



Glasgow Building Preservation Trust

Annual Report 2020

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Our 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

Chair's Report

Like everyone else, Glasgow Building Preservation Trust has had to adapt to the unique circumstances we all find ourselves in. However, as has been shown over previous years, GBPT will adapt and thrive. The resilience work undertaken by the Trust in recent years means the Trust is well-placed to meet the challenges in the years ahead. In the last year we have consolidated our financial position and strengthened our governance enabling the Board to look to the future with optimism.

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 & training and acting as a catalyst for further investment.

During the year we lost a valued member of our Board, Dave Sutton, and it should not be forgotten that without his input and support we would not be in the secure position we find ourselves. He will be missed by all who knew him.

During the year our main energies have been directed towards the development of the West Boathouse at Glasgow Green and planning and implementing a digital version of Glasgow Doors Open Days festival.

We are very grateful to all of our funders, particularly Glasgow City Council for their consistent and continued development support of all of the Trust's activities, including Glasgow Doors Open Days Festival & core running costs. We also wish to thank the National Lottery Heritage Fund, Historic Environment Scotland, the Architectural Heritage Fund and the many other funders without whom our projects could not be realised.

On a personal note, as I retire from the Board of GBPT, I wish the new Board every success in taking the Trust forward. I have found my time with GBPT to be rewarding and I'm proud to have been able to support the Trust in all its civic contributions to the betterment of Glasgow. The Trust will always have my support and best wishes for the future.

John Entwistle

Board Member, 1992-2020





LET GLASGOW FLOURISH

Staff Director's Report

This has been another year of change for the Trust.

The sale of St Andrews in the Square in January 2020 has freed up time and resource to look positively to the future, both for that building and for our organisation.

In March, the Trust switched to working from home. The logistical impact was minimal and I am grateful for the practical approach and support from colleagues in enabling this to happen seamlessly and to the Board for embracing online meetings.

Shortly after completing his involvement in the review of our governing documents, we received the sad news of the death of Dave Sutton. Dave had been an active and vocal member of the Board for several years and his forthright contributions always enlivened debate.

Our normal Doors Open Days Planning was turned on its head in April and May when it became obvious that our traditional event could not proceed. September's Glasgow Doors Open Days Digital Festival was very well received as the largest and most diverse event in the national programme – again demonstrating that GBPT leads on the development of this event. I am particularly grateful to my colleagues in the delivery of the event this year.

Work has yet to commence on the long awaited West Boathouse project. Delayed by the complexities of the legal agreements that need to be in place only demonstrates the critical role that the Trust plays in delivering these projects on behalf of community organisations. The need for what we do remains.

We have been delighted to welcome five new Board

members – each with a skillset and experience that will be of value to the Trust in the years to come. This year we also say a heartfelt thank you to John Entwistle, Stewart Leighton and Kerr Robertson on the occasion of their retirement from the Board of GBPT. Kerr's input on governance, Stewart's overview of the GBPT's development and John's steadfast resilience and leadership will all be missed by the Trust. Whilst it is the end of an era on the Board, we know that we can always rely on their support and encouragement as longstanding members.

Our new strategic plan incorporates many of the long term undertakings of our 2018/19 Strategic Renewal. Building Stronger Partnerships, Investing in our Future, Broadening our Boundaries and Developing our Audiences are all objectives which will help make the Trust relevant in an ever-changing sector. GBPT has always been a flexible and agile organisation – characteristics which have enabled it to seize opportunities and develop new ways of working as circumstances change. 2020 has surely demonstrated that these characteristics will serve us well for the future.

It is with this optimism and excitement for the future that we thank you for your continued support of the Trust.

Andrew McConnell

Staff Director

Projects

West Boathouse, Glasgow Green

A.B Macdonald; 1905 Category B Listed

Glasgow Building Preservation Trust originally became involved with the West Boathouse in 2002 when we undertook a feasibility study for Glasgow City Council. A further study was completed in 2015 with the two longstanding rowing clubs (Clydesdale ARC and Clyde ARC) with funding from National Lottery Heritage Fund and Architectural Heritage Fund.

The National Lottery Heritage Fund approved a Round 2 award in 2018. Over 2019 and 2020 we have worked through the development phase and are delighted to see the on site construction phase commence in February 2021.

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.

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 employed a Heritage Engagement Officer in 2019 to deliver the activity and interpretation plan.

The 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.



Image: Peter Devlin

The capital restoration work includes:

