



GLASGOW
BUILDING
PRESERVATION
TRUST



Glasgow Building Preservation Trust
Annual Report 2016

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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

Murray Shaw

It is my pleasure to write my first introduction to the Annual Report for Glasgow Building Preservation Trust.

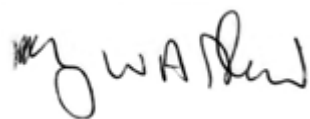
While we continue to face challenges, the Trust has enjoyed a year of significant achievement.

Our most notable current project (now on site) is the restoration of Parkhead School on Westmuir Street. The works to this well known and much loved building will provide a new community facility as well as complementing the significant works already undertaken in the area.

Within the next year we hope to have made significant progress with projects that we have been working on including the conversion of St Martin's Church which is to become Cathkin Braes Activity Centre, Provan Hall, and the West Boathouse on Glasgow Green. We were delighted when the last of these was awarded funding from the Heritage Lottery Fund that will make a significant contribution to progressing this important project.

Our other major activity is the Doors Open Days Festival in Glasgow. The programme this year was not only notable for breadth of the buildings taking part but the range of other activities and talks. I thoroughly enjoyed the event.

However, it would be remiss of me to ignore the challenges we face – getting projects on site when we plan to is more and more difficult as is securing funding. Uncertainty politically and around funding is likely to prevail for some time to come. We will face all these challenges – as the Trust has faced challenges in the past – but meantime celebrate the work of the last year.



Murray Shaw
Chair



GBPT Board of Trustees *Back (l-r):* Stewart Leighton, Dave Sutton, John Entwistle, Murray Shaw, Tom McNally and John Papworth. *Front (l-r):* Douglas Taylor, Mary Leggat, Dr Beverly Bergman, Patricia Chalmers MBE and Neil Amner.



Guests at the Glasgow Doors Open Days Civic Reception, held at Glasgow City Chambers in November 2016



Murray Shaw (Chair of GBPT) presents Karen Donaldson with the Above and Beyond Award for Volunteering during the Doors Open Days Festival.



GBPT Staff (l-r): MollyMae Whawell, Anne McClery, Gillian White, Niall Gallacher, and Andrew McConnell.

Parkhead School

Hugh Maclure, 1878 & 1887 | Charles H Robinson, 1899

Parkhead School sits in the Parkhead Cross Conservation Area. Category B Listed, this Victorian building is a survivor of the school construction programme undertaken across Glasgow between 1873 and 1919, which are becoming increasingly rare.

Developed in two phases, the original east building dates from 1878, and the later west block was 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, the Trust 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.

Funding of £4.12m has been raised from public and private funders. Over the past year, the Trust has been developing plans to 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.

Work started on site in July 2016, with CBC Ltd as contractor, and is expected to complete in the autumn of 2017. Early tasks include site clearance, down takings, erection of scaffolding and stone cleaning. Community benefit clauses have been included in the contract and these are being delivered by CBC in the form of targeted training and recruitment for apprentices, new entrants and work placements.

A programme of community engagement events will be taking place during the course of the project to involve local people and raise awareness of the building's history and significance at the heart of the community.

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

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

Consultants: Purcell (architect), JRS Associates (principal designer), Will Rudd Davidson (structural engineer), Davie + McCulloch (services engineer), Gardiner & Theobald (quantity surveyor), Building Learning (community engagement).

Contractor: CBC Ltd.



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 building was part-funded originally by community efforts including a 'shilling a brick' campaign, and so holds a special place in the history of the Castlemilk Community. Today, similar community efforts are being driven by Ardenglen Housing Association, on behalf of the Mitchellhill Community Group, formed to secure the future of St Martin's and the legacy of the 2014 Commonwealth Games.

The Trust continues to lead on the development 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 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 has concluded the HLF funded Development phase, with notable achievements:

- Consultants led by John Gilbert Architects have completed design work to Stage D
- Planning Permission and Listed Building Consent have been approved.
- Emma Griffiths of Building Learning has completed the Activity Plan.
- Architrail have completed a Mountain Bike Trail masterplan for the Cathkin Braes
- Ardenglen HA have developed the business plan for the operation of the Centre
- The Scottish Government have awarded a Regeneration Capital Grant of £1m
- The William Grant Foundation have awarded a grant of £50,000
- Glasgow City Council will deliver the adjacent car park and mountain bike trails on the adjacent site of the former Mitchellhill flats
- The former church hosted hard hat tours as part of Glasgow Doors Open Days Festival 2016.

It is anticipated that this project will commence on-site in 2017.



Picture: John Gilbert Architects



Funders: The Architectural Heritage Fund, Glasgow City Council, Historic Environment Scotland, Heritage Lottery Fund, Scottish Government RCGF, William Grant Foundation.

Consultants: John Gilbert (architects), Ailsa TH (quantity surveyors), David Narro Associates (structural engineers), ERZ (landscape architects), Atelier Ten (services engineers) and Building Learning (heritage education).



West Boathouse, Glasgow Green

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

Built in 1905, the West Boathouse is a rare surviving timber frame structure which is now considered to be unique in Scotland. One of the grandest of an already unusual building type, the West Boathouse is a Category B Listed Building.

Following a feasibility study in 2002 for Glasgow City Council, the Trust was engaged in 2015 by the two rowing clubs of the West Boathouse to co-ordinate a Feasibility and Options Appraisal to look at the long term redevelopment of the building. The clubs secured funding for the study with a Start-Up Grant from the Heritage Lottery Fund and a Project Viability Grant from the Architectural Heritage Fund. The study was carried out from September to December 2015 and encompassed a condition survey, options appraisal, a heritage asset and activity potential report, business case, VAT advice and valuation.

