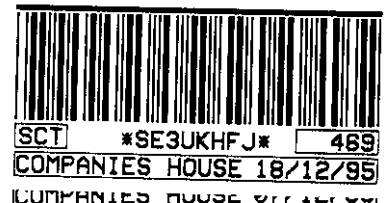


GLASGOW
BUILDING
PRESERVATION
T R U S T

ANNUAL
REPORT

42 MILLER STREET, GLASGOW G1 1DT

[Handwritten signature]



BOARD OF DIRECTORS

Individual Directors

Rob Joiner
Patrick Boase
John Gerrard
Stewart Leighton
Robin Th'ng
Gavin Stamp
John Forbes
David Page
John Entwistle
Julia Radcliffe, appointed 15.2.95

Nominated Directors

Councillor Patricia Chalmers, Glasgow District Council
James Henshelwood, Glasgow Chamber of Commerce
Peter Paisley, The Merchants House of Glasgow
Oliver C.W. Thomson, The Trades House of Glasgow
Kenneth Walton, Greater Glasgow Tourist Board
Bridget Casey, Scottish Trades Unions Congress, appointed 5.10.94
Alan Ritchie, Scottish Trades Unions Congress, retired 5.10.94

Office Bearers

Rob Joiner - Chairman
Patrick Boase - Secretary
John Forbes - Executive Committee
Councillor Patricia Chalmers - Executive Committee

Professional Staff

Elizabeth Davidson, Director
Elizabeth Nairn, Administrative Assistant

INDEX

CHAIRMAN'S REPORT 1.

INTRODUCTION 2

PROJECTS 3 - 5

42 Miller Street
Wellpark School
St. Andrew's Square Church
Glasgow Police Boxes
St. Francis Church and Friary
Hutchesontown Public Library

CONSULTANCY 6

Lion Chambers
Tollcross Glasshouse
West End Topography Map

ACTIVITIES 7

Doors Open Day
Trust Representation on other Bodies
Masterclasses

AUDITED ACCOUNTS 8 - 15

CHAIRMAN'S REPORT

The past year has been an exciting one, not just for the Trust, but for all those who care about architecture and design in Glasgow.

In my report last year I stated that I was sure that Glasgow would be awarded the title "City of Architecture and Design 1999".

This conviction came from a belief that by communicating to the judges the widespread interest in Glasgow's architecture which is felt by its citizens we would be seen as a place where architecture is considered important and which could truly meet the aspirations of the Arts Council.

Nothing illustrates this interest more than the apparently unstoppable growth of Doors Open Day - 46,000 visits in 1993, 65,000 visits in 1994 and the early indications are that 1995 will record another incremental increase in visits. Our goal of 100,000 registered visits in 1999 could well be achieved long before then. Sincere thanks are due to all those owners of buildings who go to so much trouble to make the day a success.

It is to be hoped that the participation of the people of Glasgow, the architects and designers and others, which secured Glasgow the title will not be put to one side as we move into the implementation phase of the 1999 Programme.

Meanwhile, the Trust has pressed on with the redevelopment of Miller Street and Wellpark. While concentrating on development at the expense of consultancy work has resulted in a small trading loss for the year this is in line with our expectations and will change dramatically over the coming year when current discussions regarding the sale of these properties come to fruition. The successful completion of these projects in the near future, and the attendant publicity, will assist the Trust in taking forward its next major project in 1996, St. Andrew's Church.

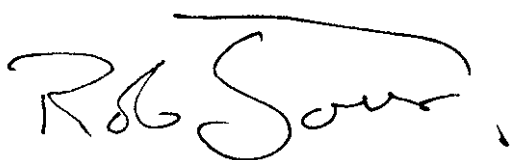
The achievements of the Trust over the past year owe much to the efforts of our small and overworked staff team, Liz Davidson and Betty Nairn.

Without their skill and dedication we would not see good ideas being transferred into good developments.

The contribution made by Board Members must also be acknowledged. We are fortunate to have a Board made up of talented and successful people who are always willing to contribute ideas, time and effort in order to benefit the Trust.

The Trust is pleased that Julia Radcliffe has joined the Board this year and wishes to thank Alan Ritchie, who stood down as the STUC representative, for his involvement with the Trust. It was with regret that we learned of the death of Forrest McLelland who had served many years as a valued member of the Board.

I hope that you will enjoy reading this Annual Report and I thank you for your continued support of the Trust.

A handwritten signature in black ink, appearing to read 'Rob Joiner', with a stylized flourish at the end.

