

Glasgow Building Preservation Trust
Annual Report 2007





Glasgow Building Preservation Trust Annual Report 2007

Glasgow Building Preservation Trust Limited

Legal and administrative information

Charity Number: SCO15443, Company Number: SC79721

REGISTERED OFFICE

42 Miller Street
Glasgow, G1 1DT

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

OFFICE BEARERS

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

ELECTED DIRECTORS

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

CO-OPTED DIRECTORS

David Martin

NOMINATED DIRECTORS

Jeremy Armitage – Trades House of Glasgow (resigned 20th October 2006)
Peter M J Stokes (Appointed 20th October 2006)
John Chapman – Merchants House of Glasgow
Robert Corrigan – Glasgow Chamber of Commerce
Moira Dyer – Greater Glasgow Tourist Board (resigned 29th November 2006)
Michael Jarvis – Glasgow Institute of Architects (resigned 29th November 2006)
Mary Leggat – Glasgow Trades Union Council
Cllr. James McNally – Glasgow City Council

Technical Advisor

James McDonald – Glasgow City Council (Resigned 29th November 2006)

PROFESSIONAL STAFF

Director: Anne McChlery
Development Director (Consultant): Neil Baxter
Project Officer: Gill Stewart
Finance/Administration Officer: Ruth Oliver
Administration Assistant: Rosie Elliott

AUDITORS

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

BANK

Bank of Scotland, 110 Queen Street, Glasgow

Chair's report – Patricia Chalmers

GBPT has had a wonderfully fulfilling year – exhausting, but successful – culminating in the August opening of the Castlemilk Stable Block. At the opening The Lord Provost Bob Winter, paid sincere tribute to the partnership of the people of Castlemilk and GBPT, paying particular tribute to our Director, Anne McChlery, for her hard work on the project. Linda Fabiani, Minister for Europe, External Affairs and Culture in the Scottish Government, our special guest for the ceremony, coming as she does from a housing background, showed understanding of the commitment and enthusiasm needed for a project of this kind. This commitment was apparent from the inception by the Castlemilk History Group to the formation, under the guidance of Cassiltoun Housing Association, of Cassiltoun Trust our hard working partners and the long-term owners of the stables. During this financial year GBPT drew down over £1.5m in funding for this project and stewarded expenditure of £2m in respect of the works contract. The total estimated cost of the Project is £4.2m.

A signed painting of the building was brought from Seattle by James Stuart-Stevenson, the great grandson of the last laird. Through resulting discussions with David Walker and the Royal Commission we are now confident that the Stable Block was designed by David Hamilton, one of the most important Scottish architects of the late Georgian period. To mark the triumph of restoration and vital re-use of the building the Georgian Society awarded it the prize for the “best reuse of a Georgian building” in London this November. This was followed by the newly created Supreme Medal of the Glasgow Institute of Architects being awarded, to universal acclaim, to the architect Tom Connolly of Elder and Cannon and a separate award of the Conservation medal, also to Tom. There is no more satisfying recognition than the acclaim of one's peers.

These achievements are the more remarkable when one realises the dedication of our voluntary Board and Executive and the enthusiasm of our very small but highly productive staff under the leadership of Anne McChlery. Our special thanks go wholeheartedly to Ruth Oliver, our Finance Manager, who is leaving us after five years service to the Trust. In the last two years we have welcomed into our fold Gillian Stewart, our knowledgeable Project Development Officer, and Rosie Elliott, our Administrator and co-ordinator of Doors Open Day. Once again we have retained Neil Baxter as our part-time consultant Director of Development. As a Board we wish to pay tribute to their achievements and their team work.

Partnership for Regeneration has increasingly been the model for GBPT over the past five years. Partnership between the Board and local people has seen the Pearce Institute incrementally restored to active usage with a lively new café. Norie Mackie the Centre Manager has succeeded in getting a £100,000 lottery revenue grant to optimise community use of the building. Partnership with Glasgow South West Regeneration Agency will ensure a successful project at Orkney Street. Partnership with the Oatlands Steering Group will bring a community facility for the area in the form of a restored St Margaret's Church. Through partnering with Southside Housing Association it is hoped to progress the rescue of the British Linen Bank Building in Gorbals Street.

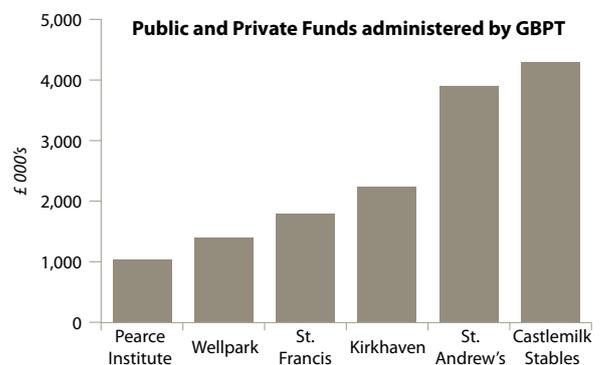
GBPT now plans, with local amenity groups and Network Rail, to restore and reuse Maxwell Park Station and Pollokshaws West Station. Our fruitful partnership with Glasgow City Council continues and

it is hoped to establish a delivery plan for Kelvingrove Bandstand and a way forward which will ensure a future for David Hamilton's Mosesfield House and the A- Listed glasshouses at Springburn Park. At the request of the Architectural Heritage Fund we are mentoring the newly formed trust for the restoration of Kirkintilloch Town Hall. With considerable admiration for their determined fundraising, we have joined in partnership with Tak Tent to find a way to transform the Gartnavel Royal Hospital Chapel into a therapy centre to complement the Oncology Unit at Gartnavel Hospital.

