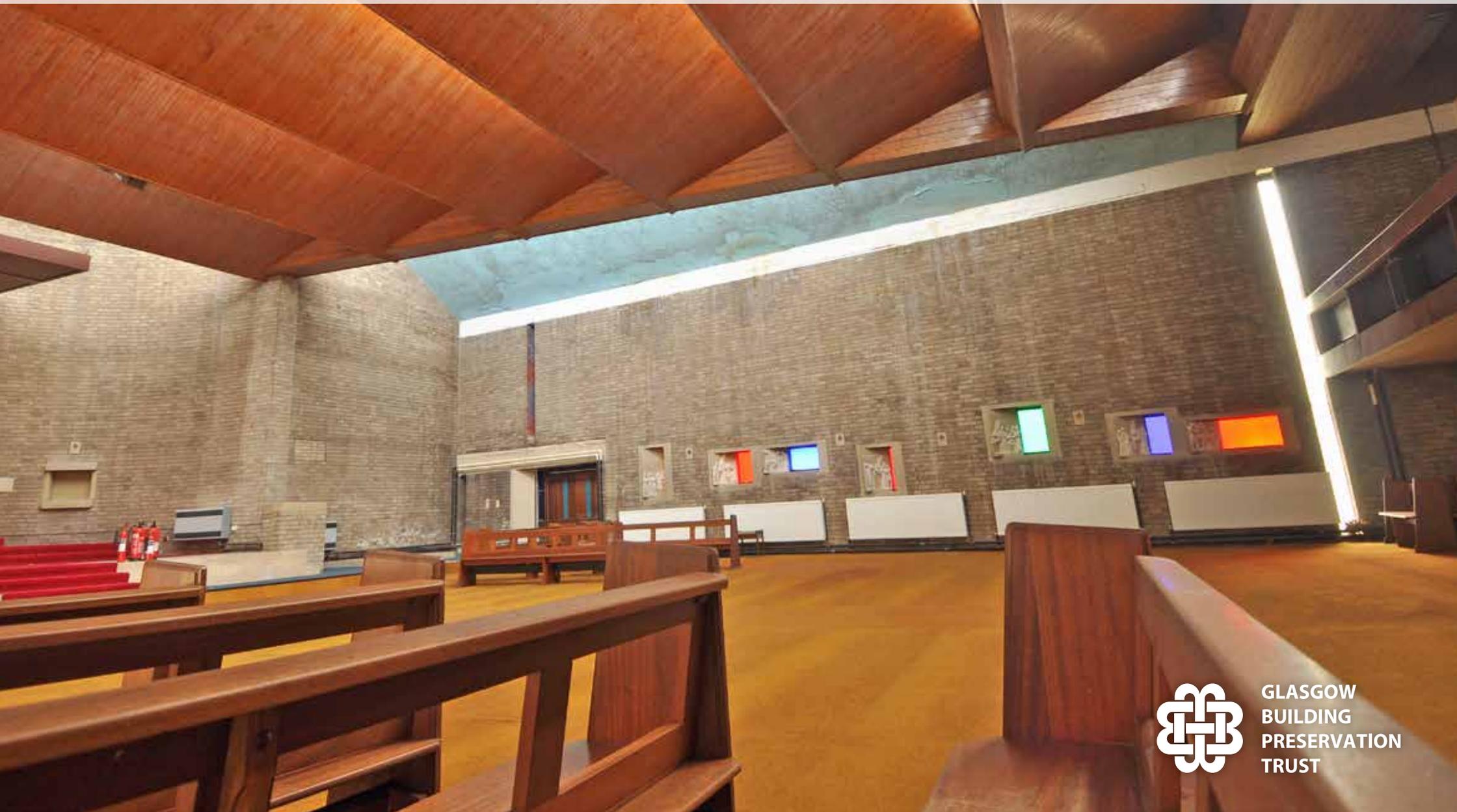


Glasgow Building Preservation Trust
Annual Report 2015



GLASGOW
BUILDING
PRESERVATION
TRUST

Contents

Chair's Report	1
Building Projects	2
Wider Work	4
Buildings under Our Care	5
Spotlight on... ..	7
Glasgow Doors Open Day	8
Report of the Directors and Financial Statements	12
Report of the Independent Auditors	15

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 Day festival in September, which celebrates and promotes the city's rich built heritage.

Chair's Report

Patricia Chalmers MBE

Winning the Property Team of the Year award at the 2014 Herald Property Awards and looking forward to the Festival of Architecture being created by the Royal Institute of Architects in Scotland encouraged me to reflect on the history and achievements of Glasgow Building Preservation Trust in its 33 years of existence.

Enshrined in our articles, our first commitment is to renovate and restore the buildings which represent Glasgow's vivid and varied history, but to what purpose? I can remember when I was Chair of the Historic Buildings Fund, expressing my core view that restored buildings must have modern purpose and sustainability. This is, of course, the second major commitment of the Trust – to provide Glasgow and the many communities of this lively city with buildings which celebrate their history, as well as fulfilling the needs of people today.

This is evidenced throughout the Trust's projects. The maritime history of the city was embedded in our first project – the restoration of the Briggait. This helped pave the way for further phases of restoration 20 years later by the Wasps' Artists Studios as both workshops and market place for the artists and crafts people of the city. Today, the building, and its owners, have gone on to great success, and are about to embark on an exciting new chapter with the Briggait Creation Centre. St Andrew's in the Square, a Category A listed Georgian church restored by the Trust in 2000, today celebrates Scottish music, hosts weddings, conferences and provides food sourced in Scotland at its restaurant, aptly named, Café Source. The Pearce Institute in Govan provides for the needs of its community, through the 20 charities housed there – truly a one-stop shop! Furthermore, our restoration of the Gartnavel Royal Hospital Chapel, built in a style unique for Scotland, has won many awards, both for its restoration and its use as the Calman Cancer Support Centre. More recently, all Glaswegians have rejoiced in the restoration of Kelvingrove Bandstand and Ampitheatre, providing music for all to enjoy and opportunities for musicians to hone their talents.

Glasgow's Doors Open Day has, for 26 years, been embraced by Glasgow as the festival which celebrates the whole of our remarkable city by championing its diverse and varied parts. Communities and their buildings, their ambitions, as well as their history are at the heart of Doors Open Day and festivities are enjoyed in equal measure by locals and visitors. Doors Open Day 2015 welcomed a dedicated Children's Programme, new buildings and a selection of 53 tours and 25 bespoke talks and events. Looking to 2016 and Scotland's Year of Innovation, Architecture and Design, Glasgow's built heritage festival is perfectly placed to showcase the city's architectural heritage and its innovations.

Finally, I wish to thank the Lord Provost, Councillors and Officers of Glasgow City Council, the business community, our board members, all our funders, volunteers, and supporters including our many Trust members, and all of the splendid professionals with whom we have worked throughout this period for aiding us in achieving our ambitions.



Patricia Chalmers MA Hons, FRIAS, MBE
Chair



GBPT Board of Directors (l-r): Dave Sutton, Murray Shaw, John Papworth, Patricia Chalmers, John Entwistle, Stewart Leighton. (not pictured: Jan McKendry, Councillor Pauline McKeever, Bailie Fariha Thomas, Douglas Taylor, John Papworth, Mary Leggat, David Scott, Kerr Robertson)



Civic Reception Guests at the Glasgow Doors Open Day reception, held at Glasgow City Chambers on November 12, 2015



GBPT Staff (l-r): Arthur McWilliams, Rachel Holliman, Anne McClery, Niall Gallacher, Elaine Lee, Gillian White, Christina Thomson (not pictured: Andrew McConnell).

Kelvingrove Bandstand and Amphitheatre

Glasgow Corporation Parks Department | 1924 | Category B Listed

A purpose-built entertainment facility, Kelvingrove Bandstand and Amphitheatre is situated in Kelvingrove Park in the west end of Glasgow, neighbouring the University of Glasgow and the Kelvingrove Art Gallery and Museum. Located in a landscape of national importance, the building was of considerable social significance as it provided a venue for Glasgow's rich cultural life until it closed in the late 1990s. It is a rare example of a theatre-style bandstand and associated amphitheatre, with terraces cleverly built into the natural topography of the riverbank.

The Bandstand's main contract works were completed in April 2014 and its first summer season was dominated by Festival 2014, the cultural festival of entertainment which ran through the duration of the Commonwealth Games. Highlights included Magners Summer Nights, a series of music concerts and comedy shows, the Glasgow Mela and the West End Festival.

