantity Surveyor Consultants), Building Learning (Community Engagement).

**Contractor:** CBC Ltd





## Shawmuir Lodge

Sir Robert Rowand Anderson, 1891, **Category B listed**

The Lodge, with adjacent gates & piers forms a complete architectural composition in the wider designed landscape which is classified as Outstanding by Historic Environment Scotland. After deteriorating for many years, Strathclyde Building Preservation Trust (SBPT) carried out an options appraisal in 2011 and progressed a restoration project.

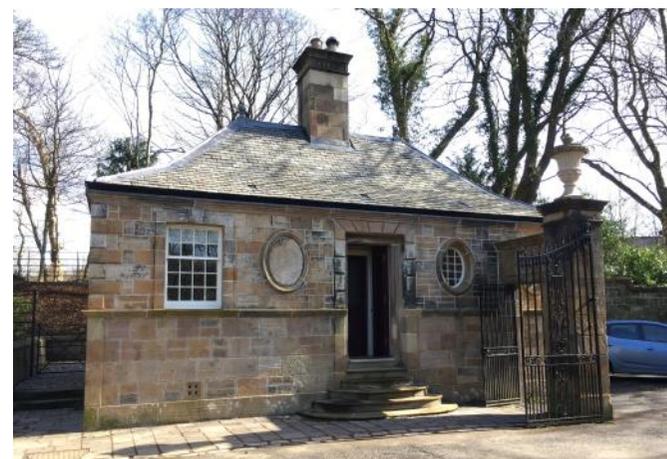
When SBPT closed in 2015, Glasgow Building Preservation Trust worked with Glasgow City Council and the National Trust for Scotland Little Houses Investment Scheme to identify a sustainable use for the building and we were introduced to The Scottish Veterans' Garden City Association (SVGCA), which was founded over one hundred years ago and work to provide housing for former service personnel.

SVGCA took a long lease on the building with Glasgow Building Preservation Trust as project organiser. Restoration work was completed in 2017 and this little gem of a building once again provides a fitting entrance to one of Glasgow's best loved green spaces.

**Funders:** The Architectural Heritage Fund, Christina Mary Hendrie Trust, Glasgow City Council, Glasgow City Heritage Trust, Landfill Communities Fund, The Pilgrim Trust, National Trust for Scotland Little Houses Improvement Scheme, Strathclyde Building Preservation Trust Legacy Fund

**Consultants:** Fiona Sinclair Architect, the Structural Partnership (Structural Engineer), Gardiner & Theobald (Principal Designer & Quantity Surveyor), Glasgow Building Preservation Trust (Project Organiser and fundraising)

**Contractor:** Covanburn Contracts Ltd





## West Boathouse, Glasgow Green

### A.B Macdonald; 1905 **Category B Listed**

Built in 1905, the West Boathouse is a rare surviving timber frame structure. One of the grandest of an already unusual building type, the West Boathouse is a Category B Listed Building. The project seeks to repair and adapt the semi-detached clubhouses into a shared and accessible Boat-house that serves the users of Glasgow Green and wider community groups in the future, as well as it has served the rowing clubs in the past.

Glasgow Building Preservation Trust was originally involved with a feasibility study in 2002 for Glasgow City Council. A further study was undertaken in 2015 for the two clubs (Clydesdale ARC and Clyde ARC) which led to the project currently in development.

Throughout 2017, the project team have been working with the volunteers of the Clydesdale Amateur Rowing Club and Clyde Amateur Rowing Club to develop the proposals further. This has focussed on the development of a Project Business Plan, Heritage Activity and Interpretation Plan, Equality Diversity and Inclusion Plan (with Glasgow Women's Library), Design Development and an Evaluation Plan.

The project involves:

- ◇ Sensitive repairs to an unusual timber frame structure
- ◇ Installing concrete piles to replace the decayed timber sub-structure
- ◇ Replacement of non-original render cladding and roof finish
- ◇ The two clubs fully sharing the building and taking responsibility for maintenance with long term lease
- ◇ improving accessibility with compliant stairs, platform lift and pontoon access to river
- ◇ formation of entrance porch
- ◇ provision of flexible multi-use spaces for external use



- ◇ proactive engagement with local groups to encourage their use of the facility and river
- ◇ creation of 2 year Heritage Engagement Officer post
- ◇ provision of a unique range of activities to promote use of river corridor
- ◇ provision of interpretation to promote unique heritage of site

The Heritage Lottery Fund will consider the Round 2 award in March 2018 and if successful, the project will commence on-site in spring 2019, with completion in 2020.

**Funders:** Heritage Lottery Fund, Historic Environment Scotland, Architectural Heritage Fund, Glasgow City Council, Spirit of Calton – a Fourteen Community, Michael Abram, 197 donations through MyParkScotland, Martin Charitable Trust and MH McMillan Charitable Trust.

### **Development Period Consultants (2017 onwards):**

Architects:	ARPL Architects
Cost Consultants:	Gardiner & Theobald
Structural Engineers:	David Narro Associates
Services Engineers:	FLN Consulting
Business Planners:	Community Links Scotland
Activity Planners:	Northlight Heritage