During the financial year the Trust also administered the spending of £71k of grants in respect of improvements at St Andrews in the Square. This project involved enhancing the performance space and facilities in the Centre for Scottish Culture and making significant enhancements to the external lighting scheme.

We welcome the initiative from Historic Scotland and the Architectural Heritage Fund to increase support to BPTs by means of capacity building grants after the completion of options appraisals. Capacity building has always been an aspect of the role of GBPT. It is often the case when new groups are formed to eventually become future owners and users of buildings that there is a learning curve and therefore a need for mentoring and support along the way. GBPT willingly takes on this role, albeit that it is a function of our involvement which is not necessarily recognised (or remunerated!).

GBPT's activities rely on funding from several sources, public and private. The administration of this is a major part of what we do. Because we dispose of buildings at the end of a project it is not transparent from our raw accounting information just how much funding is stewarded by the Trust. To help illustrate this we have constructed the chart below showing the funding involved in the major building rescues we have carried over the last seven years.



Glasgow Doors Open Day the annual, weekend long, celebration of Glasgow's built heritage continues to be successfully delivered by our Trust. This was our 18th year in a row. Every year more buildings ask to be involved and bring their many volunteers to enable it to happen. At the time of writing the 2007 event is still fresh in our minds, with 134 buildings opened, 30 guided walks, a boat trip, special events commemorating the Wilberforce Act that ended the UK's involvement with slavery, and the newly restored Castlemilk Stables open to the public for the very first time. Our sincere thanks to all the funders and supporters who enable us to make this remarkable event happen.

Building projects

Castlemilk Stables

Attributed to David Hamilton, c. 1790, Category B Listed

Recipient of the Georgian Award, November 2007

Linda Fabiana MSP and Lord Provost of Glasgow Bob Winter



All those involved in the project in the Stables Courtyard

This ambitious building project commenced in August 2005 and was successfully delivered in July 2007. The Stable Block is an important Georgian building and the last surviving building from the historic Castlemilk Estate. Although no architect has been credited with the building to date there is now a growing body of evidence that it is by David Hamilton, the leading Glasgow architect of his day. The evidence for this attribution is an artist's impression of the building, signed by Hamilton, which was kindly brought to Scotland from the US this summer by James Stuart Hamilton the direct descendant of the last owner of the Castlemilk Estate.

Sold to Glasgow Corporation in 1938, the Castlemilk Estate included the Stable complex which became a base for the City Parks Department until the 1990s. Lying empty it inevitably became derelict, losing its dome and roof. Latterly the building was enveloped in a cloak of vegetation. Eventually its condition was of such concern that it was placed on the Scottish Civic Trust's Buildings at Risk Register for Scotland.

Despite its condition the building was much loved by local residents as an important landmark and part of their heritage. Along with the local history group, local people and organisations started a campaign, supported by Castlemilk East Housing Co-operative (now Cassiltoun Housing Association). They approached GBPT to undertake the repair of the building. The ambition was to create a multi-use, sustainable, community owned resource composed of training facilities, offices for housing organisations, a nursery, space to let out to third sector organisations and much needed community facilities. After much work a viable business plan for the building was established which enabled fundraising to begin.

The design team, led by award winning Glasgow based architects, Elder and Cannon, developed an imaginative combined repair and new-build intervention. A steel and glass foyer and cloister was integrated with the historic structure, enabling additional floor area to

be created, while protecting the historic external elevations.

As with all historic building projects raising funding for this project was no easy job, but with early commitments by Glasgow City Council, Scottish Enterprise Glasgow, Communities Scotland, Historic Scotland, Strathclyde European Partnership and the Heritage Lottery Fund it was possible to consolidate a funding package of 23 contributors.

GBPT particularly acknowledges the support of the Architectural Heritage Fund (AHF), who provided project development subsidy through their Project Organiser Grant enabling the multiple funding applications to be made. Critically the AHF contributed a development period loan of £350,000 that enabled the project cash flow to be sustained until the final disposal of the building to its new owners, the specially created Cassiltoun Trust.

Chard Construction won the building contract through competitive tender and assembled an able team of specialists working with slate, lead and stone. They also skilfully integrated the glass, steel and concrete additions within the historic fabric.

The total cost of the project is £4 million. During the course of the financial year 2006/2007 the monies received from grant givers for Castlemilk Stables was £1.675 million, with the expenditure on the project £1.977 million.

Throughout the build period and particularly in 2006/2007 there were many technical challenges. The ground source heat pump system required borehole drilling and integration of an innovative under floor heating infrastructure. The condition of the stone and original mortar was very poor in parts requiring unanticipated remedial work. A fire on site caused significant delays. The salvaged historic "Battle of Orleans" fireplace, which once stood in the long demolished Castlemilk House, was relocated into the main building foyer and finally there were several much needed additions to the buildings for security.



These challenges meant that fundraising had to continue, and during the year GBPT was able to raise the additional funds from Communities Scotland, William Grant & Sons, Historic Scotland, the Sainsbury Family Trust, Scottish Enterprise Glasgow and the Energy Savings Trust all of whom are thanked for their understanding and support.

In August 2007 the building was opened by Glasgow's Lord Provost Bob Winter and Scotland's Minister for Europe, External Affairs and Culture – Linda Fabiani. The building is now in the safe hands of the community based Cassiltoun Trust, a subsidiary of Cassiltoun Housing Association, who are committed to creating a vibrant future for Castlemilk Stable Block. Any income generated by the building will be reinvested in maintaining its fabric and developing its programme of community activities.

