

YES TODAY WE'RE IN LOVE

AREN'T WE?

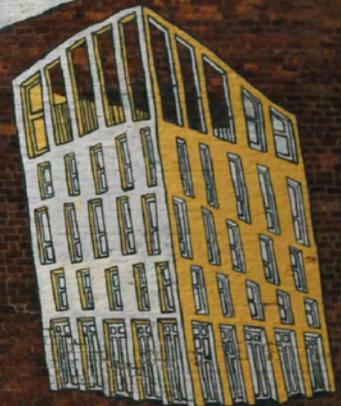
WITH

THE

WHOLE

SPLINTERING

CITY



Glasgow Building Preservation Trust  
Annual Report 2019

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## Mission Statement

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

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

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

## Chair's Report

The Trust's work is vital in addressing buildings at risk, contributing to the City's regeneration, promoting access to heritage, engaging local people, supporting charities, social enterprises and community groups to increase their capacity, bringing investment into Glasgow, supporting construction jobs and training and acting as a catalyst for further investment.

This year was the 30th anniversary of Doors Open Day, which is now a week-long festival. Particular highlights in our 30th anniversary year included Barrowland Ballroom, Sub Club (both winners of awards for excellence), Bell Street Stables, Partick Masonic Lodge, South Rotunda, Glasgow Press and the Mercat Cross building. This year's hub was hosted in the Garment Factory which featured talks, film screenings, workshops, presentations and exhibitions. The focus on outreach and audience development work this year resulted in the LGBTQ events being the most oversubscribed events at the hub. We commissioned celebratory films and a commemorative mural. All events were extremely well attended despite the weather and the evaluation report indicates another successful year. At the Civic Reception, all participants expressed their sincere enthusiasm and willingness to commit to future years.

During the year our main energies have been directed towards the development of the West Boathouse at Glasgow Green and this project will commence on site early in 2020. It has been over 4 years since our feasibility study which reflects the 'heavy lifting' that GBPT undertakes in developing capital projects to the point of delivery.

The Trust has continued to assist other organisations with their own projects. We are delighted that Southside Housing Association have concluded their works to the former Linen Bank on Gorbals Street.

Other project work has included feasibility studies and ongoing support for necessary works on Carntyne Parish Church, Pollokshaws Burgh Halls, Pollok Stables and we are presently working on refurbishment of Elderpark gates & K13 memorial.

We continue with the Resilience project which is a project to review the whole of GBPT with a view to make it more robust and relevant for the 2020's and beyond. We thank the funders, Historic Environment Scotland & National Lottery Heritage Fund, for their ongoing support as we work through this project. The board has already implemented many of the report recommendations and addressed acute risks faced by the Trust with regards the sale of its investment properties, which will give GBPT not only a sound financial basis for the long term but allows the Board to concentrate on its raison d'être of addressing market failure of historic buildings across Glasgow – which in turn provides a vital contribution to the economy and regeneration of Glasgow.

GBPT has a dedicated Board with a wealth of experience who give of their time freely. The Trust also has a loyal staff team, who have contributed so much to the work of GBPT over this difficult year and I would like to thank them for their diligence and unwavering commitment to the work of GBPT.

Finally, the Trust wishes to thank all of its funders, particularly Glasgow City Council, the National Lottery Heritage Fund, Historic Environment Scotland, Architectural Heritage Fund and Bank of Scotland for their continued support of all of our activities. I would also like to take this opportunity to thank the Trust's enthusiastic members for their continued support.



John Entwistle

Chair



# Projects

## West Boathouse, Glasgow Green

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

Glasgow Building Preservation Trust was originally involved with a feasibility study for the West Boathouse in 2002 for Glasgow City Council. A further study was undertaken in 2015 with the two clubs (Clydesdale ARC and Clyde ARC) with funding from National Lottery Heritage Fund and Architectural Heritage Fund which built the momentum for the project now in delivery.

The Rejuvenation of the West Boathouse will open up the River Clyde to all by removing barriers in order to enjoy and share the social, physical and psychological benefits of being part of a diverse river community.

The National Lottery funded project will redevelop the historic Category B listed timber framed boathouse into a fully shared and accessible facility to enable everyone to utilise the building and access the river Clyde.

The capital work involves:

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

The key aspiration of the Rejuvenation of the West Boathouse is to deliver outcomes for heritage, people and communities.

### HERITAGE

- greater appreciation and knowledge of the heritage of the boathouse, the river and the sport
- an exemplar for curation, dissemination and interpretation of sporting heritage
- place Glaswegian and Scottish rowing traditions in wider context
- engage a wider audience through digital content

### PEOPLE

- engage with communities along the rowing reach, not just those by the Boathouse
- create connections between diverse communities of interest
- increase usage by non-rowing groups
- bring two clubs together through shared activities, events and training opportunities
- encourage participation in rowing for recreation

### COMMUNITIES

- raise awareness of West Boathouse as resource for local community groups
- re-animate the river and its banks with activity and events aimed at wider audiences
- foster greater awareness of the river and its conservation needs, encouraging all users to actively advocate for ecological improvement

As part of the National Lottery funded project, we have developed an Activity and Interpretation Plan to set out how we will share all the great things about our project with as many people as possible. Glasgow Building Preservation Trust have employed a Heritage Engagement Officer to deliver the activity and interpretation plan over two years. We believe this project contains huge potential to get local people excited about and engaged with the river.

The activity plan is designed to engage a wide range of audiences with the heritage of the West Boathouse and surrounding area, working closely with club members, volunteers, project stakeholders.

The National Lottery Heritage Fund approved the Round 2 award in March 2018. The 2 year post of Heritage Engagement Officer commenced in April 2019, with construction works due to start in early 2020, completing a year later.

With total project costs of £2.7m, we are grateful to the following funders: National Lottery Heritage Fund, Historic Environment Scotland, the Robertson Trust, Glasgow City Council, William Grant Foundation, Robert Barr Charitable Trust, Hugh Fraser Foundation, Turtleton Charitable Trust, Architectural Heritage Fund, Martin Charitable Trust, MH McMillan Charitable Trust, Barrack Charitable Trust, Mickel Fund, the E C Hendry Charitable Trust, the Spirit of Calton – a Fourteen Community, Michael Abram, 197 donations through MyParkScotland and a significant private donation.

Consultants:

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





Image: Alisdair Woodburn



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FOUNDATION



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AHF



# Projects

## West Boathouse, Community Engagement

The summer of 2019 was largely spent meeting with partner organisations within our key geographic node points (Calton, Gorbals and Dalmarnock) and programming events and activities. Thriving Places North East Sector (Parkhead, Dalmarnock and Camlachie), Forestry and Land Scotland (Cuningar Loop) and Baltic Street Playground were engaged as key partners at the east end of the route, and The Space, Glasgow Disability Alliance (GDA) and Friends of Glasgow Green form key partners around the Calton/Glasgow Green area.

The schools engagement programme began in October with a visit to the boathouse by over 100 primary 6 schoolchildren from Blackfriars and St Francis Primary Schools in the Gorbals. The children will help co-design their own programme over the next year and half, participating in elements of the project including boatbuilding, designing events, researching their local area and meetings with the design team and contractors on site visits.

## Boats Build People

Ten participants from Glasgow Disability Alliance were recruited to work intensively on a boatbuilding project from September to November, beginning with a series of workshops exploring aspects of boatbuilding and woodcraft, local history and stories from 'up the watter'. This included scoping visits to the Clyde Maritime Trust Workshop, Tall Ship and Riverside Museum.

The boatbuilding took place in the Briggait over two weeks in November, with support from boat builders Archipelago Folkschool. The two 'Caravelle' skiffs were successfully



launched on November 30<sup>th</sup> by the GDA team and representatives from Clyde and Clydesdale Amateur Rowing Clubs. The boats will be painted to designs developed by GDA and St Francis and Blackfriars children in the spring and will be offered on loan to other groups while the West Boathouse is closed. Workshops with GDA will resume in spring, when we will provide feedback and advice to the Scottish Coastal Rowing Association and boat builders on adaptive rowing and boatbuilding.