The enthusiasm of the rowing community volunteers was evident at the Heritage Session in September, during the excavation of trial pits to investigate the substructure and developing the installation of 'heritage window' panels to share their historic images with the public. The study concluded in December 2015 and the Trust prepared a project funding strategy to meet the identified total costs of £2.4m along with a project development plan which charted the project path ahead.

After an enthusiastic start with the feasibility study, the project gathered momentum in 2016. A Building Repair Grant of £360,000 was awarded by Historic Environment Scotland and a £2500 'Get Set' grant was awarded by the Spirit of Calton – a Fourteen Community (administered by Foundation Scotland). The HES grant recognises the interest in the historic fabric of the building and the Spirit of Calton grant recognises the local enthusiasm to engage with the building and how it is used.

Following their Project Viability Grant to the clubs for the Feasibility Study, the Architectural Heritage Fund again threw their weight behind the project with a Project Development Grant of £13,000 to the Trust. Support from the Architectural Heritage Fund at the early stages of this project has been critical to building momentum and leveraging support from other funders.

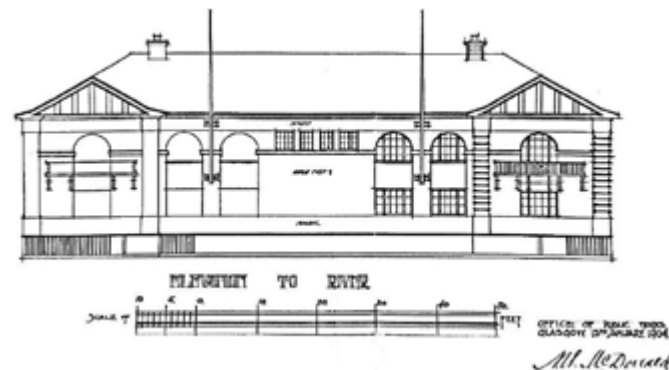
Amateur photographer Alisdair Woodburn was pleased to share his beautiful image of the boathouse, which became widely shared on social media (and this year's front cover), helping demonstrate the wider interest in this much loved building on Glasgow Green.

Encouraged by Glasgow City Council, the Trust undertook its first ever public appeal through the MyParkScotland platform. Seeking to raise £5,000 towards the development costs, the appeal became the most successful campaign on the MyParkScotland portal with 197 donations raising £5,478 for the project and over £700 from Gift Aid for the Glasgow Green Endowment. The public appeal also attracted a generous private donation direct to the Trust from Michael Abram.

In October 2016, the Heritage Lottery Fund announced that the Trust's Round 1 application for a Heritage Grant totalling £1.212m had been approved, including a Development Grant of £121,900 awarded. We were particularly delighted to welcome Olympic silver medallist Polly Swann to share the news with the clubs. The development period will include an activity and interpretation plan, a volunteer training plan, business plan, lease agreements, design development, project costs, management and maintenance plan, and an evaluation plan. If the development work proceeds as intended, a Round 2 application to HLF for approximately £1.09m will be submitted in late 2017, with construction starting in late 2018 and completion in 2019.

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

Feasibility Study Consultants: LDN (architects), Morham & Brotchie (quantity surveyors), Elliot & Company (consulting engineers), Emma Griffiths (heritage report) and Stephanie Robertson (business case).



Pictures: Devlin Photo Limited



Gorbals Street Tenement

James Salmon Jr | 1900 | Category A Listed

The Trust is assisting 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 historical decline suffered in the neighbourhood.

SHA 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 Gorbals and the completed building will echo the original design with commercial use at ground floor and residential flats above.

Design development work and fundraising has been ongoing throughout the year it is anticipated that work will start on site in 2017. 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.



The Gatehouse, Cathedral Square

James Hamilton | 19th century | Category A listed

The Trust remains supportive of The Society of Friends of Glasgow Cathedral and their efforts to develop this project which aims to repair and reuse the building to provide facilities for visitors and the volunteer Cathedral Guides.

The Trust and The Society of Friends were present at an event in July to commemorate the 880th anniversary of the consecration of Glasgow Cathedral, a reminder that the Cathedral and its precinct were at the heart of medieval Glasgow and remains a nationally significant place to this day.



Glasgow Evangelical Church

John Honeyman, 1878 | Category A Listed

The Trust is assisting Glasgow Evangelical Church with a repair project on their impressive building on Cathedral Square. The Trust 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, while the works on-site have been undertaken by Conservation Masonry, under the supervision of RIAS Conservation Accredited Architect, Colin McNeish of McLean Architects.

In addition to the repair work, the project includes the delivery of Heritage Activities which seek to engage a wider audience with the heritage of the site. Consultants have been working with the church congregation on heritage interpretation and delivery of the Heritage Activities – notably including a Conservation Seminar at the Church in June 2016.



Provan Hall and the Seven Lochs Wetland Park

Architect Unknown | Medieval Origins | 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.

Glasgow Building Preservation Trust have been working with the Council since 2005 to bring forward Provan Hall's renewal as part of the Seven Lochs Wetland Park. The aim is to repair and enhance the Provan Hall buildings as a 'gateway' into the Seven Lochs Wetland Park.

Throughout 2015 and early 2016, the Trust has continued to work closely with partners to assemble the necessary funding for this project and 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.

