

Scottish Charities Number
Registered Company Number

SC015443
SC079721

Glasgow Building Preservation Trust
(A company limited by guarantee)

Report of the Directors and

Financial Statements

for the year ended 31 March 2008

SATURDAY



SQCR95ML
SCT 13/12/2008 787
COMPANIES HOUSE

Glasgow Building Preservation Trust

Contents of the Financial Statements for the year ended 31 March 2008

	Page
Legal and Administrative Information	2
Report of the Directors	3
Report of the Auditors	8
Statement of Financial Activities	10
Balance Sheet	11
Notes to the Financial Statements	12
Income and Expenditure Account	19

Glasgow Building Preservation Trust

Report of the Directors for the year ended 31st March 2008

Legal and Administrative Information

Charity Registration Number: SC015443
Company Registration Number: SC079721

REGISTERED OFFICE
42 Miller Street, Glasgow, G1 1DT

The Directors who served during the year are as follows

OFFICE BEARERS

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

ELECTED DIRECTORS

Patricia Chalmers
John Entwistle
Stewart Leighton
Thomas McNally
Henry McKeown
John Sheridan (resigned 23rd January 2008)
John Steele
Paul Zealey

CO OPTED DIRECTORS

Kenneth Crilley (appointed 26th February 2008)

NOMINATED DIRECTORS

Peter M J Stokes – Trades House of Glasgow
John Chapman – Merchants House of Glasgow (resigned 15th May 2007)
Graham Paterson – Merchants House of Glasgow (appointed 18th May 2007)
Robert Corrigan – Glasgow Chamber of Commerce
Mary Leggat – Glasgow Trades Union Council
Cllr James McNally – Glasgow City Council (resigned December 2007)

PROFESSIONAL STAFF

Director Anne McChlery
Development Director (Consultant) Neil Baxter (resigned 31st March 2008)
Project Development Officer Gill Stewart
Finance/Administration Officer Ruth Oliver (resigned 31st December 2007)
Finance Manager Angela McGill (appointed 3rd January 2008)
Admin/Doors Open Day Co ordinator Rosie Elliott

AUDITORS

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

SOLICITORS

Burness, 120 Bothwell Street, Glasgow G2 7JL

BANK

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

Glasgow Building Preservation Trust Limited
Report of the Directors
for the year ended 31st March 2008

Structure, Governance and Management

Governing Document

Glasgow Building Preservation Trust is a company limited by guarantee, governed by its Memorandum and Articles of Association dated 23rd June 1982 as amended by special resolutions dated 12th May 1999, 1st November 2000 and 26th January 2005. It is registered as a charity with the Office of the Scottish Charities Regulator. There are two categories of membership: Corporate Membership and Individual Membership. There are seven Corporate Members: Glasgow City Council, Glasgow Chamber of Commerce, The Merchants House of Glasgow, The Trades House of Glasgow, The Scottish Trades Union Congress, Greater Glasgow and Clyde Valley Tourist Board and Glasgow Institute of Architects. Each member undertakes to contribute an amount not exceeding £1 in the event of the charity being wound up.

Appointment of Directors

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

Each of the seven Corporate Members may appoint one Nominated Director except for Glasgow City Council which may appoint two. Nominated Directors serve from appointment until the conclusion of each annual general meeting and are then eligible for re-appointment.

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

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

Director Induction and Training

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

Organisation

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

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

Risk Management

The directors have a risk management strategy which comprises

- 1 An annual review of the risks which the Trust may face,
- 2 The establishment of systems and procedures where appropriate to mitigate those risks identified, and
- 3 The implementation of procedures designed to minimise any potential impact on the Trust should any of those risks materialise.

Glasgow Building Preservation Trust Limited
Report of the Directors
for the year ended 31st March 2008

Risk Management (continued)

Significant external risks to funding have led to the development of a strategic plan which will allow for the diversification of funding and activities. Internal control risks are minimised by the implementation of procedures for authorisation of all transactions and projects. Procedures are in place to ensure compliance with health and safety of staff and volunteers. These procedures are reviewed annually to ensure that they continue to meet the needs of the Trust.