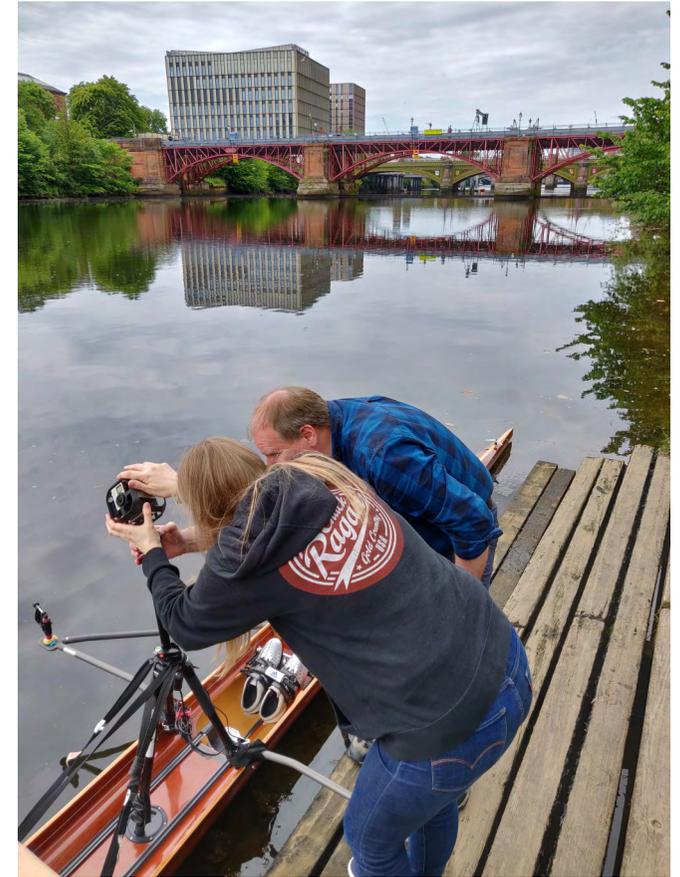
## Documenting the building

With the closure of the building looming, we began work on collections care documentation and preparations for the decant. Samantha Marsh, a placement from the Museum Studies masters programme at University of Glasgow developed a set of resources for the decant including guidance on appropriate handling and conservation of objects and cataloguing and recording. Samantha also produced a trial heritage trail, aimed at family groups, connecting the Riverside Museum and the West Boathouse.

Over the autumn period, a photographic survey of the interiors of both clubs was undertaken by Clydesdale member David Collie. This complements drone footage of the exterior and a 360-degree video capture of the interior by volunteer Peter Morton undertaken in December.

Photogrammetric recording of the ladies changing and toilet facilities have also begun. The purpose of this is three-fold: to provide training to volunteers in 3D modelling, to gather stories (the transition from an all-male domain to gender-balanced club, the challenges faced by women in the club, camaraderie etc), and finally to document the grottiest part of the building before it is swept away.

content embedded within the film, such as historic photos and images from sites along the river such as the now-demolished bandstand and factories and boatyards. The film has been tested with Clydesdale ARC Juniors on a trip to the GSA School of Simulation and Visualisation lab, and by users at the Clydesdale ARC Corporate Regatta, Glasgow Disability Alliance and Clydebuilt Festival, using a standalone Virtual Reality headset. Feedback has been very positive and will help us develop the application further over the next year.



## Blended Reality

Glasgow School of Art (GSA) student Claire Cassells completed her 'blended reality' masters project, using 360-degree footage of a trip up the river from West Boathouse to Cuningar Loop. This resource is aimed at audiences who cannot access the water or may want to view remotely, e.g. school groups, disability groups, reminiscence groups or diaspora audiences.

Claire completed the film to 'proof of concept' stage using directional sound clips to cue users to additional, 'blended'



# Parkhead School

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

## Category B Listed

Parkhead School has been a prominent local landmark for over one hundred and forty years and was developed in two phases, the original east building in 1878, the later west block added in 1887. Category B Listed, it is an increasingly rare survival of the school board construction programme undertaken across Glasgow between 1873 and 1919.

The school closed in 1963 and afterwards operated as careers office and storage facility. It had been vacant since 1990 and was recorded on the Buildings at Risk Register for Scotland. For many years, a building which was once at the heart of the community stood as a physical example of the challenges faced by Parkhead over recent decades.

In 2013 Glasgow Building Presentation Trust was commissioned by Parkhead Cross Townscape Heritage Initiative to investigate the condition of the former school and establish if it could be restored.

Working closely with Glasgow City Council and the Parkhead Cross Townscape Heritage Initiative, over £5m of funding was raised for the project which enabled a significant restoration and brought economic benefits to the local area and city.

Work commenced in summer 2016 to restore and revitalise this important social and historic landmark and create an asset for the area, providing a range of spaces for charities, social enterprise and community.

Alongside the building project, a range of community events took place including a “Big School Dinner” for former pupils and staff; a traditional skills day for local primary pupils and a community sewing project inspired by the school.

The restoration completed in summer 2018 and the building has been acquired by Parkhead Housing Association who

manage it as a vibrant community hub and asset for future generations.

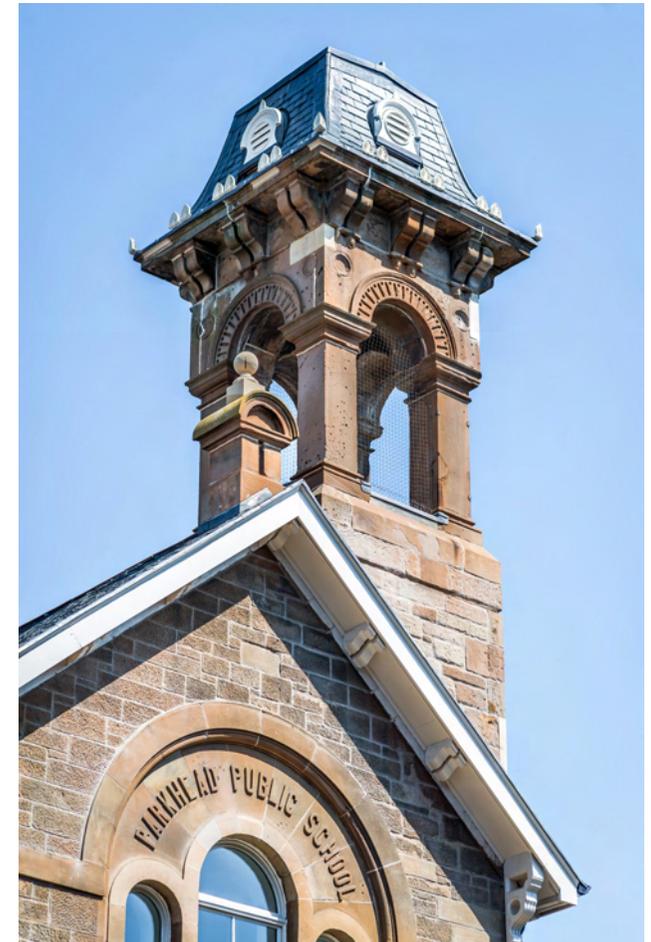
2019 marks the end of our six year involvement with the building - emphasising the length of time and commitment needed to plan and deliver projects of this scale.