The Trust were particularly pleased that the Heritage Lottery Fund approved the Round 2 Application in the summer of 2016 and at the time of writing await further developments on the project.



Shawmuir Lodge

Sir Robert Rowand Anderson | 1891 | Category B listed

Shawmuir Lodge is a Building at Risk located at the entrance to Pollok Country Park, one of the best loved green spaces in Glasgow. The lodge, with adjacent gates and 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, an options appraisal was carried out in 2011 and progressed on to a restoration project.

This was halted with the closure of Strathclyde Building Preservation Trust in 2015. Since then, Glasgow Building Preservation Trust has been working with stakeholders including Glasgow City Council and the National Trust for Scotland's Little Houses Investment Scheme to progress the project and find a long term sustainable use. The Trust are working with The Scottish Veterans' Garden City Association, more recently known as Houses for Heroes Scotland, as prospective end user. It is anticipated that they will take a long lease on the property and let the restored lodge as a long term home for a veteran.



Pollok Stables Courtyard

Architect unknown | 17th–19th century | 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 predominantly dating from the 18th century. The new stable complex was first constructed on the site of the medieval Laighe Castle (low castle) and then underwent significant changes and additions in the 19th century.

Concerned at the deteriorating condition of the Pollok Stables complex, Glasgow City Council commissioned the Trust to undertake an Options Appraisal Study as the initial stage in establishing the process for the repair and rehabilitation of the Pollok Stables complex. 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.

The study involved a detailed structural condition survey including test pits and CCTV drainage surveys to establish the condition of the Stables complex and make recommendations for its repair. The study also considered a long list of potential options and associated uses for the Stables complex, ranging from a baseline 'repair only' approach to a series of mixed use commercial and public access proposals.

The preferred option is a mixed use solution which encourages a high volume of public access and engagement, carefully balanced with a number of income generating uses such as a café, shop, accommodation to let, and some commercial units. This option retains and refreshes the parts of the Stables which currently attract public footfall such as the heavy horses, visitor centre and public toilets, while maximising opportunities to develop skills, training and education linked in to Pollok Estate's many assets including the walled garden, animals and woodland.

A full cost report, which was prepared as part of the study, and which considered the cost of the four different options, put the total cost for the full repair and rehabilitation of the complex at approximately £6.8m.

This study has had a limited focus and it is therefore suggested that to further develop the preferred option, a more detailed feasibility study with associated business case development, stakeholder engagement and public consultation should be undertaken.

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.

Options Appraisal Consultants: National Trust Little Houses Improvement Scheme (architect); David Narro Associates (structural engineer); Gardiner & Theobald (quantity surveyor).



St Andrew's in the Square

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

In 2000, the 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. It 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. In 2016, the building was the hub for Glasgow Doors Open Days Festival.

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 Glasgow Building Preservation Trust with the management and maintenance of the building.



Wellpark/Kirkhaven Enterprise Centre

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

The 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 comprises more than 40 office units covering 13,000 square feet of lettable space, spread over three levels, is owned by the Trust and managed by Speirs Gumley. 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. It 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 Wellpark Centre at 69.5% and Kirkhaven at 83.9%. The centre has continued to attract interest from new potential tenants, with all enquiries now being dealt with by Finance at the Trust (finance@gbpt.org).



Picture: Sarah Hamilton

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.

The Trust has attempted to find a creative new use for the hall building over many years, working with various partners and stakeholders. Sadly, despite our very best efforts, our latest attempts to secure funding for the Kirkhaven Hall Design Hub were unsuccessful. The building was advertised for sale in December 2015 and the Trust are reviewing the level of interest and the suggested potential uses.

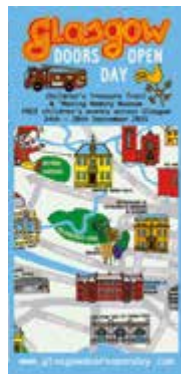


2015

Doors Open Day 2015

- 108 buildings
- 190 Mackintosh Festival and DOD photography competition entrants
- 53 walks
- 25 talks

Doors Open Day 2015 took place between 14th-20th September and key findings from our surveys showed that almost all visitors agreed that the event gave them pride in their area, helps bring communities together and that their experience of Doors Open Day has enhanced their image of Scotland as a place to live. 2015 was a particularly special year for Glasgow Doors Open Days as it saw the introduction of the first ever dedicated children's programme. The aim of the programme of family friendly events, and accompanying bespoke print programme, was to encourage families and children to attend Doors Open Days and learn about the city. This was a success with more than 5,000 visits by children.



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.

2015 Prize Givers: Scots Heritage Magazine, Glasgow Architectural Salvage, Willow Tea Rooms, Historic Scotland, Ronnie Scott, The Landmark Trust, Fort Publishing.

2016

Glasgow Doors Open Days Festival 2016

- 113 open buildings
- 200+ Mackintosh Festival and photography competition entrants
- 51 city tours on foot, bike and by boat
- Dozens of events for kids
- 27 talks
- 13 special events
- 1 central Doors Open Day Hub at St Andrew's in the Square
- 31% new buildings and events

Glasgow Doors Open Days Festival 2016 took place between 12th-18th September and saw many new buildings open their doors including the award winning new Riverside Building at City of Glasgow College, Scottish Youth Theatre at the Old Sheriff Court, Hoskins Architects and Woodlands Community Garden. 2016 also saw the second dedicated children's programme which featured dozens of creative, fun and inspiring events for kids. This was accompanied by an activity booklet with heritage and architecture puzzles and a kid-friendly city map. Highlights of the children's programme included model-making, backstage theatre tours, rowing on the Clyde and arts and crafts at various venues.