Rob Joiner, Chairman

INTRODUCTION

OBJECTIVES

The Trust's main role is to identify and tackle the restoration of historic or architecturally significant building which are at risk from neglect or abuse within Greater Glasgow and its environs. Our aim is to repair and rehabilitate these buildings using materials appropriate to their age, style and structure, whilst also taking advantage of more modern techniques where improvements have been made. In equipping these buildings for new use and new life, the Trust aims to retain buildings of quality and merit which re-affirm the identity of modern Glasgow and which may otherwise be lost to succeeding generations.

ORGANISATION

The Trust was established in 1982 as The Bridgegate Trust Ltd. On January 1st 1992 this title changed to Glasgow Building Preservation Trust.

Since this time, the Trust has employed two full-time members of staff, the Director, supported by the Administrative Assistant. This year the Trust also took on two planning graduates on the Employment Training Scheme. Both Mary Anna Robinson and David Creighton worked with the Director on the forthcoming report on the Trongate and whilst sorry to lose them, we were delighted that both gained full-time employment within four months of being placed with us. A number of other voluntary student workers throughout the year have also contributed greatly to the range of work we have been able to undertake, especially in the organisation and expansion of this year's Doors Open Day - in particular Anna Moulson, Ewan Curtis, Patricia Saxon and Leigh Johnston. We are indebted to all of the above for their unselfish assistance, good humour and willingness to take on any task - however novel!

The Director continues to be expertly supported by the elected Council of Management which meets quarterly and consists of representatives of most of the main public institutions in the City complemented by an equal number of knowledgeable and interested individual members. All projects require the approval of the full Council, with day to day decisions being delegated to the smaller Executive Committee.

Technical and Financial sub-committees may also be called upon for practical advice on project work.

FUNDING

The Trust receives much valued core funding from Glasgow City Council (Conservation Budget). We are aware of the many worthy claims upon this relatively modest but crucially important fund within the City and are extremely appreciative of the faith vested in the Trust in this manner. We in turn are confident that such moneys are well spent by allowing the Trust to operate efficiently and lever considerably greater sums of external funding into the City. The remainder of our income is raised through feasibility study and project management commissions. Such work is central to the healthy forward planning of the Trust whilst also providing a basis for community consultation and accountability in its work.

The essential support of the Architectural Heritage Fund in making available low interest loan capital is highly appreciated, as are the contributions of institutions such as the Merchants and Trades Houses, and the Dean of Guild Court Trust, all of whom demonstrate an active civic pride in supporting the highly popular Doors Open Day. Capital funding for actual project work will continue to be raised through a mixture of grants, loans and sponsorship, on a needs must basis. In particular, the close co-operation and substantial financial input of Historic Scotland, the Glasgow Development Agency, Strathclyde Regional Council and European monies via the Strathclyde European Partnership Office have enabled the Trust to tackle a more vigorous range of projects than would otherwise have been possible.

Our sincere thanks to all of the above mentioned organisations.

PROJECTS



42 MILLER STREET (1775 : built by John Craig)

As this report is being published, the contract at No.42 should be drawing to a close marking the end of a highly successful and exciting project for the Trust and the beginning of a new phase as we re-locate our office to the building and start the task of establishing the "West of Scotland Conservation Centre".

As can be seen from the photographs, the transformation has been dramatic, from a dilapidated, badly 'modernised', dry-rot-ridden shell to a resplendent and very finely proportioned merchant house of the late 18th Century. Great care has been paid to replicating details such as the stone urns to the wallhead, and crown glass in the re-built sash and case windows and to rediscovering the almost lost art of pure lime harling to achieve what we hope will be held up as an exemplary restoration project of an 'A' listed building. We are indebted to the patience, goodwill and craftsmanship of contractors, Hunter & Clark Ltd., in enabling these standards to be met.



Inside, the original room layouts have been re-established with new sky-lit offices in the attic and faithfully re-created joinery and plaster details adding a sense of quality and proportion to the main floors - all of which have been designed to the highest, energy saving specification. The mix of old and new continues into the public realm where artist Jack Sloan won a limited competition to design cast iron grilles to the four pavement wells on Miller Street. The winning entry combines humour and function in a design which incorporates motifs appropriate to the building's tobacco laird's' history such as clay pipes and thistles. The design has been awarded a Glasgow Development Agency Artworks grant. As a finishing touch for the project we were delighted to accept Strathclyde Regional Council's generous offer of re-surfacing the pavement in front of No.42 using natural stone slabs and granite kerbs.

The Trust wishes to thank the following funding partners for their generous support of the project - Historic Scotland, the European Regional Development Fund, Glasgow Development Agency, Glasgow District Council, Strathclyde Regional Council, the Pilgrim Trust, the Merchants House of Glasgow, Marks & Spencer plc and the Architectural Heritage Fund (low interest loan).