Objectives and activities

The Trust's objects are

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

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

- 1 Restoration, renovation and repair of buildings and other structures of historic and/or architectural significance through direct purchase of the building and then either onward resale to an appropriate end user or retention of the property by the Trust
- 2 Provision of advice, information and support to other organisations, for example on funding applications before they are submitted, or reading and commenting on option appraisals before they are finalised
- 3 Preparation of feasibility studies the Trust may be directly asked to co ordinate and prepare a feasibility study on the options for a building
- 4 Contract based project delivery where the building is owned throughout by another party. The Trust will report directly to the trustees or directors of the other party
- 5 Organisation of Doors Open Day in Glasgow, thus raising the profile and appreciation of the built environment, and promoting the wider educational objectives of the Trust, particularly amongst younger people

Achievements and Performance

The Trust successfully delivered the Castlemilk Stables project, with work completed in July 2007. This has been the largest project undertaken to date with a total development cost of £4.2M and illustrates the Trust's capacity to successfully deliver large and complex historic building projects. Castlemilk Stables is a textbook example of regeneration through heritage with this historic building acting as a catalyst for investment and raising aspirations. Since its completion, Castlemilk Stables has won numerous awards including

- **2007 Georgian Group Architectural Award** (Sponsored by Savills) for the best re use of a Georgian building
- **Glasgow Institute of Architects (GIA) 2007 Supreme Medal and Conservation Award** to Tom Connolly of Elder and Cannon Architects
- **Civic Trust 2008 Award** for the "beautiful renovation and restoration of this Georgian stable block to create a valuable community resource"
- **Scottish Design Award 2008** for the best re use of a listed building
- **Royal Institute of British Architects 2008 Award**

Glasgow Building Preservation Trust Limited
Report of the Directors
for the year ended 31st March 2008

Following completion, Castlemilk Stables was transferred into the ownership of Cassiltoun Trust which was specially set up to run this community asset. It now accommodates the local housing association, as well as other community and charitable organisations and a children's nursery. It also provides training and meeting rooms. The building was jointly opened on 31st August 2007 by Glasgow's Lord Provost, Robert Winter, and the Scottish Parliament Minister for Europe, External Affairs and Culture, Linda Fabiani.

During 2007/08 the Trust was increasingly being approached to take on new projects. Work commenced on studies for St Margaret's Polmadie Road, Maxwell Park Station, Gartnavel Royal Hospital Chapel, Pollokshaws West Station, Springburn Park and Winter Gardens, Kelvingrove Park Bandstand and the Gorbals Street Tenement, also known as the British Linen Bank. The Trust was commissioned to act as agent on behalf of Glasgow City Council for the repair of Provan Hall, considered to be Glasgow's oldest house. GBPT was also engaged as mentor for Kirkintilloch Town Hall Preservation Trust on behalf of the Architectural Heritage Fund.

To consolidate and build the status of the church building owned by GBPT, St Andrews in the Square (recognised as being amongst the top six classical churches in the UK), the Trust co-ordinated a floodlighting project funded through Glasgow City Council and the Dean of Guild Court Trust.

In September 2007, GBPT reviewed its position in terms of income to enable growth in staffing and decided to ask Glasgow City Council for an increased revenue grant. Following submission of GBPT's Strategic Plan, GCC agreed to a £50,000 annual grant allocation for each of the three years from 2008/09 to 2010/11. This support is greatly welcomed and will enable the Trust to plan for growth in its capacity to meet demand for its services through the employment of two additional project development staff.

In December 2007, the Trust's Finance Officer, Ruth Oliver, resigned after 5 years of excellent service to GBPT. She was replaced as the Trust's new Finance Manager by Angela McGill, who has brought with her a wealth of experience from the social enterprise and regeneration sector.

To strengthen GBPT's links with the voluntary sector, the Trust joined Glasgow Council for Voluntary Services (GCVS) in February 2008.

Also in February 2008, Anne McChlery joined the Advisory Board of Glasgow Metropolitan College in line with GBPT's support of further education establishments which are engaged in the building conservation agenda.

In March 2008, the Trust's Development Director, Neil Baxter, resigned to join the Royal Incorporation of Architects in Scotland (RIAS) in the prestigious post of Secretary. This is recognition of his skills in the promotion of good design in the built environment.