The diverse programme of Glasgow Doors Open Days Festival special events is one of the most popular elements of the programme and this year thousands of people booked spaces on walks, talks and tours with more than 3,000 spaces filled on the first day that booking opened. As one of the biggest Festival programmes of special events to date, 2016 showcased Glasgow's heritage, history and design through a range of informative talks, workshops and city tours. Subjects covered include 18th century Glasgow, the history of the Glasgow Subway, historic interiors and the history of areas ranging from Springburn to George Square. For the first time, permission was given for use of the Govan Graving Docks to renowned theatre maker Nic Green who created a performance piece, TURN. The second of three performances was exclusively for Festival attendees and more than 200 people attended on Friday 16th September.

One of the overall highlights of the 2016 Festival was inclusion in the national Festival of Architecture for the Year of Innovation, Architecture and Design. For this, St Andrew's in the Square became host to the Scotstyle exhibition of the top 100 buildings in Scotland, voted for by the public. To accompany the exhibition, which could be viewed during the whole week of the Festival, visitors could also cast their vote for

their favourite building and enjoy a programme of lunchtime and evening talks which were curated with a focus on Glasgow's architecture and innovations. Other highlights of the hub include a design market and a collage exhibition by Glasgow-based artist Marion Gardyne. The hub at St Andrew's in the Square was very well received with more than 4,000 people passing through the doors during the week.

2016 Funders and Supporters: Glasgow City Council, Merchants House of Glasgow, Clydeport Ltd, Trades House of Glasgow, Glasgow Taxis, CBC, Mactaggart & Mickel, nbm Construction Cost Consultants, Wylie Shanks Architects, Page\Park, Collective Architecture, Glasgow Life, Hypo Style, Gardiner & Theobald, Speirs Gumley, Wheatley Group, Festival of Architecture, Thomas Robinson Architects.

2016 Prize Givers: Scots Heritage Magazine, Glasgow Architectural Salvage, Willow Tea Rooms, Lansdowne House of Stencils, The Landmark Trust, Woodlands Community Council, Greyfriars Garden, Scottish Mask and Puppet Centre.

Visitor comments:

"The City Chambers are so spectacular. You can't believe you're not in Italy. I loved the Provand's Lordship. It was my first visit there, having driven past a thousand times, always noting the interesting stepped gable, but never realising what the building actually is."

"I love the Clydeport Building. The interior always takes my breath away. I go there every year and love sitting at the table, drinking coffee from the porcelain cups and watching the grainy video. Love it."

"Scotland Street School Museum was absolutely brilliant. The interaction by the tour guide dressed as a teacher from the Victorian age was amazing - she knew everything about the building and was very warm and friendly. We will definitely be back next year."



Illustrious Glasgow

From February to October we shared monthly illustrations by local talent Rosemary Cunningham of Illustrations etc., featuring Glasgow buildings with the aim of inspiring people to think about their built environment in the run up to the Festival.

These were shared via social media and over the year were reposted, liked, commented on and tweeted thousands of times, generating lots of interesting conversations about the city's historical buildings.



Illustrations:
Rosemary Cunningham
of Illustrations etc.

Participant comments:

"I, and the other volunteers at St. Margaret's, found being involved with Glasgow Doors Open Day a very positive experience. The preparation and the openings were a lot of work but the visitors' reactions and responses made it all worthwhile. I am unsure how you could improve our experience."

"Always an interesting experience. Our second time was good fun for all involved. A great opportunity to open our new building to the public. Particularly surprised at the depth of engagement that our visitors had with us – some people turned up early! Many stayed for nearly one hour, we thought they might stay 20 minutes max!"

"Doors Open Days was fantastic, organised perfectly, would not change a thing!"



Glasgow Doors Open Days Festival 2017

11-17 September, 2017

2017 is Scotland's Year of History, Heritage and Archaeology, and the Trust will be gearing up to celebrate this important year with a packed programme of events, new buildings, and old favourites for next September's Festival. If you have any ideas for buildings that you would like to see open or perhaps you want to lead a city tour, give a talk or forge a partnership – get in touch.



Get involved in Glasgow Doors Open Days Festival 2017

The aim of the Festival is to strengthen civic awareness and pride among Glaswegians, and to broaden public awareness of Glasgow's rich built heritage at local, national and international levels, by exposing a diverse audience to different aspects of Glasgow's built environment.

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 this 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 doorsopendays@gbpt.org for more information.



Glasgow City College - New Riverside Campus. Picture: Marc Turner



Report of the Trustees

for the year ended 31 March 2016

Reference and Administrative details

Registered Company number: 079721 (Scotland)
Registered Charity number: SC015443

Registered Office

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

Trustees

P Chalmers	P A McKeever
J Entwistle (Vice Chair)	J M W Papworth
S Leighton	K Robertson
M Shaw (Chair)	D Sutton
N M Amner (appointed 12.11.15)	D J Taylor
Dr B P Bergman (appointed 12.11.15)	Ms F Thomas (resigned 14.12.15)
Ms M F T Leggat	J Adams (appointed 14.12.15)
T McNally	D H Scott (resigned 12.11.15)
	J McKendry (resigned 12.11.15)

Company Secretary

T McNally

Senior Management

Anne McChlery

Auditors

Gerber Landa & Gee, Statutory Auditor, Chartered Accountants,
Pavilion 1, Finnieston Business Park, Minerva Way, Glasgow G3 8AU

Bank

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

Solicitors

Burness Paull, 120 Bothwell Street, Glasgow G2 7JL

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 2016.