Postscript: The next stage at Miller Street will be to establish and develop the embryonic 'Conservation Centre'. This is a new concept in the U.K. and will allow Glasgow to pool together the vast amount of knowledge and technical and historic building expertise that exists, in a format which will be accessible to the general public and professional alike. To help achieve this a grant has been offered by the Scottish Office Environment Division to enable the installation of a number of computer terminals and other literature in the public areas and it is hoped that the Centre will be able to link up with the 'Lighthouse' project for City of Architecture and Design in time for 1999. At the rear of the building, the Trust has joined forces with the Molindinar Housing Association and The Burrell Company to attempt to resolve the long impasse of the Virginia Court Development Scheme. This would involve the Trust taking over responsibility for the courtyard areas and establishing a Merchant's garden and landscaped courtyard along the side of the historic Merchant City Wynd. We hope work will begin on this site next year.



WELLPARK SCHOOL

(1867: Arch. thought to be James Thomson)

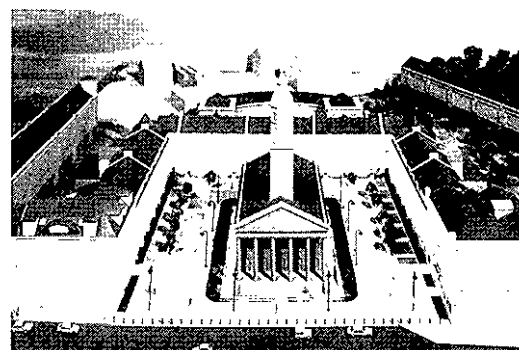
Work began in earnest at the 'B' listed Wellpark in January 1995 and during the year major infra-structural works have already been undertaken to insert a new three level frame behind the badly fire damaged shell of this landmark, Italianate building. The works will be complete by November 1995 and will result in a boldly modern interior re-design using the talents of award winning architects, Elder and Cannon.

Glasgow District Council have been particularly involved in the task of pulling together a dynamic mix of public and private sector interests to form the Wellpark Enterprise Trust which will operate a 'centre of excellence for women's business entrepreneurship' from the building.

The capital works at Wellpark have been substantially aided through the funding of the European Regional Development Fund, the Glasgow Development Agency, Historic Scotland, Strathclyde Regional Council, Glasgow District Council and the Architectural Heritage Fund (low interest loan).

Such support has enabled a project to take place in an area where the demolitions of post war years have left little else of architectural merit to survive. We hope therefore that the design standards we achieve will set a new bench-mark for industrial refurbishment work within the City.

Postscript: The Trust has been asked to investigate the possibility of becoming involved with the neighbouring, 'A' Listed Kirkhaven Day Centre - formerly Trinity Duke Street Church which was fire damaged earlier this year and is now unfit for occupation. We are considering a joint project with Molindinar Housing Association which would tackle the residential redevelopment of the adjacent gap site and which utilises the former church as a second phase extension to the Centre itself.



ST. ANDREWS IN THE SQUARE

(1739-56 : A. Dreghorn)

St. Andrew's has been described as the project which 'no Building Preservation Trust could morally walk away from'. It came into the possession of the Trust for £1 at the request of its congregation, who were anxious that this exceptionally beautiful 'A' listed Georgian building should not fall victim to the fate of so many redundant urban churches.

This year has seen the Trust consolidating proposals for St. Andrew's - including main approaches to funding and statutory bodies.

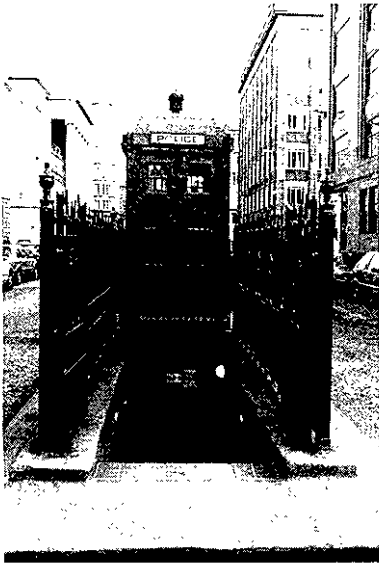
The current proposals for St. Andrew's centre around the restoration of the original Baroque interior with its superb plasterwork and Corinthian columned nave, and the excavation beneath the church to create a entirely new undercroft housing a cafe, toilets, changing rooms, storage and rehearsal space. If successful this would be a bold engineering and design solution which would give St. Andrew's a striking new lease of life as a foremost venue for early classical and chamber music.

The Trust is currently applying to the Heritage Lottery, Historic Scotland and the European Regional Development Fund for major financial assistance to rescue this masterpiece of Scottish Church design, with work programmed to begin in 1996 and leading up to an official opening ceremony on the eve of 1999.