## Pollok Stables

### Category A Listed

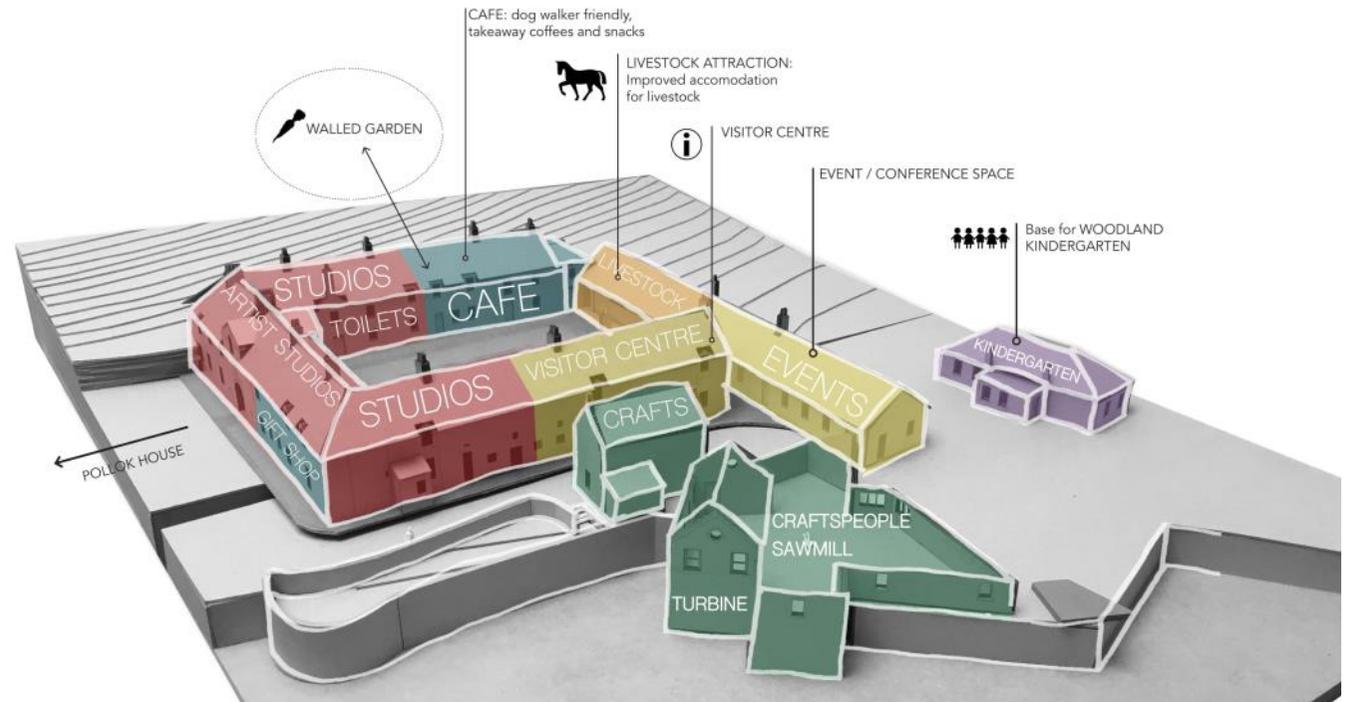
The Old Stable Courtyard is located within Pollok Country Park to the south east of Pollok House, on the north bank of the White Cart Water. It comprises a square courtyard of blonde, stone-built, one and two-storey buildings predominately dating from the 18th century when the new stable complex was first constructed on the site of the mediaeval Laighe Castle (low castle).

Pollok Stables, a Category A listed courtyard, with adjacent ancillary buildings, has been in a semi-derelict condition for almost 30 years and requires a significant degree of repair and improvement in order to bring them back into productive use.

Concerned at the deteriorating condition of the Pollok Stables complex, Glasgow City Council commissioned GBPT to undertake an Options Appraisal Study in 2016 as the initial stage in establishing the process for the repair and rehabilitation of the Pollok Stables complex, confirming the preferred option of a mixed use solution which balances public access with income generation. The study recommended greater public engagement and, critically, an analysis of governance options around the long term management of the complex.

With funding from the Heritage Lottery Fund, Architectural Heritage Fund and Glasgow City Council, GBPT has led on the development of the feasibility study in 2017, which has led with the public engagement and business and governance study.

More detailed discussions have been held with key stakeholders Glasgow City Council, the National Trust for Scotland and Glasgow Life as their roles in the management of Pollok Country Park, Pollok House and the Burrell Collection respectively will have a significant influence in the



development of proposals for Pollok Stables. The repair and rehabilitation of Pollok Stables has the potential to play a significant role in the visitor offering within Pollok Park. A mixed use offering which complements and enhances existing attractions and facilities at the refurbished Pollok House and the Burrell Collection would create a vibrant, attractive resource at the heart of the Park and safeguard the future of these nationally significant buildings.

Meanwhile, Glasgow City Council are seeking to confirm funding for urgent works to help safeguard and consolidate the buildings.

### Options Appraisal Consultants

Community Engagement:

Business and Governance Study:

Architectural Services:

Structural Engineer:

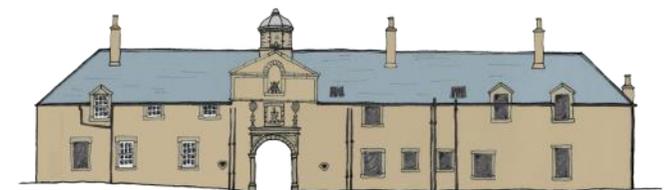
Northlight Heritage

Community Enterprise

Collective Architecture

& Fiona Sinclair Architect

David Narro Associates





## Gorbals Street Tenement

James Salmon Jr, 1900, **Category A Listed**,

Glasgow Building Preservation Trust has assisted Southside Housing Association with fundraising advice to restore this important art nouveau former British linen Bank, one of the very few listed buildings in the Gorbals area. The building is notable for its fine stonework and ironwork but has been vacant since the mid 1980's and is a symbol of the decline suffered by the once vital Gorbals neighbourhood.

Southside Housing Association has owned the building since 1996 and over the years has been working to find a suitable use. This project has been highlighted through the continuing regeneration of the Laurieston area of the Gorbals and the completed building will echo the original design with commercial use at ground floor and residential flats above.

Funding of £2.6million has been assembled from public and private sources and a site start is anticipated in early 2018.

**Funders:** The Architectural Heritage Fund, Glasgow City Council, Historic Environment Scotland, The Scottish Government, The Pilgrim Trust, Southside Housing Association.

**Consultants:** Page Park (Architect), NBM Cost Consultants (Quantity Surveyor), Punch Consulting (Structural Engineers), Glasgow Building Preservation Trust (Fundraising advice)



## Glasgow Evangelical Church

J. Honeyman, 1878, **Category A listed**

Glasgow Building Preservation Trust assisted Glasgow Evangelical Church with their repairs project on their impressive building on Cathedral Square. GBPT helped the Church secure a Places of Worship Grant from the Heritage Lottery Fund and have been supporting the Church with Project Management and advice whilst the works on-site have been undertaken by Conservation Masonry under the supervision of RIAS Conservation Accredited Architect, Colin McNeish of McLean Architects. Works concluded on-site in December 2016. Heritage interpretation (including external panels) was provided by Pidgin Perfect.