Financial Review

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

Principal Funding Sources

During this financial year, the Trust suffered a deficit of £36,269, which was some £4k less than forecast. The main reason for the deficit has been that, as has happened in previous years, there have been an insufficient number of billable projects available for the Trust to engage in to achieve full cost recovery. This 'feast or famine' environment is typical of the sector in which it operates. The Trust is, however, engaged in the early stages of many interesting projects, such as Gartnavel Royal Hospital Chapel, St Margaret's Church Polmadie, Maxwell Park Railway Station, Pollokshaws West Railway Station, Kelvingrove Bandstand and Kirkintilloch Town Hall. It is hoped that a significant number of these will proceed to full capital projects once Options Appraisals have been completed. These will then generate an income for the Trust in the form of management fees.

Glasgow Building Preservation Trust Limited
Report of the Directors
for the year ended 31st March 2008

The Trust's investment property, Wellpark/Kirkhaven Enterprise Centre, continues to be efficiently managed on its behalf by James Barr Property Management and generates a surplus which will be used to reinvest in the fabric of the building and the facilities offered

The other investment property, St Andrews in the Square, also makes a small contribution to income and the Trust is currently engaged in a strategic review of this property in order to maximise that contribution in the future

The main sources of funding during the year were the Architectural Heritage Fund, Communities Scotland, Cruden Foundation, Dean of Guild Court Trust, European Regional Development Fund, Fresh Futures (NOF Transforming Your Space), Glasgow City Council, Heritage Lottery Fund, Historic Scotland, Merchants House of Glasgow, SCHRI, Scottish Enterprise Glasgow, Scottish Arts Council and, of course, the Trust members

Investment Policy

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

Reserves Policy

The Trust's strategy is to build reserves through planned operating surpluses and to use these to maintain its investment properties. However, it has to be recognised that in the environment in which the Trust operates it is sometimes difficult to maintain regular levels of fee income and so deficits have been incurred in the last two years. However, the Trust's current strategic plan provides for an increase in operational capacity which will in turn increase fee income to produce surpluses from 2010 onwards

The Board of Directors has examined the Trust's requirements for reserves in light of the main risks to the organisation. It has established a policy whereby the unrestricted funds not committed should be no less than 6 months running costs. This is essential for working capital and cashflow purposes as much of our funding is drawn down in arrears. Budgeted expenditure for 2008/09 is £445,350 therefore the targeted level of unrestricted reserves is £222,675. Unrestricted reserves are currently standing at £189,180, some £33,495 less than the target level. However, as mentioned above, the Trust's strategy is to build reserves through planned operating surpluses although this is unlikely to be achieved for another two years.

As stated at Note 20 to the Financial Statements, "Designated Reserves", the Trust transfers £27,500 from general funds to designated funds each year in respect of anticipated repairs required to its investment properties.

Plans for future periods

The Trust has developed a 3 year strategy to grow in response to demand for its services. The Trust's Board made a conscious decision to employ extra staff in order to increase organisational capacity. This will result in deficits in years 1 and 2 but surpluses thereafter.

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

The Trust will also continue to deliver the annual Glasgow Doors Open Day event in September of each year, with the aim of opening buildings which are not normally available to the public, expanding voluntary civic activity, offering educational walks and talks and continuing to make it a successful part of the event calendar in Glasgow. In 2008, due to popular demand, it will be extended to a full week long "Built Heritage Festival" incorporating numerous associated events, such as demonstrations of traditional building skills and more in depth conferences and exhibitions.

Glasgow Building Preservation Trust Limited
Report of the Directors
for the year ended 31st March 2008

As a member of the Association of Preservation Trusts (APT), GBPT plans to continue to contribute to supporting them to build and strengthen the APT movement in Scotland

STATEMENT OF DIRECTORS' RESPONSIBILITIES

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

- Select suitable accounting policies and then apply them consistently,
- Make judgements and estimates that are reasonable and prudent,
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business

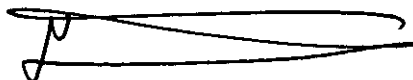
The directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements comply with the Companies Act 1985. They are also responsible for safeguarding the assets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

AUDITORS

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

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

ON BEHALF OF THE BOARD



John Entwistle, Director

Date. 21st October 2008

GLASGOW BUILDING PRESERVATION TRUST

Report of the Independent Auditors of the Members of GLASGOW BUILDING PRESERVATION TRUST

This report is issued in respect of an audit carried out under Section 235 of the Companies Act 1985 and Section 44(1)(c) of the Charities and Trustee Investment (Scotland) Act 2005

We have audited the financial statements of Glasgow Building Preservation Trust for the year ended 31 March 2008 on pages 10 to 18. These financial statements have been prepared under the accounting policies set out therein.