Any donations to the appeal for St. Andrew's would be gratefully received and should be addressed to the Trust.



PROJECTS



STRATHCLYDE POLICE BOXES

In the last Annual Report we announced that the Trust had decided to take into custody the last four police boxes left standing on Britain's streets, rather than see them reduced to rubble as redundant outposts of a defunct communication system. Since then the once familiar 'Tardis' have been forced to languish slightly as the various legal niceties of owning a piece of street furniture have been examined and cross-examined. We are now confident that this process has been completed and hope to soon be able to announce that a fresh start will begin on the rehabilitation of these once familiar cast concrete cells (as indeed they were once used in emergencies).

A recent BBC2 edition of the 'One Foot in the Past' programme which featured the plight of these last boxes has resulted in Historic Scotland reconsidering their decision not to list the boxes. It is hoped that such recognition of their merit will act as a solid character reference to enable their long term freedom from future persecution.

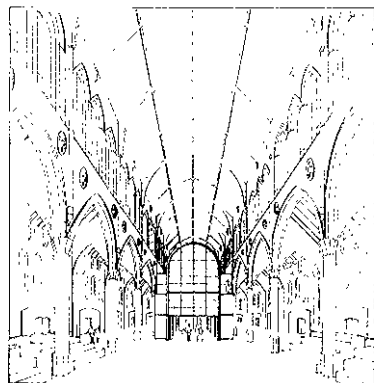
In the case for the defence of the boxes we are indebted to the assistance given by Glasgow 1999, Strathclyde Regional Council, Shell Better Britain, B.T./Civic Trust Environment Awards, Mr. Ward Westwater and the Dr. Who Society.

ST. FRANCIS CHURCH AND FRIARY (1881 : Pugin & Pugin)

Planning permission for this strategic 'A' listed Gorbals building has now been granted with the Trust acting in a project management role in conjunction with Strathclyde Regional Council (The National Trust for Scotland are co-ordinating the residential refurbishment of the Friary). Given the Cathedral-like internal volume of St. Francis and the great affection with which the building is held by the local community, the task of identifying a viable re-use scheme and being able to accommodate such new uses with the building, without damaging its essential character appeared daunting.

The solution - an inverse of the original Francis Chapel in Assisi - was to build a new, free-standing building on three floors within the nave, to accommodate local community education needs, whilst allowing the magnificent internal space still to be appreciated and used for theatrical events or public meetings.

Funding for the project has already been committed by Strathclyde Regional Council through its Social Strategy Budget and by Historic Scotland.

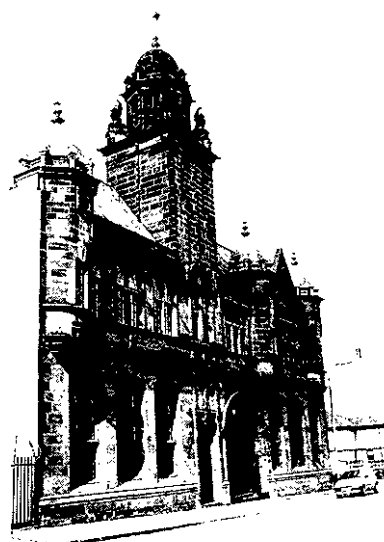


FORMER HUTCHESONTOWN PUBLIC LIBRARY(1906 : J Rhind)

The new Gorbals Economic Development Centre was officially opened earlier this year after a seven months restoration and refurbishment programme which transformed the fortunes of this hitherto semi-vacant listed building - for which closure and possible demolition had seemed a very real possibility only months earlier.

The Trust's role as project manager was then extended to organising the design and creation of a major public artwork for the exposed south gable. The resulting bronze sculpture entitled the 'The Three Muses' represents the forces of Education, Technology and the Arts fused together through the all important constant of humanity (the figures themselves) and by extension to the resilient population of the much ravaged Gorbals area. Now fully occupied and functioning, we are proud to have been associated with the retention and re-use of this fine local landmark.

The project was funded through Strathclyde Regional Council's Social Strategy Budget, the European Regional Development Fund and the Glasgow Development Agency.



LION CHAMBERS (1905 : James Salmon)

This building - strikingly familiar against the Glasgow skyline and revered by architectural students and historians alike over a much wider horizon - presents a new challenge for the Trust. The Chambers were designed using a revolutionary system of architectural concrete - the Hennebique System - which allowed for metal re-inforcement to be clad in concrete only 4 inches thick and creating facades of delicacy and modelling that appear to have been spread-on rather than built-up - but also leading to the chronic fatigue problems which now afflict it.

