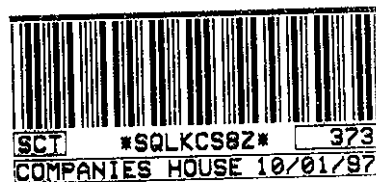


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**Report of the Directors and
Financial Statements
for the Year Ended 31 March 1996
for
Glasgow Building Preservation**



12

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for the Year Ended 31 March 1996**

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Glasgow Building Preservation

**Company Information
for the Year Ended 31 March 1996**

DIRECTORS:

Individual Directors:

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

Nominated Directors:

Councillor Patricia Chalmers - Glasgow District Council
James Henshelwood - Glasgow Chamber of Commerce
Oliver C.W. Thomson - The Trades House of Glasgow
(retired 11/10/95)
Duncan Cunningham - The Trades House of Glasgow
(appointed 11/10/95)
Kenneth Walton - Greater Glasgow Tourist Board
Bridget Casey - Scottish Trades Union Congress
Peter Paisley - The Merchants House of Glasgow

SECRETARY:

Patrick Boase

REGISTERED OFFICE:

42 Miller Street
Glasgow
G1 1DT

REGISTERED NUMBER: 79721

AUDITORS:

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

**Report of the Directors
for the Year Ended 31 March 1996**

The directors present their report with the financial statements of the company for the year ended 31 March 1996.

PRINCIPAL ACTIVITY

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

DIRECTORS

Details of the directors of the company in office during the year are shown on page 1.

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 judgments and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

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

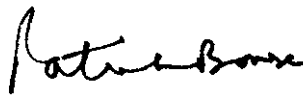
AUDITORS

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

In preparing this report, the directors have taken advantage of 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



Dated: 21 August 1996

Glasgow Building Preservation

Report of the Auditors to the Members of Glasgow Building Preservation

We have audited the financial statements on pages four to nine which have been prepared under the historical cost convention, as modified by the revaluation of certain fixed assets, and the accounting policies set out on page six.

Respective responsibilities of directors and auditors

As described on page two 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 judgments made by the directors in the preparation of the financial statements, and of whether the accounting policies are appropriate to the company's circumstances, consistently applied and adequately disclosed.

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

Opinion

In our opinion the financial statements give a true and fair view of the state of the company's affairs as at 31 March 1996 and of its profit 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
11/12 Newton Terrace
Glasgow
G3 7PJ

Dated: 21 August 1996

Glasgow Building Preservation

Revenue Account for the Year Ended 31 March 1996

		<u>31.3.96</u>	<u>31.3.95</u>
	Notes	£	£
Operating Income	2	73,780	48,306
Project and Consultancy Costs		(6,949)	(6,330)
Administration Costs		(59,010)	(54,029)
Operating Surplus / (Deficit)		7,821	(12,053)
Interest Receivable		<u>25,545</u>	<u>3,030</u>
Surplus / (Deficit) on Ordinary Activities before Taxation	3	33,366	(9,023)
Taxation			
Surplus / (Deficit) on Ordinary Activities After Taxation		33,366	(9,023)
Surplus at 1st April 1995		<u>7,701</u>	<u>16,724</u>
Retained Surplus at 31st March 1996		<u>£41,067</u>	<u>£7,701</u>

CONTINUING OPERATIONS

None of the company's activities were acquired or discontinued during the current and previous years.

STATEMENT OF TOTAL RECOGNISED GAINS AND LOSSES

Surplus / (Deficit) for the financial year	33,366	(9,023)
Revaluation in year	<u>250,000</u>	
Total Recognised Gains and Losses Relating to the Year	<u>£283,366</u>	<u>£(9,023)</u>

The notes form part of these financial statements

Glasgow Building Preservation

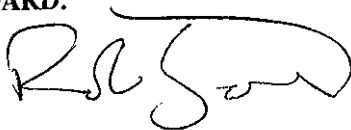
Balance Sheet 31 March 1996

		31.3.96		31.3.95	
	Notes	£	£	£	£
FIXED ASSETS:					
Tangible assets	4		261,909		40,920
CURRENT ASSETS:					
Debtors	5	29,079		30,911	
Cash at bank and in hand	6	<u>903,884</u>		<u>527,840</u>	
		932,963		558,751	
CREDITORS: Amounts falling due within one year	7	<u>903,805</u>		<u>298,880</u>	
NET CURRENT ASSETS:			<u>29,158</u>		<u>259,871</u>
TOTAL ASSETS LESS CURRENT LIABILITIES:			291,067		300,791
CREDITORS: Amounts falling due after more than one year	8		-		<u>293,090</u>
			<u>£291,067</u>		<u>£7,701</u>
RESERVES:					
Revaluation reserve	11		250,000		-
Profit and loss account			<u>41,067</u>		<u>7,701</u>
	13		<u>£291,067</u>		<u>£7,701</u>

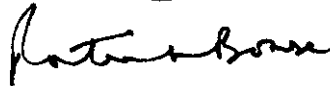
In preparing these financial statements, the directors have taken advantage of special exemptions applicable to small companies conferred by Part I of Schedule 8 to the Companies Act 1985. The directors have done so on the grounds that, in their opinion, the company is entitled to the benefit of those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

ON BEHALF OF THE BOARD:

R Joiner - DIRECTOR



P Boase - DIRECTOR



Approved by the Board on 21 August 1996

The notes form part of these financial statements

**Notes to the Financial Statements
for the Year Ended 31 March 1996**

1. ACCOUNTING POLICIES**Accounting convention**

The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

Financial Reporting Standard Number 1

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

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 and Fittings - 25% on cost

Pensions

The company operates a defined contribution pension scheme. Contributions payable for the year are charged in the profit and loss account.