Additional works were undertaken by Glasgow Life in early 2015 in preparation for the 2015 season and in March 2015, taking over from Laura Bennison, Glasgow Building Preservation Trust appointed Nicola Godsall to the role of Heritage and Audience Development Officer to deliver the outstanding heritage activities associated with the project:

- Education Packs for nursery, primary and secondary schools.
- Musician in Residence activities delivering an early years music festival (Big Music for Little Ears) and 'Sing Me a New Song' where Voicebeat Choir sang songs written for and inspired by the Bandstand.
- The 'Trip through the Twenties' event was a celebration of the venue's heyday with festivities from Mischief La-Bas, Glasgow Women's Library, Glasgow Lindyhoppers, DJ Lord Holyrude, The Ugly Bug Ragtime Three, as well as vintage hair and make-up sessions.
- Launch of a heritage website, kelvingrovebandstand.org.uk, which has information about the story of the refurbishment, historical pictures, links to Friends of Kelvingrove Park, with images and downloadable activities from the first programmed season.
- A film of 2015's activities has been produced and will be available on the Kelvingrove Bandstand website, kelvingrovebandstand.org.uk

The project was delivered by the Trust, in partnership with Glasgow City Council and Glasgow Life, who now manage the site.

Funders: Architectural Heritage Fund, Glasgow City Council (Better Glasgow Fund, Land and Environmental Services, Landfill Communities Fund), Glasgow City Heritage Trust, Heritage Lottery Fund, Historic Scotland, Sylvia Waddilove Foundation, Hugh Fraser Foundation and William Grant and Sons.

Consultants: Page\Park (Architect), nbm (Cost Consultant), SKM (Structural Engineer), Harley Haddow (Services Engineer) and CDM Scotland (CDM Co-ordinator).



Andrew Lee



Nick Quinn



St Martin's Church

Gillespie, Kidd and Coia | 1961 | Category B Listed

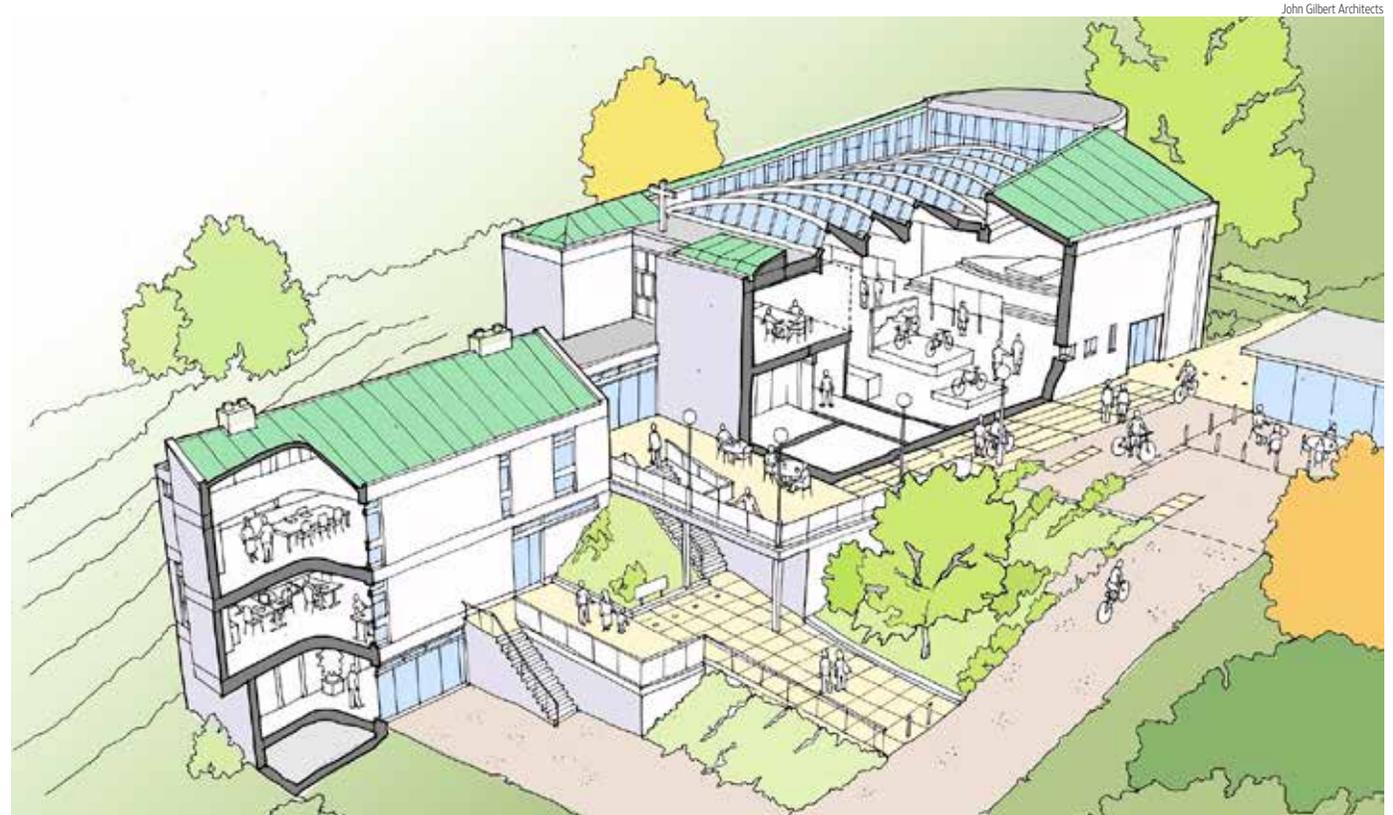
St Martin's Church dates from 1961 and was designed by celebrated architectural practice Gillespie, Kidd and Coia. Many of the features of the design of St Martin's were developed in later works by the architects at St Bride's, St Peter's and St Patrick's. The construction was originally part-funded by community efforts, including a 'shilling a brick' campaign, and so the building holds a special place in the history of the Castlemilk Community. Today, similar community efforts are being driven by the Mitchellhill Community Group, formed to secure the future of St Martin's and the legacy of the Commonwealth Games Mountain Bike Track.

Glasgow Building Preservation Trust is assisting Ardenglen Housing Association to develop and fundraise for the conversion of this redundant, modern-movement Church into the Cathkin Braes Mountain Bike 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 will celebrate 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.

The Trust is currently working with partners and stakeholders to develop the project in detail and to fundraise the £4.1 million required to realise the shared ambitions of the project. Key milestones include:

- Ardenglen Housing Association secured funding from Legacy 2014: Sustainable Sport for Communities Fund which will support the development of the business plan.
- Arneil Johnston have been appointed by Ardenglen Housing Association and are reviewing the potential income generating uses that the centre could host, as well as considering the capacity and governance of the end-user organisation.
- The Trust appointed Architrail Mountain Bike Trail Designers to undertake a masterplan study of how the mountain bike tracks may evolve, with the provision of additional trails on Cathkin Braes and skills loop/pump tracks on the site adjacent to the building.
- As the scale of the project had grown since the original tendering exercise, the Trust undertook a procurement exercise to appoint the design team. The successful bid was led by John Gilbert Architects, who commenced work in May 2015.

Consultants are developing the project in line with the aspirations of the local community and it is anticipated that there will be significant progress in 2016.



GSA Archives

Funders (Project): Historic Scotland, Heritage Lottery Fund, Glasgow City Council and the Scottish Government (Low Carbon Unit).

Funders (Study): Ardenglen Housing Association Ltd, The Architectural Heritage Fund, The Archdiocese of Glasgow, Glasgow City Council and Glasgow City Heritage Trust.

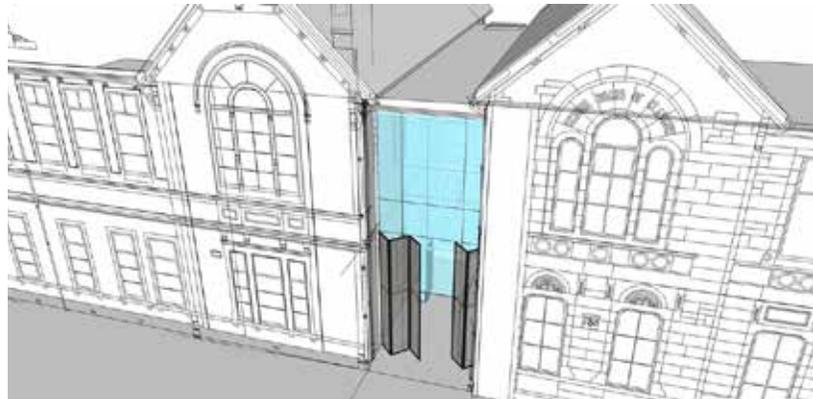
Consultants: John Gilbert Architects, Towler and Hyslop Ltd. (Cost Consultant), David Narro Associates (Structural Engineers), erz (Landscape Architects) and Atelier Ten (Services Engineers).