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 for Smaller Entities (the FRSSE) (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 23rd June 1982 as amended by special resolutions dated 12 May 1999, 1 November 2000, 26 January 2005 and 17 November 2009. The Trust is registered as a charity with the Office of the Scottish Charities Regulator. There are two categories of membership: Corporate Membership and Individual Membership. There are six 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 three categories of director: Nominated, Elected and Co-opted. The minimum number of directors is five and the maximum number is 19, of whom a maximum of eight shall be nominated, a maximum of eight shall be elected and a maximum of three shall be Co-opted.

Each of the six 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 two directors who have been longest

in office shall retire from office.

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

The directors who served during the year are shown in the Reference and Administrative details.

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 six 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 four times a year.

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

Remuneration for senior management is set by the Executive Committee. The remuneration is based on market conditions and is reviewed on a bi-annual basis.

Related Parties

There are no related party transactions which require disclosure.

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

Most of The Trust's projects, due to their complexity, require considerable longevity of involvement. The Gartnavel Royal Hospital Chapel building (now the Calman Cancer Support Centre) was completed in October 2012. This had been a most successful project, with national recognition of the building as the Best Heritage Project in the National Lottery Awards in 2013. The building has provided an ever expanding set of services to an increasing number of people affected

by cancer. Due to demand the Calman Centre now intends to expand taking forward a new-build extension. The Trust sees the expansion of services as a testament to a successful building project and the work of the Calman Centre as it continues to thrive and expand.

When the Commonwealth Games came to Glasgow in 2014, it gave the City and its diverse built environment a golden opportunity to shine. In the same year the Trust's latest completed key note building was the glorious Kelvingrove Bandstand and Amphitheatre the restoration of which completed in time for the summer programme of outdoor cultural festivities that sat along aside the Games. Glasgow Life, our project partners for the building, worked collaboratively with the Trust on the delivery of the venue. The Bandstand has become, now in this its third year, very much at the centre of many of the cultural happenings in the City including the series of concerts organised by Glasgow Life and regular music in Kelvingrove. The venue, as a place for live music and events, is now a firm fixture, with many new performers and famous headline acts such as Van Morrison and Tom Jones playing on the iconic stage.

The Trust's next project, which was prepared for in previous years, is the restoration of the substantial listed Parkhead School building. The building had lain empty for some time but with the help of Scottish Government and the Townscape Heritage Initiative funding and other funding sources it is now being restored by the Trust and it is anticipated that it will complete in 2017. The building will be developed as a community space alongside office uses for other organisations that will be based in the area. It is anticipated that the building will contribute to the regeneration of Parkhead. On completion the building will pass on into the safe hands of Parkhead Housing Association. There is currently a strong community outreach programme associated with the local heritage of this building and Parkhead in general. The building legacy interpretation will involve art works and interpretation reflecting the proud past of both the school and the local industries of Parkhead.

Long in its fruition the Trust has continued to assist Glasgow City Council over several years with the planned repair of Provan Hall and its environs, which is a very significant part of the larger Seven Lochs Wetlands project. The location straddles both Glasgow and North Lanarkshire. During the year project activity has included a community archaeology project and supporting the work of the group of local stakeholders who are developing a new trust to lease the Provan Hall asset from Glasgow City Council. The Provan Hall buildings are

owned by the National Trust for Scotland. In July 2016 the wider project received a £4.5M grant award from Heritage Lottery Fund thus enabling the landmark project to proceed. It is anticipated that the project will go on site in 2016/17.

During 2015/16 the Trust has also assisted a series of organisations and trusts with their buildings in different capacities. These include:

- Supporting the key note Citizens Theatre project, a particularly large and important theatre restoration project.
- The Trust has actively helped the Glasgow Evangelical Church building restoration situated close to Glasgow Cathedral which will complete in 2016.
- Over several years the Trust has also been working on the Gatehouse Project proposal for the Friends of Glasgow Cathedral.
- Over the past year 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 very important, building by the esteemed architect James Salmon.
- Also of note is the small but perfectly formed Shawmuir Lodge building in Pollok Park. This building is in need of urgent repairs and it is hoped that the Trust can contribute in some aspects of its restoration in 2016/2017.
- GBPT has also been involved with the early stages of development of the restoration of the Boat House building on Glasgow Green.

Grant income of £1,319,571 after deduction of Trust Fees, has been recognised for current projects. This includes £728,344 in relation to the change in income recognition rules following SORP 2015.

In September 2015, the Trust delivered its 26th Glasgow Doors Open Day Festival with all buildings open to the public for free. At the heart of the week-long event was the large number of volunteers who made the Festival happen. There were 108 buildings open to the public, including a significant group of new buildings (16 % of the total buildings open to the public). There were 53 walks, 25 talks and 5568 visits by children to events during the Festival. We were proud to include 45 different activities for children including a treasure trail around the city. There was an astounding 68,000 visits to buildings, 4000 email subscribers, 2500 Twitter followers and 4039 Facebook likes. There was a partnership with Nextbike offering free bike hire and The Glasgow Piano City organisation played in venues across the city. The Doors Open Day Pop-up Hub, based at the Civic Room, became the venue for many of the talks. There was a joint Macintosh Festival

and Glasgow Doors Open Day Photography Competition with 190 entries! The data we collected showed that 96 participants strongly agreed/agreed that the event was a success. The Doors Open Day Civic Reception, which was held in November 2015, in the Glasgow City Chambers enabled GBPT to give special awards in recognition of the contribution made by Doors Open Days participants. These awards were given for the "Best New Festival Participants", "Visitor Engagement", "Children's Educational Experience", "Above and Beyond", and the excellent "Glued to Seat" award.