Grants

Revenue Grants are taken to Revenue Account in the year to which they relate. Project Grants are deducted from the cost of Investment Properties. A condition of certain project grants requires repayment of all or part of the grant if the properties are disposed of within certain time periods.

2. OPERATING INCOME

	31.3.96	31.3.95
	£	£
Core Funding Grant	16,000	16,000
Management and Consultancy Fees	44,139	16,512
Donations and Subscriptions	1,736	1,506
Income from Events	10,625	10,701
Hire of Properties	1,280	3,587
	<u>73,780</u>	<u>48,306</u>

3. OPERATING SURPLUS /(DEFICIT)

The operating surplus (1995 - operating deficit) is stated after charging:

	31.3.96	31.3.95
	£	£
Depreciation - owned assets	1,467	1,670
Loss on disposal of fixed assets	5,250	-
Auditors' remuneration	<u>2,300</u>	<u>1,900</u>

Glasgow Building Preservation

Notes to the Financial Statements for the Year Ended 31 March 1996

4. TANGIBLE FIXED ASSETS

	Investment Properties	Leasehold Alterations	Furniture & Fittings	Totals
	£	£	£	£
COST OR VALUATION:				
At 1 April 1995	35,336	9,311	4,058	48,705
Additions	1,198,253	-	1,807	1,200,060
Grants	(1,222,354)	-	-	(1,222,354)
Disposals	-	(9,311)	-	(9,311)
Surplus on revaluation	<u>250,000</u>	<u>-</u>	<u>-</u>	<u>250,000</u>
At 31 March 1996	<u>261,235</u>	<u>-</u>	<u>5,865</u>	<u>267,100</u>
DEPRECIATION:				
At 1 April 1995	-	4,061	3,724	7,785
Charge for year	-	1,467	1,467	-
Eliminated on disposals	<u>-</u>	<u>(4,061)</u>	<u>-</u>	<u>(4,061)</u>
At 31 March 1996	<u>-</u>	<u>5,191</u>	<u>5,191</u>	<u>-</u>
NET BOOK VALUE:				
At 31 March 1996	<u>261,235</u>	<u>-</u>	<u>674</u>	<u>261,909</u>
At 31 March 1995	<u>35,336</u>	<u>5,250</u>	<u>334</u>	<u>40,920</u>

The company's property at 42 Miller Street was valued on an open market basis on 31 March 1996 by the Trustees at £250,000.

Glasgow Building Preservation

Notes to the Financial Statements for the Year Ended 31 March 1996

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.96 £	31.3.95 £
V.A.T.	2,824	14,618
Sundry Debtors	24,890	15,573
Prepayments	<u>1,365</u>	<u>720</u>
	<u>29,079</u>	<u>30,911</u>

6. BANK

Included with company's bank balance at 31st March, 1996 was the sum of £357,672 which related to the St. Francis Project.

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.96 £	31.3.95 £
Architectural Heritage Fund Loan (see note 9)	349,000	-
Trade creditors	71,220	110,371
Payments on Account	33,833	48,194
Sundry Creditors	500	500
Grants in Advance re St Francis	396,398	-
G.D.C. Loan	-	25,000
Grants in Advance	26,661	110,691
Accrued loan interest	20,182	-
Accrued expenses	<u>6,011</u>	<u>4,124</u>
	<u>903,805</u>	<u>298,880</u>

8. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31.3.96 £	31.3.95 £
Architectural Heritage Fund Loan (see note 9)	-	290,250
Accrued Loan Interest	<u>-</u>	<u>2,840</u>
	<u>-</u>	<u>293,090</u>

Glasgow Building Preservation

Notes to the Financial Statements for the Year Ended 31 March 1996

9. LOANS AND OVERDRAFTS

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

	31.3.96 £	31.3.95 £
Amounts falling due within one year or on demand:		
Architectural Heritage Fund Loan	<u>349,000</u>	<u>-</u>
Amounts falling due between two and five years:		
Architectural Heritage Fund Loan	<u>-</u>	<u>290,250</u>

10. SECURED DEBTS

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

11. REVALUATION RESERVE

	31.3.96 £	31.3.95 £
Revaluation in year	<u>250,000</u>	<u>-</u>

12. CONTINGENT LIABILITIES

As at 31 March, 1996 there was an outstanding claim by a contractor in connection with a project at Wellpark School. The Board of Trustees do not believe any further sums are due but have confirmed that any justifiable claim will be met. The amounts involved are not regarded as material.

13. RECONCILIATION OF MOVEMENTS IN RESERVES

	31.3.96 £	31.3.95 £
Profit/(Loss) for the financial year	33,366	(9,023)
Other recognised gains and losses relating to the year (net)	<u>250,000</u>	<u>-</u>
NET ADDITION/(REDUCTION) TO RESERVES	283,366	(9,023)
Opening reserves	<u>7,701</u>	<u>16,724</u>
CLOSING RESERVES	<u>291,067</u>	<u>7,701</u>

GLASGOW BUILDING PRESERVATION T R U S T



**A N N U A L
R E P O R T
1 . 9 . 9 . 6**

42 MILLER STREET, GLASGOW G1 1DT

CHAIRMAN'S REPORT 1.



INTRODUCTION 2.



PROJECTS 3 - 8.