Parkhead Public School

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

The former Parkhead School is an important local landmark and an increasingly rare survival of the School Board building programme which took place across Glasgow in the late 19th and early 20th centuries. Constructed in two phases, the original eastern building, built in 1878, culminates in a prominent belfry tower. The later west block has gambrel roofs instead of gables and was added in 1887, linked to the original building by a covered walkway.

The school closed in 1963 and was operated as a careers office and storage facility. It has been vacant since 1990 and is recorded on the Buildings at Risk Register for Scotland. Glasgow Building Preservation Trust was initially approached by Parkhead Townscape Heritage Initiative to investigate the condition of the vacant primary school buildings and establish if the building could be restored for community and/or commercial use. The Trust worked with a team to deliver a feasibility study including proposals for the building restoration.



Purcell

Over the past months, the Trust has worked with Parkhead Townscape Heritage Initiative and Parkhead Housing Association to assemble a high calibre design team. Led by Purcell, the team are currently involved in an intensive period of investigation and project development. The Trust will act as delivery vehicle for the project, overseeing fabric repair works and the conversion of the building into a local enterprise centre housing a flexible community space and range of office suites. Upon completion of works the building will be acquired by Parkhead Housing Association, who will manage the facility on behalf of the community.

Funders: Glasgow City Council, Historic Scotland, Parkhead Townscape Heritage Initiative, Scottish Government: Regeneration Capital Grant Fund.

Consultants: Purcell (Architect), JRS Associates (Principal Designer), Will Rudd Davidson (Structural Engineer), Davie + McCulloch (Services Engineer), Gardiner & Theobald (Cost Consultants).



Purcell

Provan Hall and the Seven Lochs Heritage Project

Architect unknown | Medieval origins | Category A Listed

Owned by the National Trust for Scotland and leased to Glasgow City Council, Provan Hall was one of the NTS' earliest acquisitions in 1937. Nestled within Auchinlea Park, Easterhouse, it is considered one of the oldest houses in Glasgow. Glasgow Building Preservation Trust has 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.

Throughout 2015, the Trust has continued to work closely with partners to assemble the necessary funding for this project. A talented design team, led by Fiona Sinclair Architect, in partnership with Collective Architecture, have been undertaking detailed surveys and investigations to inform emerging proposals for the buildings. Their work has uncovered some exciting finds including evidence of early decorative paint schemes. Other recent activities include a successful stakeholder design workshop and further community consultation, as well as an intense period of business planning undertaken by the newly formed Provan Hall Trust.

The Trust's project team are very much looking forward to 2016, which promises to be a busy year as the project enters its delivery phase.

Funders: Glasgow City Council, The Heritage Lottery Fund, Historic Scotland and The National Trust for Scotland.

Consultants: Fiona Sinclair Architect, Collective Architecture, Thomas J Ross Quantity Surveyors, The Structural Partnership (Structural Engineers) and Mabbett (Environmental and Services Engineers).

Project Support

Glasgow Evangelical Church

The Trust is assisting Glasgow Evangelical Church with plans for the repairs to their impressive building on Cathedral Square. The Trust helped the Church secure a Places of Worship (Round One) pass from Heritage Lottery Fund and are working with the Church and RIAS Conservation Accredited Architect, Colin McNeish of McLean Architects to advance the project proposals. It is anticipated that works will commence in 2016.

Citizens Theatre

The Trust is continuing to assist the Citizens Theatre with key aspects of their Heritage Lottery Fund Round Two application. The Citizens' exciting redevelopment project will transform the Theatre into a thriving landmark building in the heart of the Gorbals, and one which shares and celebrates its rich architectural, social and cultural heritage with audiences and visitors from all walks of life.

The Gatehouse, 50 Cathedral Square

The Trust is assisting The Society of Friends of Glasgow Cathedral with fundraising to facilitate the repair and reuse of the building to provide facilities for visitors and the volunteer cathedral guides. The Trust participated in a symposium on future plans for the Cathedral Precinct. This stakeholder event has encouraged forward looking to the further development of a strategic plan for the building and precinct.

Gorbals Street Tenement

James Salmon Jr | 1900 | Category A Listed



Glasgow Building Preservation Trust is assisting Southside Housing Association with fundraising advice to restore this important Art Nouveau former British Linen Bank, which is 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 1980s and is a symbol of the decline suffered by the once vibrant Gorbals neighbourhood.

Southside Housing Association has owned the building since 1996 and since then 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 it is envisaged that the building will echo the original design and usage, with commercial use at ground floor level and residential flats above.

The restoration of this landmark building will preserve a key link with the Gorbals cultural and built heritage while contributing to the long term social and economic regeneration of the area.

Kirkhaven Hall

Peddie & Kinnear | 1858 | Category A Listed



One of the biggest church halls in the city in the 19th century, 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.

Previous uses included a Clothing Society, Penny Savings Bank, schoolhouse and a temporary shelter during WWII. Glasgow Building Preservation Trust has attempted to find a creative new use for the Hall building over many years, working with various partners and stakeholders. Sadly, despite the Trust's very best efforts, the latest attempts to secure funding for the Kirkhaven Hall Design Hub were unsuccessful. Therefore the Trust has recently taken the decision to put the building on the market, creating an exciting development opportunity which would complete and complement the Wellpark/Kirkhaven site.

For further information about the sale of this building contact the Trust.

St Andrew's 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 building, 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 the Trust and leased to a specially formed trust, St Andrew's in the Square Trust (SAINTS). SAINTS has re-invented the church as Glasgow's Centre for Scottish Culture. A key feature of the conversion work was a four-metre-deep excavation to create a basement for a café bar/restaurant, Café Source. The venue is a popular wedding, conference and function space and hosts a number of concerts and activities including Celtic Connections, a fiddle group and ceilidh dance classes, to name a few.

The ongoing maintenance of the building continues to be a challenge; there is a need to balance the preservation and repair of the historic fabric with the requirement for appropriate ventilation. The Trust has appointed RIAS Conservation Accredited Architect Fiona Sinclair to undertake a Management and Maintenance Plan for the building.

Wellpark Enterprise Centre

Architect Unknown, 1867 | Peddie and Kinnear, 1858 | Elder and Cannon, 1996 and 2003
Category A (Wellpark School) and B (Kirkhaven) Listed.

Glasgow Building Preservation Trust 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, owned by the Trust and managed by Speirs Gumley, comprises more than 40 office units, covering 13,000 square feet of lettable space and spread over three levels. One of the most important aspects of the Centre is its role as a hub for a range of organisations that benefit from shared services. Current tenants include businesses, charities, social enterprises and a nursery. The Centre also benefits from a new adjacent overflow car park with space for more than 40 cars.

During the year, occupancy levels increased, with the year-end occupancy level for the Centre at 73%, compared to 67% in 2014. The Centre has continued to attract interest from new potential tenants and all enquiries are being dealt with by the Trust's Finance team (finance@gbpt.org).

Eric Thorburn



Sarah Hamilton

West Boathouse, Glasgow Green

A.B. MacDonald, Glasgow Corporation Office of Public Works | 1905
Category B Listed

Having originally completed a feasibility study and options appraisal on this building in 2002, Glasgow Building Preservation Trust was delighted to be engaged by the two tenant rowing clubs to provide project co-ordination of their feasibility study to fully repair and restore the unique timber framed building on the banks of the River Clyde.

With advice from the Trust, the clubs were able to secure start-up grant funding from the Heritage Lottery Fund and a project viability grant from the Architectural Heritage Fund to enable both clubs to undertake the feasibility study.

The Trust has helped the clubs engage with consultants to undertake three aspects of the study: Condition Survey, Heritage Appraisal and Business Case. The Trust are co-ordinating the work of the consultants and it is anticipated that the feasibility study will be complete by the end of December 2015. If the project develops, it is intended that the Trust will undertake this as a building project.

Funders (Feasibility): Heritage Lottery Fund and Architectural Heritage Fund.

Consultants, Condition Survey: LDN Architects, Morham & Brotchie Cost Consultants and Elliot & Co Structural Engineers.

Heritage Appraisal: Emma Griffiths of Building Learning. Business Case Consultant: Stephanie Robertson.