## Cathkin Braes

Gillespie Kidd and Coia, 1961, **Category B Listed**

St Martin's Church dates from 1961 and was designed by celebrated architectural practice Gillespie, Kidd and Coia. Many of the features of the design of St Martin's were developed in later works by the architects at St Bride's, St Peter's and St Patrick's.

Throughout 2017 Glasgow Building Preservation Trust and Ardenglen Housing Association were developing and fundraising for the conversion of this redundant, modern-movement Church into the Cathkin Braes Activity Centre. The building, situated in the south-east of the city within Cathkin Braes Country Park, sits adjacent to the Commonwealth Games Mountain Bike Track. The project would have celebrated the built heritage value of the post-war building, the social heritage of the Castlemilk community, the natural heritage of the Cathkin Braes Country Park and build on the sport and recreation opportunities that exist within the community.

However, anticipating the next stage of project, Ardenglen Housing Association took the opportunity to review the business plan for the project in August 2017. Initial concerns were confirmed following discussions and review by external parties in conjunction with Glasgow City Council and Glasgow Building Preservation Trust. The Board of Ardenglen HA have considered the matter in detail and, given the level of financial risk and lack of long term partners, have made the difficult decision to withdraw from the project.

Ardenglen Housing Association had been working with Glasgow Building Preservation Trust to develop this project since 2011. We acknowledge the significant support and commitment from a number of individuals, organisations and funders over the years and regret that this was not the outcome that we had all hoped for.



## Provan Hall

### Category A Listed

Provan Hall is nestled within Auchinlea Park, Easterhouse and is considered one of the oldest houses in Glasgow. This rare collection of buildings and a walled courtyard is owned by the National Trust for Scotland and leased to Glasgow City Council. GBPT have been working with the Council since 2005 to bring forward Provan Hall's renewal as part of the Seven Lochs Heritage Project. The aim is to repair and enhance the Provan Hall buildings as a 'gateway' into the Seven Lochs Wetland Park.

Since the Heritage Lottery Fund approved the Round 2 Application in the summer of 2016, the project will be taken forward by Glasgow City Council as part of the wider Seven Lochs Wetland Park project.



## Buildings Under Our Care

### St Andrews in the Square

Alan Dreghorn, 1739;  
Nicholas Groves-Raines Architects, 2000  
**Category A Listed**

In 2000, Glasgow Building Preservation Trust 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.

The ongoing maintenance of the building continues to be a challenge to balance the preservation and repair of historic fabric against the need for appropriate services to facilitate the functions of the building. RIAS Conservation Accredited Architect Fiona Sinclair supports GBPT with the management and maintenance of the building.



### Wellpark Enterprise Centre

Architect Unknown, 1867; Peddie and Kinnear, 1858  
Elder and Cannon, 1996 and 2003  
**Category B and A listed**, respectively

GBPT completed the repair and conversion of Wellpark School in 1996 and Kirkhaven Church in 2003. These historic listed buildings, located to the east of the City Centre, just off Duke Street, are now physically linked and well-established as an Enterprise Centre.

The Centre comprises over 40 office units covering 13,000 sq ft of lettable space and spread over three levels, is owned by GBPT and managed by Speirs Gumley. Current tenants include businesses, charities, social enterprises and a nursery. The Centre also benefits from a overflow car parking with space for over 40 cars on the adjacent site.

During the year, occupancy levels were maintained and the Centre has continued to attract interest from new potential tenants.



### Kirkhaven Hall

Peddie & Kinnear, 1858 **Category A Listed**

Kirkhaven Hall completes an attractive and imposing group of Victorian buildings along a historically important and major thoroughfare to and from the east of Glasgow. The Hall was historically an integral part of the former Church and school buildings which are now the thriving Wellpark Enterprise Centre.

GBPT has attempted to find a creative new use for the hall building over many years, working with various partners and stakeholders. Sadly, our numerous attempts to secure funding for Kirkhaven Hall were unsuccessful.





## Glasgow Doors Open Days Festival

Each year Glasgow Building Preservation Trust organises the Glasgow Doors Open Days Festival in celebration of the city's architecture, culture and heritage.

The mission of the festival is to increase awareness and appreciation of the city's built heritage at local, national and international levels.

Running since 1990 Glasgow Doors Open Days is a fixture in the city's calendar and has welcomed more than 89,000 visitors in the past five years alone.

Glasgow Doors Open Days is part of a family of Doors Open Days taking place across Scotland, coordinated nationally by the Scottish Civic Trust as part of Scotland's contribution to European Heritage Days.

Information about the national programme can be found at [www.doorsopendays.org.uk](http://www.doorsopendays.org.uk)

## Stay up to date

Follow Glasgow Doors Open Days planning and be the first to hear about our programme and bookings by visiting our website and social media pages



[www.glasgowdoorsopendays.org.uk](http://www.glasgowdoorsopendays.org.uk)

## 2017

The 2017 History, Heritage and Archaeology themed Glasgow Doors Open Days brought together a programme of 116 buildings, 53 walks and tours and over 50 special events including a full programme of talks from experts in history, heritage and archaeology fields. The event attracted 18,500 visitors with 96% of visitors rating their experience as good-excellent and 97% saying they were likely-very likely to attend again. The event was supported by 863 volunteers contributing 5,660 hours of their time. Some key highlights included ; 3 classical string concerts performed by Scottish Ensemble in festival venues, including in the empty swimming pool at Govanhill Baths; 2 commissioned artists who created new artworks responding to the history and archives of two festival venues; a photography competition which had 552 entries and 6 winners; chapatti making workshops at the Glasgow Gurdwara; a skateboarder's eye view tour of the city led by artist Toby Paterson and a 'real-life' Viking takeover of Govan Old Church as part of our children's programme.