St. Andrew's in the Square

42 Miller Street

Wellpark School

Lion Chambers

Virginia Court

Caledonia Road Church

Glasgow Police Boxes

Doors Open Day

St. Francis Church

The Conservation Centre

1999 - City of Architectural and Design

West End Topography Map

Conservation Masterclasses



AUDITED ACCOUNTS 9 - 17.



BOARD OF DIRECTORS 18.

C . H . A . I . R . M . A . N . S R . E . P . O . R . T .

Over the past year we have begun to see the rewards for many years of hard work by the Board and Staff of the Trust

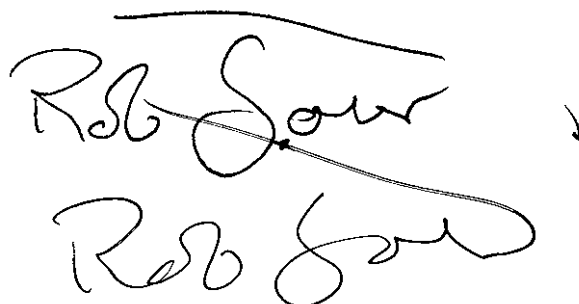
Financially, the Trust is now moving steadily forward with a substantial increase in its reserves due to the valuation of 42 Miller Street as a completed project rather than work in progress. In the course of the current year these reserves will be realised as a result of the sale of 42 Miller Street to the Scottish Civic Trust who will transfer their Head Office to the suite of rooms on the first floor. This will enable the repayment of all the Architectural Heritage Fund Loans outstanding. At the same time Wellpark School will be revalued as a completed project which will restore the value of the reserves. Equally encouraging was the fact that we turned a deficit of £9,024 on the Income and Expenditure Account in 1994/95 into a surplus of £33,366 in 1995/96.

This sound financial base has enabled the Trust to continue to develop and expand its activities - Doors Open Day with over 97,000 recorded visits, goes from strength to strength; Wellpark School has been lauded by everyone who has seen it and the stunning modern interior space created by Elder and Cannon makes it, in my view, a project of European significance; the Police Box in Buchanan Street is an imaginative and highly accessible project; and the Trust's 1999 Suppers successfully bring together a wide range of people who normally would be unlikely to find the time to get together and discuss detailed issues at length.

As you will see on reading the body of the Annual report there are many varied and exciting projects in the pipeline. For once capital funding does not present the major problem thanks to the Heritage Lottery Fund. We should be looking forward to accelerating our work over the next few years due to this Fund combined with our more traditional sources of European funding and Historic Scotland. Unfortunately, uniquely among lottery funds, the Heritage Lottery is administered from London with no office in Scotland. This leads to lengthy delays while London based consultants struggle to assess projects they do not understand for buildings they have no knowledge of by architects and clients they have never heard of. It is indeed ironic that Europe, much maligned for being 'remote' can assess and approve projects in half the time it takes the Heritage Lottery. Perhaps it would be a suitable recognition of Glasgow's title of City of Architecture and Design 1999, and of the work of everyone connected with the restoration and re-use of historic buildings in this city, if a Scottish arm of the Heritage Lottery were to be established in Glasgow.

The Trust is pleased that Duncan Cunningham has joined the Board as the representative from the Trades House of Glasgow this year and wishes to thank his predecessor, Oliver Thomson for his past involvement with the Trust.

Rob Joiner, Chairman

The image shows two handwritten signatures of Rob Joiner. The top signature is written in a cursive style with a horizontal line above it. The bottom signature is also cursive but more fluid and less structured.

I . N . T . R . O . D . U . C . T . I . O . N

OBJECTIVES

Glasgow Building Preservation Trust may be best described as a "charitable property developer". Our main role is to identify and tackle the restoration of historic or architecturally significant buildings 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 Officer. Also this year, due to the Director's maternity leave, the Trust took on a part-time Project Officer - Maria Speake, who has continued on a project basis since that time. Maria is an architecture graduate from the Glasgow School of Art and a joint Director of her own company - Retrouvius Architectural Salvage. Her informed enthusiasm, quick grasp of detail and exceptional creativity has quickly made her an indispensable personality and resource for the Trust and it is therefore with considerable sadness and regret that we report her impending move to Norfolk but wish her every success in her relocation!

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.



ST. ANDREWS IN THE SQUARE (1739-56 : A. Dreghorn)

Design Team

Nicholas Groves Raines, Architect

MacKay Entwistle & Ford, Quantity Surveyor

Blyth & Blyth Associates, Structural Engineer

1996 has so far been an incredibly frustrating year for this project, yet this should not overshadowed the significant achievements that have been made. Our frustration and optimism stems from the same source - the Heritage Lottery Fund. Our application for St. Andrew's has now been with the Fund for exactly one year, during which time we have been asked to engage various consultants to enlarge the business plan for the proposed venue and respond to reports produced on behalf of the Lottery Board. Our optimism stems from the in-principle approval given by the Lottery Board in May and our successful application for European Regional Development Fund monies, which together with Historic Scotland and Glasgow City Council grants would represent a virtually 100% funding package.

The proposals for the church 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 an entirely new undercroft or crypt level housing a cafe/restaurant, toilets, changing rooms, storage, office and rehearsal spaces. The scheme is a bold engineering and design led solution which would give St. Andrew's a striking new lease of life as a foremost venue for early, classical and chamber music.

It is fervently hoped that a final go-ahead decision may be taken on this nationally important "A" listed edifice before the end of the year if the funding package is not to be jeopardised and the constantly present threats of vandalism and deterioration of the fabric are to be held at bay, for what has already been a too long extended period.