- 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

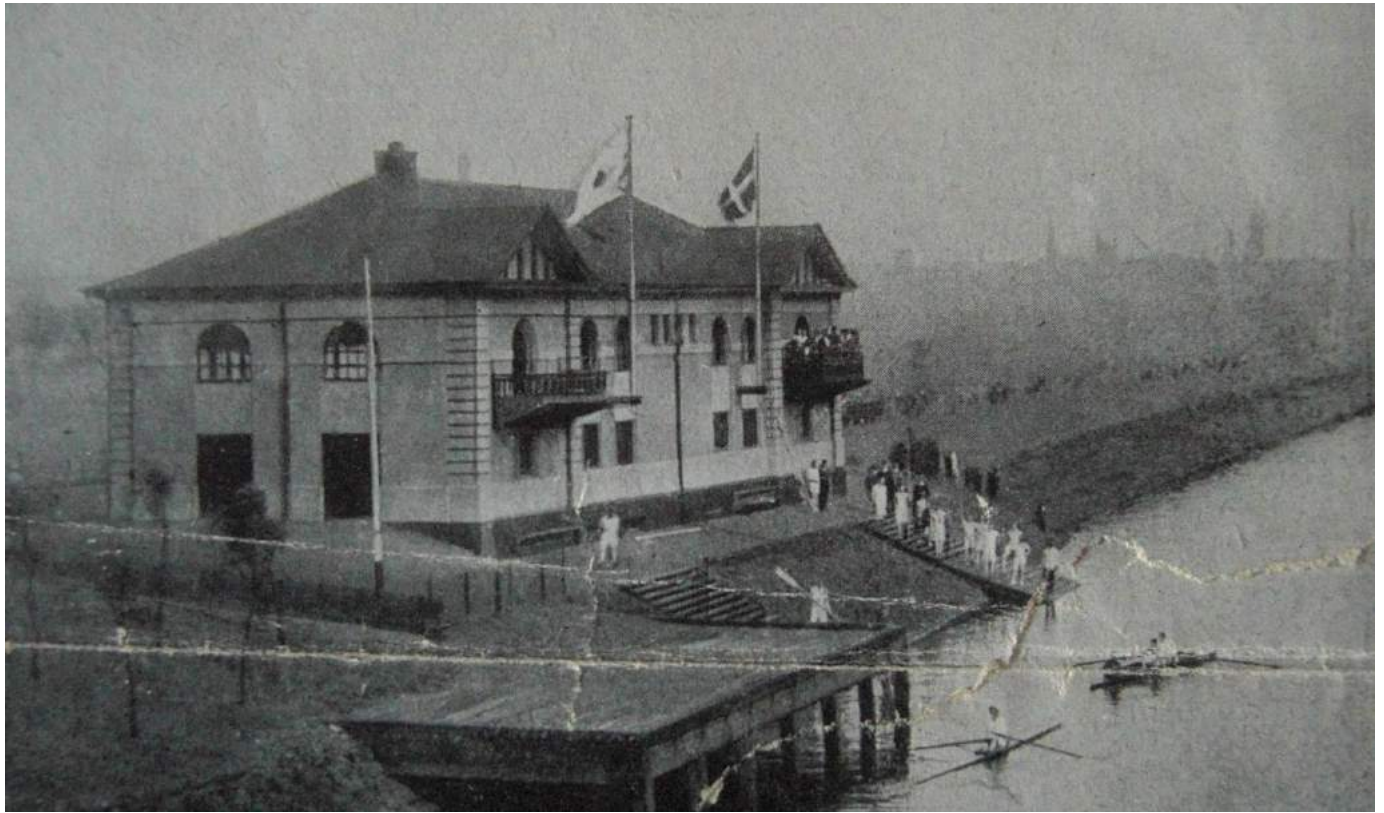
- raise awareness of West Boathouse as resource for local community groups
- re-animate the river and its banks with activity and events aimed at wider audiences
- foster greater awareness of the river and its conservation needs, encouraging all users to actively advocate for ecological improvement

With total project costs of £2.7m, we are grateful for the generous support of 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



Montage of the timber frame



West Boathouse, Community Engagement

The pandemic has had a major impact on the activities and events programme for the West Boathouse project. Our initial response was to retool activities to out of doors settings, an approach we are still keen to pursue where possible. However, Covid guidance can change quickly, and unfortunately, we've had to cancel and postpone several major events including a mini-festival in partnership with Glasgow Museums and a film project with schoolchildren in Dalmarnock.

Like many, we've found that the pandemic has also presented opportunities. Audiences have become more comfortable with, and adept in, using online platforms for learning and recreation. Creating interactive resources that combine virtual and real-world engagement such as walks, tours and trails has proved particularly popular.

Key Activities and Outputs 2020:

- The decant of the rowing clubs' heritage collections from the building has now been completed. When current Covid restrictions are eased, work will begin cataloguing, recording and sharing the collections, which include photographs, minute books, pennants, trophies, vintage boats and sporting equipment.
- Over the spring of 2020, 35 HND art and design students from City of Glasgow College completed work on a typographic project, drawing on the heritage of the river and West Boathouse and exploring the historic connections between the printing trades and rowing.
- Completed a self-guided, interactive walking tour available via GuidiGo: *Game on: Glasgow Green, the City's Sporting Heart*
- Created a 3D virtual tour of the building using the Matterport platform. Additional content (film interviews etc) will augment the model.
- Edited and released the 'Old Dalmarnock' film for Doors Open Days Festival. This has proved to be hugely popular and has received over 1600 views to date.
- The Heritage Engagement Officer attended the Sporting Heritage Network (SHN) Conference and presented a paper in the 'Making it work at local level' session. Videos of the sessions will be available on the SHN YouTube channel
- The West Boathouse 'Green Team' volunteers are working to complete a presentation of survey findings and research towards a Green Policy for rowing clubs and the West Boathouse.
- Delivered Know Your Place workshops with Thriving Places exploring online research tools for local heritage (NLS Maps, CANMORE, Pastmap and local history resources)





Due to get underway in 2021, a Wikimedia editing project (as part of Women in Red initiative) is due to get underway with support from Dr Sara Thomas, Scottish Wikimedian in Residence. There will be two core strands to this - one focussing on increasing sporting heritage biographies of women and other under-represented groups, and one around untold stories of the east end of the city - places, people and buildings. Volunteers will identify who/what they want to focus on, pull together research and sources and learn how to edit Wikipedia.

We have supplied briefs to University of Glasgow for Museum Studies students placements to work with volunteers on the clubs collections and develop the interpretation plan for when the building reopens, and to work in support of other small sports clubs across the city. We are also looking to develop a map-based resource documenting historic sports grounds, stadia, pitches etc across the city, building on and extending previous work by Ged O'Brien, author of 'Played in Glasgow'.

We also plan to return to Dalmarnock to begin filming with the children from Riverbank Primary in the spring of 2021, using the Old Dalmarnock film as a springboard to reflect on how the community has changed and how the children see its future. Other film projects in the pipeline include a series on Edwardian exercise and fitness regimes with Clydesdale ARC Juniors and short interviews with club members

A Wild City natural heritage interactive walking tour along the river is also currently in development with The Conservation Volunteers.



Trinity Church, Govanhill

Robert Baldie : 1890, **Category B listed**

Trinity Church was originally designed as a United Presbyterian Church in 1890. It's a well-proportioned example of gothic revival with a commanding position at the end of Bankhall Street in Govanhill, south of Glasgow City Centre. Whilst the facade has weathered over time, the church retains all of the elements of the original composition and has remained virtually unaltered. Its key internal features are all preserved, including stained glass, a horseshow gallery, pews, pulpit, organ and two tiers of cast iron columns.