Awards: Highly commended at Scottish Heritage Angel Awards 2018

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

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

Contractor: CBC Ltd



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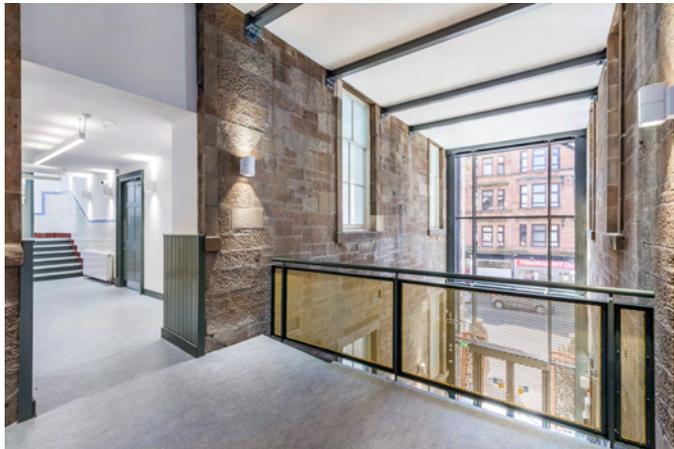
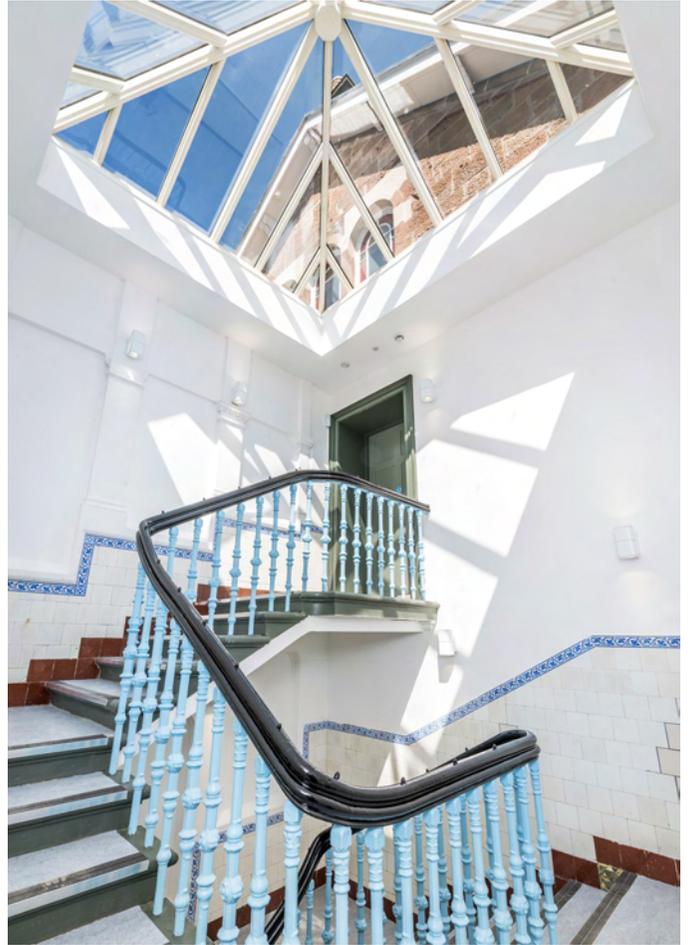
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HISTORIC  
ENVIRONMENT  
SCOTLAND

ÀRAINNEACHD  
EACHDRAIDHEIL  
ALBA





## Elder Park

John Honeyman, 1865

The Govan Cross Townscape Heritage Initiative, has commissioned Glasgow Building Preservation Trust to assist with the facilitation of repairs at Elder Park. The Townscape Heritage Initiative, GBPT and Glasgow City Council are collaborating to restore the principal entrance gateway on Govan Road and at the same time, restore the K13 Memorial located within the park.

Elder Park was gifted to Govan in 1885 by Isabella Elder in memory of her husband John Elder of Fairfield Ship yard. The park was designed by the architect John Honeyman with features including a cast iron bandstand and model yacht pond. The HMS K13 memorial commemorates the lives of those lost when the K13 steam-propelled WWI submarine sank during sea trials in the Gareloch in January 1917.

Alongside the restoration of the gates and memorial, a community project will be delivered in collaboration with the Friends of Elder Park and other stakeholders to allow local residents and enthusiasts to engage in the restoration and traditional materials and crafts.

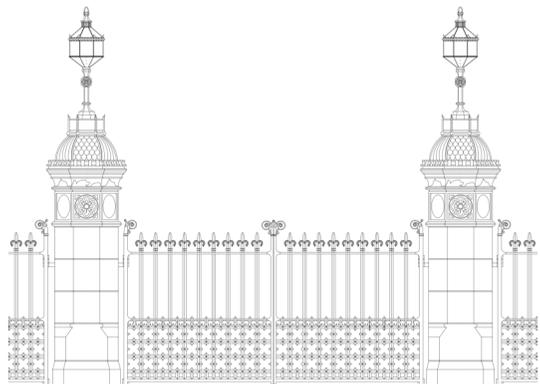


Image: Fiona Sinclair Architect

## Carntyne Parish Church

James Taylor Thomson, 1932, **Category B listed**



Carntyne Parish Church was formed in 2016 by uniting the longstanding neighbouring congregations of High Carntyne and South Carntyne. Designed in a simplified Romanesque style, the church is prominently located at the heart of a new interwar community. It was built during the most prolific religious building programme undertaken in Scotland since the Victorian era, and is one of a series that were pioneered by the Church of Scotland to serve growing suburban neighbourhoods that provided housing for the overcrowded population of Glasgow.

The Trust is assisting the congregation with fundraising for repair work and plans to sensitively adapt the building to serve as a future community hub and place of worship.

## Gorbals Street Tenement

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

Glasgow Building Preservation Trust assisted Southside Housing Association with fundraising 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 had been vacant since the mid 1980's and was a symbol of the upheaval and decline suffered by the once vital Gorbals neighbourhood.

Work commenced in January 2018 and completed in autumn 2020 with a commercial use at ground floor and six residential flats above for mid-market rent. The restored building is a key part of the regeneration of the Gorbals, linking its proud past to an equally proud future.

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



## Provan Hall

### Category A Listed

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

The project is being led by Glasgow City Council and GBPT are providing heritage and funding advice through the delivery phase. Work is expected to start in spring 2020, with the restored building being managed by the Provan Hall Community Management Trust on completion



## Pollok Stables

### Category A Listed

Pollok Stables is a category A Listed courtyard complex at the heart of Pollok Country Park in the south of Glasgow.

The Old Stables Courtyard range encapsulate and tell the story of the development of the estate better than any other building in the park, comprising a stone built courtyard of one and two-storey buildings that predominately date from the 18th century when new stables were built on the site of the medieval castle. There were subsequent alterations and additions in the 19th century but within the outer wall of the Stables' east range, remains a section of wall from the medieval castle as well as a significant amount of reused 17th century fabric elsewhere in the building including a fine renaissance arch at the main entrance to the courtyard, which itself contains remnants from the 14th century.

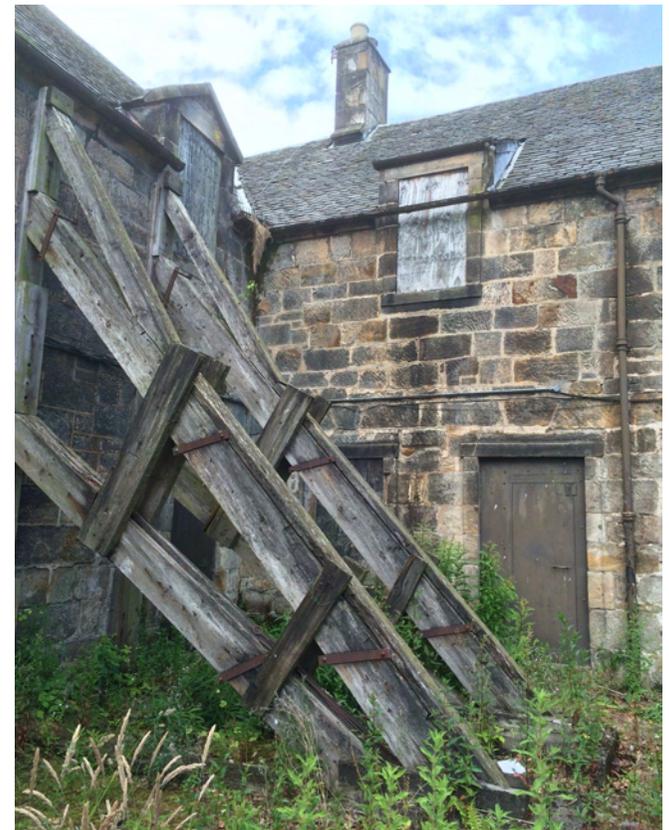
The archaeological, historical and architectural importance of Pollok Stables cannot be overstated. Furthermore, it is clear that there is a strong social component to the history of the complex, and rarely does a group of buildings provide such an extensive historic and social commentary over such a long period of time.

In 2017 and 2018 the complex was vacated due to concern about movement of the southern range.

With funding from National Lottery Heritage Fund, Architectural Heritage Fund and Glasgow City Council, GBPT undertook a feasibility study in 2017 to explore the fabric condition, the business case and to consult the public on how to proceed.