In Spring this year, the building began to throw off some off this skin, resulting in Building Control immediately serving a Dangerous Buildings notice on the owners, who appeared powerless to prevent total and summary demolition. The Trust was swiftly invited by the City Council to co-ordinate an emergency report on the feasibility of repairing and refurbishing the Chambers. As a result of this the Council have decided to underwrite the cost of maintaining a protective scaffold on the building until the Spring, allowing time for the Trust to negotiate a simplification of title deeds with the many joint owners of the building and to explore whether funding can be achieved to take over the existing burden and restore this fine example of eclectic Glasgow Style - a possible Lottery candidate?



TOLLCROSS GLASSHOUSE (1870 : Simpson & Farmer)

This elegant cast iron and steel structure had been falling into steady disrepair over a number of years since deemed redundant by the City Council's Parks Department and had become a target for local stonewielding youths. The Trust was therefore approached by the East End Management Unit to prepare a study on the possible repair/reuse options for the structure. The findings concluded the Glasshouse did indeed have viable role to play as part of the Park's nationally renowned rose trial centre and that the return of its original function, combined with a newly created tea-room cum restaurant would result in a high quality training resource for students of the forward thinking local college - John Wheatley. This proposal is currently being taken further by the Council and the College, and an approach is likely to be made for European Regional Development and Social Funds to finance the venture.



WEST END TOPOGRAPHY MAP

Following the undisputed success of the 1990 City Centre Topography Map, the Trust is currently working again with the original design team to produce another map for the outstanding conservation area of Glasgow's West End. The purpose of the map will be to act as a tactile tool for the blind - greater numbers of whom are likely to be travelling to the West End to use the planned new resource centre in Partick. A secondary but nonetheless crucial role of the map will also be felt in its impact on the "sighted" public - as an artwork in itself which will hopefully raise awareness of passers-by as to the specific needs and perceptions of the visually impaired in accessing the City in its widest sense.

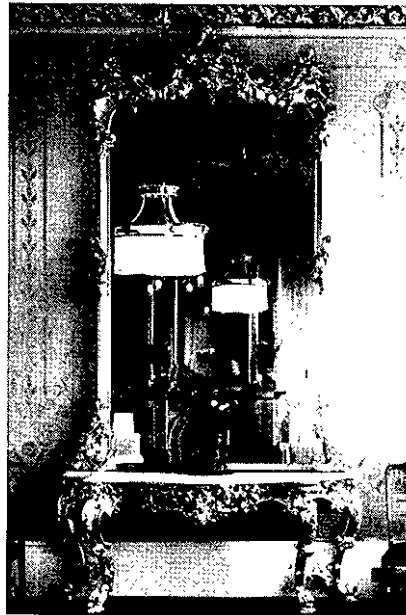


*Dumbarton Road Gate House -
a potential future project in the
West End*

ACTIVITIES

DOORS OPEN DAY

There seems little doubt that the Open Day is now here to stay - especially as London jumped on the bandwagon last year to the predictable acclaim of national press and media. 1994 again saw an increase in the popularity of the Glasgow event with a rise in visitor attendances of over 50 % to nearly 65,000. Firm favourites were the former Casa d'Italia and (also former) Lord Provost's Drawing Room in Park Circus, the ever popular Clyde Port Authority and Greek Thomson's Holmwood. All buildings took part again this year together with a host of new buildings such as the Strathclyde Graduate Business School, the Police Museum and the College of



Piping together with special events such as the collaboration between the Scottish Film Council and the Glasgow Film Theatre where continuous free shows of archive footage of the City from the Empire Exhibition to the demolition of the Gorbals were shown. Also specially arranged were a series of talks by architects and artists at open buildings including slide shows and impromptu walkabouts. The Trust is indebted to Glasgow District Council as main funders of the event and also to the Glasgow Development Agency, Strathclyde Regional Council, the Merchants and Trades Houses and the Dean of Guild Court Trust for their continued support of this major public participation event.

TRUST REPRESENTATION ON OTHER BODIES

The Trust continues to actively engage with other official and amenity bodies throughout the country within which it is hoped both its own knowledge may be broadened and its influence spread. Included in this is its role as advisor on the Church Buildings Renewal Trust, lay assessor on the Civic Trust Award Scheme for Strathclyde and Glasgow, group membership of the Strathclyde Advisory Group for European Regional Development Funds (Tourism) and secretariat of the Association of Building Preservation Trusts in Scotland.