42 MILLER STREET (1775 : built by John Craig)

Design Team:

McGurn Logan Duncan & Opfer, Architects

KLM Partnership, Quantity Surveyor

Roxburgh & Partners, Engineers

Bob Carrick - Clerk of Works

Hunter & Clark Limited, Contractor

In our last Report we celebrated the completion of this milestone project which involved the restoration of the Merchant City's last surviving Tobacco Merchant's villa (c.1775). In June of this year we learnt that The Scottish Civic Trust had been successful in gaining a grant from the Heritage Lottery to purchase outright the entire building and establish its National office in the building, along with GBPT and Strathclyde Building Preservation Trust as tenants. This is an extremely important result, as our revolving fund status is dependent on our ability to effectively pass on projects on completion to new owners and thus free up our resources for the next challenge. We extend our congratulations to The Scottish Civic Trust and look forward to warmly welcoming them to the Tobacco Merchants House for what we hope will be a long and mutually beneficial association.

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 City Council, former Strathclyde Regional Council, the Pilgrim Trust, the Merchants House of Glasgow, Marks & Spencer plc and the Architectural Heritage Fund (low interest loan).



**former WELLPARK SCHOOL (1867:
Architect thought to be James Thomson)**

Design Team:

Elder & Cannon, Architect

Armour Construction, Quantity Surveyor

Petrie Robertson Design, Structural Engineer

Hall & Tawse Limited, Contractor

Landwise, Landscape Contractor

This contract was officially completed on March 20th and on 14th the Wellpark Enterprise Centre was opened, with an administrative staff of three and 25 units to let; plus a training suite and creche. The Centre aims to "stimulate the conditions for women to engage in business and enterprise" and is already an outstanding success, with the range of business services and training courses it offers being expanded. GBPT is represented on the Wellpark Enterprise Board as a continuing link with this independently funded Trust who lease the building from GBPT.

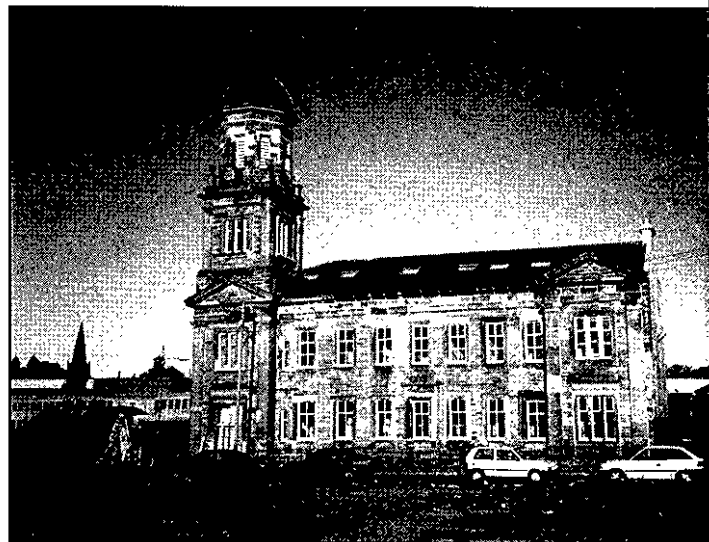
This short report has dwelt so far on the use the building has been put to with not a word about the conservation project - and deliberately so. In understanding the philosophy in restoring Wellpark the Trust had two closely related objectives -

- to restore the fire-damaged and semi-roofless "B" listed building from the cycle of vandalism and dereliction it had begun to descend into using a boldly modern design and materials; and also
- to bring life and regeneration to an area of "no-man's land" betwixt the City Centre and the East End and in so doing to attempt to bridge the gap between the two in terms of investment confidence and image.

It is difficult to quantify why the Centre has achieved the early success it has but feedback from tenants points to the unique combination of the individuality and attractiveness of the historic building and the quality of the interior design. Whilst this has not been a conventional or purist conservation project therefore the Trust is perhaps even prouder of the result - desmonstrating that the re-use of old buildings in traditionally depressed areas can be economically viable and need not be saddled with the label of nostalgic restrospection.

Postscrip: The Trust is currently working up a feasibility study brief for the adjacent KIRKHAVEN building, formerly Trinity Duke Street Church (A Listed) which would involve an expansion of the resources held at Wellpark.

The capital works at Wellpark have been substantially aided through the funding of the European Regional Development Fund, the Glasgow Development Agency, Historic Scotland, former Strathclyde Regional Council, Glasgow City Council and the Architectural Heritage Fund.



LION CHAMBERS (1906 : Jas. Salmon Jnr. & J. Gaff Gillespie)

Design Team

Keppie Design, Architect

Robinson, Low & Francis, Quantity Surveyor

McLay Collier & Partners, Structural Engineer

The "A" listed Lion Chambers, designed using a revolutionary system of reinforced concrete - the Hennebique System - which created walls of only four inches thick has been monitored and scaffolded during this year whilst ownership issues have been resolved and a restoration scheme has been developed. The Trust has worked closely with Glasgow City Council in this enterprise and we are appreciative of the strong and constructive support of the Planning and Building Control Department in this difficult task. "Difficult" because quite apart from the fairly unique constructional techniques and therefore conservation challenges this building throws up, the building itself occupies a small single plot site and its available income generating floorspace in no way offset the capital costs of its restoration.