Writing this report in November 2007 the GBPT Board are all delighted with the result, a truly aspirational restored building owned by the community in newly landscaped and planted grounds.

Design Team:

<i>Project Architect</i>	Elder and Cannon
<i>Cost Consultant</i>	Neilson Binnie McKenzie
<i>Structural Engineer</i>	Dewar Associates
<i>M&E Engineers</i>	Hawthorne Boyle
<i>Access Consultants</i>	Adapt Trust
<i>Planning Supervisor</i>	CDM Scotland
<i>Clerk of Works</i>	Clerk of Works Inspection Service Ltd
<i>Landscape Consultants</i>	Angus MacKay and Kirklee Landscapes

Main Contractor:

Chard Construction Limited

Contractor for the historic fireplace:

Hunter Clark (dismantling, transport and re-assembly)

Funders (in alphabetical order):

ADAPT Trust; Architectural Heritage Fund (made up of: Loan, Working Capital Grant and Project Organiser Grant); Castlemilk Partnership; Cassiltoun Trust; Communities Scotland; Cruden Foundation; Dean of Guild Court Trust; Fresh Futures -New Opportunities Fund; Glasgow City Council (made up of:-Conservation Grant, Capital Receipt Contribution, City Growth Fund, Landfill Tax, Sainsbury Foundation Family Trust, South East Area Forum, Bridge Funding, Lighting fund); Glasgow Housing Association; Scottish Power Green Energy Trust; Heritage Lottery Fund; Historic Scotland; Hugh Fraser Foundation; Leche Trust; Pilgrims Trust; Energy Saving Trust through Scottish Community and Household Renewables Initiative; Scottish Enterprise Glasgow; Strathclyde European Partnership - ERDF Grant and William Grant and Sons.

St Andrew's in the Square

Alan Dreghorn and Mungo Naismith, 1756;

Nicholas Groves-Raines restoration 2000; Category A Listed



Pearce Institute

R Rowand Anderson, 1906

Category A Listed



New lighting and technical capacity expansion for Glasgow's Centre for Scottish Culture

Following an application by St Andrews in the Square Trust in 2005/2006, GBPT was delighted to receive confirmation of the availability of funding for additional works to this important building. The Category A-Listed church, the second oldest in Glasgow after the Cathedral and considered to be one of the top six classical churches in the UK, is owned by Glasgow Building Preservation Trust and leased to St Andrews in the Square Trust.

Two improvement projects were undertaken. Firstly, funded by Scottish Enterprise Glasgow and Scottish Arts Council during 2006/2007, GBPT completed various internal works including upgrading stage lighting, sound equipment, and WiFi installation and creation of new office and storage space. All of this work will add to this venue's expanding role as a prestigious venue and as Glasgow's Centre for Scottish Culture. Glasgow City Council and the Glasgow Dean of Guild Court Trust are funding additional and improved external lighting of the building, giving it the night-time prominence it deserves.

Professional team:

Sinclair McPhail Architects (internal works)

Lightfolio (floodlighting)

The Pearce occupies an important place in the affections of the whole community. It serves as a focus for events, local businesses and a huge variety of activity central to the life of the community.

The Pearce, which requires repair and improvements to its facilities, is an ongoing project. In previous years the Trust has helped with a number of repair projects which have improved the appearance and condition of the building. Following a review of the priorities for the building a plan has been completed by Page and Park Architects phasing future works.

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

Recent revenue support from the Big Lottery has considerably bolstered the PI's ongoing management and care. For 2006/2007 further incremental works are planned, to enable the gymnasium and ancillary spaces to be better utilised.

Feasibility and other studies

Lansdowne Parish Church Options Appraisal

John Honeyman, 1863
Category A Listed



Completed in 2006/2007 this options appraisal looked at how this church could be adapted to meet the needs of the congregation and at the same time generate sufficient income to enable improvements and maintenance to be carried out.

The study recommended that Four Acres Charitable Trust take on the building in partnership with the congregation who will continue to use the building for worship.

Consultancies

Provan Hall and Auchinlea Park

Architect Unknown, 15th Century, Category A Listed



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

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

Funder:

Glasgow City Council

Doors Open Day

Doors Open Day 2006 (and 2007)



Marking the bicentennial of the abolition of slavery

In September 2006 GBPT delivered the 17th successful Glasgow Doors Open Day weekend, with 112 buildings opened to the public. The Highlights of the event were the new Glasgow Arc Bridge over the River Clyde and the Bridge Complex at Easterhouse. We are, as always, thankful to the many supporters of the event, the countless volunteers and the many funders. In 2006 the main funders were Glasgow City Council and Scottish Enterprise.

At the time of writing it is not long since the 18th Doors Open Day event was also completed in September 2007, again with many generous building owners supporting the event, the largest ever offering to date. There were 33 walks and talks, and 124 buildings opened. In addition, this year marked the 200th anniversary of William Wilberforce's Act of Parliament which ended Britain's involvement in the slave trade. With generous support from the Heritage Lottery Fund, GBPT, in partnership with Glasgow Anti Racist Alliance, developed a special exhibition linking Glasgow's built heritage with the slave trade. A series of walks, both guided and by i-pod, and a special evening of talks, drama and music also marked this important anniversary.

In addition, the 2007 event picked up the themes of the Clyde and its tributaries, and introduced Glasgow's citizens to buildings never usually open such as a glass engraving factory, and the newly restored Castlemilk Stable Block.

2006 Funders:

Arup, Biggart Baillie, Campbell Construction, CHARD, Classical Burrell, Elder and Cannon, G1, Gardiner and Theobald, Gerber Landa and Gee, Gordon Murray Alan Dunlop, Hunter Clark, Hypostyle, Keppie Design, McNally Associates, Merchants House, Neilson Binnie McKenzie, Page and Park.