This report is made exclusively to the members, as a body, in accordance with Section 235 of the Companies Act 1985 and to the charity's Trustees, as a body, in accordance with Section 44(1)(c) of the Charities and Trustee Investment (Scotland) Act 2005 and Regulation 10 of the Charities Accounts (Scotland) Regulations 2006. Our audit work has been undertaken so that we might state to the charity's Trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and its Trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditors

The responsibilities of the directors for preparing the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) are set out in the Statement of Directors' Responsibilities.

Our responsibility is to audit the financial statements in accordance with relevant legal and regulatory requirements and International Standards on Auditing (UK and Ireland).

We report to you our opinion as to whether the financial statements give a true and fair view and are properly prepared in accordance with the Companies Act 1985, the Charities and Trustee Investment (Scotland) Act 2005 and Regulation 8 of the Charities Accounts (Scotland) Regulations 2006. We also report to you if, in our opinion, the information given in the Directors Annual Report is consistent with the financial statements, if the charity has not kept proper accounting records, or if information specified by law regarding Trustees' remuneration and transactions with the charity is not disclosed, or if we have not received all the information and explanations we require for our audit.

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

Basis of audit opinion

We conducted our audit in accordance with International Standards on Auditing (UK and Ireland) 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 Trustees in the preparation of the financial statements, and of whether the accounting policies are appropriate to the charity's circumstances, consistently applied and adequately disclosed.

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

GLASGOW BUILDING PRESERVATION TRUST

**Report of the Independent Auditors of the Members of
GLASGOW BUILDING PRESERVATION TRUST**

Opinion

In our opinion the financial statements

give a true and fair view, in accordance with United Kingdom Generally Accepted Accounting Practice, of the state of the charity's affairs as at 31 March 2008 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended, and have been properly prepared in accordance with the Charities and Trustee Investment (Scotland) Act 2005, regulation 8 of the Charities Accounts (Scotland) Regulations 2006 and the Companies Act 1985, and the information given to the Directors Annual Report is consistent with the financial statements

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



Date 21st October 2008

Glasgow Building Preservation Trust Limited

Statement of Financial Activities for the Year Ended 31st March 2008

	Note	<u>Unrestricted Funds</u>	<u>Restricted Funds</u>	<u>2008 Total Funds</u>	<u>2007 Total Funds (Restated)</u>
		£	£	£	£
INCOMING RESOURCES					
<i>Voluntary Income:</i>					
Grants Received	3	10,000	1,086,986	1,096,986	1,677,327
Fundraising & Donations	4	7,154		7,154	7,279
<i>Activities for generating funds:</i>					
Management and Consultancy Fees	5	38,836		38,836	47,205
<i>Investment Income</i>	6	245,313	8,754	254,067	246,780
Total Incoming Resources		301,303	1,095,740	1,397,043	1,978,591
RESOURCES EXPENDED					
<i>Costs of generating funds:</i>					
Costs of generating grants and donations	7	9,487		9,487	5,988
Costs of managing investment Properties	7	202,080		202,080	189,740
<i>Charitable Activities</i>	7	103,412	1,257,872	1,361,284	2,095,802
<i>Governance Costs</i>	7	22,593		22,593	22,507
Total Resources Expended		337,572	1,257,872	1,595,444	2,314,037
Net (Outgoing) Incoming Resources		(36,269)	(162,132)	(198,401)	(335,446)
Surplus on Revaluation					
Total Funds Brought Forward at 1 st April 2007		933,243	322,185	1,255,428	1,590,874
TOTAL FUNDS CARRIED FORWARD AT 31st March 2008		896,974	160,053	1,057,027	1,255,428