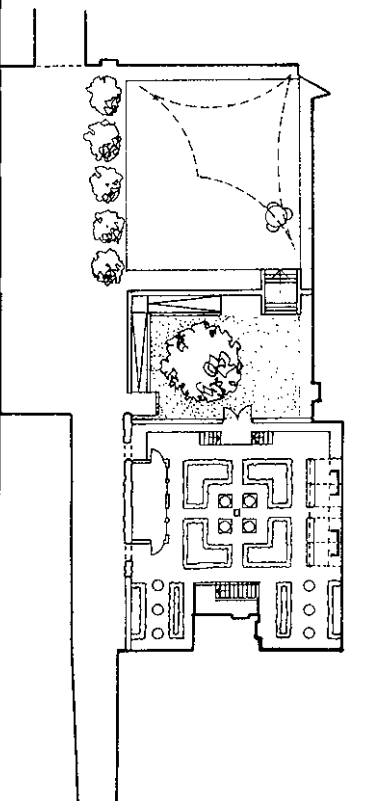
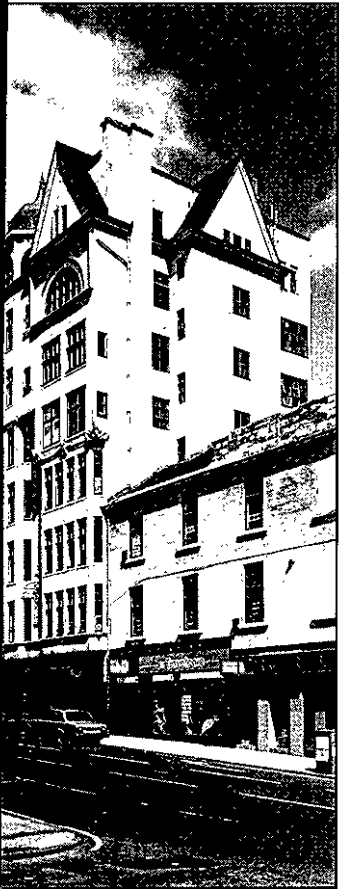
In such a scenario, we believe that the "new monies" available through the National Lottery have a key role. This is a project that would be unlikely to succeed without additional grant aid, yet the building itself is one of the foremost exponents of the modern movement in Scotland and would leave a tragic and difficult gap to fill if lost. If maximum public assistance is sought for the project we must also consider maximum public benefit in its final use. To this end the Chambers formed the topic for discussion at a recent "99" supper at 42 Miller Street, where some 25 or so practitioners, officials and others discussed various roles for the building that would complement existing civic vision and ambitions.

The result, which is currently being firmed up, was to develop a centre, similar to Dublin or Paris, where young, recent graduates of art schools could locate and use facilities, space and training resources to help establish new design led business enterprises in the City. The emphasis of the centre on young graduates, as opposed to successful, established practices and the focus on incubator facilities, business training and networking would, we believe, enable the centre to strongly complement the City's central pivot of the 1999 bid - the Lighthouse - a major National Exhibition Centre for Architecture, Design and Urbanism.

If successful, the project for the Lion Chambers would begin in late 1997 and be completed by 1999.

VIRGINIA COURT

Meanwhile, the Trust is continuing its negotiations with the owners of the rear, derelict courtyard area and has developed a design for the site which makes use of salvaged materials and period features such as box and lavender hedge, combined with climbing plants to screen off or mask the unsightly gables that overlook the southern edge of the site. Problems still exist however over the transfer of ownership of the courtyard, and until the Trust has more assurances as to the likely resolution of this situation, cannot commit further resources to developing the proposals.



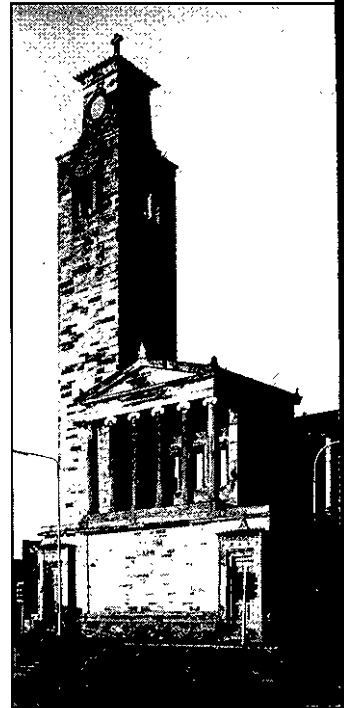
CALEDONIA ROAD CHURCH (1856 : Alex.Greek Thomson)

As the new Gorbals begins to rise from the rubble of the old, the focus is once again on identifying a long term role for the substantial remains of "Greek" Thomson's striking Caledonia Road Church. This consists mainly of the widely viewed square tower and columned podium with roofless side walls stretching northwards to enclose the remainder of the now grassed site. Our work to date has focussed on meeting two requirements:

- identifying an immediate role for the building that enables essential stonework repairs to the structure, and also
- developing a long term use for the building and its site once the uncertainties surrounding the new North-South road line have been resolved.

One avenue which is being explored is the establishment of a stone masonry training workshop on the site, using experienced supervisors and main contractor and local apprentices under the GDA's Glasgow Works scheme, which has been producing impressive results in other skills training projects in the area.

The future ecclesiastical and social role of the building also cannot be ruled out with its powerful eccumenical symbolism and the interest shown by organisations such as the Iona Community. This is a longer term aspiration however and one which would not in our view involve the replica reconstruction of the majestic ruin. Rather an opportunity for a design to take the building into the 21st Century will be examined - hopefully using the expertise and promotional ability of the 1999 Festival office.