Association of Preservation Trusts in Scotland

The Association of Preservation Trusts (APT), which promotes and supports the rescue and sustainable use of historic buildings, has nine trust areas across the UK – six in England, and one each in Northern Ireland, Wales and Scotland. Maria Perks is the Chair of the Scottish APT, with Glasgow Building Preservation Trust providing communications support.

This year, APT has secured funding support from the Heritage Lottery Fund to undertake a body of work to consider future activities, membership services, governance, marketing etc. and to appoint two officers to support this work.

The APT in Scotland will continue to work closely with the UK APT in support of the very active and engaged membership in Scotland.

There is a great deal of support, with Historic Scotland providing funding for the activities of the APT in Scotland as well as being involved in ongoing discussion about how it should evolve. The Architectural Heritage Fund (AHF) is also a strong supporter of the APT in Scotland and is a regular attendee at APT events, with Chief Executive of AHF, Ian Morrison, recently presenting to an APT meeting in Edinburgh his vision for the future of his organisation.

Unfortunately, this year has also seen the closure of two building preservation trusts, with Strathclyde Building Preservation Trust and Castles of Scotland Building Preservation Trust ceasing trading, representative of the challenging environment in which Glasgow Building Preservation Trust operates.



GBPT Membership

Trust Member Joseph McVeigh. Member since 2006

Glasgow Building Preservation Trust has a core membership of individuals with a dedicated interest in Glasgow, conservation, heritage, architecture and building preservation. Members are kept up to date with all the latest Trust developments and receive an invitation to the Annual General Meeting and the Doors Open Day Civic Reception in November. Here, Joseph McVeigh explains why he became a Trust member:

"I graduated in 2008 in Building Surveying having previously studied Architectural Conservation at the Glasgow Building and Printing College. Back in 1990 I was an architect technician and was involved in updating the architectural drawings for Inveraray Castle. This was very interesting and is probably where my fascination in preserving Scotland's fine buildings comes from.

"I became a member of the Trust after they approached the college requesting volunteers for Doors Open Day 2006. I enjoyed helping out at the event and became a member afterwards as this was an area I was interested in, and I wanted to help contribute to the protection and development of Glasgow's historic buildings.

"Being a member allows me to keep in touch with the developments within Glasgow and the projects that the Trust is involved in. If you have a keen interest in conservation, then Glasgow Building Preservation Trust is a good organisation to get involved in. Highlights for me have been helping out at Doors Open Day and attending the Civic Reception where you meet like-minded individuals with an interest in conservation."



2014

Doors Open Day 2014

- 192 buildings and events
- 28% new buildings and events
- 83 Mackintosh Festival & DOD photography competition entrants
- More than 40,000 users of the website

Doors Open Day 2014 took place between 15th-21st September and key findings from our surveys showed that almost all visitors agreed that the event gives them pride in their area, helps bring communities together and that their experience of Glasgow DOD has enhanced their image of Scotland as a place to live.

2014 was a particularly special year for Doors Open Day because, as well as the usual week long festival, a mini version of the event was held on 23rd July 2014 to coincide with the Glasgow Commonwealth Games. The aim was for Wee Doors Open Day to offer visitors to the city a chance to experience the built heritage festival and Glasgow's architectural landmarks as part of the wider Glasgow Commonwealth celebrations.

2014 Funders and Supporters: Glasgow City Council, Merchants House of Glasgow, Clydeport Ltd, Trades House of Glasgow, Glasgow Housing Association, nbm Construction Cost Consultants, Wylie Shanks Architects, Page\Park Architects, Glasgow Life, Future Cities, Mast Architects, Spiers Gumley, Glasgow Laser and The Print Box

2014 Prize Givers: Scots Heritage, Urban Realm, Glasgow's Architectural Salvage, Historic Scotland, Clyde Cruises, Holmwood House. South West Community Cycles, Scottish Mask & Puppet Centre, Citizens Theatre, Maryhill Burgh Halls, Arlington Baths, Britannia Panopticon Music Hall, Pollok House, Clydesdale Amateur Rowing Club, Glasgow Police Museum, Glasgow Athenaeum, Tennents, St Frances Centre, Glasgow Crematorium, House for an Art Lover, Glasgow Film Theatre and Soba.

Wee Doors Open Day

- 18 buildings
- Audio tour
- Heritage trail
- Key relay route around Glasgow
- Two talks



2015

Doors Open Day 2015

- 108 buildings
- Almost 200 Mackintosh Festival & DOD photography competition entrants
- 45 buildings and events with children's activities
- 1 'Mazing Memory Museum
- 53 walks and tours
- 25 talks and events
- 1 central Doors Open Day Hub at Civic Room, High Street

Doors Open Day 2015 took place between 14th-20th September and for the first time in 26 years included a dedicated Children's Programme which involved a children's treasure trail of dozens of buildings and events, culminating in a 'Mazing Memory Museum by City of Play at the Riverside Museum. The bespoke children's brochure was designed by local artist Rosie Cunningham and ensured the festival, and all of its buildings, was accessible to young heritage enthusiasts.

As well as the Children's Programme, Doors Open Day 2015 had two other key focuses; Industrial and Technical Heritage and Glasgow Green Year 2015. A theme centred on the European Year of Industrial and Technical Heritage ensured that Glasgow's industrial heritage was brought to the attention of today's city-dwellers, by giving insight into the many diverse and pioneering technical and industrial accomplishments over the years. Highlights included talks on Sir William Arrol and his contribution to industrial Glasgow, a traditional building skills and materials demonstration at the Lighthouse and a guided walk (Tradeston: Engine Shop to the West Indies) around the grid plan of Tradeston.

Visitor comments:

"Both events we managed to book were amazing, the High Court in Glasgow and the Bridgeton Bus Garage. The staff who took us round could not have been more helpful and informative, we were so glad we made the effort to come from Edinburgh."

"The Civic Rooms [stood out] just because it has been there for so long and I have always been fascinated with this slightly quirky building, so to get the chance to see it inside and learn a bit about it, was wonderful."

"The tour of the Necropolis was superb. The tour guide really knew her subject and her enthusiasm shone through. So good, that I have signed up for a longer tour later this month!"

The Glasgow Green Year 2015 theme ensured that the festival championed Green initiatives across the city and promoted walking, public transport and cycling to Doors Open Day events. Highlights of this theme included a partnership with Nextbike who offered Doors Open Day visitors an hour of free hire, a guided cycle tour exploring Glasgow's oldest surviving railway station, Pollokshaws West, its history and conversion into a community cycle centre and the opening of Greyfriars Gardens to the public for the first time.



Doors Open Day 2015 was also the last for Ruth Morris who, after organising four festivals, left the Trust to travel the world. Rachel Holliman was appointed to the role of Events and Development Co-ordinator in September, just in time to deliver another successful festival programme.

2015 Funders and Supporters: Glasgow City Council, Merchants House of Glasgow, Clydeport Ltd, Trades House of Glasgow, Purcell, nbm Construction Cost Consultants, Wylie Shanks Architects, Page\Park, Collective Architecture, Glasgow Life, Hypo Style, Gardiner & Theobald, Mast Architects, Spiers Gumley, Heritage Lottery Fund, Wheatley Group.

2014 Prize Givers: Scots Heritage, Glasgow's Architectural Salvage, Willow Tea Rooms, Historic Scotland, Ronnie Scott, Landmark Trust, Fort Publishing.

Participant comments:

"Having the Scottish Linen Bank Building on High Street (Civic Room Doors Open Day Hub) was extremely helpful. The introductory events were also extremely helpful particularly for the participant manual. Staff appreciated completing the Tourist Training online opportunity."

"I can't really think of any negatives to be honest. I found the support, training opportunities and marketing to be excellent overall. We ran a full programme of events including music, storytelling workshops, children's events and provision of refreshments. This was all provided in partnership with local community organisations."

"We had our best day ever since we have been participating in Doors Open Day and are looking forward to next year already."

Children's Programme, illustration & design by Rosemary Cunningham



'Mazing Memory Museum at Riverside © City of Play



Collaboration

Sarah Strang

Launch of Civic Room and Doors Open Day Hub at 215 High Street

Artist [Sarah Strang](#) shares her thoughts on this year's Civic Room and Doors Open Day collaboration.

The partnership between Doors Open Day and Civic Room that began in 2014, celebrates two wondrous features of civic life in Glasgow – outstanding Victorian architecture and a thriving cultural community.

A hidden river, the Molendinar Burn, a heritage that reveals the very beginnings of Glasgow and the life of Kentigern in the 6th century inspired the first curated project by Civic Room, The Molendinar Burn Project (taking place in June 2016) and the initial meeting with Anne McChlery at Glasgow Building Preservation Trust. A project space was needed to link the seven-mile trail of art happenings, exhibitions and events along the route of the Molendinar Burn. Following discussions with architects, Iain Carson, Gerry Grams and Paul Stallan, Civic Room a new space for art and architecture became real.