New developments and forward programme for 2006/2007 and beyond



Orkney Street Police Station

John Burnet 1867, Category B Listed

After the GBPT study carried out in November 2004, this project, to restore what was originally the Govan Burgh Chambers and Goal has been taken on by Glasgow South West Regeneration Agency. The aim will be to preserve a key part of Govan's built heritage, and, with new design intervention, create a series of sustainable managed workplaces for new business which will contribute to the economic regeneration of the area. GBPT has been engaged to advise on the funding aspects and technical of the project.

St Margaret's Church, Polmadie Road, Oatlands Regeneration Area

Peter McGregor Chalmers, 1902, Category B Listed

During 2006/2007, after an approach from Glasgow City Council, GBPT began preparing the way for an Options Appraisal, looking at this redundant church with a view to repairing and converting the building into a new resource for local residents. The study is underway, part funded by Gladedale, who are the developer for Oatlands, and the Architectural Heritage Fund. Completion of the study is expected in 2007/2008. (Consultants: Page & Park, Gardiner Theobald, David Narro Associates, ODS Ltd.)

Gartnavel Royal Hospital Chapel

JJ Burnet, Category B Listed

Prepared in 2006/2007 this Options Appraisal is also now underway. This study was triggered by Tak Tent, the cancer charity, who are interested in the potential re-use of the building as a therapy centre. As a result funding has been secured from the building owner, Greater Glasgow Health Board, and the Architectural Heritage Fund. (Consultants: Austin Smith Lord, Benham Conway, Mott MacDonald, Morham & Brotchie)



Maxwell Park Station, Pollokshields

Attributed to James Miller, Category A Listed

Also initiated in 2006/2007 was the idea, driven by Pollokshields Heritage, that a new use and repair proposal must be found for this lovely but empty Edwardian railway building. GBPT has made a successful funding application to the Architectural Heritage Fund and Railway Heritage Trust. This project is also supported by Network Rail and Pollokshields Heritage. We anticipate the exercise will be completed and delivered in 2007/2008.

Pollokshaws West Station

Architect unknown, 1847, Category B Listed

Also initiated in 2006/2007 is the proposed Options Appraisal for Pollokshaws West Station. It is intended to look at the building on behalf of South West Community Cycles, with a view to exploring its potential re-use as a cycle hire and repair base. It is hoped that the appraisal will commence in 2007/2008.

Gorbals Street Tenement – British Linen Bank

Salmon & Gillespie, Category A Listed

The British Linen Bank is the last surviving tenement in the Lauriston area, it has remained empty for many years. The building is owned by South Side Housing Association. In partnership with GBPT it is proposed to carry out an Options Appraisal to establish a viable way forward, to repair and give new life to this building, which is symbolic of this area in its heyday. The appraisal project, initiated in 2006/2007, is expected to be delivered in 2007/2008.



Kelvingrove Bandstand and Amphitheatre

*Glasgow Council Parks Department, 1924, Category B Listed
Pathfinder Study*

The now dilapidated but once vibrant west end landmark requires to be repaired and regenerated. In the Winter of 2007 GBPT will undertake a study, funded by Glasgow City Council Land Services and the community based Friends of Kelvingrove Park, to establish the best model to save and re-use the building for public benefit.

Kirkintilloch Town Hall Preservation Trust

*Walker and Ramsay, 1906, Category B Listed
Mentoring/Capacity Building*

Kirkintilloch Town Hall is a proposed, community ownership, repair and new build extension project in East Dunbartonshire. GBPT was approached through the Architectural Heritage Fund early in 2007 to provide the, newly formed, special purpose preservation trust with services and advice through the early stages of this project. Already progress has been made by the Kirkintilloch Trust who were granted Lottery Funding in October 2007 to take the project through to planning application stage. GBPT is committed to providing early stage support, which is funded through the Architectural Heritage Fund.

This is a good example of what the Architectural Heritage Fund does so well, i.e. provide support through help, advice and networking to enable projects to get through the always difficult early stages. Kirkintilloch Town Hall is an early Art Deco civic structure which is important to the built environment of Kirkintilloch Town Centre and a clearly valued piece of local heritage.

Glasgow Building Preservation Trust Limited

Report of the Directors for the year ended 31st March 2007

Structure, Governance and Management

Governing Document

Glasgow Building Preservation Trust is a company limited by guarantee, governed by its Memorandum and Articles of Association dated 23rd June 1982 as amended by special resolutions dated 12th May 1999, 1st November 2000 and 26th January 2005. It is registered as a charity with the Office of the Scottish Charities Regulator. There are two categories of membership; Corporate Membership and Individual Membership. Each member undertakes to contribute an amount not exceeding £1 in the event of the charity being wound up.

Appointment of Directors

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

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

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

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

Director Induction and Training

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

Organisation

Directors shall be appointed to the offices of Chair and any other offices which the directors may consider appropriate, these appointments being made at meetings of directors. Each office shall be held until the conclusion of the annual general meeting which next follows the appointment, but a director whose period of office expires at the annual general meeting may be reappointed. A director who has held office for a period of six years shall not be eligible for re-appointment to that office until a further period of a year has elapsed during which he/she has not held that office.

There is an Executive Committee, made up of the Chair, Vice Chair, Secretary and three other Directors, that is appointed by the Board and has delegated powers to deal with the day to day business of the Trust. The Executive Committee meets a minimum of ten times a year.