### 2017 Funders and Supporters

Glasgow City Council; Festival of Architecture; Lockton; Assured 24; CBC; Drygate; Parkhead Housing Association; Scottish Power; Speirs Gumley; McLean Architects; Hypostyle Architects; EBS Construction; Gerber Landa & Gee; Trades House; Wylie Shanks Architects; MAST Architects; Collective Architecture; Page/Park; ARPL Architects; Clydeport Ltd; Gardiner & Theobald; David Narro Associates; JM Architects; John Gilbert Architects; Northlight Heritage; Tunnocks.

The festival was also supported by a Big Lottery Fund Awards for All Scotland grant to improve accessibility.



Facebook: @GlasgowDoorsOpenDays Twitter: @GlasgowDOD Instagram: @glasgowdoorsopendaysfestival

## 2018

Glasgow Doors Open Days 2018 will align with the Scottish Government's Year of Young People, using this as a lens to look to the future of the city. Our building programme will highlight examples of Modern and Contemporary architecture and contemporary renovations of historic buildings, with our talk programme looking at 20th century history and how changes in technology might impact a Glasgow of the future. Our programming will be advised by our voluntary panel of young people aged 16-25.

## Get Involved

### Participate

Submissions to our 2018 programme are being accepted until 25th March. If you have a building or event you'd like to submit for consideration, find out more on the Participate page of our website.

### Volunteer

Each year we rely on the support of volunteers to make the running of the festival possible. Sign up via our website to join the Doors Open Days family.

### Support

The ongoing support of our funders and donors is the cornerstone of the success of Glasgow Doors Open Days Festival and the key to the future of the event. With an ever-growing loyal visitor base comes increased opportunities for the promotion of organisations wishing to support the festival and wanting to connect with a highly engaged audience. Find out about our sponsorship packages online.



Get involved with Glasgow Doors Open Days planning by heading to social media and using the hashtag #openyourdoorglasgow to nominate a place you'd like to see in our programme.

# Report of the Trustees

For the year ended March 2017

## Reference and Administrative Details

---

**Charity Registration Number:** SCO15443

**Company Registration Number:** SCO79721

### Registered Office

Room 16, Wellpark Enterprise Centre, 120 Sydney Street,  
Glasgow, G31 1JF

### Trustees

P Chalmers  
J Entwistle  
S Leighton  
M Shaw (Resigned 18 August 2017)  
N M Amner (Resigned 13 November 2017)  
Dr B P Bergman (Resigned 13 November 2017)  
Ms M F T Leggat  
T McInally  
P A McKeever (Resigned 15 August 2017)  
J M W Papworth  
K Robertson  
D Sutton  
D J Taylor  
J Adams (Resigned 15 August 2017)  
R Connelly (Appointed 2 October 2017)  
C Cunningham (Appointed 2 October 2017)

### Company Secretary

T McInally

### Senior Management

Anne McChlery

### Auditors

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

### Solicitors

Burness Paull, 120 Bothwell Street, Glasgow, G2 7JL

### Bank

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

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2017. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015)

## 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 23<sup>rd</sup> June 1982 as amended by special resolutions dated 12<sup>th</sup> May 1999, 1<sup>st</sup> November 2000, 26<sup>th</sup> January 2005 and 17<sup>th</sup> 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 6 Corporate Members: Glasgow City Council, Glasgow Chamber of Commerce, The Merchants House of Glasgow, The Trades House of Glasgow, The Scottish Trades Union Congress, 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 6 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.

The directors who served during the year are shown on page 18.

### **Director Induction and Training**

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

### **Organisation**

Directors shall be appointed to the offices of Chair, Vice Chair and any other offices which the Directors may consider appropriate, these appointments being made at meetings of the directors. Each office shall be held until the 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 re-appointed. 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. Regular review of the risks which the Trust may face;
2. The establishment of systems and procedures where appropriate to mitigate those risks identified; and 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.

## **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 onward resale to an appropriate end-user. Retention of the property by the Trust will not now be countenanced.
2. Provision of paid and unpaid 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.

## Achievements and Performance

---

The Trust is, as ever involved with variety of projects at different stages of fruition. In the year since our last report, the restoration of the Category B Listed former Parkhead Public School in the east of the city has begun on site. Like many of our projects, this was many years in the planning with Glasgow City Council, funders and other stakeholders. The Trust has taken ownership of the building for the duration of the restoration and upon completion it will pass into the experienced hands of Parkhead Housing Association. The building had been vacant for a considerable number of years and requires a substantial amount of work to restore this landmark as a community enterprise centre with offices and spaces for the local community which will contribute to the regeneration of Parkhead. There is a strong community outreach programme associated with the local heritage of the building; particular highlights were “The big school dinner” for past pupils to reminisce over a school dinner with a culinary twist! Equally successful was a visit from a local primary school to see what happens on a building site and try their hand at some traditional building skills.

Work continues on plans for St Martins Church and its restoration as Cathkin Braes Activity Centre with a second round award confirmed by the Heritage Lottery Fund.

The West Boathouse on Glasgow Green has been progressing through its development phase with surveys to understand the structure of this unique timber building and proposals for the refurbishment being prepared, with the enthusiastic support of club members and stakeholders.

During 2016/17 the Trust has also assisted a series of organisations and trusts with their buildings in various different ways. The Trust has been acting as project organiser since 2015 to enable the restoration of Shawmuir Lodge in Pollok Park. We are working with the Scottish Veterans Garden City Association to refurbish this small landmark as a home for a veteran. We have been actively involved assisting the Glasgow Evangelical Church building restoration situated close to Glasgow Cathedral. In the South of the city, an ongoing collaboration has been established with South Side Housing Association, with GBPT assisting the Association with the Gorbals Street tenement restoration project - a long empty but important Category A listed building by the esteemed architect James Salmon. Finally, the Trust has continued to assist Glasgow City Council with an Options Appraisal for Pollok Stables, which is Category A listed and a key part of Pollok Country Park.

In September 2016, the Trust delivered its 27th Glasgow Doors Open Day Festival with all buildings and events open to the public for free. Key to the week-long event were the 800 volunteers who helped make the Festival possible. There were 113 buildings open to the public, 31% of which were new participants; 53 walks & tours, 27 talks and more than 75,000 visits to buildings. We were delighted to again have a dedicated children’s programme for the second year running. The Doors Open Day Hub based at St Andrews in the Square hosted many talks and events attracting more than 4,000 visitors over the week.