MASTERCLASSES

The Trust helped organise the second in the series of increasingly popular annual masterclasses earlier this year in conjunction with Glasgow West Conservation Trust, the N.T.S. and Four Acres Charitable Trust. Topics range from practical demonstrations of restoring traditional plaster work to managing a conservation contract. Next year's series is already being finalised with 42 Miller Street being used as one of the venues. The sharing of experiences during this enjoyable evening series will, we hope, lead to a stronger basis of conservation practice in the West of Scotland.

1999

When Glasgow won the Title of City of Architecture and Design 1999, it fought off the truly fierce competition of Edinburgh, with its mega development programme and stunning context and Liverpool with its strong social message and promise of massive central government regeneration funds. Glasgow won the title - unanimously we are told because recent achievements excited the judges and because it demonstrated the most convincing and powerful promise of true public participation in the decision making processes which affect this City.

GBPT is proud to have contributed directly and, we believe, effectively to that bid, in particular through its pioneering work in the establishment of the U.K.'s first Doors Open Day and in the proposals for the Conservation Centre.

Since the time of winning the bid the dust has settled - a little too thickly if anything! - on the civic mantelpiece which should be displaying this trophy in less than 4 years time. We are confident however that once the normal service of local government is resumed after this turbulent administrative year - the new City of Glasgow will be in a strong position to again galvanise the dynamism that was so tantalisingly generated during the period of this Annual report. GBPT look forward to playing a genuinely constructive and central role in that forum.

REPORT OF THE DIRECTORS

GLASGOW BUILDING PRESERVATION TRUST LIMITED

The Directors present their report with the audited financial statements of the company for the year ended 31st March, 1995.

Principal Activity

The principal activity of the company in the year under review was to identify and restore historic or architecturally significant buildings at risk from neglect or abuse within Greater Glasgow and its environs.

Fixed Assets

The movements in fixed assets are shown in Note 4 to the accounts.

Directors

Details of the directors of the company in office during the year are shown on Page i.

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 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.

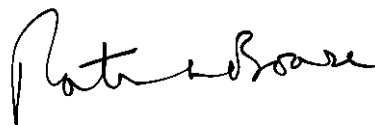
The directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements comply with the Companies Act 1985. They are also responsible for safeguarding the assets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

Auditors

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

In preparing this report, the directors have taken advantage of the special exemptions applicable to small companies conferred by Part II of Schedule 8 to the Companies Act 1985.

ON BEHALF OF THE BOARD



Patrick Boase, Secretary.
16th August, 1995

REPORT OF THE AUDITORS TO THE MEMBERS OF GLAGOW BUILDING PRESERVATION TRUST LIMITED

We have audited the financial statements on pages 10 to 14 which have been prepared under the historical cost convention and the accounting policies set out on page 12 .

Respective responsibilities of directors and auditors

As described on page 8 the company's directors are responsible for the preparation of financial statements. It is our responsibility to form an independent opinion, based on our audit, on those statements and to report our opinion to you.

Basis of Opinion

We conducted our audit in accordance with 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 mis-statement, 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.

Opinion

In our opinion the financial statements give a true and fair view of the state of the Company's affairs as at 31st March, 1995 and of its deficit for the year then ended and have been properly prepared in accordance with the provisions of the Companies Act 1985 applicable to small companies.

Gerber Landa & Gee.

Gerber Landa & Gee,
Registered Auditor,
Chartered Accountants,
56 Berkeley Street,
Glasgow G3 7DS.
16th August, 1995.

GLASGOW BUILDING PRESERVATION TRUST LIMITED

REVENUE ACCOUNT FOR YEAR ENDED 31ST MARCH 1995

1994 Notes £		1995 £	
37,570	2	Operating Income	48,306
(8,079)		Project and Consultancy Costs	(6,330)
<u>(52,146)</u>		Administration Costs	<u>(54,029)</u>
(22,655)	3	Operating Deficit	(12,053)
<u>1,468</u>		Interest Receivable	<u>3,030</u>
(21,187)		Deficit on Ordinary Activities before Taxation	(9,023)
<u> </u>		Taxation	<u> </u>
(21,187)		Deficit on Ordinary Activities after Taxation	(9,023)
<u>37,911</u>		Surplus at 1st April 1994	<u>16,724</u>
<u>16,724</u>		Retained Surplus at 31st March, 1995	<u>7,701</u>

Continuing Operations

None of the company's activities was acquired or discontinued during the current or previous year.

Total Recognised Gains and Losses

The Company has no recognised gains or losses other than the losses for the current or previous year.