Owned by the Church of Scotland, the congregation relocated in 2015 and the building was subsequently used to deliver community facilities until December 2018 when the electrical services were condemned and the building fell vacant. Key local stakeholders identified a strong demand for spaces to enable services to be delivered for the diverse local communities.

Glasgow Building Preservation Trust is collaborating with Govanhill Community Development Trust, Community Renewal and Glasgow City Council to produce a feasibility study, investigating the future of the building and the opportunity to create a flexible, open, and inclusive community hub and asset for the people of Govanhill.

Our initial work has focused on community participation, with virtual consultations, surveys and tours of the building to input into the study which will be published in 2021.

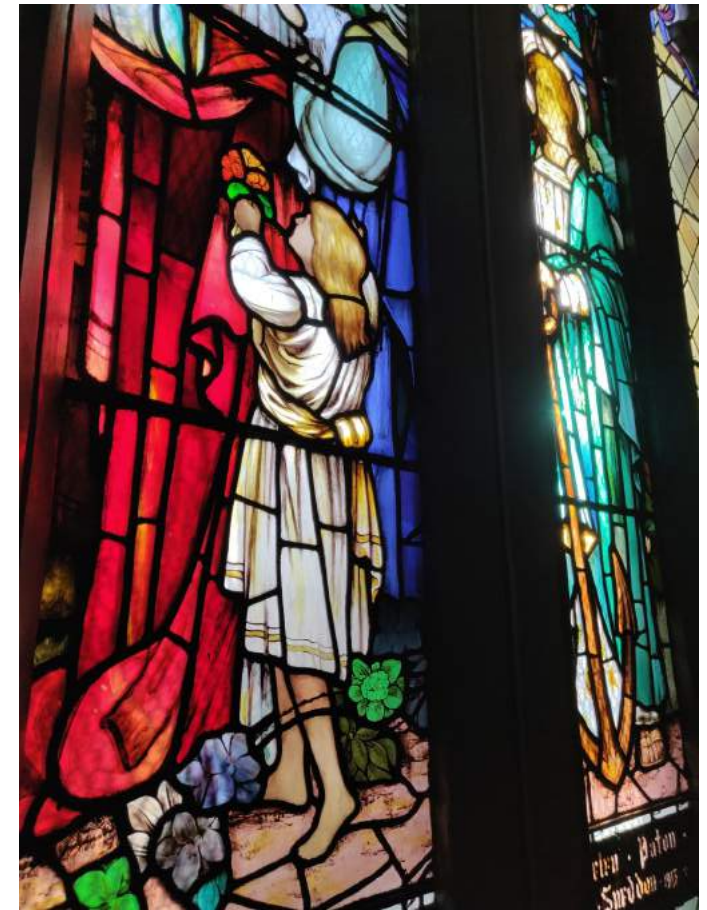
Consultants:

Glasgow Building Preservation Trust

John Gilbert Architects

David Narro Associates

Community Links Scotland



Whitevale Baths

William Sharp; 1902 **Category B Listed**

Whitevale Public Baths and Wash-houses opened on 17th May 1902. In addition to separate women's and men's swimming pools, the baths provided much-needed laundry and bathing facilities, including 42 slipper baths, to surrounding communities in the Gallowgate and neighbouring Camlachie. It was the second most popular baths in the city, with an average of 150,000 users per year. The building also incorporated a reading room, gifted by local entrepreneur John Rankin, and Turkish Baths.

Of the 15 municipal swimming pools built by Glasgow Corporation between 1878 and 1920 only Whitevale, Govanhill, North Woodside, Maryhill remain. The building's architectural merits were recognised in 1996 when Historic Environment Scotland granted listed status as Category 'B'. The swimming pools closed in 1978, followed by the wash-house and baths in 1986. The building was reused as a venue for local youth clubs and job-seekers clubs for a number of years until it closed completely in 2004. Sadly, the pools were demolished from 2014-15.

The eastern end of the Gallowgate has lost much of its original character, streetscape and identity since the 1960s. However, Whitevale Baths has persisted, despite the cycles of demolition and renewal around it.

The Trust is delighted to be working with Glasgow City Council in collaboration with Peek Project to investigate the reuse and future of the baths.



Carntyne Parish Church

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



Carntyne Parish Church was formed in 2016 by uniting the neighbouring congregations of High Carntyne and South Carntyne. Designed in a simplified Romanesque style, the church is located at the heart of an 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 has assisted 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. The first phase of repairs will start in early 2021.

Elder Park, Govan

John Honeyman, 1865

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.

The Govan Cross Townscape Heritage Initiative, has commissioned Glasgow Building Preservation Trust to assist with 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.

A community project “Mrs Elder’s Glorious gift” is also being delivered in collaboration with local stakeholders in tandem with the restoration. A digital timeline and park walking trail have been produced with a film focusing on the heritage and crafts people scheduled for 2021.



Image: Chani Bond

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 started in late 2020, scheduled for completion in 2021, with the restored building being managed by the Provan Hall Community Management Trust.

Pollok Stables

Category A Listed



AHF



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.

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 work concluded that 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.

To enable the project to progress, a robust and viable end use needs to be established and, critically, an end user organisation needs to be identified. Any end user will need to have the capacity and experience to take responsibility

for the operation and maintenance of the building over the long term. Meanwhile, the condition of the vacant building is deteriorating at an alarming rate.

As at November 2020, Glasgow City Council is seeking to confirm funding to enable them to undertake emergency repairs to arrest the deterioration of the complex. The Trust has offered its support to the council stands ready to assist.

A proposal to use a redeveloped stable complex as a centre for the conservation of the Clydesdale horse breed is being explored by Glasgow City Council and Pollok Stables was featured in the documentary film 'Clydesdale – Saving the Greatest Horse'.