We were particularly pleased to collaborate with The Festival of Architecture, organised by the RIAS which took place throughout 2016. The data we collected showed that 97% of participants strongly agreed/agreed that the event was a success. The Doors Open Day Civic reception in November 2016 in the Glasgow City Chambers allowed GBPT to present special awards to Doors Open Days participants including “Outstanding New Festival Participant”, “Innovative Visitor Engagement”, “Above and Beyond Award for Volunteering”, “Children’s Educational Experience” and “Inspiring City Tour”.

In September 2017 the Trust delivered the 28<sup>th</sup> Doors Open Days Festival in Glasgow which was enthusiastically received and enjoyed by many.

Grant income of £1,765,955 after deduction of Trust Fees, has been recognised for current projects.

Finally, The Trust wishes to thank all of its funders, particularly 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.

### Principle Funding Sources

During the financial year, the Trust made incurred a deficit of £13,108 (2016: £5,663 excluding the revaluation of the property in 2016) in relation to unrestricted funds and a surplus on restricted funds of £39,293 (2016 – £679,569). The balance on restricted funds at the year end of £877,865 (2016 - £881,146) relates to grants held for specific projects.

Speirs Gumley continue to manage the Wellpark Enterprise Centre on behalf of the Trust. During the year, occupancy levels increased with the year end occupancy level for the Centre at 76%, compared to 75% in 2016. The Centre continues to be adversely affected by the fixed interest loan over the property and it is anticipated that repairs will be required in the coming years. The repayment period of the loan will end in February 2031. The annual interest and capital repayment is £18,503 per annum. The other investment property, St Andrew's in the Square, is leased to St Andrew's in the Square Trust (SAINTS.)

The main sources of grant funding during the year were Architectural Heritage Fund, Glasgow City Council, The Heritage Lottery Fund and Historic Environment Scotland. The Trust is reliant on the ongoing support of Glasgow City Council in order to meet future obligations.

#### 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 the working capital and cash-flow purposes as much of our funding is drawn down in arrears. Budgeted expenditure for 2017/18 is £466,652, therefore the targeted level of unrestricted reserves is £233,326. Unrestricted reserves not committed as at 31 March 2017 were £230,322, some £3,004 below the target level.

As stated at Note 19 to the Financial Statements, "Designated Funds" are held in respect of anticipated repairs required to its Wellpark and Kirkhaven investment properties.

#### Risk Management

The Directors have a risk management strategy which comprises:

Regular review of the risks which the Trust may face;

The establishment of systems and procedures where appropriate to mitigate those risks identified; and

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.

#### Plans for Future Periods

The Trust receives numerous approaches for advice and assistance with new projects being developed on an ongoing basis. However, the funding climate continues to be particularly challenging with increasing competition for ever scarcer public and charitable funding, the challenge for the Trust is to continue to fundraise across the board for all the projects we hope to deliver over the next period.

The Trust's main focus over the coming year is to continue developing our pipeline projects, including the West Boathouse and Cathkin Braes Mountain Bike Centre. We will work towards completion of two projects: the Parkhead School restoration and refurbishment of Shawmuir Lodge.

Finally, the Trust will continue to deliver the annual Glasgow Doors Open Days Festival in September of each year.

#### Statement of Trustees Responsibilities

The trustees (who are also the directors of Glasgow Building Preservation Trust for the purposes of company law) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, the trustees are required to:

select suitable accounting policies and then apply them consistently; observe the methods and principles in the Charity SORP; 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 charitable company will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and to enable them to ensure that the financial statements comply with the Companies Act 2006 and the Charities Accounts (Scotland) Regulations 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

- there is no relevant audit information of which the
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

## Auditors

The auditors, Gerber Landa & Gee, will be proposed for re-appointment at the forthcoming Annual General Meeting.

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

Approved by order of the board of trustees on 5 December 2017 and signed on its behalf by:



John Entwistle, Trustee

## Report of the Independent Auditors

For the Trustees of Glasgow Building Preservation Trust

We have audited the financial statements of Glasgow Building Preservation Trust for the year ended 31 March 2017 on pages nine to twenty. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006, and to the charitable company'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 charitable company's members and trustees 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 charitable company and the charitable company's members and trustees as a body, for our audit work, for this report, or for the opinions we have formed.

### Respective responsibilities of trustees and auditors

As explained more fully in the Statement of Trustees Responsibilities set out on page two, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view.

We have been appointed as auditors under Section 44(1)(c) of the Charities and Trustee Investment (Scotland) Act 2005 and under the Companies Act 2006 and report in accordance with regulations made under those Acts.

Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors, including "APB Ethical Standard – Provisions Available for Small Entities (Revised)", in the circumstances set out in note 22 to the Financial Statements.

### Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the charitable company's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the trustees; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Report of the Trustees to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

### Opinion on financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2017 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
  - have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
  - have been prepared in accordance with the requirements of the Companies Act 2006, the Charities and Trustee Investment (Scotland) Act 2005 and regulation 8 of the Charities Accounts (Scotland) Regulations 2006.
- the charitable company has not kept proper and adequate accounting records or returns adequate for our audit have not been received from branches not visited by us; or
  - the financial statements are not in agreement with the accounting records and returns; or
  - certain disclosures of trustees' remuneration specified by law are not made; or
  - we have not received all the information and explanations we require for our audit; or
  - the trustees were not entitled to take advantage of the small companies exemption from the requirement to prepare a Strategic Report or in preparing the Report of the Trustees.

#### **Opinion on other matter prescribed by the Companies Act 2006**

In our opinion the information given in the Report of the Trustees for the financial year for which the financial statements are prepared is consistent with the financial statements.

#### **Emphasis of matter**

We draw attention to Note 1 to the financial statements which describes the reliance on financial support of a principle funder. Our opinion is not modified in respect of the matter emphasized.