"Artists have always found Glasgow a city rich in possibilities. Its urban fabric is strong enough to sustain interventions, its citizens and communities strong enough to question ideas without feeling threatened. What better environment to create a room in the city where all of this can be discussed." **Gerry Grams**

At the joint launch of Glasgow Doors Open Day festival 2015 and the Civic Room on August 9th, Trust Director Anne McChlery described a synergy between the events, it was imperative to literally open the doors of the former British Linen Bank at 215 High Street to the city of Glasgow. Only a partnership with Doors Open Day could offer the message and provide an understanding that Civic Room, a new non-profit art gallery, welcomes everyone.

Civic Room is run by a membership of professional artists, architects and planners committed to providing a programme of outstanding visual art exhibitions, events and performances that connect communities to the built urban spaces of the city. These are values integral to Doors Open Day who, for nearly three decades, has welcomed thousands of members of the public to both historic and new buildings as well as spaces which are contested as well as protected.

The Doors Open Day Hub at Civic Room during 14th – 20th September provided visitors with an experience of a former British Linen Bank, built



Iain Carson



Artwork: Simón Vega, Panopticon Chandelier

by William Forrest Salmon in 1897 and widely regarded as a hidden gem on High Street. More than two thousand visitors were warmly welcomed by willing and welcoming volunteers, guided by the expert organisation of Ruth Morris. Daily and evening talks offered visitors the opportunity to listen to a diverse range of speakers from social historians to experts in Glasgow's mercantile past.

Storytelling became a vital part of the Doors Open Day Hub and local residents and past commercial tenants arrived at Civic Room with paintings, drawings, photographs and stories of a community on High Street that is now almost invisible. Storytelling, and the story of Doors Open Day at Civic Room, will be remembered. A story that has inspired the inaugural Festival of High Street in 2016 – an opportunity over a weekend in September to open the doors of this historic route from Glasgow Cathedral to St Andrews Cathedral. I look forward to celebrating the unique history of High Street and its diverse community of residents, universities, commerce and culture in 2016.

civicroom.com



Martin Gray

Mackintosh Festival Photography Competition



Photography and an appreciation of the built environment go hand in hand and Doors Open Day has long recognised this through its photography competition in collaboration with the Mackintosh Festival. 2015 saw almost 200 entries to the competition. It was an incredibly difficult decision to narrow this number down to a top 15 before our judges selected the four prize winning entries. The variety was astounding, from breath-taking cityscapes to beautifully detailed shots of theatres, Glasgow City Chambers, and places of worship. The overall winning image was of the City Chambers marble staircase by Stephen Cruickshank.



City Chambers by Stephen Cruickshank

Volunteering

Sarah Mallon

Every year Glasgow Building Preservation Trust is supported by a number of volunteers who are invaluable to the successful delivery of our aims and objectives. One of the volunteers who supported the Events and Development Co-ordinator with the Doors Open Day festival is **Sarah Mallon**, a recent graduate from the University of Glasgow.



"When I graduated from university after studying English Literature and Politics I knew it might be difficult to get a job straight away, especially because I enjoyed so many things and wasn't sure exactly what I wanted to pursue. I had visited Doors Open Day before and was interested in gaining insight into the marketing and organisation of cultural events, so I decided to look into volunteering with the Trust in preparation for the 2015 event.

"My experience with the Trust since then has been very rewarding, particularly in its diversity. Over the last few months, I have gained experience in promoting events via websites and social media, developed my communication skills by engaging with a wide variety of people and discovered a new interest in heritage and interiors, all while contributing to such a successful local event. I feel more confident now in applying for graduate positions having had this opportunity to develop my skills in such an interesting environment."



Doors Open Day 2016

12th - 18th September, 2016

2016 is Scotland's **Year of Innovation, Architecture and Design** and Glasgow Building Preservation Trust will be working with the Festival of Architecture to celebrate this important year as part of Doors Open Day. We will be announcing developments relating to this, the European Heritage theme and the launch date for our festival guide in due course.

You can keep up to date by heading to our website, glasgowdoorsopenday.com.

Get involved in Doors Open Day 2016

The aim of the festival is to strengthen civic awareness and pride among Glaswegians, and to broaden awareness of Glasgow's rich built heritage at local, national and international levels.

Can you support us?

- Showcase your building as part of the programme by opening your doors to the public.
- Share your expertise of Glasgow's history, design, innovations, heritage or architecture by giving a talk or a tour.
- Give financial support by making a donation or sponsoring a part of the festival.
- Let us show you how a festival like Doors Open Day comes together by volunteering with us. We'll offer training, a certificate of participation and support in aspects of event management, marketing and communications in exchange for your time and enthusiasm.

Email us at doorsopenday@gbpt.org to get in touch.



Report of the Directors and Financial Statements

for the year ended 31 March 2015

Legal & Administrative Information

Charity Registration Number: SC015443
Company Registration Number: SC079721

Registered Office

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

Office Bearers

Patricia Chalmers MBE, Chair	Thomas McNally, Secretary
Murray Shaw, Vice Chair	

Elected Directors

Patricia Chalmers MBE	David Sutton
John Entwistle	Kerr Robertson
Stewart Leighton	(appointed 27.5.14)
Thomas McNally	Paul Zealey
Murray Shaw	(resigned 12.11.14)

Nominated Directors

Jan McKendry (Glasgow Chamber of Commerce)	John Papworth (The Merchants House of Glasgow)
Councillor Pauline McKeever (Glasgow City Council)	Mary Leggat (Scottish Trades Union Congress)
Bailie Fariha Thomas (Glasgow City Council)	David Scott (The Trades House of Glasgow)
Douglas Taylor (Glasgow Institute of Architects)	

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 Directors present their report and accounts for the year ended 31 March 2015.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charity's Memorandum and Articles of Association, Part 15 of the Companies Act 2006 and the Statement of Recommended Practice (SORP), "Accounting and Reporting by Charities", issued in March 2005.

Structure, Governance and Management

Governing Document

Glasgow Building Preservation Trust is a company limited by guarantee, governed by its Memorandum and Articles of Association dated 23rd June 1982 as amended by special resolutions dated 12th May 1999, 1st November 2000, 26th January 2005 and 17th November 2009. The Trust is registered as a charity with the Office of the Scottish Charities Regulator. There are 2 categories of membership: Corporate Membership and Individual Membership. There are 7 Corporate Members: Glasgow City Council, Glasgow Chamber of Commerce, The Merchants House of Glasgow, The Trades House of Glasgow, The Scottish Trades Union Congress, Greater Glasgow and Clyde Valley Tourist Board and Glasgow Institute of Architects. Each member undertakes to contribute an amount not exceeding £1 in the event of the charity being wound up.

Appointment of Directors

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

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

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

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

The directors who served during the year are shown in the Legal and Administrative Information.

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
3. The implementation of procedures designed to minimise any potential impact on the Trust should any of those risks materialise.

Significant external risks to funding have led to the development of a Strategic Plan which will allow for the diversification of funding and activities. Internal control risks are minimised by the implementation of procedures for authorisation of all transactions and projects. Procedures

are in place to ensure compliance with health and safety of staff and volunteers. These procedures are reviewed to ensure that they continue to meet the needs of the Trust.

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 completed the Gartnavel Royal Hospital (now the Calman Cancer Support Centre) in October 2012. This has been a most successful project, with national recognition of the building as Best Heritage Project in the National Lottery Awards in 2013. This building now houses and provides an ever expanding set of services to an increasing number of people affected by cancer.

In 2014 the Commonwealth Games came to Glasgow and this gave Glasgow and its diverse built environment the opportunity to shine. The Trust's latest completed key note building in 2014 was undoubtedly Kelvingrove Bandstand the restoration of which completed in the spring of 2014 as a newly restored building for the summer programme of outdoor cultural festivities that sat along beside the Commonwealth Games sporting activities across the City. Glasgow Life, our project partners for the building worked closely with us on the delivery of the venue. The Bandstand was very much at the centre of many of the cultural happenings in the city including the series of concerts delivered by Regular Music.

The Trust completed the conversion of the South West Communities Cycles railway building back in May 2013 and in the July of that year and the Station buildings were handed over to South West Community Cycles (SWCC). The project has developed from strength to strength and as a result has enabled the charity to revitalise the station buildings and increase their service provision to the public. SWCC is also looking to expand their services, building on their track record for bicycle repairs and maintenance and bicycle leasing.