The complex has the potential to play a significant role in the visitor offering within Pollok Park. A mixed use offering which compliments and enhances existing attractions and facilities at Pollok House and the Burrell Collection would create a vibrant and attractive resource at the heart of Pollok Country Park and safeguard the future of these nationally significant buildings.

Since completion of the study in early 2018, Glasgow City Council has formed a working group to identify a way forward for the stables, but have not yet been able to arrest the deteriorating fabric of the building.



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# Resilient Heritage

In late 2017, the Trust recognised that the environment in which the Trust operates has changed since being established in 1982 and that a strategic review of our governance, business model, activities, membership and asset management was due.

The Board have identified a need for the organisation to adapt and strengthen for the future by:

- developing a Board skillset, recruitment and training policy
- developing a funding strategy for core Trust activities
- developing our membership services and growing our membership base
- recognising and evaluating our contribution and our relevance on a larger scale
- developing an operating model that remains relevant to our core purposes
- reviewing asset ownership and developing a strategy for the management or disposal of Wellpark Kirkhaven Enterprise Centre and St Andrews in the Square.

We are delighted that the Trust is being supported in this work by the National Lottery Heritage Fund and Historic Environment Scotland, who recognise the critical role that the Trust has in delivering capital heritage projects in Glasgow.

The Trust engaged the professional services of Community Enterprise as consultants to support the Board and Staff as we undertook this work.

To understand the organisation, the consultants interviewed Board and Staff, engaged with 18 stakeholders in the sector and had questionnaire responses from 29 members. The consultants reviewed the Trust's finances, its asset management and a strategy session with Board and staff.

The consultants report was issued in January 2018 and contained 40 recommendations for improvement which included:

1. Removal of nominating organisations – all directors elected, with exception of Glasgow City Council.
2. Establish trading subsidiary
3. Smaller board with wider advisory panel and Friends group
4. Develop Board recruitment and training plan
5. Recruit office administrator
6. Increase membership as part of marketing campaign
7. Improve communications and marketing
8. Progress core support for national BPT movement
9. Closer relationships with GCC and its agencies
10. Closer relationships with DTAs and Community Asset Transfer organisations
11. Terminate lease with St Andrews in the Square Trust at the former St Andrews Church
12. Sell Wellpark Enterprise Centre

The Board has considered the recommendations made and the Trust is acting on the guidance given, both in addressing immediate issues and setting in place structures for the future.

As a snapshot of progress made in the interim period, the GBPT Board has (as of November 2019):

- Sold Wellpark Enterprise Centre
- Commenced and open recruitment of Board members
- Terminated the Lease with St Andrews in the Square Trust
- Marketed St Andrews in the Square Church for sale
- Formed a sub-group to review and update the Articles of Association.

The work undertaken as part of the Resilience project will be used to inform the development of the Trust in the coming years, to ensure the Trust remains in the vanguard of the heritage sector.



# Buildings Under Our Care

## St Andrews in the Square

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

In 2000, Glasgow Building Preservation Trust completed the repair of St Andrew's in the Square. This stunning Church, which was designed by Alan Dreghorn and built by master mason, Mungo Naismith, is regarded as one of the top six classical churches in the UK and has a beautiful Baroque interior, complete with ornate gilded plaster ceiling and Corinthian columned nave.

GBPT retained ownership of St Andrews in the Square and had leased the building to the St Andrews in the Square Trust (SAINTS) since 2000. Due to non-payment of rent and significant accrual of debt owed by SAINTS, GBPT had no option but to terminate that lease in early 2019.

As trustees of a charity, our Board have a duty to act responsibly in safeguarding both our own Trust and the historic building in our ownership.

GBPT sought to agree terms with the former sub-tenant (Café Source) for their continued use of the building. Unfortunately, due to the costs associated with the operation and maintenance of the building, an agreement to extend that use beyond 14th January 2020 was not been reached.

At the time of writing (November 2019), the property has been marketed for sale.

## Wellpark Enterprise Centre

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

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

The cost benefit of ownership of this property was reviewed by the Board in 2018 and the building was sold in February 2019.

GBPT remains in-situ and leases offices within Wellpark Enterprise Centre.

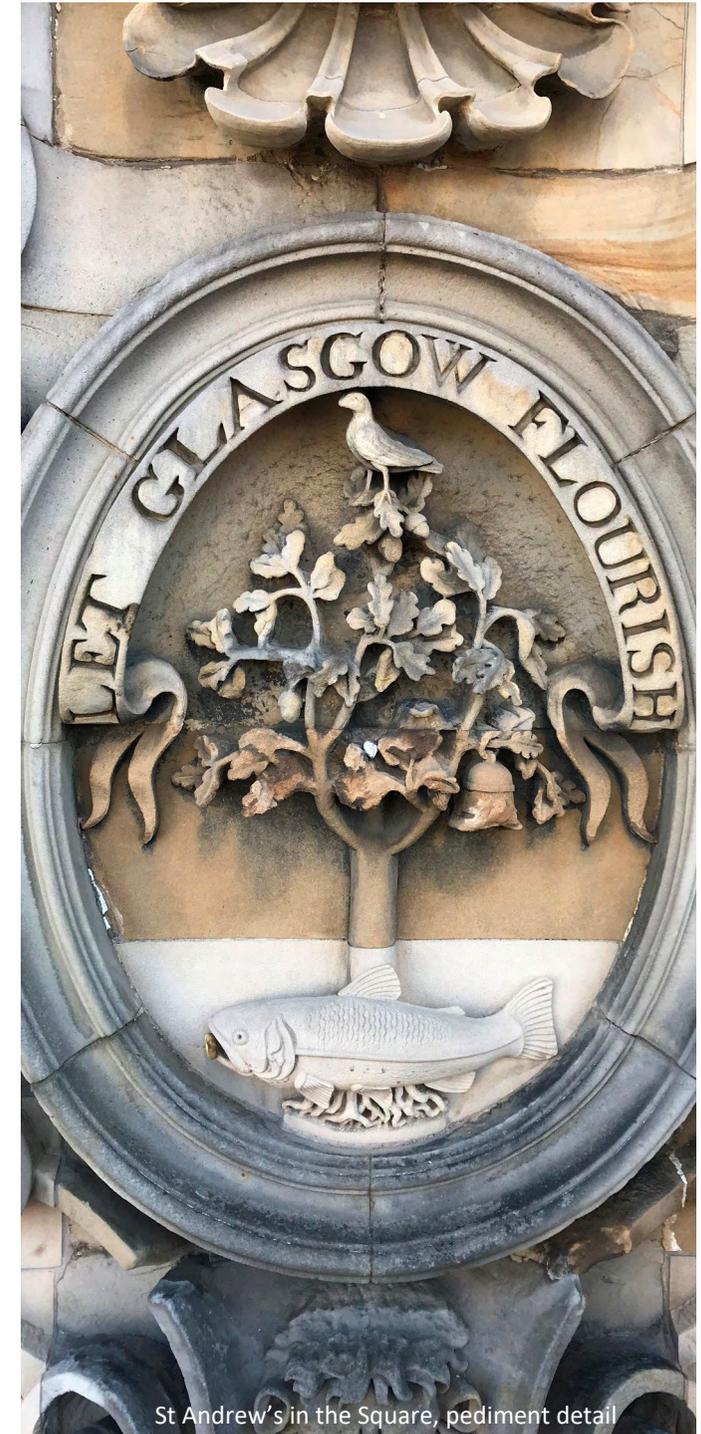
## Kirkhaven Hall

Peddie and Kinnear, 1858 **Category A listed**

GBPT attempted to find a creative new use for the hall building over many years, working with various partners and stakeholders.

Sadly our numerous attempts to secure funding for Kirkhaven Hall were unsuccessful.

Kirkhaven Hall was sold along with the rest of the Wellpark Enterprise Centre complex in February 2019.



St Andrew's in the Square, pediment detail

# Glasgow Doors Open Days Festival

## About

Glasgow Doors Open Days Festival is an annual event celebrating the city's architecture, culture and heritage through a free programme of over 100 open buildings and events, taking place over one week each September.

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

Run by GBPT since 1990 Glasgow Doors Open Days is a fixture in the city's calendar and has welcomed more than 89,000 visitors in the past five years alone. What started as a weekend of open buildings has grown into a week long festival which includes guided walks, workshops, lectures and a dedicated children's programme of activities.