Risk Management

The directors have a risk management strategy which comprises:

1. an annual review of the risks which the Trust may face;
2. the establishment of systems and procedures to mitigate those risks identified; and
3. the implementation of procedures designed to minimise any potential impact on the Trust should any of those risks materialise.

Objectives and activities

The Trust's objects are:

1. To promote for the public benefit the preservation of buildings and other structures of historic and/or architectural significance within the City of Glasgow and its environs
2. To promote 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
3. To promote education particularly amongst the young in relation to the built heritage and in relation to the traditional skills associated with earlier forms of construction
4. 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
5. To promote operate and or support other charitable projects and initiatives for the benefit of the community within the City of Glasgow and its environs, as the directors may consider appropriate from time to time.

The principal activities employed to achieve the Trust's objectives are as follows:

1. Restoration, renovation and repair of buildings and other structures of historic and/or architectural significance through direct purchase of the building and then either onward resale or retention of property by the Trust.
2. Advice to other organisations on funding applications before they are submitted, or reading and commenting on option appraisals before they are finalised.
3. Preparation of feasibility studies. The Trust may be directly asked to co-ordinate and prepare a feasibility study on the options for a building.
4. Contract-based project delivery where the building is owned throughout by another party. The Trust will report directly to the trustees or directors of the other party.
5. Organisation of Doors Open Day in Glasgow, thus raising the

profile and appreciation of the built environment, and promoting the wider educational objectives of the Trust, particularly amongst younger people.

Achievements and Performance

In June 2007, the Trust celebrated 25 years of successful operation. During the financial year the main activity for the Trust has been a major building restoration project at Castlemilk Stables, a B-Listed late Georgian Stable Block, which is being restored to community use as offices, training facilities, meeting spaces, and childcare facilities. This Project has a very complex funding structure involving some 26 different funding sources, which has made huge demands on staff time in terms of compliance and management. During the year, the project drew down £1.6m in funding and expended £1.97m on the works programme to date. The total cost of the Project is expected to be £4.2m.

In September 2006, the Trust organised the 17th Doors Open Day in Glasgow, with over 100 buildings opening their doors to the public and a special viewing of the new Clyde Bridge at Finnieston. This event continues to demonstrate the huge appetite of the public, both local and from further afield, for access to the built heritage of the city, and their enduring interest in both old and new architecture. The Trust will continue to work in conjunction with other agencies in the City to make this an interesting, educational and lively event experience in the city's calendar. The event cannot take place without the support of our many and varied sponsors and the continuing efforts of the building owners and their volunteers.

During the year the Trust also completed a project at St Andrews in the Square, with funding from Scottish Enterprise Glasgow, the Scottish Arts Council, Dean of Guild Court Trust, East Centre Area Committee and Glasgow City Council Lighting Strategy Fund. This project involved enhancing the performance space and facilities in the Centre for Scottish Culture and making significant improvements to the external lighting scheme.

Financial Review

The Trust has a strategic plan, which sets out the Trust's objectives, strategy and budgets for the next three years. This plan will be used as the benchmark for the Trust's future activities and is regularly reviewed and updated by the directors.

Principal Funding Sources

During this financial year the Trust suffered a deficit of (£32,964), which was £7k less than forecast. The main reason for the deficit has been that as can happen in previous years, there have not been sufficient projects available for the Trust to engage in, thus reducing billable time. This 'feast or famine' environment is typical of the sector in which we operate. Since the close of the financial year however, many interesting prospects have arisen on which the Trust has commenced early work, namely Gartnavel Royal Chapel, St Margaret's Church Oatlands, Maxwell Park Railway Station, Kelvingrove Bandstand and Kirkintilloch Town Hall. The Wellpark/

Kirkhaven enterprise, which continues to be efficiently run by James Barr, generates a surplus which will be used to reinvest in the fabric of the building and the facilities offered.

The main sources of funding during the year were ADAPT Trust, Architectural Heritage Fund, Communities Scotland, Cruden Foundation, Dean of Guild Court Trust, European Regional Development Fund, Fresh Futures (NOF Transforming Your Space), Glasgow City Council, Glasgow Housing Association, Scottish Power Green Energy Trust, Heritage Lottery Fund, Historic Scotland, Heritage Lottery Fund, Hugh Fraser Trust, Leche Trust, Merchants House of Glasgow, Pilgrim Trust, Sainsbury Foundation, SCHRI, Scottish Enterprise Glasgow, Scottish Arts Council and William Grant and Sons, and of course our members.

Investment Policy

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

Reserves Policy

The Trust's strategy is to continue to build reserves through planned operating surpluses and to use these to maintain its investment properties; however it has to be recognised that in the environment that the Trust operates it is sometimes difficult to maintain regular levels of fee income.

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

Plans for future periods

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

The Trust has continued its objective of delivering the Castlemilk Stable Block Project achieving project completion in July 2007. This project has been the largest project undertaken to date by the Trust and illustrates our capacity to deliver large and complex historic building projects successfully. Castlemilk Stable Block is a textbook example of regeneration through heritage with this historic building acting as a catalyst for investment and raising aspirations.

The Trust will also continue to deliver the annual Doors Open Day

Glasgow Building Preservation Trust Limited

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

event in September of each year, with the aim of opening buildings which are not normally available to the public, and continuing to make this weekend a successful part of the event calendar in Glasgow.

Statement of Directors' responsibilities

Company Law requires the directors to prepare financial statements for each financial year, which give a true and fair view of the state of affairs of the company at the end of the financial year and of the profit or loss of the company for that period. In preparing those financial statements, the directors are required to

Select suitable accounting policies and then apply them consistently;
Make judgements and estimates that are reasonable and prudent;

Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements comply with the Companies Act 1985. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Auditors

The auditors, Gerber Landa & Gee, will be proposed for re-appointment in accordance with Section 385 of the Companies Act 1985.