The Trust has also continued to assist Glasgow City Council with the planned repair of Provan Hall and its environs, which is part of the larger Seven Lochs Heritage Project. Efforts during the year included a community archology project and supporting the work of the community which is developing a new trust to lease the asset from Glasgow City Council. During 2015 further development work will be ongoing which will lead on to a further Second Round Heritage Lottery Fund application for the building and the Wetlands Park.

During 2014/15 the Trust has assisted like-minded organisations and trusts, including the Citizens Theatre project, which is a large theatre restoration project.

Grant income of £530,053 (2014 - £1,640,870), after deduction of Trust Fees, has been generated for projects during the year.

In September 2014, the Trust delivered its 25th Glasgow Doors Open Day, with 100 buildings open to the public for free. To celebrate the Commonwealth Games, the Trust also organised a special, one-off "Wee Doors Open Day" on July 23rd 2014 as part of Festival 2014, offering visitors and Glaswegians the opportunity to access 18 key buildings across the city, including the Fairfield shipyard Offices, Glasgow Cathedral, The Mackintosh Church, Glasgow Necropolis, The Tall Ship and Glasgow Central Mosque. There was also a special Doors Open Day "Key relay" and an exhibition on Commonwealth buildings in participating venues. The turnout from this event in September 2014 was very well appreciated and the trust received the following feedback: 533 visitor surveys were returned; there were 136 event organisers involved; 93 buildings were open to the public; there were 50 walks & tours and 18 talks.

At the time of writing the Trust has now delivered the September 2015 Doors Open Days event in Glasgow. Once more this was well received and enjoyed greatly by many.

Glasgow Building Preservation Trust has had the pleasure of receiving a recent award being Highly Commended for Kelvingrove Bandstand and Amphitheatre under the heading of Community Benefit.

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.

Principal Funding Sources

During the financial year, the Trust made a surplus of £11,070 (2014 - £3,751) in relation to unrestricted funds and a surplus on restricted funds of £57,916 (2014 - £216,917). The balance on restricted funds at the year end of £159,001 (2014 - £216,917) relates to grants held for specific projects.

One of the two investment properties owned by the Trust, Wellpark/Kirkhaven Enterprise Centre, continued to be managed by GVA James Barr Property Management. During the year, occupancy levels increased with the year end occupancy level for the Centre at 73%, compared to 67% in 2014. 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 Trust has been making agreed capital repayments of £10,000 per annum. 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 the Architectural Heritage Fund, Glasgow City Council, Railway Heritage Trust, Heritage Lottery Fund and Historic Scotland.

Investment Policy

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

Reserves Policy

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

The Board of Directors has examined the Trust's requirements for reserves in light of the main risks to the organisation. It has established a policy whereby the unrestricted funds not committed should be no less than 6 months running costs. This is essential for working capital and cashflow purposes as much of our funding is drawn down in arrears. Budgeted expenditure for 2015/16 is £484,597, therefore the targeted level of unrestricted reserves is £242,298. Unrestricted reserves are currently standing at £231,189, some £11,109 below the target level.

As stated at Note 21 to the Financial Statements, "Designated Funds", the Trust makes a transfer from general funds to designated funds each year in respect of anticipated repairs required to its Wellpark and Kirkhaven investment properties.

Plans for Future Periods

The Trust has realised a series of significant projects in the last few years- Gartnavel Royal Hospital Chapel (Calman Centre), Pollokshaws West Railway Station, and Kelvingrove Bandstand and Amphitheatre. We are delighted to see these buildings thriving bringing benefits to

the organisations and communities they serve. During this period new projects which are still in their infancy are also being developed. Because the funding climate continues to be challenging, and new public funding cuts are expected, the challenge for the Trust is to continue to fundraise across the board for all the projects we hope to deliver. The Trust's main focus over the coming year is to continue to develop our pipeline projects, including Cathkin Braes Mountain Bike Centre, Provan Hall restoration now part of the Seven Lochs Heritage Project- a project led by Glasgow City Council with National Trust for Scotland and other partners for a new proposed community trust based in Easterhouse, and finally the restoration of Westmuir Street School a new large project for the Trust for site start in 2016.

In addition, the Trust will continue deliver the annual Glasgow Doors Open Day event in September of each year. The 2015 event took place on the 19th and 20th September with talks, walks and for the very first time a special children's event highlighted through a new children's brochure just for families.

Statement of Directors' Responsibilities

The Companies Act 2006 requires the directors to prepare financial statements for each financial year, which give a true and fair view of the state of affairs of the company at the end of the financial year and of the surplus or deficit of the company for that period. In preparing those financial statements, the directors are required to:

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and principles in the Charities 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 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 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Disclosure of Information to Auditors

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

appropriate steps to identify such relevant information and to establish that the auditors are aware of such information.

Auditors

The auditors, Gerber Landa & Gee, will be proposed for re-appointment in accordance with Section 485 of the Companies Act 2006.

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

On behalf of the Board



Patricia Chalmers MBE, Director
Date: 22nd September 2015

Report of the Independent Auditors

to the Members of Glasgow Building Preservation Trust

We have audited the financial statements of Glasgow Building Preservation Trust for the year ended 31 March 2015 on pages 10 to 22. The financial reporting framework that has been applied in their preparation is applicable law and the Financial Reporting Standard for Smaller Entities (effective April 2008) (United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities).

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 Directors, 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 Directors 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 Directors as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditors

As explained more fully in the Statement of Directors' Responsibilities, the Directors (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.

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 Directors; and the overall presentation of the financial statements.

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 2015 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.

Opinion on other matter prescribed by the Companies Act 2006

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

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) require us to report to you if, in our opinion:

- 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;
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of Directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or

- the Directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies exemption in preparing the Report of the Directors.



Thomas Hughes (CA) (Senior Statutory Auditor)
for and on behalf of Gerber Landa & Gee
Registered Auditor

Chartered Accountants

Eligible to act as an auditor in terms of Section 1212
of the Companies Act 2006
11/12 Newton Terrace
Glasgow
G3 7PJ

Date: 22nd September 2015

Statement of Financial Activities

for the year ended 31st March 2015

Note	Unrestricted Funds (£)	Restricted Funds (£)	2015 Total Funds (£)	2014 Total Funds (£)
INCOMING RESOURCES				
Voluntary income:				
Grants Received	2 51,073	1,925	52,998	68,504
Fundraising & Donations	3 14,996	—	14,996	9,064
Activities for generating funds:				
Investment Income	4 203,109	142	203,251	194,300
Incoming resources from charitable activities:				
Grants Received – Projects	2 59,000	471,053	530,053	1,640,870
Other Income – Projects	5 —	—	—	46,667
Management and Consultancy Fees	6 165,074	—	165,074	135,711
Total Incoming Resources	493,252	473,120	966,372	2,095,116
RESOURCES EXPENDED				
Costs of generating funds:				
Costs of Generating Voluntary Income	7 1,128	—	1,128	1,118
Costs of Managing Investment Properties	7 224,124	—	224,124	189,661
Charitable activities	7 231,204	531,036	762,240	1,657,484
Governance costs	7 25,726	—	25,726	26,335
Total Resources Expended	482,182	531,036	1,013,218	1,874,598
Net Incoming/(Outgoing) Resources before Transfers	11,070	(57,916)	(46,846)	220,518
Gross Transfers between Funds	—	—	—	—
Surplus/(Deficit) on Revaluation	—	—	—	—
Net Movement in Funds	11,070	(57,916)	(46,846)	220,518
Total Funds Brought Forward at 1st April 2014	657,012	216,917	873,929	653,411
TOTAL FUNDS CARRIED FORWARD AT 31ST MARCH 2015	668,082	159,001	827,083	873,929

The notes form part of these financial statements

Summary Income and Expenditure Account

for the year ended 31st March 2015

	2015 (£)	2014 (£)
Total Income	966,372	2,095,116
Total Expenditure	1,013,218	1,874,598
Net Income/(Expenditure) for the Year	(46,846)	220,518

The Summary Income and Expenditure Account is derived from the Statement of Financial Activities, which together with notes 1 to 25, provides full information on the movements on all funds of the charity during the year.