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

## Stay up to date

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

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

Facebook: @GlasgowDoorsOpenDays

Twitter: @GlasgowDOD

Instagram: @glasgowdoorsopendaysfestival

## 2019

2019 marked the 30th anniversary of Doors Open Days and the programme was the fullest and most diverse edition of the festival to date. This was made possible by our generous supporters, notably Glasgow City Council, Assured 24, Kelvingrove Cafe, CBC and GTW Storage.

The festival hub at the Garment Factory played host to a series of sold-out talks. Dr Jeff Meek shared his research on 'The Whitehats', male sex workers who operated around the Broomielaw between the world wars and Stephen Mullen and Rosie Spooner spoke about Glasgow's links to the slave trade and colonialist histories of Kelvingrove Park. Liz Davidson gave us a nostalgic walk down memory lane when she shared her experiences of starting Glasgow Doors Open Days Festival in 1990.

Other highlights included a performance for all the family by the Village Storytelling Centre at Crookston Castle and a mock trial of Superman at Glasgow Sheriff Court. Glasgow institution the Sub Club opened its doors for the first time and offered DJ workshops for kids and adults lead by the clubs' resident DJ's. The ever-popular tours of STV and Tennent's Wellpark Brewery were a huge success yet again, selling out in record time. The Rennie Mackintosh designed gallery of the Glasgow Art Club was the perfect venue for a beautiful performance by music and dance collective, Collective Endeavours.

We closed the festival in style on Sunday by unveiling our mural that commemorates 30 years of Doors Open Days. Designed and painted by Cobolt Collective, the work includes a line from Liz Lochhead's poem, The Bargain'. Visitors were treated to a performance by Brass, Aye!, and refreshments from our fantastic hosts, GTW Storage.



Festival Hub activities, Image: Tommy Ga-Ken Wan



Cllr Graham Campbell leading a walk, Image: Tommy Ga-Ken Wan

Special thanks also go to Storage Vault, John Gilbert Architects, David Narrow Associates, Collective Architecture, Loader Monteith, Scottish Power, Page\Park, Gardiner and Theobald, CCG, Wylie Shanks Architects, ARPL Architects, Hypostyle, Mast Architects, JM Architects, The Trades House of Glasgow, Tunnock's and Burness Paul.



30th Anniversary Mural launch with performers Brass Aye! Image: Tommy Ga-Ken Wan



## Audience Development & Outreach

In 2019 GBPT was supported by the Find a Solution programme through Glasgow University's Internship Hub, allowing us to fund an Outreach and Audience Development Assistant to focus on developing the festival audience within the LGBTQ and BAME communities. Here Erin Burke discusses her work on the festival:

*"After an audit of past programmes and anecdotal information about typical audiences, I focused on diversifying the festival by including LGBTQIAP+, BAME, disabled, refugee and migrant groups or individuals, taking a two-pronged approach by partnering with relevant advocacy organisations to include these people in programming the festival as well as inviting them to attend and enjoy the festival itself.*

*15 LGBTQ+, BAME, disabled, refugee & migrant groups and individuals worked with me to create and deliver 4 talks, 5 workshops, 5 guided tours/walks and 1 panel discussion that included: Queering the Map workshop, a walk & talk about Glasgow's forgotten queer history; walks & talk by Dr Stephen Mullen (author of It Wasn't Us: The Truth About Glasgow and Slavery), which complemented ongoing plans to have Councillor Graham Campbell offer walks about Glasgow's ties to the slave trade.*

*I linked up with the Glasgow Disability Alliance to make the festival more accessible - GDA performed an accessibility audit on the festival hub and suggest some simple changes to increase accessibility. I also worked with them to find a fully accessible venue and put on a free event for their members as part of the festival.*

*To invite refugees and migrants to get involved, Refuweege, (an organisation that works to provide a warm welcome to forcibly displaced people arriving in Glasgow) provided an exhibition about refugee and migrant experiences in Glasgow*



Image: Tommy Ga-Ken Wan

*for the Festival Hub and put on a talk about the exhibition as well as three workshops creating welcome packs. I also worked with the Scottish Refugee Council and recruited a few Festival Hub volunteers from them. One of these volunteers went on to be awarded our Outstanding Volunteer Award. He shared with me privately afterward how honoured he felt and how great it feels that Glasgow has welcomed him with open arms.*

*My time at GBPT enabled me to build my professional network and propelled my career forward. After working part-time for a few months at GBPT, I applied for an internship at the Scottish Civic Trust. My experience at GBPT proved essential to landing this internship, and I'm happy to report that I have stayed on full-time at the Scottish Civic Trust, with a visa sponsorship offer. My experience at GBPT was invaluable, jumpstarting my career in heritage and helping me stay in the country I now call home."*

## 2020

### Untold Stories

In 2020 we will be encouraging our participants to delve into the history of their buildings and share their hidden histories. Other themes include **education** and we will also be supporting Visit Scotland's **Year of Coasts and Waters**.

## Get Involved

### Participate

Submissions to our 2020 programme will open in January. If you have a building or event you'd like to submit for consideration, find out more on the Participate page of our website.

### Volunteer

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

### Support

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

### Have your Say

Get involved with Glasgow Doors Open Days planning by heading to social media and using the hashtag #getintoglasgow to nominate a building you'd like to see in our 2020 programme.

# GBPT Project Timeline

Stewart Memorial Fountain



Tobacco Merchants House



Wellpark School



St Francis Church



Townhead Spire



Tron Steeple



1982

1988

1995

1997

2001

2003

2005

1986

1990

1996

2000

2002

2004

2007



The Briggait



Hutchesontown Public Library



Police Boxes



St Andrew's in the Square



Kirkhaven Church



73-77 Trongate

GBPT Founded

First Doors Open Days

Top row image credits: GCHT; n/a; n/a; Ross Campbell; Ross Campbell; n/a; Keith Hunter; n/a; Ross Campbell; Andrew Lee; Chris Humphreys

Castlemilk Stables Pearce Institute



2010

Pollokshaws West Station



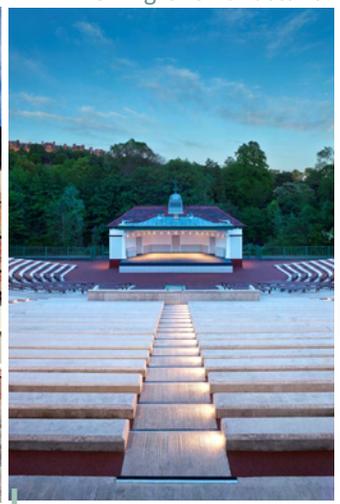
2011

Pollokshaws West Station



2012

Kelvingrove Bandstand



2014

Parkhead School



2019

# Help us secure a future for Glasgow's heritage...

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

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

2018

2020



Hutchesons' Hall



Gartnavel Royal Hospital Chapel



Shawmuir Lodge



ARPL Architects' impression for West Boathouse

## Doors Open Days 30th Anniversary

Bottom row image credits: Andrew Lee; David Barz; Ross Campbell; Ross Campbell; Eric Thorburn; n/a; Keith Hunter; Ross Campbell; n/a; ARPL Architects

# Report of the Trustees

For the year ended March 2019

## Reference and Administrative Details

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Charity Registration Number: SCO15443

Company Registration Number: SCO79721

### Registered Office

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

### Trustees

J Entwistle

S Leighton

K Robertson

D Sutton

C Cunningham

S Donohoe

Dr G Wyllie (appointed 18 May 2018)

S Doherty (appointed 13 September 2018)

K Thornton (appointed 13 September 2018)

M O'Connell (resigned 25 May 2018)

D J Taylor (resigned 21 June 2018)

P Chalmers (resigned 4 October 2018)

R Connelly (resigned 14 September 2018)

### Company Secretary

S Leighton (resigned 4 December 2018)

D Sutton (appointed 4 December 2018)

### Senior Management

Anne McChlery (until 5<sup>th</sup> April 2019)

Andrew McConnell (from 6<sup>th</sup> April 2019)

### Auditors

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

### Solicitors

Burness Paull  
120 Bothwell Street  
Glasgow  
G2 7JL

### Bank

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

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2019. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015)

## Structure, Governance and Management

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### 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, 1<sup>st</sup> November 2000, 26th January 2005, 17th November 2009 and 28<sup>th</sup> November 2018. The Trust is registered as a charity with the Office of the Scottish Charities Regulator. There are 2 categories of membership: Corporate Membership and Individual Membership. There are 6 Corporate Members: Glasgow City Council, Glasgow Chamber of Commerce, The Merchants House of Glasgow, The Trades House of Glasgow, The Scottish Trades Union Congress, and Glasgow Institute of Architects. Each member undertakes to contribute an amount not exceeding £1 in the event of the charity being wound up.