POLICE BOXES (1933: Gilbert Mackenzie Trench)

The first of the fully rehabilitated boxes was released on the streets of Glasgow in June of this year, having been "lifted" from its original haunt in Royal Exchange Square to its new site on Buchanan Street, where it is hoped a fresh start can be made.

The move was engineered by Retrouvius in conjunction with the

Trust and the Museums and Art Galleries Dept. and enables the box to take on a new identity - that of the smallest "art gallery" in the UK, where a revolving series of artworks will be exhibited to unsuspecting members of the public - a kind of glorified finger post to the new Gallery of Modern Art. Externally the box has been faithfully restored to its original appearance, internally however, mirrors and fibre optic lights create the impression of infinite space within which objects may be suspended and an audio loop currently playing the Dr. Who theme tune may be adapted to provide commentary on the theme of the exhibit. The other 3 boxes currently still in the Trust's custody are at various stages of repair, with the Merchant City Box, likely to be opened before Christmas as a small replica museum of how the boxes were used in crime prevention.

In the case for the defence of the boxes we are indebted to the assistance given by Glasgow Glasgow 1999, Strathclyde Regional Council, Shell Better Britain , B.T./Civic Trust Environment Awards, Mr. Ward Westwater the Dr. Who Society, West End Conservation Trust , Hunter & Clark Ltd. ,the Glasgow Development Agency. and RETROUVIUS.



DOORS OPEN DAY

This year, in the spirit of good neighbourliness, we shifted our traditional open day weekend to avoid a clash with Paisley or Edinburgh - and in so doing had our wettest weekend ever! However, not even the wind and rain could dampen the spirits of thousands of participants on the day and another successful event was had by all. As last year, the emphasis was on new buildings and events. Highlights among these were the College of Piping at Cowcaddens with its expert displays of pibroch and chanting, and talks by the architects/artists, the Glasgow Film Theatre with its showings of fascinating archive film footage of the City and mesmeric lecture on Glasgow's 100 Years of Cinema buildings, and Lauriston House, where Strathclyde Building Preservation Trust gave literally 1000's of eager people the opportunity of a sneak preview of this magnificent Georgian town mansion undergoing restoration.

Comments received from the public range from how delighted people were that their holiday in the City co-incided with the event and how they shall be booking the same time, same place next year, to congratulations on the "calibre" of other members of the public whom participants met on the day. However, whilst the Trust takes full responsibility for the administrative successes and foibles of the day - we alas cannot in all modesty take credit for the good humour and behaviour of the general publicmerely hope in earnest that the event continues to go from strength to strength.

Funding this year was received from Glasgow City Council, Glasgow Development Agency, Merchants House of Glasgow, Glasgow Dean of Guild Court Trust, Trades House of Glasgow, the Royal Bank of Scotland and the Bank of Scotland to whom our warmest thanks are given and particularly to the City Council's Corporate Graphics Unit (Planning) who designed this year's leaflet.

ST. FRANCIS CHURCH (1878-1895 : Pugin & Pugin)

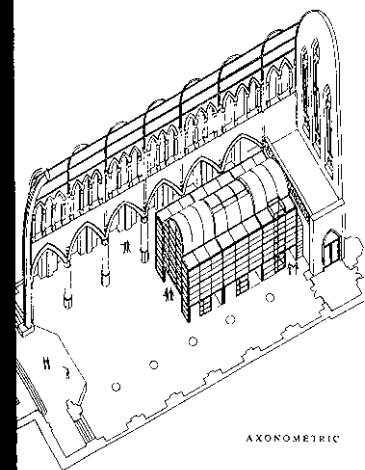
Design Team:

Page & Park Architects, KLM Partnership Qnty. Surveyors, McLay Collier Engineers

Since producing the successful feasibility study for this strategic complex of buildings - one of the few reminders of the "historic" Gorbals, the Trust has continued in a conservation consultancy role on the conversion project, which is due for completion by December, 1996. This involves the restoration of the magnificent "A" listed former church and the insertion of a 3-storey, free standing new-build to accommodate local community education needs.

The work has progressed well, alongside the parallel residential proposals for the adjacent St. Francis Friary (by the National Trust for Scotland) and we are optimistic that this bold project initiated by Strathclyde Regional Council and now championed by the City Council will be both a flagship for this area and act as an example of excellence for other redundant inner urban churches.

Funding for the project was committed by the former Strathclyde Regional Council through its Social Strategy Budget and by Historic Scotland.



THE CONSERVATION CENTRE

The proposals for establishing the West of Scotland's first Resource Centre for "Conservation and the Built Environment" has not progressed significantly over the past year despite receiving an offer of Scottish Office funding as neither the local authority and/nor the local enterprise company, neither of whom have been able to find matching funding. This is a disappointing and depressing situation in a City which seeks to live up to the title of City of Architecture and Design in two years time, if perhaps understandable given the well publicised current stringencies of local government funding.

The Trust is therefore re-appraising its approach to the establishment of the Centre and the timescale attached to this as a matter of priority so as not to jeopardise or prejudice future funding applications for this important resource.

1999 - CITY OF ARCHITECTURE AND DESIGN

The Trust has initiated a series of Discussion Suppers, held at No.42 as a contribution to the preparations for City of Architecture and Design. Three suppers have been held to date on the specific issues of Caledonia Road Church and Lion Chambers and a more general one on the future of the Trongate. The next supper is likely to focus on the economic benefits of conservation. Each occasion has seen some 25 or so key participants in the future of the City - officials, funders, strategists, visionaries and practioners meet and discuss issues over wine and supper and some truly creative and non-prescriptive ideas have emerged - the task being then to temper them with the wherewithall to realise the vision. This is a democratic forum which we believe the City desperately needs and markedly lacks and will, we hope, continue on a quarterly basis up to and beyond 1999.