This report has been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies.

ON BEHALF OF THE BOARD



John Entwistle, Director
Date: 28th November 2007

We have audited the financial statements of Glasgow Building Preservation Trust Limited for the year 31 March 2007 on pages eight to sixteen. These financial statements are been prepared under historical cost conventions (as modified by the revaluation of certain fixed assets) and the accounting policies set out on page ten.

This report is made solely to the charitable company's members, as a body, in accordance with section 235 of the Companies Act 1985. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditors

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

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

We report to you our opinion as to whether the financial statements give a true and fair view and are properly prepared in accordance with the Companies Act 1985. We also report to you if, in our opinion, the Report of the Directors is not consistent with the financial statements, if the company has not kept proper accounting records, if we have not received all the information and explanations we require for our audit, or if information specified by law regarding directors' remunerations and transactions with the company are not disclosed.

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

Basis of opinion

We conducted our audit in accordance with United Kingdom Auditing Standards issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgements made by the directors in the preparation of the financial statements, and of whether the accounting policies are appropriate to the company's circumstances, consistently applied and adequately disclosed.

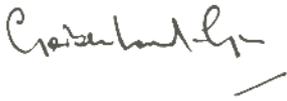
We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or other irregularity or error. In forming our opinion we also evaluated the overall adequacy of the presentation of information in the financial statements.

Glasgow Building Preservation Trust Limited

Statement of Financial Activities
for the year ended 31st March 2007

Opinion

In our opinion the financial statements give a true and fair view of the state of the company's affairs as at 31 March 2007 and of its surplus of the year then ended and have been properly prepared in accordance with the Companies Act 1985.



Gerber Landa & Gee
Registered Auditors
Chartered Accountants
11/12 Newton Terrace
Glasgow, G3 7PJ
Date: 28th November 2007

	Note	Unrestricted Funds	Restricted Funds	2007 Total Funds	2006 Total Funds
		£	£	£	£
INCOMING RESOURCES					
<i>Voluntary Income:</i>					
Grants Received	2	10,000	-	10,000	10,000
Fundraising & Donations	3	7,279	-	7,279	11,584
<i>Activities for generating funds:</i>					
Management and Consultancy Fees	4	47,205	-	47,205	52,670
<i>Investment Income</i>	5	221,053	-	221,053	252,614
		285,537	-	285,537	326,868
RESOURCES EXPENDED					
<i>Costs of generating funds:</i>					
Costs of generating grants and donations	6	5,988	-	5,988	6,285
Costs of managing investment Properties	6	189,740	-	189,740	212,606
<i>Charitable Activities</i>	6	100,266	-	100,266	77,522
<i>Governance Costs</i>	6	22,507	-	22,507	21,118
Total Resources Expended		318,501	-	318,501	317,531
Net (Outgoing) Incoming Resources		(32,964)	-	(32,964)	9,337
Surplus on Revaluation		-	-	-	-
Total Funds Brought Forward at 1 April 2006		966,207	-	966,207	956,870
TOTAL FUNDS CARRIED FORWARD AT 31ST March 2007		933,243	-	933,243	966,207

The notes form part of these financial statements

2. Grants received

This grant represents core funding received from Glasgow City Council.

3. Fundraising and donations

Fundraising and donations is made up of the following:

31.3.06		31.3.07
£		£
760	Membership Fees	1,279
3,500	Bequests	0
7,324	Doors Open Day Surplus Income	6,000
11,584		7,279

4. Management and consultancy fees

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

5. Investment income

31.3.06		31.3.07
£		£
11,376	Rental Income- St Andrews in the Square	9,802
229,303	Rental and Other Income- Wellpark/Kirkhaven	203,704
11,935	Bank Interest	7,547
252,614		221,053

6. Resources expended

For year ended 31st March 2007

	Charitable Activities	Generating Funds	Governance	Management of Investment	2007 Total	2006 Total
	£	£	£	£	£	£
Employment Costs	76,962	4,871	9,742	5,845	97,420	97,420
Publicity & Marketing Costs	-	-	4,862	72	4,934	3,700
Services Costs	9,927	628	1,257	137,846	149,658	169,170
Audit Fee	-	-	5,068	-	5,068	4,568
Legal and Professional Fees	-	-	439	24,787	25,226	31,340
Office Costs	13,377	489	1,139	4,487	19,492	(2,490)
Servicing Loans	-	-	-	16,703	16,703	12,785
	100,266	5,988	22,507	189,740	318,501	317,531

7. Net income for the year

This is stated after charging:

31.3.06		31.3.07
£		£
4,568	Audit Fee	5,068
6,141	Depreciation	6,476
10,709		11,544

8. Staff costs and numbers

Staff Costs were as follows:

31.3.06		31.3.07
£		£
89,033	Salaries and Wages	84,261
6,389	Social Security Costs	8,244
3,036	Pension Costs	4,915
98,458		97,420

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

The Trust does not operate any pension scheme for its employees but does administer contributions to individual stakeholder pension schemes for 3 staff. The contributions paid in the year were £4,915 (2006: £3,036).

9. Trustee remuneration and related party transactions

The Trust does not pay remuneration to the directors.

No director or other person related to the Trust had any personal interest in any contract or transaction entered into by the Trust during the year. (2006- nil).

10. Taxation

No liability to UK corporation tax arose on ordinary activities for the year ended 31st March 2007 nor for the year ended 31st March 2006.