### Appointment of Directors

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

Each of the 6 Corporate Members may appoint one Nominated Director except for Glasgow City Council which

may appoint two. Nominated Directors serve from appointment until the conclusion of each annual general meeting and are then eligible for re-appointment.

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

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

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

#### **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. Remuneration for senior management is set by the Executive committee. The remuneration is based on market conditions and is reviewed on a biennale basis.

#### **Related Parties**

There are no related party transactions which require disclosure.

### **Objectives and Activities**

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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

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Whilst 2018 finally saw the completion of what had been a particularly challenging project, the challenges of completing Parkhead School simply evidence the continuing need for the Trust, deepen our experience and strengthen our resilience for the future. By working in partnership, across agencies, the Trust has delivered an outstanding legacy for the community of Parkhead. We are particularly grateful to Glasgow City Council, the Scottish Government, Historic Environment Scotland, Hugh Fraser Foundation and the William Grant Foundation for their unfailing support of not just this project, but of GBPT in its commitment to complete the works.

As we step back from the completed project, we are proud of the role we have played in saving such a significant building and look forward to seeing it thrive in future, under the appreciative and grateful care of its new owners, Parkhead Housing Association.

The momentum behind the rejuvenation of the West Boat-house on Glasgow has been impressive and attracted the single biggest donation pledge to the Trust from a private individual, which completed the funding package. Construction work will hopefully start on site in Autumn 2019 and completion is anticipated a year later.

During 2018/19 the Trust has also assisted a series of organisations and trusts with their buildings in various different ways. We are delighted that Southside Housing Association is nearing completion of works to the former Linen Bank on Gorbals Street. We have been providing advice to Carntyne Parish Church on their refurbishment plans and providing advice to Glasgow City Council staff on the delivery of the Provan Hall project. The Trust stands ready to support Glasgow City Council find a solution for Pollok Stables, which is Category A listed and a key part of Pollok Country Park.

In September 2018 the Trust delivered its 29th Glasgow

Doors Open Days Festival with 116 buildings open to the public, accompanied by 38 other guided walks and tours, 50 events and over 50 children's activities. GBPT were delighted to facilitate over 78,000 individual visits, hosted by 799 volunteers who contributed a total of 4,479 volunteer hours.

In 2019, we look forward to the 30th anniversary of Doors Open Days in Glasgow.

Grant income of £413,657 after deduction of Trust Fees, has been recognised for current projects.

Finally, The Trust wishes to thank all of its funders, particularly Glasgow City Council for their continued support of all of our activities.

## Financial Review

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

### Principle Funding Sources

During the financial year, the Trust made a deficit of £62,868 (2018: £14,335 surplus) in relation to unrestricted funds and a deficit on restricted funds of £244,276 (2018 – £1,174,988 surplus). The balance on restricted funds at the year-end of £1,808,576 (2018 - £2,052,852) relates to grants held for specific projects.

During the financial year, it was agreed that the Trust would seek to dispose of the Wellpark Enterprise Centre, including Kirkhaven Hall and adjacent ground. Numerous issues complicated and delayed the sale, including the discharge of economic burdens on a small area of land within the curtilage of the Centre. The sale completed in early February 2019, enabling the outstanding loan of £159,114.10 from the Charity Bank to be settled. Proceeds from the sale have been placed in term deposit and savings accounts in the short term.

The remaining investment property, St Andrew's in the Square, is leased to St Andrew's in the Square Trust (SAINTS). Due to non-payment of rent, GBPT terminated the lease with SAINTS in February 2019.

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

### Investment Policy

Under the Memorandum and Articles of Association, the Trust has the power to invest in any investments

and securities as may be considered from time to time to be advantageous. The Trust holds grants received for projects in separate, named interest-bearing bank accounts and invests any cash balances held on its own behalf in an interest-bearing deposit account.

### **Reserves Policy**

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

The Board of Directors has examined the Trust's requirements for reserves in light of the main risks to the organisation. It has established a policy whereby the unrestricted funds not committed should be no less than 6 months running costs. This is essential for the working capital and cash-flow purposes as much of our funding is drawn down in arrears. Budgeted expenditure for 2019/20 is £337,081, therefore the targeted level of unrestricted reserves is £168,541. Unrestricted reserves not committed as at 31 March 2019 were £545,777, well above the target level. As the Trust no longer owns the properties at Wellpark and Kirkhaven there is no requirement to maintain designated funds for maintenance.

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

The Trust's main focus on projects over the coming year is to continue developing our pipeline projects, including the West Boathouse and the Old Stable Courtyard in Pollok Country Park.

### **St Andrews in the Square**

Glasgow Building Preservation Trust has owned St Andrews in the Square since 1993 and undertook an award winning redevelopment project to convert it into Glasgow's Centre for Traditional Scottish Music and Culture, which completed in 2000. The building was leased to the St Andrews in the Square Trust (SAINTS), who in turn had leased the basement to Café Source Ltd.

Throughout 2018, GBPT raised concerns about the financial viability of SAINTS and their management of fire safety within the building. Due to non-payment of rent, GBPT

terminated the lease with SAINTS in February 2019.

Glasgow Building Preservation Trust's priority is to ensure that any use of the building is part of responsible ownership which adequately resources the management and maintenance of this Category A listed building. The Board will continue to review the situation and it is anticipated that the building will be marketed for lease or sale in the financial year 2019/20.

### **Resilient Heritage project**

The Trust has secured support from the National Lottery Heritage Fund and Historic Environment Scotland to enable the Trust to undertake a strategic renewal project. This project has been reviewing all aspects of the Trust's governance, management, operations and activities, assets, risks, economic model, membership and profile. Independent consultants have made numerous recommendations to the Trust to help it evolve and face the challenges of the sector in the future.

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

## Statement of Trustees Responsibilities

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

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

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and to enable them to ensure that the financial statements comply with the Companies Act 2006. 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

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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 20 August 2019 and signed on its behalf by:



John Entwistle

Trustee

# Report of the Independent Auditors

For the Trustees of Glasgow Building Preservation Trust

## Opinion

We have audited the financial statements of Glasgow Building Preservation Trust (the 'charitable company') for the year ended 31 March 2019 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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 2019 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.

## Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our

audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

## Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the trustees' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the trustees have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the charitable company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

## Other information

The trustees are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or

our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

## Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Report of the Trustees for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Trustees has been prepared in accordance with applicable legal requirements.

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

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Trustees. We have nothing to report in respect of the following matters where the Companies Act 2006 and the Charities Accounts (Scotland) Regulations 2006 (as amended) requires us to report to you if, in our opinion:

- the charitable company has not kept proper and adequate accounting records or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or

- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to take advantage of the small companies exemption from the requirement to prepare a Strategic Report or in preparing the Report of the Trustees.

### Responsibilities of trustees

As explained more fully in the Statement of Trustees Responsibilities, 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, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

### Our responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Independent Auditors that includes

our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Report of the Independent Auditors

### Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006, and to the charitable company's trustees, as a body, in accordance with Section 44(1)(c) of the Charities and Trustee Investment (Scotland) Act 2005 and regulation 10 of the Charities Accounts (Scotland) Regulations 2006.

Our audit work has been undertaken so that we might state to the charitable company's members and trustees those matters we are required to state to them in an auditors' report and for no other purpose.

To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's members and trustees as a body, for our audit work, for this report, or for the opinions we have formed.