WEST END TOPOGRAPHY MAP

After a delay caused by the casting process, the West End bronze relief map for the blind is to be officially sited and unveiled by the Lord Provost on November 15th 1996.

The map, designed by artist Kathie Chambers, is a striking, black and green patinated sculpture which it is hoped will act as a guide and a tool for the blind and partially sighted, and also raise the awareness of any sighted users to the rich natural and built topography of the West End of the Glasgow. The Trust enjoyed its role as architectural advisors and co-ordinators for this project and wishes to acknowledge the financial support of the former Strathclyde Regional Council, Glasgow Development Agency, Glasgow City Council and Glasgow West Conservation Trust. Page & Park Architects provided sponsorship in kind through their technical expertise and design for the base.

CONSERVATION MASTERCLASSES

The Trust continued its successful liaison with the West End Conservation Trust in this now established series of expert lectures and was particularly pleased to offer No.42 as the venue for the 1996 series, with most evenings fully subscribed. Should No.42 continue in this role, we would hope that sufficient funds may be raised to equip the space with the necessary facilities such as a projector so as to avoid having to borrow or hire equipment. Alternatively any gifts of surplus equipment would be highly welcome.

R.E.P.O.R.T . O.F . T.H.E . D.I.R.E.C.T.O.R.S.

GLASGOW BUILDING PRESERVATION TRUST LIMITED

The Directors present their report with the financial statements of the company for the year ended 31st March, 1996.

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.

Directors

Details of the directors of the company in office during the year are shown on Page 18.

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.

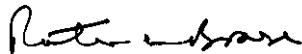
Auditors

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.



Dated: 21st August, 1996

REPORT OF THE AUDITORS TO THE MEMBERS OF

GLASGOW BUILDING PRESERVATION TRUST LIMITED

We have audited the financial statements on pages 11 to 17 which have been prepared under the historical cost convention, as modified by the revaluation of certain fixed assets, and the accounting policies set out on page ?? .

Respective responsibilities of directors and auditors

As described on page 9 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, 1996 and of its surplus 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,

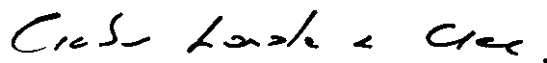
Registered Auditor,

Chartered Accountants.

11/12 Newton Terrace,

Glasgow G3 7PJ.

Dated: 21st August, 1996



GLASGOW BUILDING PRESERVATION TRUST LIMITED

REVENUE ACCOUNT FOR THE YEAR ENDED 31ST MARCH 1996

1995	Notes		1996
£			£
48,306	2	Operating Income	73,780
(6,330)		Project and Consultancy Costs	(6,949)
<u>(54,029)</u>		Administration Costs	<u>(59,010)</u>
(12,053)		Operating Surplus/(Deficit)	7,821
<u>3,030</u>		Interest Receivable	<u>25,545</u>
		Surplus/(Deficit) on Ordinary Activities	
(9,023)	3	before Taxation	33,366
-		Taxation	-
		Surplus/(Deficit) on Ordinary Activities	
(9,023)		after Taxation	33,366
<u>16,724</u>		Surplus at 1st April, 1995	<u>7,701</u>
<u>£7,701</u>		Retained surplus at 31st March, 1996	<u>£41,067</u>

CONTINUING OPERATIONS

None of the company's activities were acquired or discontinued during the current and previous years.

STATEMENT OF TOTAL RECOGNISED GAINS AND LOSSES

(9,023)	Surplus/(Deficit) for the financial year	33,366
<u>-</u>	Revaluation in year	<u>250,000</u>
	Total Recognised Gains and Losses	
<u>£(9,023)</u>	Relating to the Year	<u>£283,366</u>

The notes form part of these financial statements

GLASGOW BUILDING PRESERVATION TRUST LIMITED

BALANCE SHEET AS AT 31st MARCH, 1996[illegible]

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.

ON BEHALF OF THE BOARD:

Rob Jones

Rob Joiner, Director

Robert Byrne

Patrick Boase, Director.

Approved by the Board on 21st August, 1996

The notes form part of these financial statements

GLASGOW BUILDING PRESERVATION TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED AT 31st MARCH, 1996

1. ACCOUNTING POLICIES

Accounting Convention

The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

Financial Reporting Standard Number 1

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

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 and Fittings - 25% on cost

Pensions

The company operates a defined contribution pension scheme. Contributions payable for the year are charged in the profit and loss account.

Grants

Revenue Grants are taken to Revenue Account in the year to which they relate. Project Grants are deducted from the cost of Investment Properties. A condition of certain project grants requires repayment of all or part of the grant if the properties are disposed of within certain time periods.