The notes form an integral part of these financial statements

GLASGOW BUILDING PRESERVATION TRUST LIMITED

BALANCE SHEET AS AT 31ST MARCH, 1995

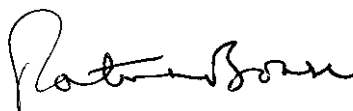
1994 Notes £			1995 £
		Fixed Assets	
87,923	4	Tangible Assets	40,920
		Current Assets	
4,719	5	Debtors	30,911
<u>18,533</u>		Cash at Bank and on Hand	<u>527,840</u>
23,252			558,751
94,451	6	Creditors: Amounts falling due within one year	<u>298,880</u>
<u>(71,199)</u>		Net Current Assets/(Liabilities)	<u>259,871</u>
16,724		Total Assets Less Current Liabilities	300,791
—	7	Creditors: Amounts falling due after more than one year	<u>293,090</u>
<u>16,724</u>			<u>7,701</u>
		Reserves	
16,724	8	Revenue Reserves	<u>7,701</u>
<u>16,724</u>			<u>7,701</u>

In preparing these financial statements, the directors have taken advantage of special exemptions applicable to small companies conferred by Part I of Schedule 8 to the Companies Act 1985. The directors have done so on the grounds that, in their opinion, the company is entitled to the benefit of those exemptions because it meets the qualifying conditions for small companies as stated in Section 247 of the Companies Act 1985.

These financial statements were approved by the Board of Directors on 16th August, 1995.



Rob Joiner, Director



Patrick Boase, Director.

The notes form part of these financial statements

GLASGOW BUILDING PRESERVATION TRUST LIMITED

NOTES TO THE ACCOUNTS AT 31ST MARCH, 1995

1 . Accounting Policies

Accounting Convention

The financial statements have been prepared under the historical cost convention.

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

Turnover

Turnover represents net invoiced sales of services, excluding value added tax.

Tangible Fixed Assets

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

Investment Properties - not provided

Furniture & Fittings - 25% on cost

Leashold Alterations - over period of lease

Leasing Commitments

Rentals paid under operating leases are charged to income as incurred.

2 Operating Income

1994		1995
£		£
15,000	Core Funding Grant	16,000
12,233	Management and Consultancy Fees	16,512
353	Donations and Subscriptions	1,506
9,984	Income from Events (Net)	10,701
-	Hire etc. of Properties	3,587
<u>37,570</u>		<u>48,306</u>

3 . Operating Deficit

The operating deficit is stated after charging/(crediting):

1994		1995
£		£
1,545	Depreciation - Owned Assets	1,670
(796)	Profit on Disposal of Fixed Assets	-
1,800	Auditors' Remuneration	1,900
<u> </u>		<u> </u>

GLASGOW BUILDING PRESERVATION TRUST LIMITED
NOTES TO THE ACCOUNTS (CONTINUED) AS AT 31ST MARCH, 1995

4. Tangible Fixed Assets

	Investment Properties £	Leasehold Alterations £	Furniture & Fittings £	Total £
Cost				
As at 1.4.94	81,546	8,636	3,856	94,038
Additions	260,538	675	202	261,415
Grants Received	(306,748)	-	-	(306,748)
As at 31.3.95	<u>35,336</u>	<u>9,311</u>	<u>4,058</u>	<u>48,705</u>
Depreciation				
As at 1.4.94	-	3,405	2,710	6,115
Charge for Year	-	656	1,014	1,670
As at 31.3.95	-	<u>4,061</u>	<u>3,724</u>	<u>7,785</u>
Net Book Value				
As at 31.3.95	<u>35,336</u>	<u>5,250</u>	<u>334</u>	<u>40,920</u>
As at 31.3.94	<u>81,546</u>	<u>5,231</u>	<u>1,146</u>	<u>87,923</u>

5. Debtors : Amounts falling due within one year

1994 £		1995 £
956	V.A.T.	14,618
3,555	Sundry Debtors	15,573
<u>208</u>	Prepayments	<u>720</u>
<u>4,719</u>		<u>30,911</u>

6. Creditors: Amounts falling due within one year

1994 £		1995 £
528	Bank Loans and Overdrafts (see Note 8)	-
87,878	Trade Creditors	110,371
202	Payments on Account	48,194
500	Sundry Creditors	500
-	G.D.C. Loan	25,000
5,343	Accrued Expenses	4,124
-	Grants in Advance	<u>110,691</u>
<u>94,451</u>		<u>298,880</u>

GLASGOW BUILDING PRESERVATION TRUST LIMITED
NOTES TO THE ACCOUNTS (CONTINUED) AS AT 31ST MARCH, 1995

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

1994		1995
£		£
-	Architectural Heritage Fund Loan (Note 8)	290,250
<u>-</u>	Accrued Loan Interest	<u>2,840</u>
<u>-</u>		<u>293,090</u>