11. Tangible fixed assets

	Investment Properties	Plant and Machinery etc	Totals
	£	£	£
COST OR VALUATION:			
At 1st April 2006	1,161,469	39,404	1,200,873
Additions	-	1,574	1,574
Grants Received	(1,000)	-	(1,000)
Disposals	-	-	-
At 31st March 2007	1,160,469	40,978	1,201,447
DEPRECIATION:			
At 1st April 2005	-	28,942	28,942
Charge for year	-	6,475	6,475
On Disposals	-	-	-
At 31st March 2006	-	35,417	35,417
NET BOOK VALUE:			
At 31st March 2007	1,160,469	5,561	1,166,030
At 31st March 2006	1,161,469	10,462	1,171,931

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:

31.3.06		31.3.07
£		£
696,734	Cost	695,734
424,433	Valuation at 31/3/97	424,433
(48,476)	Valuation at 31/3/99	(48,476)
(322,575)	Valuation at 31/3/02	(322,575)
411,353	Valuation at 01/4/05	411,353
1,161,469		1,160,469

The properties known as Wellpark Enterprise Centre & Kirkhaven at Duke Street were valued on a current open market value basis on 1st April 2005 by the District Valuer. The directors consider this to be the open market value of the properties as at 31 March 2007. The cost of the property known as Kirkhaven at Duke Street, Glasgow includes capitalised interest of £30,883.

The property at St Andrews Church was valued at an open market value basis on 31 March 2007 by the directors. The cost of this property includes capitalised interest of £12,304.

12. Debtors: amounts falling due within one year

31.3.06		31.3.07
£		£
64,604	Trade Debtors	7,395
31,620	Sundry Debtors	133,769
2,443	Prepayments	7,227
41,092	VAT	83,681
139,759		232,072

13. Cash at bank and in hand

Included in the bank balances at the year end is the amount of £298k which consists of monies received in advance from various grant funders relating to current projects. The largest balance (£293k) relates to the project at Castlemilk Stables.

14. Creditors: amounts falling due within one year

31.3.06		31.3.07
£		£
22,686	Charity Bank Loan (see note 18)	24,043
108,016	Trade Creditors	93,682
827,432	Payments on Account	449,288
2,268	Social Security & Other Taxes	2,511
50,109	Accrued expenses	45,543
1,010,511		615,067

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

31.3.06		31.3.07
£		£
275,512	Charity Bank Loan (see note 18)	251,469

16. Loans and overdrafts

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

31.3.06		31.3.07
£		£
-	Amounts falling due within one year or on demand:	-
-	Bank overdrafts	-
22,686	Charity Bank Loan	24,043
24,043	Amounts falling due between one and two years:	25,568
81,533	Amounts falling due between two and five years:	86,538
169,936	Amounts falling due after more than five years:	139,363
298,198		275,512

17. Obligations under leasing agreements

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

31.3.06		31.3.07
£		£
4,280	Operating leases expiring between one and five years	4,400

18. Secured debts

The following secured debts are included within creditors:

31.3.06		31.3.07
£		£
298,198	Charity Bank Loan	275,512
298,198		275,512

The Charity Bank Loan of £275,512 is secured over the properties at "Kirkhaven" 176 Duke Street, and Wellpark Enterprise Centre at 120 Sydney Street, Glasgow.

19. Revaluation reserve

31.3.06		31.3.07
£		£
464,735	Revaluation of Investment Property	464,735
-	Revaluation in year	-
464,735	REVALUATION RESERVE AT 31st MARCH 2007	464,735

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

20. Designated reserves

31.3.06		31.03.07
£		£
160,559	As at 1st April 2006	188,059
27,500	Transfer from General Funds	27,500
188,059	AS AT 31st MARCH 2007	215,559

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

21. General funds

31.3.06		31.3.07
£		£
326,868	Incoming Resources	285,537
(317,531)	Outgoing Reserves	(318,501)
9,337		(32,964)
(27,500)	Transfer to Designated Reserve	(27,500)
331,576	General Funds at 1st April 2006	313,413
313,413	GENERAL FUNDS AT 31ST MARCH 2007	252,949

22. Analysis of net assets between funds

	<i>Unrestricted & Designated Funds</i>	<i>Restricted Funds</i>	<i>2007 Total</i>	<i>2006 Total</i>
	£	£	£	£
Tangible Fixed Assets	1,166,030	-	1,166,030	1,171,931
Net Current Assets	18,682	-	18,682	69,788
Creditors Falling Due after more Than One Year	(251,469)	-	(251,469)	(275,512)
	933,243	-	933,243	966,207

23. Landfill tax contributions

During the year the Trust received £60,000 (2006 – £nil) in respect of Landfill Tax Contributions from Glasgow City Council. Of this Funds totalling £59,287 have been expended on Castlemilk Stables. In addition it was agreed with Glasgow City Council that funds of £27,952 which had previously been granted for another project were transferred to Castlemilk Stables and all of this was spent during the year on the project.

24. Contingent liabilities

At 31 March 2007 the charity has contingent liabilities in relation to the Kirkhaven building and Wellpark Enterprise Centre.

On 14 July 2000, a grant of £302,000 for the Kirkhaven building was awarded from Historic Scotland. The terms of the grant stipulate that the Glasgow Building Preservation Trust shall notify Scottish Ministers immediately of any intended disposal of an entire or part interest of the property, which is due from the date of the offer of the grant. The terms of the grant also stipulate that the Scottish Ministers can recover the grant or such an amount of the grant as Scottish Ministers think fit at any time if the Glasgow Building Preservation Trust fails to comply with or contravenes the conditions of the grant. However, the grant was awarded in the knowledge that after the refurbishment of the Kirkhaven building, the Glasgow Building Preservation Trust would sell the building to the Wellpark Enterprise Centre. This condition expires on 14th July 2010.