2. OPERATING INCOME

31.3.95		31.3.96
£		£
16,000	Core Funding Grant	16,000
16,512	Management and Consultancy Fees	44,139
1,506	Donations and Subscriptions	1,736
10,701	Income from Events	10,625
3,587	Hire of Properties	1,280
<u>£48,306</u>		<u>£73,780</u>

3. OPERATING SURPLUS/(DEFICIT)

Operating surplus (1995 - operating deficit) is stated after charging:

31.3.95		31.3.96
£		£
1,670	Depreciation - owned assets	1,467
-	Loss on disposal of fixed assets	5,250
<u>1,900</u>	Auditors' remuneration	<u>2,300</u>

GLASGOW BUILDING PRESERVATION TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) AS AT 31st MARCH, 1996

4. TANGIBLE FIXED ASSETS

	Investment Properties £	Leasehold Alterations £	Furniture & Fittings £	Totals £
COST OR VALUATION:				
At 1st April 1995	35,336	9,311	4,058	48,705
Additions	1,198,253	-	1,807	1,200,060
Grants	(1,222,354)	-	-	(1,222,354)
Disposals	-	(9,311)	-	(9,311)
Surplus on revaluation	<u>250,000</u>	<u>-</u>	<u>-</u>	<u>250,000</u>
At 31st March 1996	<u>261,235</u>	<u>-</u>	<u>5,865</u>	<u>267,100</u>
DEPRECIATION				
At 1st April 1995	-	4,061	3,724	7,785
Charge for Year	-	-	1,467	1,467
Eliminated on disposals	<u>-</u>	<u>(4,061)</u>	<u>-</u>	<u>(4,061)</u>
At 31st March 1996	<u>-</u>	<u>-</u>	<u>5,191</u>	<u>5,191</u>
NET BOOK VALUE				
At 31st March, 1996	<u>261,235</u>	<u>-</u>	<u>674</u>	<u>261,909</u>
At 31st March, 1995	<u>35,336</u>	<u>5,250</u>	<u>334</u>	<u>40,920</u>

The company's property at 42 Miller Street was valued on an open market basis on 31st March, 1996 by the Trustees at £250,000.

GLASGOW BUILDING PRESERVATION TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) AS AT 31st MARCH, 1996

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

31.3.95		31.3.96
£		£
14,618	V.A.T.	2,824
15,573	Sundry Debtors	24,890
720	Prepayments	1,365
30,911		29,079

6. BANK

Included with company's bank balance at 31st March, 1996 was the sum of £357,672 which related to the St. Francis Project

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

1995		1996
£		£
-	Architectural Heritage Fund Loan (see Note9)	349,000
110,371	Trade Creditors	71,220
48,194	Payments on Account	33,833
500	Sundry Creditors	500
-	Grants in advance re. St. Francis	396,398
25,000	G.D.C. Loan	-
110,691	Grants in Advance	26,661
-	Accrued loan interest	20,182
4,124	Accrued Expenses	6,011
298,880		903,805

8. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

31.3.95		31.3.96
£		£
290,250	Architectural Heritage Fund Loan (see note 9)	-
2,840	Accrued Loan Interest	-
293,090		-

GLASGOW BUILDING PRESERVATION TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) AS AT 31st MARCH, 1996

9. LOANS AND OVERDRAFTS

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

31.3.95		31.3.96
£		£
	Amounts falling due within one year or on demand:	
_____ -	Architectural Heritage Fund Loan	349,000
	Amounts falling due between two and five years:	
<u>290,250</u>	Architectural Heritage Fund Loan	_____ -

10. SECURED DEBT

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

11. REVALUATION RESERVE

31.3.95		31.3.96
£		£
_____ -	Revaluation in year	<u>250,000</u>

12. CONTINGENT LIABILITIES

As at 31st March, 1996 there was an outstanding claim by a contractor in connection with a project at Wellpark School. The Board of Trustees do not believe any further sums are due but have confirmed that any justifiable claim will be met. The amounts involved are not regarded as material.

13. RECONCILIATION OF MOVEMENTS IN RESERVES

31.3.95		31.3.96
£		£
(9,023)	Profit/(Loss) for the financial year	33,366
_____ -	Other recognised gains and losses relating to the year (net)	<u>250,000</u>
(9,023)	NET ADDITION/(REDUCTION) TO RESERVES	283,366
<u>16,724</u>	Opening reserves	<u>7,701</u>
<u>7,701</u>	CLOSING RESERVES	<u>291,067</u>

GLASGOW BUILDING PRESERVATION TRUST LIMITED

INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 1996

31.3.95	31.3.95		31.3.96	31.3.96
£	£		£	£
		Income		
16,000		Core Funding Grant	16,000	
16,512		Management and Consultancy Fee	44,139	
1,506		Donations and Subscriptions	1,736	
4,371		Income From Events (Net)	3,676	
3,587		Hire etc. of Properties	1,280	
3,030		Bank Interest Received	25,545	
—	45,006		—	92,376
		Expenditure		
31,996		Salaries	31,137	
3,235		Social security	3,368	
1,276		Pensions	1,334	
1,197		Telephone	1,139	
1,155		Printing and Stationery	1,385	
2,434		Publicity	2,482	
118		Travel expenses	32	
1,869		Sundry expenses	3,330	
1,900		Auditors remuneration	2,300	
5,000		Rent	1,642	
104		Rates	167	
847		Insurance	1,852	
1,071		Heat & Light	964	
158		Repairs to property	1,161	
—	<u>52,360</u>		—	<u>52,293</u>
	(7,354)			40,083
		Depreciation:		
656		Improvements to property	-	
1,014		Fixtures & fittings	1,467	
—	<u>1,670</u>		—	<u>1,467</u>
	(9,024)			38,616
		Loss on disposal of fixed assets:		
—		Improvements to property		<u>(5,250)</u>
<u>£(9,024)</u>		NET SURPLUS/(DEFICIT)		<u>£33,366</u>

This page does not form part of the statutory financial statements

Individual Directors

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

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 (retired 11.10.95)
Duncan Cunningham, The Trades House of Glasgow (appointed 11.10.95)
Kenneth Walton, Greater Glasgow Tourist Board
Bridget Casey, Scottish Trades Unions Congress

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 Officer