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 incurred a deficit of £5,663 (excluding the revaluation of the Investment Property) (2015, £11,070 surplus) in relation to unrestricted funds and a surplus on restricted funds of £679,569 (2015, £57,916 deficit). The balance on restricted funds at the year end of £838,570 (2015, £159,001) relates to grants held for specific projects.

One of the two investment properties owned by the Trust, Wellpark Kirkhaven Enterprise Centre, was previously managed by GVA Bilfinger on the Trust's behalf, but advised the Trust that they would withdraw on 28th of October 2015. The Trust subsequently contracted with the property management company Speirs Gumley to undertake this role going forwards. During the year, occupancy levels increased with the year end occupancy level for the Centre at 75%, compared to 73% in 2015. 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 the Architectural Heritage Fund, Glasgow City Council, 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 2016/17 is £497,055, therefore the targeted level of unrestricted reserves is £248,528. Unrestricted reserves are currently standing at £225,525, some £23,003 below the target level.

As stated at Note 17 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:

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.

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.

New projects are being developed on an ongoing basis by the Trust. 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 over the next period.

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 on behalf of Glasgow City Council, assist with the development of the Shawmuir Lodge project in Pollok Park, and the restoration of Parkhead School.

In addition the Trust will continue to deliver the annual Glasgow Doors Open Day Festival event in September of each year. The 2016 event took place from the 12th to 18th September 2016 with talks, walks and children focussed events including a new children's brochure just for families.

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 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 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 and Trustee Investment (Scotland) Act 2005 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.

In so far as the trustees are aware:

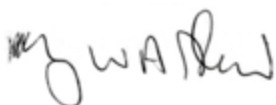
- there is no relevant audit information of which the charitable company's auditors are unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

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 23 August 2016 and signed on its behalf by:



Murray Shaw, Trustee

Report of the Independent Auditors

to the Trustees of Glasgow Building Preservation Trust

We have audited the financial statements of Glasgow Building Preservation Trust for the year ended 31 March 2016 on pages 20 through 24. The financial reporting framework that has been applied in their preparation is applicable law and the Financial Reporting Standard for Smaller Entities (effective January 2015) (United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities).

This report is made solely 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 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 trustees 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 Trustees Responsibilities set out on page 18, 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 auditor 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 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 2016 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 applicable to Smaller Entities; 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.

Matters on which we are required to report by exception

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

- the information given in the Report of the Trustees is inconsistent in any material respect with the financial statements; or
- the charitable company has not kept proper and adequate accounting records; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.



Thomas Hughes LLB CA CTA (Senior Statutory Auditor)
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: 23 August 2016

Statement of Financial Activities

(Incorporating the Income and Expenditure account)
for the year ended 31st March 2016

	Note	Unrestricted Funds (£)	Restricted Funds (£)	31.3.16 Total Funds (£)	31.3.15 Total Funds (£)
INCOME AND ENDOWMENTS FROM					
Donations and Legacies	2	59,454	51,000	110,454	67,994
Charitable activities	4				
Charitable		165,404	1,261,071	1,426,475	695,127
Investment Income	3	233,735	—	233,735	203,251
TOTAL		458,593	1,312,071	1,770,664	966,372
EXPENDITURE ON					
Raising funds	5	192,579	—	192,579	223,082
Charitable activities	6				
Charitable		271,677	632,502	904,179	790,136
TOTAL		464,256	632,502	1,096,758	1,013,218
NET INCOME/ (EXPENDITURE)		(5,663)	679,569	673,906	(46,846)
Other recognised gains/ (losses)					
Gains/(losses) on investment assets		(55,000)	—	(55,000)	—
Net movement in funds		(60,663)	679,569	618,906	(46,846)
RECONCILIATION OF FUNDS					
Total funds brought forward		668,081	159,001	827,082	873,928
TOTAL FUNDS CARRIED FORWARD		607,418	838,570	1,445,988	827,082

The notes form part of these financial statements.

Balance Sheet

as at 31st March 2016

	Note	Unrestricted Funds (£)	Restricted Funds (£)	31.3.16 Total Funds (£)	31.3.15 Total Funds (£)
FIXED ASSETS					
Tangible Assets	12	105,957	—	105,957	2,801
Investment Property	13	685,469	—	685,469	845,469
		791,426	—	791,426	848,270
CURRENT ASSETS					
Debtors	14	105,016	633,345	738,361	323,553
Cash at bank and in hand		122,146	205,225	327,371	294,673
		227,162	838,570	1,065,732	618,226
CREDITORS					
Amounts falling due within one year	15	(185,312)	—	(185,312)	(405,611)
NET CURRENT ASSETS		41,850	838,570	880,420	212,615
TOTAL ASSETS LESS CURRENT LIABILITIES		833,276	838,570	1,671,846	1,060,885
CREDITORS					
Amounts falling due after more than one year	16	(225,858)	—	(225,858)	(233,803)
NET ASSETS		607,418	838,570	1,445,988	827,082
FUNDS					
Unrestricted Funds	17			607,418	668,081
Restricted Funds				838,570	159,001
TOTAL FUNDS				1,445,988	827,082

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 and with the Financial Reporting Standard for Smaller Entities (effective January 2015).