#### **Matters on which we are required to report by exception**

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



Thomas Hughes LLB CA CTA (Senior Statutory Auditor) for and on behalf of Gerber Landa & Gee, Statutory Auditor, Chartered Accountants

Eligible to act as an auditor in terms of Section 1212 of the Companies Act 2006, Pavilion 1, Finnieston Business Park, Minerva Way, Glasgow, G3 8AU

Date: 5 December 2017

## Statement of Financial Activities

### (Incorporating an Income and Expenditure Account)

			31.3.17	31.3.16	
		Unrestricted funds (£)	Restricted funds (£)	Total funds (£)	Total funds (£)
	Notes				
<b>INCOME AND ENDOWMENTS FROM</b>					
Donations and legacies	2	11,508	85,734	97,242	110,454
<b>Charitable activities</b>	4				
Charitable		138,923	1,809,994	1,948,917	1,426,475
Investment income	3	196,653	-	196,653	233,735
<b>Total</b>		<b>347,084</b>	<b>1,895,728</b>	<b>2,242,812</b>	<b>1,770,664</b>
<b>EXPENDITURE ON</b>					
Raising funds	5	223,836	-	223,836	192,579
<b>Charitable activities</b>	6				
Charitable		238,926	1,753,865	1,992,791	904,179
<b>Total</b>		<b>462,762</b>	<b>1,753,865</b>	<b>2,216,627</b>	<b>1,096,758</b>
Net gains/(losses) on investments		-	-	-	(55,000)
<b>NET INCOME/(EXPENDITURE)</b>		<b>(115,678)</b>	<b>141,863</b>	<b>26,185</b>	<b>618,906</b>
Transfers between funds	19	102,570	(102,570)	-	-
<b>Net movement in funds</b>		<b>(13,108)</b>	<b>39,293</b>	<b>26,185</b>	<b>618,906</b>
<b>RECONCILIATION OF FUNDS</b>					
Total funds brought forward		607,418	838,571	1,445,989	827,082
<b>TOTAL FUNDS CARRIED FORWARD</b>		<b>594,310</b>	<b>877,864</b>	<b>1,472,174</b>	<b>1,445,988</b>

### CONTINUING OPERATIONS

All income and expenditure has arisen from continuing activities. The notes form part of these financial statements.

## Balance Sheet

At 31 March 2017

	Notes	Unrestricted funds (£)	Restricted funds (£)	31.3.17 Total funds (£)	31.3.16 Total funds (£)
<b>FIXED ASSETS</b>					
Tangible assets	12	102,678	-	102,678	105,957
Heritage assets	13	10,469	-	10,469	-
Investment property	14	675,000	-	675,000	685,469
		<b>788,147</b>	<b>-</b>	<b>788,147</b>	<b>791,426</b>
<b>CURRENT ASSETS</b>					
Debtors	15	87,849	674,227	762,076	764,376
Cash at bank and in hand		63,152	314,484	377,636	327,371
151,001			988,711	1,139,712	1,091,747
<b>CREDITORS</b>					
Amounts falling due within one year	16	(179,104)	(110,847)	(289,951)	(211,327)
<b>NET CURRENT ASSETS/(LIABILITIES)</b>		<b>(28,103)</b>	<b>877,864</b>	<b>849,761</b>	<b>880,420</b>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<b>760,044</b>	<b>877,864</b>	<b>1,637,908</b>	<b>1,671,846</b>
<b>CREDITORS</b>					
Amounts falling due after more than one year	17	(165,734)	-	(165,734)	(225,858)
<b>NET ASSETS</b>		<b>594,310</b>	<b>877,864</b>	<b>1,472,174</b>	<b>1,445,988</b>
<b>FUNDS</b>					
Unrestricted funds	19			594,310	607,418
Restricted funds				877,864	838,570
<b>TOTAL FUNDS</b>				<b>1,472,174</b>	<b>1,445,988</b>

These financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small charitable companies.

The financial statements were approved by the Board of Trustees on 5 December 2017 and were signed on its behalf by:



John Entwistle

Trustee



Patricia Chalmers MBE

Trustee

# Notes to the Financial Statements

For the year ended 31st March 2016

## 1. Accounting Policies

### Basis of preparing the financial statements

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, as modified by the revaluation of certain assets.

The Trust believes that preparing accounts on a going concern basis is appropriate, on the basis that there will be ongoing support of Glasgow City Council as principal funder.

### Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Where grants have been awarded for subsequent years and meet the conditions detailed for recognition, the income is recognised as accrued income on the Balance Sheet. Amounts falling due after more than one year are detailed separately in the notes to accounts.

Investment income is included when receivable. Gross rents and service charges received and receivable from the investment properties are included on the basis that credit is taken as they fall due for payment. Provision is made for

any rents due but not considered receivable.

### Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

### Charitable activities

Expenditure on charitable activities includes all costs incurred by the charity in undertaking activities and services that further its charitable aims, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.

Support costs are incurred supporting the charity's activities and include expenditure associated with administrative and finance functions, business support, IT and governance.

### Governance costs

Governance costs (which are included as a component of support costs in accordance with SORP) comprise all costs involving the public accountability of the charity and its compliance with regulation and good practice. These costs include those related to constitutional and statutory

requirements, external scrutiny, strategic management, and other legal and professional fees.

### Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold Property	- 2.5% on cost
Kirkhaven Fixtures &	- 25% on cost
Fixtures and fittings	- 25% on cost
Computer equipment	- 33% on cost

### Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

### Taxation

The charity is exempt from corporation tax on its charitable activities.

### Fund accounting

General unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees. Fair Value Reserve funds (previously known as Revaluation Reserve) represent the amount by which the investment properties exceed with historical cost.

Designated funds are unrestricted funds earmarked by the Board of Directors for particular purposes.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

#### Pension costs and other post-retirement benefits

The charity makes defined contributions to individual stakeholder pension schemes. Contributions payable for the year are charged to the Statement of Financial Activities.

#### Financial instruments

##### Debtors

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

##### Creditors

Short term trade creditors are measured at the transaction price. Other financial liabilities are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using effective interest method.

#### Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include cash held with banks.