Resilient Heritage

With support from Historic Environment Scotland and the National Lottery Heritage Fund, GBPT undertook a strategic review in 2018. The Trust engaged the professional services of Community Enterprise as consultants to support the Trust in this work. The consultants interviewed Board and Staff, engaged with stakeholders in the sector and surveyed the membership. The consultants reviewed the Trust's finances, its asset management and hosted a strategy session with Board and staff. Their report was issued in January 2019 and contained wide ranging recommendations to help the Trust develop a sustainable future.

As a result of the resilience work, the following headline actions have been taken:

- Longstanding lease at St Andrews in the Square terminated in January 2019
- Sale of Wellpark Enterprise Centre in February 2019
- Established governance sub-committee to review the governing documents
- Undertaken open Board recruitment
- Sale of St Andrews in the Square in January 2020
- Developed new Strategic Plan
- Developed a training plan for Staff and Board members
- Exploring new project development models
- Adopted new Articles of Association in November 2020
- Recruited 5 new Board members

With the grant funded project coming to a close, the outstanding work around raising the profile of the

organisation, improving marketing and communications, developing partnerships etc have been incorporated into the Strategic Plan. Case studies and learning outcomes will be developed for wider dissemination where appropriate.

The impact of the global covid-19 pandemic has tested the resilience of every organisation in the charitable sector in 2020. Thanks to the time and space which the support of Historic Environment Scotland and the National Lottery Heritage Fund has given, the Trust is well placed to meet the challenges of the coming years.



Governance

The resilience work undertaken by the Trust in 2018 highlighted the need to review the governing documents to ensure they were still fit for purpose. Since the Trust was established in 1982, both the heritage sector and charity governance have evolved whilst the Trust's Articles of Association had largely remained the same. A governance sub-committee was formed including Gordon Wyllie, Kerr Robertson, Stewart Leighton and the late Dave Sutton and they undertook a 'line by line' review of the articles with advice from the GBPT solicitor, Stephen Phillips of Burness Paull. The notable changes include:

- Objects – structured to read more positively and clearly about what GBPT is for (*definitions and exclusions have been moved to the end of the document*)
- membership fee levels are not specified (*meaning articles don't need to be changed each time the membership fee changes*)
- Nominated Directors - clarity is provided that only GCC may nominate directors (2no.)
- Maximum number of directors of 12 - with breakdown of max 7 elected, max 3 co-opted and max 2 nominated (*this allows for majority of directors to be from membership*)
- Formalising a notice period to ensure nominations are sought for elected directors
- Introduction of maximum of 2 x 3 year terms limit for all Directors
- A clause which allows the 2-term limit for directors to be disappplied at an AGM by special resolution (*i.e specific consent of the membership*)

Board of Trustees

- Quorum at directors (Board) meetings is a majority of total serving at the time (*previously 5*)

The new Articles of Association were approved by the charity regulator OSCR prior to being adopted unanimously at the AGM in November 2020.

The new Articles of Association remove the rights of corporate members (other than GCC) to nominate representatives to the Board. This change is in the interests of good governance of the Trust and in no way reflects on the nature of the relationship with the corporate members. The Trust has very much valued the unwavering support and engagement of the Trades House of Glasgow, the Scottish Trades Union Congress, the Glasgow Institute of Architects, the Glasgow Chamber of Commerce and the Merchants House of Glasgow over the years and we hope this longstanding relationship will continue in the activities our organisations in the future.

In December 2019, the Trust undertook an open Board recruitment exercise and received an excellent response from potential candidates across the third sector, some of whom subsequently joined as members of the Trust. Consideration of the emerging articles and the anticipated retirement of some longstanding trustees which would change the skillsets needed on the Board, all resulted in appointments being delayed until the AGM in 2020.

The Trust was delighted to confirm the appointment of four new Board members at the AGM: Karen Mailley-Watt, Charles Turner, Dr Andrew Agapiou and Liz Davidson. In addition, Kate Anderson was co-opted to the Board following recruitment through the 'New Voices: Fresh Perspectives' programme run by Arts and Business Scotland.

As of November 2020, the Trust's Board members are:

Dr Andrew Agapiou

Kate Anderson

Cllr Chris Cunningham

Liz Davidson

Stephen Doherty

Scott Donohoe

Dr Karen Mailley-Watt

Baillie Kyle Thornton

Charles Turner

Dr Gordon M. Wyllie WS

Short biographies are available on our website:

<https://www.gbpt.org/about.html>

It is always hard to say goodbye to volunteer board members on their retirement and this year is particularly significant with the retiral of Stewart Leighton (38 years), John Entwistle (28 years) and Kerr Robertson (6 years). They can rightly look back on their time at the Trust with great pride in the successes they helped deliver – knowing they leave a Board that is well-placed to meet new challenges of the future. We thank them for their amazing contribution to the Trust and wish them all the **best** in their new endeavours!



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:

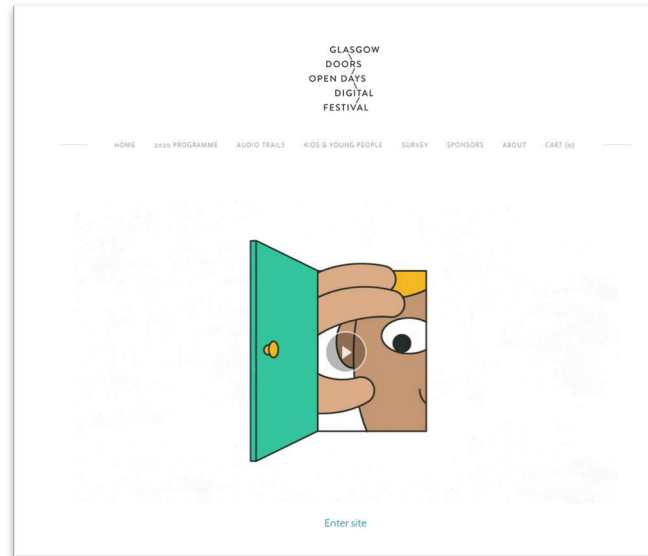
www.glasgowdoorsopendays.org.uk

Facebook: @GlasgowDoorsOpenDays

Twitter: @GlasgowDOD

Instagram: @glasgowdoorsopendaysfestival

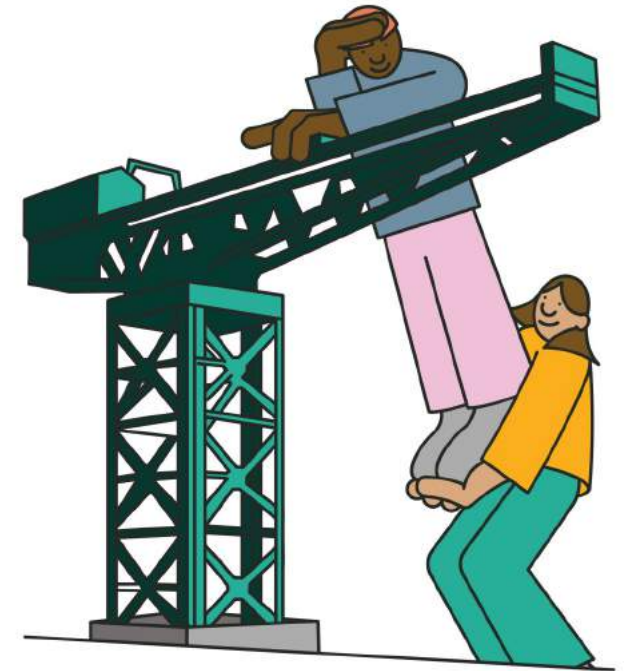
2020



When the country was locked down in March, Glasgow Doors Open Days Festival was in the process of confirming a programme of buildings, guided walks and events. The pandemic forced a halt to planning as the nation took a collective inhale of breath. What followed was a few weeks of uncertainty as we waited for information from the UK Government which would allow the continuation of our event. This information was not forthcoming and so a decision was made internally that would allow GBPT to deliver an event, irrespective of constantly evolving social distancing measures.

Enter, Glasgow Doors Open Days Digital festival.

Producing the digital event was only possible due to the willingness and adaptability of the GDODF participants, and GBPT thanks those participants for their unflinching enthusiasm. The summer was spent immersed in an array



of digital technologies. Research and trial and error were methods employed to find a solution to the problem of a remote festival. Square eyes were par for the course, for all involved.

What emerged from the digital haze, was probably the most original GDODF programme since the first iteration in 1991. Thinking outside the box, participants produced an incredible range of digital content which will be a legacy for the event and the beginnings of an archive of the city.

One participant commented:

"We now have digital material which can be used over and over rather than our usual one day event which doesn't produce anything lasting other than good memories."

The 31st Glasgow Doors Open Days Festival included 102 individual listings including 40 organised by individuals or organisations with a building to promote, and 42 organised by organisations or individuals not attached to a specific building. Several organisations were responsible for more than one listing and many listings were made up of more than one offering. 94% of the programme was brand new and being presented to the public for the first time. The programme included:

- 7 3D Models
- 22 Audio Trails
- 2 Competitions
- 9 Live Tours
- 51 Videos
- 38 Webinars
- 7 Written Resources

While GBPT and the festival audience undoubtedly missed the opportunity to meet up in person and share stories on the hoof around the city, the digital event had many benefits. Lessons learned in 2020 will have a lasting effect on the event for years to come.

The hiatus from the regular format has allowed time for reflection and the opportunity for a recentering on the events mission, to increase civic pride through provision of high quality, educative heritage experiences, for diverse audiences. GBPT is prepared to adapt and evolve the festival to ensure it remains the leading heritage event in the country.



Digital Doors open Days Illustrations: Fran Caballero

2021

In 2021 there will be a redoubled effort to create opportunities for audiences who are not used to engaging in cultural activity, through the development of targeted heritage projects with a focus on participatory activities.

Working with a smaller number of participants in 2020 allowed for more detailed collaboration, with fruitful results and we are keen to continue this into 2021 to ensure the most returns for participants and visitors alike.

2020 demonstrated that Glasgow Doors Open Days Festival could be a beacon of hope and celebration as people shared memories and enjoyed discussions in online chat rooms and on social media channels, all whilst locked down at home. This knowledge will be at the heart of the 2021 programme and we develop events which bring people together and spotlight Glasgow's stories on a national stage.

With the pandemic currently at its height, we are not in a position to say with any certainty that 2021 will see the opening of doors for physical visits. What we can say, is that we will be presenting a varied and distinct programme celebrating the heritage of Glasgow and its buildings, one which reflects the city's diverse citizenship and is accessible to all.

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

Castlemilk Stables Pearce Institute Pollokshaws West Station Kelvingrove Bandstand Parkhead School



2010

2012

2014

2019

2011

2018

2021



Hutchesons' Hall

Garthnaval Royal Hospital Chapel

Shawmuir Lodge

ARPL Architects' impression for West Boathouse

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.

Doors Open Days 30th Anniversary

Report of the Trustees

For the year ended March 2020

Reference and Administrative Details

Charity Registration Number: SCO15443

Company Registration Number: SCO79721

Registered Office

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

Trustees

J Entwistle

S Leighton

K Robertson

D Sutton (resigned 1 June 2020)

C Cunningham

S Donohoe

Dr G Wyllie

S Doherty

K Thornton

Company Secretary

D Sutton (resigned 1 June 2020)

S Doherty (appointed 16 June 2020)

Senior Management

Anne McChlery (until 5th April 2019)

Andrew McConnell (from 6th 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 2020. 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 2019).

Structure, Governance and Management

Governing Document

Glasgow Building Preservation Trust is a company limited by guarantee, governed by its Memorandum and Articles of Association dated 23rd June 1982 as amended by special resolutions dated 12th May 1999, 1st November 2000, 26th January 2005, 17th November 2009 and 28th 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.

Remuneration for senior management is set by the Board. The remuneration is based on market conditions and is reviewed on a biennial basis.

Related Parties

There are no related party transactions which require disclosure.