The financial statements were approved by the Board of Trustees on 23 August 2016 and were signed on its behalf by:

Murray Shaw
Trustee

John Entwistle
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 have been prepared in accordance with the Charities SORP (FRSSE) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard for Smaller Entities (the FRSSE) (effective 1 January 2015)', the Financial Reporting Standard for Smaller Entities (effective January 2015) and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, as modified by the revaluation of certain assets.

Exemption from preparing a cash flow statement

Exemption has been taken from preparing a cash flow statement in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

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 award 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.

- Plant and machinery etc. – 33% on cost and 25% on cost

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in market value is transferred to a revaluation reserve.

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.

Revaluation funds 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.

2. Donations and Legacies

	31.3.16 (£)	31.3.15 (£)
Donations	3,766	2,245
Government Grants	100,363	50,000
Grants	–	2,998
Income from Events	6,325	12,751
	<u>110,454</u>	<u>67,994</u>

3. Investment Income

	31.3.16 (£)	31.3.15 (£)
Rents received	37,252	43,378
Wellpark/Kirkhaven Income	196,330	159,693
Deposit account interest	153	180
	<u>233,735</u>	<u>203,251</u>

4. Income from Charitable Activities

	Activity	31.3.16 (£)	31.3.15 (£)
Grants	Charitable	1,319,571	530,053
Consultancy Fees	Charitable	106,904	165,074
		<u>1,426,475</u>	<u>695,127</u>

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

	31.3.16 (£)	31.3.15 (£)
Government Grants	<u>1,245,961</u>	<u>515,053</u>

5. Raising Funds

Raising donations and legacies

	31.3.16 (£)	31.3.15 (£)
Staff Costs	1,175	914
Office Costs	—	214
	<u>1,175</u>	<u>1,128</u>

Investment management costs

	31.3.16 (£)	31.3.15 (£)
Staff Costs	9,916	4,206
Property Management	8,215	—
Office Costs	—	645
Legal & Professional Fees	—	10,754
Services Costs	162,146	194,760
Interest payable and similar charges	11,127	11,589
	<u>191,404</u>	<u>221,954</u>

Aggregate Amounts	<u>192,579</u>	<u>223,082</u>
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6. Charitable Activities Costs

	Direct costs (£)	Support costs (£)	Totals (£)
		[see note 7]	
Charitable	<u>840,552</u>	<u>63,627</u>	<u>904,179</u>

7. Support Costs

	Management (£)	Finance (£)	Governance costs (£)	Totals (£)
Charitable	<u>33,153</u>	<u>25</u>	<u>30,449</u>	<u>63,627</u>

8. Net Income/(Expenditure)

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

	31.3.16 (£)	31.3.15 (£)
Auditors' Remuneration	9,945	7,500
Auditors' non-audit Services	3,500	3,775
Depreciation — owned Assets	<u>1,844</u>	<u>2,018</u>

9. Trustee Remuneration and Benefits

There were no trustees' remuneration or other benefits for the year ended 31 March 2016 nor for the year ended 31 March 2015.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 March 2016 nor for the year ended 31 March 2015.

10. Staff Costs

	31.3.16 (£)	31.3.15 (£)
Wages and Salaries	194,771	160,163
Social Security Costs	15,976	12,776
Other Pension Costs	9,667	9,915
	<u>220,414</u>	<u>182,854</u>

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

	31.3.16	31.3.15
Director	1.00	1.00
Project Development Officers	2.50	2.10
Finance	1.50	1.25
Doors Open Day/Events	1.00	1.00
Administration	<u>1.00</u>	<u>0.50</u>
	<u>7.00</u>	<u>5.85</u>

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

11. Comparatives for the Statement of Financial Activities

	Unrestricted funds (£)	Restricted funds (£)	Total funds (£)
INCOME AND ENDOWMENTS FROM			
Donations and Legacies	66,069	1,925	67,994
Charitable Activities			
Charitable	224,074	471,053	695,127
Investment Income	203,109	142	203,251
Total	<u>493,252</u>	<u>473,120</u>	<u>966,372</u>

EXPENDITURE ON

Raising Funds	223,082	—	223,082
Charitable Activities			
Charitable	259,100	531,036	790,136
Total	<u>482,182</u>	<u>531,036</u>	<u>1,013,218</u>

NET INCOME/(EXPENDITURE)	11,070	(57,916)	(46,846)
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RECONCILIATION OF FUNDS

Total Funds brought forward	657,011	216,917	873,928
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TOTAL FUNDS CARRIED FORWARD	<u>668,081</u>	<u>159,001</u>	<u>827,082</u>
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12. Tangible Fixed Assets

	Land and buildings (£)	Plant and machinery etc (£)	Totals (£)
COST			
At 1 April 2015	—	21,814	21,814
Reclassification	105,000	—	105,000
At 31 March 2016	<u>105,000</u>	<u>21,814</u>	<u>126,814</u>

DEPRECIATION

At 1 April 2015	—	19,013	19,013
Charge for year	—	1,844	1,844
At 31 March 2016	<u>—</u>	<u>20,857</u>	<u>20,857</u>

NET BOOK VALUE

At 31 March 2016	<u>105,000</u>	<u>957</u>	<u>105,957</u>
At 31 March 2015	<u>—</u>	<u>2,801</u>	<u>2,801</u>