Statement of Recognised Gains and Losses

for the year ended 31st March 2015

	2015 (£)	2014 (£)
Net Income/(Expenditure) for the Year	(46,846)	220,518
Revaluation of Fixed Asset Investments held by Income Funds	—	—
Total Gains and Losses Recognised since the last Annual Report	(46,846)	220,518

Balance Sheet

as at 31st March 2015

2014 (£)	2014 (£) Note	2015 (£)	2015 (£)
1,944	12	2,801	
845,469	12	845,469	
			848,270
414,820	13	323,553	
440,770	14	294,673	
855,590		618,226	
(585,244)	15	(405,610)	
270,346			212,616
1,117,759			1,060,886
(243,830)	16	(233,803)	
873,929		827,083	
149,735	20	149,735	
287,158	21	287,158	
220,119	22	231,189	
657,012		668,082	
216,917	23	159,001	
873,929		827,083	

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

On behalf of the Board:


Patricia Chalmers MBE, Director



Murray Shaw, Director
Approved by the Board on: 22nd September 2015

Notes to the Financial Statements

for the year ended 31st March 2015

1. Accounting Policies

(a) Basis of Preparation

The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets and are in accordance with applicable accounting standards, the Financial Reporting Standard for Smaller Entities (effective April 2008), the Charities and Trustee Investment (Scotland) Act 2005 and Accounting and Reporting by Charities: Statement of Recommended Practice (SORP) issued in March 2005.

(b) Financial Reporting Standard Number 1

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

(c) Fund Accounting

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

(d) Incoming Resources

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

- Voluntary income is received by way of grants, donations and gifts and is included in full in the Statement of Financial Activities when receivable. Grants where entitlement is not conditional on the delivery of a specific performance by the Trust are recognised when the Trust becomes unconditionally entitled to the grant.
- Incoming resources from grants, consultancy and management fees, where related to performance and specific deliverables, are accounted for as the Trust earns the right to consideration by its performance. Grants received with conditions attached are included within creditors as deferred income and recognised when the conditions have been met.
- Project grants in respect of investment properties are deducted from the cost of investment properties. A condition of certain project grants requires repayment of all or part of the grant if the properties are disposed of within certain time periods.

- Investment income is included when receivable. Gross rents and service charges received and receivable from the investment properties are included in the revenue account on the basis that credit is taken as they fall due for payment. Provision is made for any rents due but not considered receivable.

(e) Resources Expended

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

- Costs of generating funds comprise the costs associated with attracting voluntary income.
- Expenditure on charitable activities comprises those costs incurred by the Trust in the delivery of its activities and services. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.
- Governance costs includes those costs associated with meeting the constitutional and statutory requirements of the Trust and includes audit fees and costs linked to the strategic management of the Trust.
- All costs are allocated between the expenditure categories of the Statement of Financial Activities on a basis designed to reflect the use of the resource. Costs relating to a particular activity are allocated directly; others are apportioned on an appropriate basis, for example estimated usage or staff time as set out in Note 7.

(f) Fixed Assets

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

Plant and machinery

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

(g) Investment Properties

In accordance with SSAP 19, investment properties are included within the Balance Sheet at their open market value. No depreciation is provided in respect of investment properties. It is a requirement of the Companies Act 2006 that all properties are depreciated. However, this requirement conflicts with the generally accepted accounting principle set out in SSAP 19 and the directors consider that the standard should be adopted in order to provide a true and fair view.

(h) Operating Leases

Rentals paid under operating leases are charged to the Statement of Financial Activities as incurred.

(i) Pensions

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

2. Grants Received

2014 (£)		2015 (£)
	Voluntary income:	
50,000	Core funding received from Glasgow City Council	50,000
–	Grants received for repairs to Wellpark/Kirkhaven	–
18,504	Grants – other	3,199
	Incoming resources from charitable activities:	
1,640,870	Grants received for projects	529,852
1,709,374		583,051

Included within grants received for projects is funding of £59,000 (2014 – £48,000) in relation to Doors Open Day.

Grants receivable were from the following funders:

2014 (£)		2015 (£)
13,884	Architectural Heritage Fund	7,317
2,782	Big Lottery Fund	–
–	Celebrate Lottery Fund	10,000
935,781	Glasgow City Council	384,868
28,378	Glasgow City Heritage Trust	4,000
450,940	Heritage Lottery Fund	100,704
198,198	Historic Scotland	17,963
15,000	Hugh Fraser Foundation	–
75	Railway Heritage Trust	5,000
11,280	ScottishPower Green Energy Trust	–
33,000	Sylvia Waddilove Foundation	–
100,000	William Grant & Sons	–
–	Wolfson Foundation	–
(79,944)	Less consultancy fees	–
1,709,374		529,852

3. Fundraising and Donations

Fundraising and donations is made up of the following:

2014 (£)		2015 (£)
	Voluntary income:	
1,819	Membership Fees and Donations	2,245
7,245	Doors Open Day Donations/Sponsorship	12,751
9,064		14,996

4. Investment Income

2014 (£)		2015 (£)
41,735	Rental and Other Income - St Andrew's in the Square	43,378
152,084	Rental and Other Income - Wellpark/Kirkhaven	159,693
60	Bank Interest - Core	38
421	Bank Interest - Projects	142
194,300		203,251

5. Other Income - Projects

Other project income relates to the transfer of project property to the end user.

6. Management and Consultancy Fees

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

7. Resources Expended

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

	Charitable Activities (£)	Generating Funds (£)	Governance (£)	Management of Investments (£)	2015 Total (£)	2014 Total (£)
Employment Costs ^T	162,557	914	15,177	4,206	182,854	198,028
Publicity & Marketing Costs ^D	—	—	1,911	291	2,202	2,279
Services Costs ^{U/D}	23,903	130	1,977	194,760	220,770	189,736
Audit Fee ^D	—	—	5,330	—	5,330	5,432
Legal and Professional Fees ^D	—	—	—	12,924	12,924	5,386
Office Costs ^{U/D}	15,079	84	1,331	354	16,848	9,967
Servicing Loans ^D	—	—	—	11,589	11,589	12,026
Doors Open Day ^D	31,590	—	—	—	31,590	20,933
Projects ^D	529,111	—	—	—	529,111	1,430,811
	762,240	1,128	25,726	224,124	1,013,218	1,874,598

Included within employment costs for charitable activities are staff costs of £30,344 (2014 - £32,862) in relation to time spent on Doors Open Day.

8. Net Incoming Resources for the Year

This is stated after charging:

2014 (£)		2015 (£)
5,432	Audit Fee	7,500
—	Non Audit Services	1,330
1,068	Depreciation	2,018

9. Staff Costs and Numbers

Staff costs were as follows:

2014 (£)		2015 (£)
170,287	Gross Salaries and Wages	160,163
16,784	Employer's National Insurance	12,776
10,957	Pension Costs	9,915
198,028		182,854

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

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

2014 (No.)		2015 (No.)
1.00	Director	1.00
2.45	Project Development Officers	2.10
1.45	Finance	1.25
1.00	Doors Open Day/Events	1.00
0.20	Administration	0.50
6.10		5.85

The Trust does not operate a pension scheme for its employees but does administer contributions to individual stakeholder pension schemes for 8 members of staff (2014 - 7 staff). The contributions for the year were £9,729 (2014 - £10,957). Included within other creditors are outstanding pension contributions of £2,071 (2014 - £1,363).

10. Trustee Remuneration and Related Party Transactions

The Trust does not pay remuneration to the directors and no travel expenses were claimed by any director during the year (2014 - nil).

No director or other person related to the Trust had any personal interest in any contract or transaction entered into by the Trust during the year (2014 - nil).

11. Taxation

As a charity, no liability to UK corporation tax arose on ordinary activities for the year ended 31st March 2015 or for the year ended 31st March 2014.

12. Tangible Fixed Assets

	Investment Properties (£)	Additions to L/hold Prop (£)	Plant and Machinery (£)	Totals (£)
COST OR VALUATION:				
At 1st April 2014	845,469	—	20,042	865,511
Additions	—	—	2,875	2,875
Grants Received	—	—	—	—
Disposals	—	—	(1,103)	(1,103)
Revaluation	—	—	—	—
At 31st March 2015	845,469	—	21,814	867,283
DEPRECIATION:				
At 1st April 2014	—	—	18,098	18,098
Charge for Year	—	—	2,018	2,018
On Disposals	—	—	(1,103)	(1,103)
At 31st March 2015	—	—	19,013	19,013
NET BOOK VALUE:				
At 31st March 2015	845,469	—	2,801	848,270
At 31st March 2014	845,469	—	1,944	847,413

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:

2014 (£)		2015 (£)
695,734	Cost	695,734
424,433	Valuation at 31/03/1997	424,433
(48,476)	Valuation at 31/03/1999	(48,476)
(322,575)	Valuation at 31/03/2002	(322,575)
411,353	Valuation at 01/04/2005	411,353
(340,000)	Valuation at 31/03/2009	(340,000)
25,000	Valuation at 31/03/2013	25,000
845,469		845,469

The properties known as Wellpark Enterprise Centre & Kirkhaven at Duke Street were valued on a current open market value basis on 31st March 2013 at a value of £835,000 by the District Valuer in accordance with the Valuation Standards (8th Edition) of the Royal Institute of Chartered Surveyors. The directors consider this to be the open market value of the properties as at 31st March 2015. The cost of the property known as Kirkhaven at Duke Street, Glasgow includes capitalised interest of £30,883.