8. Loans and Overdrafts

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

1994		1995
£		£
	Amounts falling due within one year or on demand:	
<u>528</u>	Bank Overdrafts	<u>-</u>
	Amounts falling due between two and five years:	
<u>-</u>	Architectural Heritage Fund Loan	<u>290,250</u>

Security

The Architectural Heritage Fund Loan is secured on the Trust's properties at 42 Miller Street, Glasgow and Wellpark School, Glasgow

9. Reconciliation of Movements in Reserves

1994		1995
£		£
(21,187)	Deficit for the Financial Year	(9,023)
(21,187)	Net Reduction of Reserves	(9,023)
<u>37,911</u>	Opening Reserves	<u>16,724</u>
<u>16,724</u>	Closing Reserves	<u>7,701</u>

GLASGOW BUILDING PRESERVATION TRUST LIMITED
INCOME AND EXPENDITURE ACCOUNT
FOR YEAR ENDED 31ST MARCH, 1995

1994		1995	
£	£	£	£
		Income	
15,000		Core Funding Grant	16,000
9,430		Management and Consultancy Fees	16,512
353		Donations and Subscriptions	1,506
4,708		Income from Events (Net)	4,371
-		Hire etc. of Properties	3,587
<u>1,468</u>	30,959	Bank Interest Received	3,030
			45,006
		Expenditure	
30,761		Salaries	31,996
3,201		Social Security	3,235
1,276		Pension Costs	1,276
1,173		Telephone	1,197
972		Printing and Stationery	1,155
1,714		Publicity	2,434
129		Travel Expenses	118
1,988		Sundry Expenses	1,868
1,800		Auditors Remuneration	1,900
5,314		Rent	5,000
126		Rates	104
1,053		Insurance	847
1,556		Heat and Light	1,071
<u>334</u>	<u>51,397</u>	Repairs to Property	<u>158</u>
	(20,438)		<u>52,359</u>
			(7,353)
		Depreciation:	
581		Leasehold Alterations	656
<u>964</u>	<u>1,545</u>	Furniture & Fittings	<u>1,014</u>
	(21,983)		<u>1,670</u>
			(9,023)
	<u>796</u>	Profit on Disposal of Fixed Assets:	
		Furniture & Fittings	<u>-</u>
	<u>(21,187)</u>	Deficit for Year	<u>(9,023)</u>

This page does not form part of the statutory financial statements.

CONSULTANTS USED IN 1995

Project : 42 Miller Street

Architect: McGurn, Logan Duncan & Opfer,
7 Woodside Place,
Glasgow G3 7QF.

Quantity
Surveyor: KLM Partnership,
123 High Street,
Glasgow G1 1PH.

Structural
Engineer: Roxburgh & Partners,
Craigie Hall,
6 Rowan Road, Glasgow G41.

Contractors: Hunter & Clark Limited,
1173 Gallowgate,
Glasgow G31.

Project : Wellpark School

Architect: Elder & Cannon
551 Sauchiehall Street,
Glasgow G3.

Quantity
Surveyors: Armour Construction
Consultants,
551 Sauchiehall Street,
Glasgow G3.

Structural
Engineer: Petrie Robertson Design,
30 Gordon Street,
Paisley PA1 1XA.

Contractors: Hall & Tawse Limited,
20 Carmyle Avenue,
Glasgow G32.

Project: St. Andrew's in the Square

Architect: Nicholas Groves Raines,
Liberton House,
Liberton Road,
Edinburgh.

Quantity
Surveyor: MacKay Entwistle & Ford,
40 St. Vincent Crescent,
Glasgow G3 8NG.

Structural
Engineer: Byth & Blyth Associates,
Scottish Legal House,
North Street,
Glasgow G3.

Project: McNeil Street Library

Architect: Page & Park,
The Italian Centre,
49 Cochrane Street,
Glasgow G1.

Quantity
Surveyors: Armour Construction
Consultants,
551 Sauchiehall Street,
Glasgow G3.

Structural
Engineer: McLay Collier & Partners,
7 Park Circus,
Glasgow G3 6AH.

Project: Tollcross Glasshouse

Architect: John Gilbert Associates,
6F3 Templeton Business Centre,
Templeton Street,
Glasgow G40 1DA.

Quantity
Surveyor: KLM Partnership,
123 High Street,
Glasgow G1 1PH.

Structural
Engineer: Raymond Nicol Associates,
23 McPhail Street,
Bridgeton, Glasgow G40 1DN.

Project: Lion Chambers

Architect: Keppie Design,
160 West Regent Street,
Glasgow G2.

Quantity
Surveyor: Robinson, Low & Francis
Claremont House
North Claremont St.
Glasgow G3

Structural
Engineer: McLay Collier & Partners,
7 Park Circus,
Glasgow G3 6AH.