13. Investment Property

	(£)
MARKET VALUE	
At 1 April 2015	845,469
Revaluation	(55,000)
Reclassification	(105,000)
	<u>685,469</u>
At 31 March 2016	<u>685,469</u>
NET BOOK VALUE	
At 31 March 2016	<u>685,469</u>
At 31 March 2015	<u>845,469</u>

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

Cost	695,734
Valuation at 31 March 1997	424,433
Valuation at 31 March 1999	(48,476)
Valuation at 31 March 2002	(322,575)
Valuation at 31 March 2005	411,353
Valuation at 31 March 2009	(340,000)
Valuation at 31 March 2013	25,000
Valuation at 31 March 2016	(55,000)
Reclassified at 31 March 2016	<u>105,000</u>
	<u>685,469</u>

The properties known as Wellpark Enterprise Centre & Kirkhaven at Duke Street were valued on a current open market value basis on 31 March 2016 at a value of £675,000 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 2016. 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 31 March 2016 by the Directors. The cost of this property includes capitalised interest of £12,304.

14. Debtors

	31.3.16 (£)	31.3.15 (£)
Amounts falling due within one year:		
Trade Debtors	47,926	111,040
Prepayments and Accrued Income	490,660	89,747
Other Debtors	49,775	122,766
	<u>588,361</u>	<u>323,553</u>
Amounts falling due after more than one year:		
Prepayments and Accrued Income	150,000	—
	<u>150,000</u>	<u>—</u>
Aggregate Amounts	<u>738,361</u>	<u>323,553</u>

15. Creditors: amounts falling due within one year

	31.3.16 (£)	31.3.15 (£)
Bank Loans and Overdrafts	7,803	7,321
Payments on account	42,575	49,825
Trade Creditors	74,361	178,508
Taxation and Social Security	4,815	25,487
Accrued Expenses and Deferred Income	48,588	142,399
Other Creditors	7,170	2,071
	<u>185,312</u>	<u>405,611</u>

Deferred income as at 31 March 2016 consists solely of rental income of £22,427 (2015: £23,605).

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

	31.3.16 (£)	31.3.15 (£)
Bank Loans	174,018	181,821
Other Creditors	51,840	51,982
	<u>225,858</u>	<u>233,803</u>

Amounts falling due in more than five years:
Repayable by instalments:
Bank loans more 5 yr by instal

	<u>137,714</u>	<u>147,626</u>
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17. Movement in Funds

	At 1.4.15 (£)	Net movement in funds (£)	At 31.3.16 (£)
Unrestricted funds			
General Fund	231,188	(5,663)	225,525
Designated Funds	287,158	—	287,158
Revaluation Reserve	149,735	(55,000)	94,735
	<u>668,081</u>	<u>(60,663)</u>	<u>607,418</u>
Restricted Funds			
Restricted Funds	159,001	679,569	838,570
TOTAL FUNDS	<u>827,082</u>	<u>618,906</u>	<u>1,445,988</u>

Net Movement in Funds, included in the above are as follows:

	Incoming resources (£)	Resources expended (£)	Gains and losses (£)	Movement in funds (£)
Unrestricted Funds				
General Fund	458,593	(464,256)	—	(5,663)
Revaluation Reserve	—	—	(55,000)	(55,000)
	<u>458,593</u>	<u>(464,256)</u>	<u>(55,000)</u>	<u>(60,663)</u>
Restricted Funds				
Restricted Funds	1,312,071	(632,502)	—	679,569
TOTAL FUNDS	<u>1,770,664</u>	<u>(1,096,758)</u>	<u>(55,000)</u>	<u>618,906</u>

Included within Restricted Funds is income recognised in relation to future years of £728,344. Of this income, £95,000 will be transferred to General Reserves in the year to 31 March 2017.

18. Related Party Disclosures

There were no related party transactions for the year ended 31 March 2016.

19. Secured Debts

	31.3.16 (£)	31.3.15 (£)
Charity Bank Loan	181,821	189,142
The Charity Bank Loan of £181,821 (2015: £189,142) is secured over the properties at Kirkhaven, 176 Duke Street and Wellpark Enterprise Centre at 120 Sydney Street, Glasgow.		

20. Obligations under Leasing Agreements

	31.3.16 (£)	31.3.15 (£)
Operating Leases		
Expiring within one year – Other	2,824	2,824
Expiring between one and five years – Other	312	312
	3,136	3,136

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
Murray Shaw, Chair
John Entwistle, Vice Chair
Thomas McNally, Secretary

Elected Directors
Patricia Chalmers MBE
John Entwistle
Stewart Leighton
Thomas McNally
Murray Shaw
David Sutton
Kerr Robertson

Design: Ian Corcoran (ianc@mac.com)

Cover images: Front: West Boathouse: Alisdair Woodburn
Back: West Boathouse (circa 1910)

Nominated Directors
Neil Amner – Glasgow Chamber of Commerce
Councillor Pauline McKeever – Glasgow City Council
Councillor James Adams – Glasgow City Council
Douglas Taylor – Glasgow Institute of Architects
John Papworth – The Merchants House of Glasgow
Mary Leggat – Scottish Trades Union Congress
Dr Beverly Bergman – The Trades House of Glasgow

Professional Staff
Director: Anne McChlery
Project Development Officers: Niall Gallacher, Andrew McConnell
Events and Development Co-ordinator: MollyMae Whawell
Finance Assistant: Gillian White





Glasgow Building Preservation Trust

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