A grant of £326,000 was also received from the Heritage Lottery Fund (HLF) for the Kirkhaven building in 2000. The grant was awarded in the knowledge that the property may, following the refurbishment, be sold by the grant applicants to the Wellpark Enterprise Centre and no clawback would be due to the HLF as long as the disposal proceeds do not exceed £400,000 (Kirkhaven building only). However, it was a condition of acceptance of the grant that clawback may be due in the event of a sale to any other party within ten years of the award.

Glasgow Building Preservation Trust Limited

Income and Expenditure Account
for the year ended 31st March 2007

31.3.06	31.3.06		31.3.07	31.3.07
£	£		£	£
		<i>Income:</i>		
10,000		Core Funding	10,000	
51,819		Management Fees	35,431	
851		Consultancy Fees	11,774	
4,260		Donations & Subscriptions	1,279	
7,324		Income from Events (Net)	6,000	
11,935		Bank Interest Received	7,547	
11,736		Rent & Service Charges	9,802	
229,303		Wellpark/Kirkhaven Income	203,704	
	326,868			285,537
		<i>Expenditure:</i>		
89,033		Salaries	84,261	
6,389		Social Security	8,244	
3,036		Pensions	4,915	
19,766		Telephone	16,689	
6,951		Printing & Stationery	5,620	
3,700		Publicity	4,934	
(21,772)		Project Costs	5,697	
22,686		Cleaning	24,549	
9,364		Sundry Expenses	3,240	
4,568		Auditors Remuneration	5,068	
13,196		Legal Fees	1,462	
9,490		Professional Fees	11,492	
8,654		Property Management Fees	12,271	
4,175		Rent	4,280	
1,855		Rates	1,805	
2,846		Water Charges	3,016	
9,227		Insurance	8,841	
23,774		Heat & Light	23,626	
7,662		Postage	9,626	
37,652		Security and Reception	38,486	
2,560		Waste Disposal	2,706	
33,746		Repairs & Maintenance	14,487	
47		Bank Charges	7	
12,785		Loan Interest	16,703	
5,092		Depreciation - Fixtures & Fittings	5,317	
1,049		Depreciation - Computer Equipment	1,159	
	317,531			318,501
	9,337	EXCESS OF INCOME OVER EXPENDITURE		(32,964)

Glasgow Building Preservation Trust Limited

Legal and administrative information

Charity Number: SCO15443
Company Number: SC79721

REGISTERED OFFICE

42 Miller Street
Glasgow, G1 1DT

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

OFFICE BEARERS

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

ELECTED DIRECTORS

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

CO-OPTED DIRECTORS

David Martin

NOMINATED DIRECTORS

Jeremy Armitage – Trades House of Glasgow (resigned 20th October 2006)
Peter M J Stokes (Appointed 20th October 2006)
John Chapman – Merchants House of Glasgow
Robert Corrigan – Glasgow Chamber of Commerce
Moira Dyer – Greater Glasgow Tourist Board (resigned 29th November 2006)
Michael Jarvis – Glasgow Institute of Architects (resigned 29th November 2006)
Mary Leggat – Glasgow Trades Union Council
Cllr. James McNally – Glasgow City Council

Technical Advisor

James McDonald – Glasgow City Council (Resigned 29th November 2006)

PROFESSIONAL STAFF

Director: Anne McChlery
Development Director (Consultant): Neil Baxter
Project Officer: Gill Stewart
Finance/Administration Officer: Ruth Oliver
Administration Assistant: Rosie Elliott

AUDITORS

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

BANK

Bank of Scotland, 110 Queen Street, Glasgow

- FRANCE
- ITALY
- GREECE
- SERBIA
- EGYPT
- MESOPOTAMIA
- ARABIA
- INDIA



Black Ship, Fort Glasgow, painting 1840

"It'snae us!"

Glasgow's built heritage, TOBACCO, the Slave Trade and ABOLITION

THIS EXHIBITION EXPLORES the links between Glasgow's tobacco trade, slavery and the abolition movement. Many of Glasgow's buildings testify to these links. This exhibition reveals just how slavery contributed to the city's historic wealth and how that wealth is revealed through surviving buildings and streets. It also shows how, ultimately, many spirited Glaswegians contributed to the long fight to end Britain's trade in human misery.

Glasgow's involvement with slavery has always been a controversial issue. Against much evidence to the contrary successive generations of Glaswegians have airily dismissed any suggestion of culpability with a flippant "it wisnae us". It has been common to praise the entrepreneurial achievements of Glasgow's tobacco and sugar merchants, whilst neglecting to address the slavery economics on which so much of their wealth was built.

The rarely stated reality is that the tobacco, sugar and rum in which Glasgow merchants traded was produced in plantations dependent on *chattel* slavery. This system, first used in Barbados in 1661, was subsequently adopted in other colonies. Slaves were treated as property, mere chattels and worked in labour intensive plantations.



Black Ship, Glasgow, 1840



Black Ship, Glasgow, 1840

... Glasgow's involvement with slavery has always been a controversial issue. Against much evidence to the contrary successive generations of Glaswegians have airily dismissed any suggestion of culpability with a flippant "it wisnae us". It has been common to praise the entrepreneurial achievements of Glasgow's tobacco and sugar merchants, whilst neglecting to address the slavery economics on which so much of their wealth was built.

The House of Commons in 1807...
 One Glasgow merchant...
 While Glasgow's involvement with slavery has always been a controversial issue...



Glasgow Building Preservation Trust

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www.gbpt.org