Objectives and Activities

The Trust's objects are:

1. To promote for the public benefit the preservation of buildings and other structures of historic and/or architectural significance within the City of Glasgow and its environs.
2. To advance education, particularly amongst the young, in relation to the built heritage and in relation to the traditional skills associated with earlier forms of construction.
3. To preserve, restore and improve the environment, with particular reference to environmental and townscape regeneration projects which enhance the urban environment in the interests of the general public.
4. To promote, operate and/or support other charitable projects and initiatives for the benefit of the community

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 Glasgow Doors Open Days Festival, thus raising the profile and appreciation of the built environment, and promoting the wider educational objectives of the Trust, particularly amongst young people.

Achievements and Performance

The highlight of 2019 was the 30th anniversary celebration of Glasgow Doors Open Days Festival. Having grown from a one-day event in 1990 feature approximately 40 buildings, the 30th anniversary edition featured 124 buildings, 55 walks and 57 talks over the course of the week, with the Festival Hub located in the Garment Factory in the City Centre. Audience development and outreach work saw a focus on attracting LGBTQ+ and BAME audiences to the festival which saw some of the best attended events. It is of great encouragement that 1123 people volunteered 5265 hours towards the delivery of the festival. With over 18k visitors making over 76k visits across the city, Doors Open Days continues to be as popular as ever.

The longstanding Staff Director of the Trust, Anne McChlery, took a well-earned early retirement in 2019. Anne's tireless efforts were critical in the delivery of Castlemilk Stables, Hutcheson's Hall, the Pearce Institute, Pollokshaws West Station, Gartnavel Royal Chapel, Kelvingrove Bandstand, Shawmuir Lodge and Parkhead School. The Board of Glasgow Building Preservation Trust recognise the extraordinary contribution which Anne made not just to the work of the Trust in her fifteen years as Staff Director, but to the city of Glasgow and the wider heritage sector.

2019 also saw a governance sub-group formed to review the Articles of Association of the Trust, with support from the Trust's solicitor, Stephen Phillips of Burness Paull LLP. The new Articles are subject to approval at the 2020 AGM and will be one of the final activities as part of the Trust's Resilience project. The board has already implemented many of the project recommendations and has 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 ongoing regeneration of Glasgow. We are grateful to Historic Environment Scotland and the National Lottery Heritage Fund for their continued support.

The lottery funded redevelopment of St Andrews in the Square in 2000 was an award-winning example of giving a building a new lease of life and GBPT remains proud of delivering that vision. After several challenging years in the management of the building and following the termination of the lease due to non-payment of rent, the Trust marketed St Andrews in the Square for sale in late 2019 and in January 2020 the category A listed building was sold. The most appropriate use of a building is often the use that it was originally designed for and GBPT are delighted that the former St Andrews Church is returning to its original use as a place of worship under the guardianship of Radha Soami Satsang Beas, who will give the building the love and care it deserves.

The delays to the West Boathouse project highlight the complexities that inhibit the redevelopment of many historic buildings within the city. Complex project legals have taken more time to resolve than anticipated and this has involved funders, rowing clubs, Glasgow City Council and the Crown Estate. It is anticipated that works will commence on site in the autumn of 2020.

During 2019/20 the Trust has also assisted a series of organisations and trusts with their buildings in various different ways. 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. The Trust has also been engaged to undertake feasibility studies on the Govanhill Trinity Church on Daisy Street and also the former Whitevale Baths off Gallowgate.

The Trust has mitigated the impact of the covid-19 virus control measures in 2020 by facilitating home-working for the staff team, virtual Board meetings and has committed to delivering a digital Doors Open Days Festival in September 2020.

Grant income of £558,470 after deduction of Trust Fees, has been recognised for current projects.

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

Financial Review

The Trust has a Strategic Plan which sets out its objectives, strategy and budgets for the next three years. This

plan is used as the benchmark for the Trust's future activities and is reviewed and updated annually.

Principle Funding Sources

During the financial year, the Trust made a surplus of £553,823 (2019: £62,868 deficit) in relation to unrestricted funds and a surplus on restricted funds of £122,571 (2019 – £244,276 deficit). The balance on restricted funds at the year-end of £1,931,147 (2019 - £1,808,576) relates to grants held for specific projects.

During the financial year, it was agreed that the Trust would seek to dispose of St Andrew's in the Square. The property was marketed in Autumn 2019 and sold in January 2020. The sale was enabled with grassum to the Church of Scotland and partial repayment of grant to the National Lottery Heritage Fund. Proceeds from the sale have been placed in term deposit and savings accounts in the short term.

The main sources of grant funding during the year were the National Lottery Heritage Fund, Historic Environmental 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. Cash balances held on its own behalf are held in interest-bearing deposit accounts with varying fixed terms following consideration of short and medium term cash requirements. As per the Trusts' Investment Policy, funds required for longer term projects may be placed in ethical investments as deemed appropriate by the Board.

Reserves Policy

The Trust's strategy is to build reserves through planned operating surpluses. 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 2020/21 is £331,228, therefore the targeted minimum level of unrestricted reserves is £165,614. Unrestricted reserves not committed as at 31 March 2020 were £1,099,600. The Board has designated £715,000 of the Unrestricted reserves, leaving £384,600 in general funds, well above the target level.

Designated Funds for Re-investment in Heritage

The sale of St Andrews in the Square and Wellpark Enterprise Centre has enabled the directors to designate

funds for reinvestment in the built heritage of the city. The Trust will identify and seek to redevelop a Building at Risk as a core property project for GBPT – in furtherance of the Trust's charitable activities, over the coming 2-5 years. The Trust intends to commit these funds towards the development, acquisition and works costs of a project which will rescue a historic building at risk and contribute to the operational requirements of the Trust. The Trust will explore options with strategic partners and funders.

As the Trust no longer owns the properties, 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.

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 reviewed all aspects of the Trust's governance, management, operations and activities, assets, risks, economic model, membership and profile. Independent consultants made numerous recommendations to the Trust to help it evolve and face the challenges of the sector in the future. Final aspects of this project include the adoption of new articles which reflect changes as proposed by the Governance sub-group of the Board. The articles have been submitted to OSCR for approval and will be subject to adoption by the membership at the AGM in 2020.