## 2. Donations and Legacies

	31.3.17 (£)	31.3.16 (£)
Donations	37,879	3,766
Grants	50,000	100,363
Income from events	9,363	6,325
	<u>97,242</u>	<u>110,454</u>

Grants received, included in the above, are as follows:

	31.3.17 (£)	31.3.16 (£)
Other grants	<u>50,000</u>	<u>100,363</u>

## 3. Investment Income

	31.3.17 (£)	31.3.16 (£)
Insurance recharged	16,225	37,252
Wellpark/Kirkhaven Income	180,341	196,330
Deposit account interest	87	153
	<u>196,653</u>	<u>233,735</u>

## 4. Income from Charitable Activities

		31.3.17 (£)	31.3.16 (£)
	<b>Activity</b>		
Grants	Charitable	1,765,955	1,319,571
Consultancy Fees & Other income	Charitable	182,962	106,904
		<u>1,948,917</u>	<u>1,426,475</u>

Grants received, included in the above, are as follows

	31.3.17 (£)	31.3.16 (£)
Other grants	<u>1,765,955</u>	<u>1,319,571</u>

## 5. Raising Funds

### Raising donations and legacies

	31.3.17 (£)	31.3.16 (£)
Staff costs	947	1,1755

### Investment management costs

	31.3.17 (£)	31.3.16 (£)
Staff costs	3,754	9,916
Property management	13,036	8,215
Services Costs	195,967	162,146
Interest payable and similar charges	10,132	11,127
	<u>222,889</u>	<u>191,404</u>
Aggregate amounts	<u>223,836</u>	<u>192,579</u>

## 6. Charitable Activities Costs

	Direct costs (£)	Support (£) costs	Totals (£)
		(See note 7)	
Charitable	1,923,885	68,906	1,992,791

## 7. Support Costs

	Management (£)	Governance (£) costs	Totals (£)
Charitable	43,391	25,515	68,906

## 8. Net Income / Expenditure

Net income/(expenditure) is stated after charging/  
(crediting):

	31.3.17 (£)	31.3.16 (£)
Auditors' remuneration	7,688	9,945
Audit-related assurance services	3,588	3,500
Auditor's remuneration for non-audit services	22,274	1,805
Depreciation - owned assets	3,734	1,844

## 9. Trustees Remuneration and Benefits

There were no trustees' remuneration or other benefits for the year ended 31 March 2017 nor for the year ended 31 March 2016.

### Trustees' expenses

There were no trustees expenses paid for the year ended 31 March 2017 nor for the year ended 31 March 2016.

## 10. Staff Costs

	31.3.17 (£)	31.3.16 (£)
Wages and salaries	148,187	194,771
Social security costs	11,382	15,976
Other pension costs	8,180	9,667
	167,749	220,414

The average monthly number of employees during the year was as follows:

	31.3.17 (£)	31.3.16 (£)
Director	1	1
Project Development Officers	2	3
Finance	1	1
Doors Open Day/Events	1	1
Administration	1	1
	6	7

No employees received emoluments in excess of £60,000.

## 11. Comparatives for the Statement of Financial

	Unrestricted funds (£)	Restricted funds (£)	Total funds (£)
<b>INCOME AND ENDOWMENTS FROM</b>			
Donations and legacies	59,454	51,000	110,454
<b>Charitable activities</b>			
Charitable	165,404	1,261,071	1,426,475
Investment income	233,735	-	233,735
<b>Total</b>	458,593	1,312,071	1,770,664
<b>EXPENDITURE ON</b>			
Raising funds	192,579	-	192,579
<b>Charitable activities</b>			
Charitable	271,677	632,502	904,179
<b>Total</b>	464,256	632,502	1,096,758
<b>Net gains/(losses) on investments</b>	(55,000)	-	(55,000)
<b>NET INCOME/ (EXPENDITURE)</b>	(60,663)	679,569	618,906
<b>Total funds brought forward</b>	668,081	159,001	827,082
<b>TOTAL FUNDS CARRIED FORWARD</b>	607,418	838,570	1,445,988

## 12. Tangible Fixed Assets

	Freehold property	Kirkhaven Fixtures & Fittings	Fixtures and fittings	Computer equipment	Totals
<b>COST</b>					
At 1 April 2016	105,000	11,220	4,078	6,516	126,814
Additions	-	-	-	455	455
At 31 March 2017	105,000	11,220	4,078	6,971	127,269
<b>DEPRECIATION</b>					
At 1 April 2016	-	11,220	4,078	5,559	20,857
Charge for year	2,625	-	-	1,109	3,734
At 31 March 2017	2,625	11,220	4,078	6,668	24,591
<b>NET BOOK VALUE</b>					
At 31 March 2017	102,375	-	-	303	102,678
At 31 March 2016	105,000	-	-	957	105,957

## 13. Heritage Assets

<b>COST</b>	
Reclassification	10,469
<b>NET BOOK VALUE</b>	
At 31 March 2017	10,469
At 31 March 2016	-

The trust reclassified the property at St Andrews in the Square as a heritage asset as at 31 March 2017.

## 14. Investment Property

<b>FAIR VALUE</b>	
At 1 April 2016 and 31 March 2017	685,469
<b>AMORTISATION</b>	
Reclassification/transfer	10,469
<b>NET BOOK VALUE</b>	
At 31 March 2017	675,000
At 31 March 2016	685,469

The investment property comprises the properties known as Wellpark Enterprise Centre & Kirkhaven at Duke Street. These were valued on a fair value basis by the District Valuer at 31 March 2016. Confirmation has been obtained that this valuation remains appropriate as at 31 March 2017.

## 15. Debtors

	31.3.17 (£)	31.3.16 (£)
Amounts falling due within one year:		
Trade debtors	132,584	47,926
Other debtors	10,000	-
VAT	48,294	75,790
Prepayments and accrued income	521,198	490,660
	712,076	614,376
Amounts falling due after more than one year:		
Prepayments and accrued income	50,000	150,000
Aggregate amounts	762,076	764,376

## 15. Creditors: amounts falling due within one year

	31.3.17 (£)	31.3.16 (£)
Bank loans and overdrafts (see note 18)	8,284	7,803
Payments on Account	-	42,575
Trade creditors	228,381	74,360
Social security and other taxes	2,677	4,814
VAT	-	26,016
Other creditors	720	7,169
Accruals and deferred income	49,888	48,589
	289,951	211,327

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

	31.3.17 (£)	31.3.16 (£)
Bank loans (see note 18)	165,734	174,018
SAINTS sinking fund	-	51,840
	165,734	225,858