The property at St Andrew's Church was valued on an open market value basis on 31st March 2015 by the directors. The cost of this property includes capitalised interest of £12,304.

13. Debtors: Amounts falling due within one year

2014 (£)		2015 (£)
49,410	Trade Debtors	111,040
202,877	Other Debtors	122,766
55,305	Prepayments and Accrued Income	89,747
107,228	VAT	—
414,820		323,553

14. Cash at Bank and In Hand

Included within the bank balance at the year end is the amount of £208,826 (2014 - £287,024) which consists of monies received in advance from various grant funders relating to current projects.

15. Creditors: Amounts falling due within one year

2014 (£)		2015 (£)
6,924	Charity Bank Loan (see note 18)	7,321
285,503	Trade Creditors	178,508
3,896	Social Security and Other Taxes	4,466
58,461	Other Creditors	2,070
230,460	Accrued Expenses and Deferred Income	192,224
—	Deferred Grant Income	—
—	VAT	21,021
585,244		405,610

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

2014 (£)		2015 (£)
495,459	Deferred Grant Income as at 1st April 2014	—
—	Incoming Resources Deferred in the Current Year	—
(495,459)	Amounts Released from Previous Years	—
—	Deferred Grant Income as at 31st March 2015	—

16. Creditors: Amounts falling due after more than one year

2014 (£)		2015 (£)
189,142	Charity Bank Loan (see note 18)	181,821
54,688	St Andrew's in the Square Sinking Fund	51,982
243,830		233,803

17. Loans and Overdrafts

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

2014 (£)		2015 (£)
—	Amounts falling due within one year or on demand:	—
—	Bank Overdrafts	—
6,924	Charity Bank Loan	7,321
6,924		7,321
7,321	Amounts falling due between one and two years	7,803
24,882	Amounts falling due between two and five years	26,392
156,939	Amounts falling due after more than five years	147,626
189,142		181,821

18. Secured Debts

The following secured debts are included within creditors:

2014 (£)		2015 (£)
196,066	Charity Bank Loan	189,142

The Charity Bank Loan of £189,142 (2014 - £196,066) is secured over the properties at Kirkhaven, 176 Duke Street and Wellpark Enterprise Centre at 120 Sydney Street, Glasgow.

19. Obligations under Leasing Agreements

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

2014 (£)		2015 (£)
	Operating leases	
1,128	Expiring within one year - other	2,824
824	Expiring between one and five years - other	312
1,952		3,136

20. Revaluation Funds

2014 (£)		2015 (£)
149,735	Revaluation of Investment Property	149,735
—	Revaluation in Year	—
149,735	Revaluation Funds as at 31st March 2015	149,735

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

21. Designated Funds

2014 (£)		2015 (£)
—	Incoming Resources	—
(5,618)	Resources Expended	—
(5,618)		—
28,500	Transfer from/(to) General Funds	—
264,276	Designated Funds as at 1st April 2014	287,158
287,158	Designated Funds as at 31st March 2015	287,158

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

22. General Funds

2014 (£)		2015 (£)
441,034	Incoming Resources	493,252
(431,665)	Resources Expended	(482,182)
9,369		11,070
(28,500)	Transfer from/(to) Designated Funds	—
17,253	Transfer from/(to) Restricted Funds	—
221,997	General Funds as at 1st April 2014	220,119
220,119	General Funds as at 31st March 2015	231,189

23. Restricted Funds

2014 (£)		2015 (£)
1,654,082	Incoming Resources	473,120
(1,437,315)	Resources Expended	(531,036)
216,767		(57,916)
(17,253)	Transfer from/(to) General Funds	—
17,403	Restricted Funds as at 1st April 2014	216,917
216,917	Restricted Funds as at 31st March 2015	159,001

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

	Balance at 1 April 2014 (£)	Incoming Resources (£)	Resources Expended (£)	Transfers (£)	Balance at 31 March 2015 (£)
Doors Open Day	—	—	—	—	—
Gartnavel Royal Chapel	51,941	18	(51,959)	—	—
Kelvingrove Bandstand	113,157	356,641	(411,378)	—	58,420
Kirkhaven Hall	—	—	—	—	—
Pollokshaws West Station	47,784	5,024	(12,687)	—	40,121
Provan Hall	—	—	—	—	—
St Margaret's Church	—	—	—	—	—
St Martin's Church	4,035	52,325	(27,900)	—	28,460
Westmuir Street School	—	25,117	(25,117)	—	—
Other	—	33,995	(1,995)	—	32,000
	216,917	473,120	(531,036)	-	159,001

24. Analysis of Net Assets between Funds

	Unrestricted & Designated Funds (£)	Restricted Funds (£)	2015 Total (£)	2014 Total (£)
Tangible Fixed Assets	848,270	—	848,270	847,413
Net Current Assets	53,615	159,001	212,616	270,346
Creditors Falling Due After More Than One Year	(233,803)	—	(233,803)	(243,830)
	668,082	159,001	827,083	873,929

25. Capital Commitments

At 31st March 2015, contracted capital commitments for which no provision has been made amounted to £nil (2014 - £287,672).

Income and Expenditure Account

for the year ended 31st March 2015

31.3.14 (£)	31.3.14 (£)	31.3.15 (£)	31.3.15 (£)
	Income:		
50,000	Core Funding	50,000	
18,504	Other Grant Funding	1,073	
128,091	Consultancy & Management Fees	165,074	
1,819	Donations & Subscriptions	2,245	
55,245	Income from Events	71,751	
60	Bank Interest Received	38	
41,735	Rent & Service Charges	43,378	
152,084	Wellpark/Kirkhaven Income	159,693	
		447,538	493,252
	Expenditure:		
170,287	Salaries	158,238	
16,784	Social Security	12,776	
10,957	Pensions	9,915	
15,693	Telephone	17,536	
3,713	Printing & Stationery	3,041	
2,279	Publicity	2,202	
507	Project Costs	16,532	
24,187	Cleaning	24,876	
10,790	Sundry Expenses	9,650	
5,432	Auditors Remuneration	7,500	
(7)	Legal & Professional Fees	2,530	
5,393	Property Management Fees	8,224	
—	Rent of Car Park	1,386	
4,363	Water Charges/Rates	3,484	
29,749	Insurance	31,765	
28,588	Heat & Light	33,285	
6,112	Postage	5,054	
45,984	Security & Reception	47,209	
4,564	Waste Disposal	4,187	
24,168	Repairs & Maintenance	37,543	
20,933	Expenditure on Events (exc. salaries)	31,590	
217	Bank Charges	52	
12,026	Loan Interest	11,589	
1,068	Depreciation: Computer Equipment	2,018	
		443,787	482,182
		3,751	11,070
	Excess of Income over Expenditure		

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

Office Bearers

Patricia Chalmers MBE, Chair
Murray Shaw, Vice Chair
Thomas McNally, Secretary

Elected Directors

Patricia Chalmers MBE
John Entwistle
Stewart Leighton
Thomas McNally
Murray Shaw
David Sutton
Kerr Robertson (appointed 27th May 2014)
Paul Zealey (resigned 12th November 2014)

Design: Ian Corcoran (ianc@mac.com)

Cover images: St. Martin's Church (John Gilbert Architects)

Nominated Directors

Jan McKendry – Glasgow Chamber of Commerce
Councillor Pauline McKeever – Glasgow City Council
Bailie Fariha Thomas – Glasgow City Council
Douglas Taylor – Glasgow Institute of Architects
John Papworth – The Merchants House of Glasgow
Mary Leggat – Scottish Trades Union Congress
David Scott – The Trades House of Glasgow

Professional Staff

Director: Anne McChlery

Project Development Officers: Elaine Lee,
Niall Gallacher, Andrew McConnell

Events and Development Co-ordinator: Rachel Holliman

Finance Manager: Arthur McWilliams

Finance Assistant: Gillian White

Administration Assistant: Christina Thomson



Glasgow Building Preservation Trust

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

0141 554 4411 • info@gbpt.org • gbpt.org
glasgowdoorsopenday.com • facebook.com/gbptrust