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

Statement of Trustees Responsibilities

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

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

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

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

for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the trustees are aware:

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

Auditors

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

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

Approved by order of the board of trustees on 15th September 2020 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 2020 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 2020 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: -

- adequate and proper accounting records have not been kept 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 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/auditors responsibilities. 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 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 the 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 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

15 September 2020

Statement of Financial Activities

(Incorporating an Income and Expenditure Account)
for the Year Ended 31 March 2020

			31.3.20	31.3.19
	Notes	Unrestricted funds £	Restricted fund £	Total funds £
INCOME AND ENDOWMENTS FROM				
Donations and legacies	2	62,145	150	62,295
Charitable activities				
Charitable		135,894	450,330	586,224
Investment income	3	36,101	-	36,101
Other income		<u>670,205</u>	<u>-</u>	<u>670,205</u>
Total		904,345	450,480	1,354,825
EXPENDITURE ON				
Raising funds	5	18,080	-	18,080
Charitable activities				
Charitable	6	<u>360,874</u>	<u>299,477</u>	<u>660,351</u>
Total		<u>378,954</u>	<u>299,477</u>	<u>678,431</u>
NET INCOME/(EXPENDITURE)		525,391	151,003	676,394
Transfers between funds	17	<u>28,432</u>	<u>(28,432)</u>	<u>-</u>
Net movement in funds		553,823	122,571	(307,144)
RECONCILIATION OF FUNDS				
Total funds brought forward		<u>545,777</u>	<u>1,808,576</u>	<u>2,354,353</u>
TOTAL FUNDS CARRIED FORWARD		<u>1,099,600</u>	<u>1,931,147</u>	<u>2,354,353</u>

CONTINUING OPERATION

All income and expenditure has arisen from continuing activities.

Balance Sheet

At 31st March 2020

			31.3.20	31.3.19
	Notes	Unrestricted funds £	Restricted fund £	Total funds £
FIXED ASSETS				
Tangible assets	12	2,863	-	2,863
Heritage assets	13	-	-	-
		<u>2,863</u>	<u>-</u>	<u>2,863</u>
				13,010
CURRENT ASSETS				
Debtors	14	60,347	1,863,325	1,923,672
Cash at bank and in hand		<u>1,085,896</u>	<u>129,977</u>	<u>1,215,873</u>
		1,146,243	1,993,302	3,139,545
				2,518,932
CREDITORS				
Amounts falling due within one year	15	<u>(49,506)</u>	<u>(62,155)</u>	<u>(111,661)</u>
				(177,589)
NET CURRENT ASSETS		<u>532,767</u>	<u>1,808,576</u>	<u>2,341,343</u>
				2,032,016
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>1,099,600</u>	<u>1,931,147</u>	<u>3,030,747</u>
				2,354,353
NET ASSETS		<u>1,099,600</u>	<u>1,931,147</u>	<u>3,030,747</u>
				2,354,353
FUNDS	17			
Unrestricted funds				1,099,600
Restricted funds				<u>1,931,147</u>
				1,808,576
TOTAL FUNDS				<u>3,030,747</u>
				2,354,353

These financial statements have been prepared in accordance with the provisions applicable to charitable companies subject to the small companies regime.

The financial statements were approved by the Board of Trustees and authorised for issue on 15 September 2020 and were signed on its behalf by:

John Entwistle

Trustee

Stephen Doherty

Trustee

Notes to the Financial Statements

For the year ended 31st March 2020

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 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, as modified by the revaluation of certain assets.

The financial statements are prepared in sterling which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

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.

2. Donations and Legacies

	31.3.20 (£)	31.3.19(£)
Donations	1,935	85,238
Grants	50,000	-
Income from events	10,361	8,483
	62,296	93,721

Grants received, included in the above, are as follows:	31.3.20 (£)	31.3.19(£)
	50,000	-

3. Investment Income

	31.3.20 (£)	31.3.19 (£)
Rents received	17,417	16,667
Wellpark/Kirkhaven Income	13,210	146,514
Deposit account interest	5,474	17
	36,101	163,198

4. Income from Charitable Activities

	Activity	31.3.20 (£)	31.3.19(£)
Grants	Charitable	508,470	413,657
Consultancy Fees	Charitable	77,754	77,011
Other contributions	Charitable	-	100,000
		586,224	590,668

Grants received, included in the above, are as follows:	31.3.20 (£)	31.3.19(£)
Other grants	508,470	413,657

5. Raising Funds

Raising donations and legacies	31.3.20 (£)	31.3.19 (£)
Staff costs	652	934
Investment management costs		
	31.3.20 (£)	31.3.19 (£)
Staff costs	439	1,640
Property management	-	8,880
Services Costs	16,989	150,200
Interest payable and similar charges	-	8,799
	17,428	169,519
Aggregate amounts	18,080	170,453

6. Charitable Activities Costs

	Direct costs (£)	Support costs (£)	Totals (£)
		(See note 7)	
Charitable	512,839	147,512	660,351

7. Support Costs

	Management (£)	Finance (£)	Governance costs (£)	Totals (£)
Charitable	114	28	33,064	147,512

8. Net Income / Expenditure

	31.3.20 (£)	31.3.19 (£)
Auditors' remuneration	7,875	7,688
Audit-related assurance services	3,675	3,588
Depreciation - owned assets	1,913	1,840
Other operating leases	12,423	2,042
Surplus on disposal of fixed asset	(670,205)	(36,908)

9. Trustees Remuneration and Benefits

There were no trustees' remuneration or other benefits for the year ended 31 March 2020 nor for the year ended 31 March 2019.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 March 2020 nor for the year ended 31 March 2019.

10. Staff Costs

	31.3.20 (£)	31.3.19 (£)
Wages and salaries	180,889	132,955
Social security costs	12,539	9,959
Other pension costs	9,221	7,823
	202,649	150,737

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

	31.3.20	31.3.19
Director	1	1
Project Development Officers	2	2
Finance	-	1
Doors Open Day/Events	1	1
	4	5

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

The total employee benefits of key management personnel of the Trust was £105,072 (2019: £41,737).