**Ian McGougan CA (Senior Statutory Auditor)**

for and on behalf of Gerber Landa & Gee, Statutory Auditor  
Chartered Accountants

Eligible to act as an auditor in terms of Section 1212 of the  
Companies Act 2006

### Address

Pavilion 1  
Finnieston Business Park  
Minerva Way  
GLASGOW  
G3 8AU

### Date

20 August 2019

# Statement of Financial Activities

			31.3.19	31.3.18
(Incorporating an Income and Expenditure Account) for the Year Ended 31 March 2019	Unrestricted funds	Restricted fund	Total funds	Total funds
Notes	£	£	£	£
<b>INCOME AND ENDOWMENTS FROM</b>				
Donations and legacies	2	11,871	81,850	93,721
<b>Charitable activities</b>	4			
Charitable		175,111	415,557	590,668
Investment income	3	163,194	4	163,198
Other income		36,908	-	36,908
<b>Total</b>		387,084	497,411	884,495
<b>EXPENDITURE ON</b>				
Raising funds	5	170,453	-	170,453
<b>Charitable activities</b>	6			
Charitable		297,359	723,827	1,021,186
<b>Total</b>		467,812	723,827	1,191,639
<b>NET INCOME/(EXPENDITURE)</b>				
		(80,728)	(226,416)	(307,144)
<b>Transfers between funds</b>	20	17,860	(17,860)	-
<b>Net movement in funds</b>		(62,868)	(244,276)	(307,144)
<b>RECONCILIATION OF FUNDS</b>				
<b>Total funds brought forward</b>		608,645	2,052,852	2,661,497
<b>TOTAL FUNDS CARRIED FORWARD</b>		545,777	1,808,576	2,354,353

## CONTINUING OPERATION

All income and expenditure has arisen from continuing activities.

# Balance Sheet

At 31st March 2019

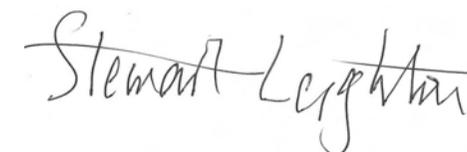
			31.3.19	31.3.18
	Notes	Unrestricted funds £	Restricted fund £	Total funds £
<b>FIXED ASSETS</b>				
Tangible assets	12	2,541	-	2,541
Heritage assets	13	10,469	-	10,469
Investment property	14	-	-	-
		<u>13,010</u>	<u>-</u>	<u>13,010</u>
				786,420
<b>CURRENT ASSETS</b>				
Debtors	15	56,693	1,604,382	1,661,075
Cash at bank and in hand		<u>556,109</u>	<u>301,748</u>	<u>857,857</u>
		612,802	1,906,310	2,518,932
				2,202,046
<b>CREDITORS</b>				
Amounts falling due within one year	16	<u>(80,035)</u>	<u>(97,554)</u>	<u>(177,589)</u>
				(170,030)
<b>NET CURRENT ASSETS</b>		<u>532,767</u>	<u>1,808,576</u>	<u>2,341,343</u>
				2,032,016
<b>CREDITORS</b>				
Amounts falling due after more than one year	17	-	-	-
				(156,939)
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>545,777</u>	<u>1,808,576</u>	<u>2,354,353</u>
				2,818,436
<b>NET ASSETS</b>		<u>545,777</u>	<u>1,808,576</u>	<u>2,354,353</u>
				2,661,497
<b>FUNDS</b>				
Unrestricted funds	20			545,777
Restricted funds				<u>1,808,576</u>
<b>TOTAL FUNDS</b>				<u>2,354,353</u>
				<u>2,661,497</u>

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

The financial statements were approved by the Board of Trustees on 20 August 2019 and were signed on its behalf by:



John Entwistle  
Trustee



Stewart Leighton  
Trustee

# Notes to the Financial Statements

For the year ended 31st March 2019

## 1. Accounting Policies

### Basis of preparing the financial statements

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

### Income

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

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

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

### Expenditure

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

### Charitable activities

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

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

### Governance costs

Governance costs (which are included as a component of support costs in accordance with SORP) comprise all costs involving the public accountability of the charity and its compliance with regulation and good practice. These costs include those related to constitutional and statutory requirements, external scrutiny, strategic management, and other legal and professional fees.

### Tangible fixed assets

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

Kirkhaven Fixtures & Fittings	- 25% on cost
Fixtures and fittings	- 25% on cost
Computer equipment	- 33% on cost

### Investment property

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

### Taxation

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

### Fund accounting

General unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

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.

#### Hire purchase and leasing commitments

Rentals paid under operating leases are charged to the Statement of Financial Activities on a straight line basis over the period of the lease.

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

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

#### Financial Instruments

##### Debtors

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

##### Creditors

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

#### Cash and cash equivalents

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

## 2. Donations and Legacies

	31.3.19 (£)	31.3.18 (£)
Donations	85,238	71,195
Income from events	8,483	10,157
Other Income	-	12,840
	<u>93,721</u>	<u>94,192</u>

## 3. Investment Income

	31.3.19 (£)	31.3.18 (£)
Rents received	16,667	22,917
Wellpark/Kirkhaven Income	146,514	182,545
Deposit account interest	17	25
	<u>163,198</u>	<u>205,487</u>

## 4. Income from Charitable Activities

		31.3.19 (£)	31.3.18 (£)
	<b>Activity</b>		
Grants	Charitable	413,657	4,154,202
Consultancy Fees	Charitable	77,011	105,639
Other contributions	Charitable	100,000	-
		<u>590,668</u>	<u>4,259,841</u>

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

	31.3.19 (£)	31.3.18 (£)
Other grants	413,657	4,154,202

## 5. Raising Funds

Raising donations and legacies	31.3.19 (£)	31.3.18 (£)
	934	933
Staff costs		
Investment management costs	31.3.19 (£)	31.3.18 (£)
	1,640	1,360
Staff costs		
Property management	8,880	12,241
Services Costs	150,200	170,445
Interest payable and similar charges	8,799	10,219
	<u>169,519</u>	<u>194,265</u>
Aggregate amounts	<u>170,453</u>	<u>195,198</u>

## 6. Charitable Activities Costs

	Direct costs (£)	Support costs (£) (See note 7)	Totals (£)
Charitable	904,334	116,852	1,021,186

## 7. Support Costs

	Management (£)	Finance (£)	Governance costs (£)	Totals (£)
Charitable	95,201	1,182	20,469	116,852

## 8. Net Income / Expenditure

	31.3.19 (£)	31.3.18 (£)
Auditors' remuneration	7,688	7,688
Audit-related assurance services	3,588	3,588
Auditors' remuneration for non-audit services	19,500	30,981
Depreciation - owned assets	1,840	1,727
Other operating leases	2,042	-
Surplus on disposal of fixed asset	(36,908)	-

## 9. Trustees Remuneration and Benefits

There were no trustees' remuneration or other benefits for the year ended 31 March 2019 nor for the year ended 31 March 2018.

### Trustees' expenses

There were no trustees' expenses paid for the year ended 31 March 2019 nor for the year ended 31 March 2018.

## 10. Staff Costs

	31.3.19 (£)	31.3.18 (£)
Wages and salaries	132,955	137,195
Social security costs	9,959	10,688
Other pension costs	7,823	8,231
	150,737	156,114

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

	31.3.19	31.3.18
Director	1	1
Project Development Officers	2	2
Finance	1	1
Doors Open Day/Events	1	1
	5	5

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

The total employee benefits of key management personnel of the Trust was £41,737 (2018: £47,699).