## 18. Loans

An analysis of the maturity of loans is given below

	31.3.17 (£)	31.3.16 (£)
Amounts falling due within one year on demand:		
Bank loans	8,284	7,803
Amounts falling between one and two years:		
Bank loans- 1-2 years	8,795	8,284
Amounts falling due between two and five years:		
Bank loans- 2-5 years	29,748	28,020
Amounts falling due in more than five years: Repayable by instalments:		
Bank loans more 5 yr by instal	127,191	137,714

## 19. Movement in Funds

	At 1.4.16 (£)	Net movement in funds (£)	Transfers between funds (£)	At 31.3.17 (£)
<b>Unrestricted funds</b>				
General fund	225,525	(115,678)	120,475	230,322
Designated Funds	287,158	-	(17,905)	269,253
Fair Value reserve	94,735	-	-	94,735
	607,418	(115,678)	102,570	594,310
<b>Restricted funds</b>				
Restricted funds	838,571	141,863	(102,570)	877,864
<b>TOTAL FUNDS</b>	1,445,989	26,185	-	1,472,174

Net movement in funds, included in the above are as follows:

	Incoming re-sources (£)	Resources expended (£)	Movement in funds (£)
<b>Unrestricted funds</b>			
Unrestricted funds	347,084	(462,762)	(115,678)
<b>Restricted funds</b>			
Restricted funds	1,895,728	(1,753,865)	141,864
<b>TOTAL FUNDS</b>	2,242,812	(2,216,627)	26,185

## 20. Related Party Disclosures

There are no related party transactions for the year ended 31 March 2017

## 21. Securities and Charges

Glasgow City Council and Historic Environment Scotland each hold a standard security over the Parkhead School at 135 Westmuir Street. The charge is limited to the grant funding provided by each of the above parties to Glasgow Building Preservation Trust.

The Charity Bank Loan of £127,191 (2016: £137,714) is secured over the properties at Kirkhaven, 176 Duke Street and Wellpark Enterprise Centre at 120 Sydney Street, Glasgow.

## 22. Provisions Available for Smaller Entities

In common with many other charities of our size and nature, we use our auditors to provide assistance with the charity's finance function and preparation of year end accounts.

## 23. First Year Adoption

There has been no restatement of balances upon the adoption of FRS 102 for the year ended 31 March 2017.

# Be a part of saving Glasgow’s heritage...

Unrestricted donations help us give support and advice to countless community groups and charities across the city in addition to our own projects.

## Glasgow Building Preservation Trust (A company limited by guarantee)

Charity Registration Number: SC015443

Company Registration Number: SC079721

### Registered Office

Room 16, Wellpark Enterprise Centre,  
120 Sydney Street, Glasgow, G31 1JF

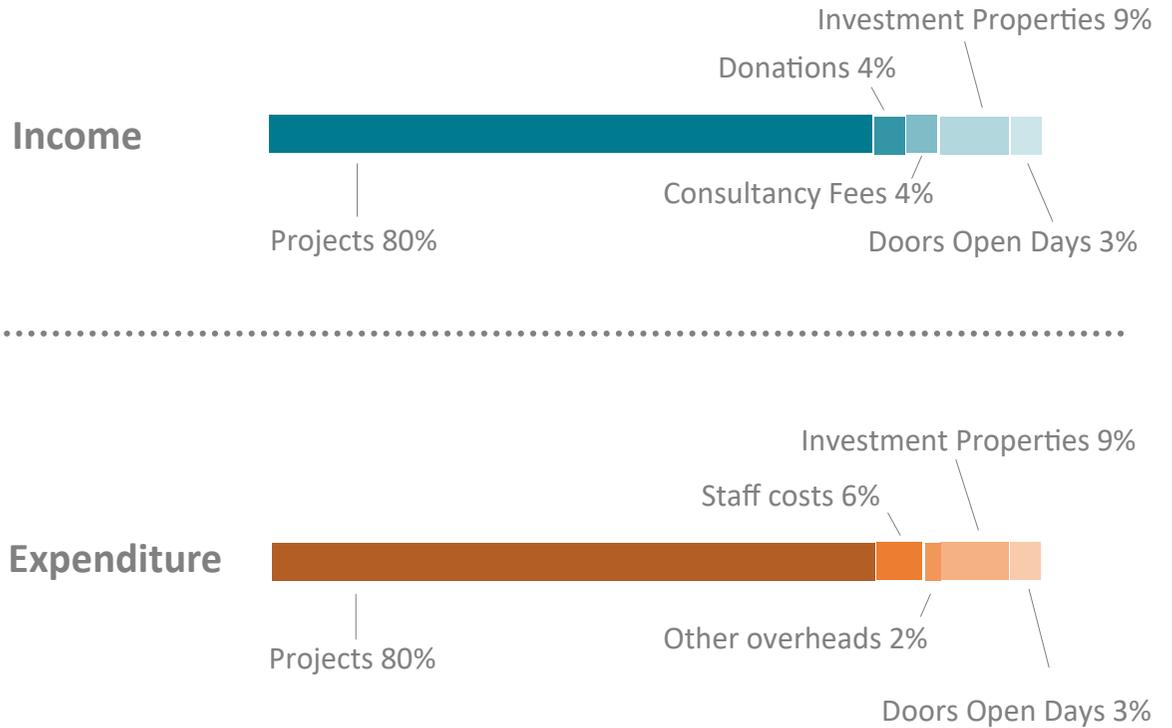
### Professional Staff

**Director:** Anne McChlery

**Project Development Officers:** Niall Gallacher, Andrew McConnell

**Events & Development Coordinator:** MollyMae Whawell

**Finance Assistant:** Tracy Biggins



Percentages indicative only, based on a turnover of £2.2m

Please support our efforts to rescue, repair and restore Glasgow’s built heritage by becoming a member of, or donating to, Glasgow Building Preservation Trust or by remembering us in your will.

If you’d like to join, donate, or leave a legacy, please call the office on 0141 554 4411 and speak to one of our team.



[www.gbpt.org](http://www.gbpt.org)

Keep up with our projects on social media: [@gbptrust](https://www.instagram.com/gbptrust)