11. Comparatives for the Statement of Financial Activities

	Unrestricted funds (£)	Restricted funds (£)	Total funds (£)
INCOME & ENDOWMENTS FROM			
Donations & legacies	11,871	81,850	93,721
Charitable activities			
Charitable	175,111	415,557	590,668
Investment income	163,194	4	163,198
Other income	36,908	-	36,908
Total	387,084	497,411	884,495
EXPENDITURE ON			
Raising funds	170,453	-	170,453
Charitable activities			
Charitable	297,359	723,827	1,021,186
Total	467,812	723,827	1,191,639
NET INCOME	(80,728)	(226,416)	(307,144)
Transfers between funds	17,860	(17,860)	-
Net movement in funds	(62,868)	(244,276)	(307,144)
RECONCILIATION OF FUNDS			
Total funds brought forward	608,645	2,052,852	2,661,497
TOTAL FUNDS CARRIED FORWARD	545,777	1,808,576	2,354,353

12. Tangible Fixed Assets

	Fixtures & fittings (£)	Computer equipment (£)	Totals (£)
COST			
At 1 April 2019	4,078	10,020	14,098
Additions	-	2,235	2,235
Disposals	-	-	-
At 31 March 2020	4,078	12,255	16,333

DEPRECIATION

At 1 April 2019	4,078	7,479	11,557
Charge for year	-	1,913	1,913
Eliminated on disposal	-	-	-)
At 31 March 2020	4,078	9,392	13,470

NET BOOK VALUE

At 31 March 2020	-	2,863	2,863
At 31 March 2019		2,541	2,541

13. Heritage Assets

MARKET VALUE

At 1 April 2019	10,469
Disposals	(10,469)
At 31 March 2020	-
NET BOOK VALUE	
At 31 March 2020	-
At 31 March 2019	10,469

14. Debtors

	31.3.20 (£)	31.3.19 (£)
Amounts falling due within one year:		
Trade debtors	51,004	15,301
Other debtors	-	10,000
VAT	-	12,382
Prepayments & accrued income	816,270	725,141
	867,274	762,824
Amounts falling due after more than one year:		
Other debtors	1,458	1,458
Prepayments & accrued income	1,054,940	896,793
Aggregate amounts	1,923,672	1,661,075

15. Creditors: Amounts falling due within one year

	31.3.20 (£)	31.3.19 (£)
Trade creditors	58,219	59,657
Social security and other taxes	3,327	4,193
VAT	12,951	-
Other creditors	353	10,386
Accruals and deferred income	36,811	103,353
	111,661	177,589

16. Leasing Agreements

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

	31.3.20 (£)	31.3.19 (£)
Within one year	14,580	14,580
Between one and five years	10,935	25,515
	25,515	40,095

17. Movement in Funds

	At 1.4.19 £	Net movement in funds £	Transfers between funds £	At 31.3.20 £
Unrestricted funds				
General fund	545,777	525,391	(686,568)	384,600
Designated Funds	-	-	715,000	715,000
	545,777	525,391	28,432	1,099,600
Restricted funds				
Restricted funds	1,808,576	151,003	(28,432)	1,931,147
TOTAL FUNDS	2,354,353	676,394	-	3,030,747

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	904,345	(378,954)	525,391
Restricted funds			
Restricted funds	450,480	(299,477)	151,003
TOTAL FUNDS	1,354,826	(678,432)	676,394

Comparatives for movement in funds

	At 1.4.18 £	Net movement in funds £	Transfers be- tween funds £	At 31.3.19 £
Unrestricted funds				
General fund	244,657	(80,728)	399,753	545,777
Designated Funds	269,253	-	(287,158)	-
Fair Value reserve	94,735	-	(94,735)	-
	608,645	(80,728)	17,860	545,777
Restricted funds				
Restricted funds	2,052,852	(226,416)	(17,860)	1,808,576
TOTAL FUNDS	2,661,497	(307,144)	-	2,354,353

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

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

20. Movement in Funds - continued

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

	At 1.4.18 £	Net movement in funds £	Transfers be- tween funds £	At 31.3.20 £
Unrestricted funds				
General fund	244,657	444,663	(286,815)	384,600
Designated Funds	269,253	-	427,842	715,000
Fair Value reserve	94,735	-	(94,735)	-
	608,645	444,663	46,292	1,099,600
Restricted funds				
Restricted funds	2,052,852	(75,413)	(46,292)	1,931,147
TOTAL FUNDS	2,661,497	369,250	-	3,030,747

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

	Incoming resources (£)	Resources expended (£)	Movement in funds (£)
Unrestricted funds			
General fund	1,291,429	(846,766)	444,663
Restricted funds			
Restricted funds	947,891	(1,023,304)	(75,413)
TOTAL FUNDS	2,239,321	(1,870,071)	369,250

Included in Restricted Reserves at 31 March 2020 are the following:

£	As at 1.4.19	Income £	Expenditure £	Transfers £	As at 31.3.20 £
Westmuir Street School	35,188	49,630	(82,836)	(1,982)	-
Pollock Stables	(77)	-	-	77	-
West Boathouse	1,627,504	360,150	(145,227)	-	1,842,427
Resilient Project	80,511	-	(60,348)	1,960	22,123
Sinking Fund	30,430	-	(3,646)	(26,784)	-
Feasibility Studies & BAR Funds	35,020	-	-	(1,703)	33,317
Govanhill Trinity Church	-	5,000	-	-	5,000
Elderpark Gates	-	35,700	(7,420)	-	28,280
Total Restricted Funds	1,808,576	450,480	(299,477)	(28,432)	1,931,147

21. Related Party Disclosures

There were no related party transactions for the year ended 31 March 2020.

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.



Stairwell of Glasgow Tollbooth Steeple, filmed as part of Glasgow Doors Open Days Festival

Front & Rear Covers:

Finnieston Crane, filmed as part of Glasgow
Doors Open Days Festival 2020



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