## 11. Comparatives for the Statement of Financial Activities

	Unrestricted funds (£)	Restricted funds (£)	Total funds (£)
<b>INCOME &amp; ENDOWMENTS FROM</b>			
Donations & legacies	34,191	60,001	94,192
<b>Charitable activities</b>			
Charitable	119,089	4,140,752	4,259,841
Investment income	205,487	-	205,487
<b>Total</b>	<b>358,767</b>	<b>4,200,753</b>	<b>4,559,520</b>
<b>EXPENDITURE ON</b>			
Raising funds	195,198	-	195,198
<b>Charitable activities</b>			
Charitable	264,409	2,910,590	3,174,999
<b>Total</b>	<b>459,607</b>	<b>2,910,590</b>	<b>3,370,197</b>
<b>NET INCOME (EXPENDITURE)</b>	<b>(100,840)</b>	<b>1,290,163</b>	<b>1,189,323</b>
<b>Transfers between funds</b>	<b>115,175</b>	<b>(115,175)</b>	<b>-</b>
<b>Net movement in funds</b>	<b>14,335</b>	<b>1,174,988</b>	<b>1,189,323</b>
<b>RECONCILIATION OF FUNDS</b>			
<b>Total funds brought forward</b>	<b>594,310</b>	<b>877,864</b>	<b>1,472,174</b>
<b>TOTAL FUNDS CARRIED FORWARD</b>	<b>608,645</b>	<b>2,052,852</b>	<b>2,661,497</b>

## 12. Tangible Fixed Assets

	Freehold property (£)	Kirkhaven Fixtures & Fittings (£)	Fixtures & fittings (£)	Computer equipment (£)	Totals (£)
<b>COST</b>					
At 1 April 2018	105,000	11,220	4,078	6,971	127,269
Additions	-	-	-	3,049	3,049
Disposals	(105,000)	(11,220)	-	-	(116,220)
At 31 March 2019	-	-	4,078	10,020	14,098
<b>DEPRECIATION</b>					
At 1 April 2018	4,200	11,220	4,078	6,820	26,318
Charge for year	1,181	-	-	659	1,840
Eliminated on disposal	(5,381)	(11,220)	-	-	(16,601)
At 31 March 2019	-	-	4,078	7,479	11,557
<b>NET BOOK VALUE</b>					
At 31 March 2019	-	-	-	2,541	2,541
At 31 March 2018	100,800			151	100,951

## 13. Heritage Assets

<b>MARKET VALUE</b>	
At 1 April 2018 and 31 March 2019	10,469
<b>NET BOOK VALUE</b>	
At 31 March 2019	10,469
At 31 March 2018	10,469
<b>14. Investment Property</b>	
<b>MARKET VALUE</b>	
At 1 April 2018	685,469
Disposals	(685,469)
At 31 March 2019	-
<b>AMORTISATION</b>	
At 1 April 2018	10,469
Eliminated on disposal	(10,469)
At 31 March 2019	-
<b>NET BOOK VALUE</b>	
At 31 March 2019	-
At 31 March 2018	675,000

## 15. Debtors

	31.3.19 (£)	31.3.18 (£)
Amounts falling due within one year:		
Trade debtors	15,301	28,095
Other debtors	10,000	10,000
VAT	12,382	35,301
Prepayments & accrued income	725,141	620,893
	762,824	694,289
Amounts falling due after more than one year:		
Other debtors	1,458	-
Prepayments & accrued income	896,793	1,314,664
	898,251	1,314,664
<b>Aggregate amounts</b>	<b>1,661,075</b>	<b>2,008,953</b>

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

	31.3.19 (£)	31.3.18 (£)
Bank loans and overdrafts (see note 18)	-	8,795
Trade creditors	59,657	91,213
Social security and other taxes	4,193	3,631
Other creditors	10,386	12,839
Accruals and deferred income	103,353	53,552
	<u>177,589</u>	<u>170,030</u>

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

	31.3.19 (£)	31.3.18 (£)
Bank loans (see note 18)	<u>-</u>	<u>156,939</u>

## 18. Loans

An analysis of the maturity of loans is given below:

	31.3.19 (£)	31.3.18 (£)
Amounts falling due within one year on demand:		
<b>Bank loans</b>	<b>-</b>	<b>8,795</b>

Amounts falling between  
one and two years:

Bank loans - 1-2 years	-	9,313
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Amounts falling between  
two and five years:

Bank loans - 2-5 years	-	31,607
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Amounts falling due in  
more than five years:

Repayable by instalments

Bank loans more 5 yr by instal	-	116,019
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## 19. Leasing Agreements

Minimum lease payments under non-cancellable operating leases fall due as follows:

	31.3.19 (£)	31.3.18 (£)
Within one year	14,580	-
Between one and five years	25,515	-
	<u>40,095</u>	<u>-</u>

## 20. Movement in Funds

	At 1.4.18 £	Net movement in funds £	Transfers be- tween funds £	At 31.3.19 £
<b>Unrestricted funds</b>				
General fund	244,657	(80,728)	381,848	545,777
Designated Funds	269,253	-	(269,253)	-
Fair Value reserve	94,735	-	(94,735)	-
	608,645	(80,728)	17,860	545,777
<b>Restricted funds</b>				
Restricted funds	2,052,852	(226,416)	(17,860)	1,808,576
<b>TOTAL FUNDS</b>	<b>2,661,497</b>	<b>(307,144)</b>	<b>-</b>	<b>2,354,353</b>

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

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	387,084	(467,812)	(80,728)
<b>Restricted funds</b>			
Restricted funds	497,411	(723,827)	(226,416)
<b>TOTAL FUNDS</b>	<b>884,495</b>	<b>(1,191,639)</b>	<b>(307,144)</b>

## Comparatives for movement in funds

	At 1.4.17 £	Net movement in funds £	Transfers be- tween funds £	At 31.3.18 £
<b>Unrestricted funds</b>				
General fund	230,322	(100,840)	115,175	244,657
Designated Funds	269,253	-	-	269,253
Fair Value reserve	94,735	-	-	94,735
	594,310	(100,840)	115,175	608,645
<b>Restricted funds</b>				
Restricted funds	877,864	1,290,163	(115,175)	2,052,852
<b>TOTAL FUNDS</b>	<b>1,472,174</b>	<b>1,189,323</b>	<b>-</b>	<b>2,661,497</b>

Comparative net movement in funds, included in the above are as follows:

	Incoming re- sources (£)	Resources ex- pended (£)	Movement in funds (£)
<b>Unrestricted funds</b>			
General fund	358,767	(459,607)	(100,840)
<b>Restricted funds</b>			
Restricted funds	4,200,753	(2,910,590)	1,290,163
<b>TOTAL FUNDS</b>	<b>4,559,520</b>	<b>(3,370,197)</b>	<b>1,189,323</b>

## 20. Movement in Funds - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.4.17 £	Net movement in funds £	Transfers be- tween funds £	At 31.3.18 £
<b>Unrestricted funds</b>				
General fund	230,322	(181,568)	497,023	545,777
Designated Funds	269,253	-	(269,253)	-
Fair Value reserve	94,735	-	(94,735)	-
<b>Restricted funds</b>				
Restricted funds	877,864	1,063,747	(133,035)	1,808,576
<b>TOTAL FUNDS</b>	<b>1,472,174</b>	<b>882,179</b>	<b>-</b>	<b>2,354,353</b>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming re- sources (£)	Resources ex- pended (£)	Movement in funds (£)
<b>Unrestricted funds</b>			
General fund	745,851	(927,419)	(181,568)
<b>Restricted funds</b>			
Restricted funds	4,698,164	(3,634,417)	1,063,747
<b>TOTAL FUNDS</b>	<b>5,444,015</b>	<b>(4,561,836)</b>	<b>882,179</b>

Included in Restricted Reserves at 31 March 2019 are the following:

	As at 1.4.17 £	Income £	Expenditure £	As at 31.3.19 £
Westmuir Street School	169,781	415,370	(549,963)	35,188
Pollock Stables	(1,863)	1,786	-	(77)
West Boathouse	1,659,421	81,850	(113,767)	1,627,504
St Vincent Street	5,100	-	(5,100)	-
Govan Built Heritage	10,575	-	(10,575)	-
Resilient Project	134,036	-	(53,525)	80,511
Sinking Fund	40,782	4	(10,356)	30,430
Feasibility Studies & BAR Funds	35,020	-	-	35,020
<b>Total Restricted Funds</b>	<b>2,052,852</b>	<b>499,010</b>	<b>(743,286)</b>	<b>1,808,576</b>

## 21. Related Party Disclosures

There were no related party transactions for the year ended 31 March 2019.

## 22. Contingent Liabilities

Legal action has been raised against the Trust in relation to a historic project. This action is being contested. At this stage no liability has been established and it is impractical to assess any potential quantum.

## 23. Provisions Available for Smaller Entities

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

In 2019, Glasgow Building Preservation Trust partnered with GTW Storage and Glasgow City Council to commission a mural to celebrate the 30th anniversary of Glasgow Doors Open Days Festival.

Designed and painted by Cobalt Collective, the mural includes a line from 'The Bargain' by Liz Lochhead © and 14 of Glasgow's most loved buildings.

Front Cover: Doors Open Days 30th Anniversary Mural

Back Cover: Cobalt Collective



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