The notes on pages 12 to 18 form part of these financial statements

Glasgow Building Preservation Trust Limited

Balance Sheet as at 31st March 2008

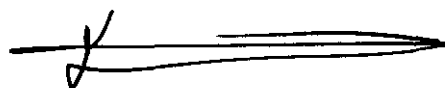
31.3.07 £	31.3.07 £	Notes		31.3.08 £	31.3.08 £
			FIXED ASSETS		
5,561		12	Tangible assets	1,617	
<u>1,160,469</u>		12	Investments	<u>1,160,469</u>	
	1,166,030				1,162,086
			CURRENT ASSETS		
232,072		13	Debtors	154,738	
<u>401,677</u>		14	Cash at bank and in hand	<u>237,859</u>	
	633,749				392,597
<u>239,467</u>		15	CREDITORS: Amounts falling due within one year	<u>216,914</u>	
	394,282		NET CURRENT ASSETS		<u>175,683</u>
	1,560,312		TOTAL ASSETS LESS CURRENT LIABILITIES		<u>1,337,769</u>
	<u>(304,884)</u>	16	CREDITORS: Amounts falling due after more than one year		<u>(280,742)</u>
	<u>1,255,428</u>				<u>1,057,027</u>
			UNRESTRICTED FUNDS:		
	464,735	20	Revaluation Funds		464,735
	215,559	21	Designated Funds		243,059
	<u>252,949</u>	22	General Funds		<u>189,180</u>
	933,243				896,974
	322,185	23	RESTRICTED FUNDS		<u>160,053</u>
	<u>1,255,428</u>				<u>1,057,027</u>

These financial statements have been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies

ON BEHALF OF THE BOARD



Patricia Chalmers, Director



John Entwistle, Director

Approved by the Board on 21st October 2008

The notes on pages 12 to 18 form part of these financial statements

Glasgow Building Preservation Trust Limited
Notes to the Financial Statements
for the Year Ended 31st March 2008

1. ACCOUNTING POLICIES

(a) Basis of Preparation

The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets and are in accordance with applicable accounting standards, the Charities and Trustee Investment (Scotland) Act 2005 and Accounting and Reporting by Charities' Statement of Recommended Practice (SORP) issued in March 2005

(b) 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

(c) Fund accounting

- Revaluation reserve represents the amount by which the investment properties exceed their historical cost
- Designated Funds are unrestricted funds earmarked by the Board of Directors for particular purposes
- General funds are available for use at the discretion of the trustees in furtherance of the general objectives of the charity

(d) Incoming resources

All incoming resources are included in the statement of financial activities when the charity is entitled to the income and the amount can be quantified with reasonable accuracy. The following specific policies are applied to particular categories of income

- Voluntary income is received by way of grants, donations and gifts and is included in full in the Statement of Financial Activities when receivable. Grants where entitlement is not conditional on the delivery of a specific performance by the Trust are recognised when the Trust becomes unconditionally entitled to the grant
- Incoming resources from grants, consultancy and management fees, where related to performance and specific deliverables, are accounted for as the Trust earns the right to consideration by its performance
- Project grants in respect of Investment Properties 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
- Investment income is included when receivable. Gross rents and service charges received and receivable from the investment properties are included in the revenue account on the basis that credit is taken as they fall due for payment. Provision is made for any rents due but not considered receivable

(e) Resources expended

Expenditure is recognised on an accrual basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered and is reported as part of the expenditure to which it relates

- Costs of generating funds comprise the costs associated with attracting voluntary income
- Expenditure on charitable activities comprises those costs incurred by the Trust in the delivery of its activities and services. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them
- Governance costs included those costs associated with meeting the constitutional and statutory requirements of the Trust and include audit fees and costs linked to the strategic management of the Trust
- All costs are allocated between the expenditure categories of the SoFA on a basis designed to reflect the use of the resource. Costs relating to a particular activity are allocated directly, others are apportioned on an appropriate basis, e.g. per capita or estimated usage as set out in Note 6

Glasgow Building Preservation Trust
Notes to the Financial Statements (continued)
for the Year Ended 31st March 2008

(f) Fixed Assets

Individual fixed assets costing £250 or more are capitalised at cost. Fixed assets (excluding investments) are stated at cost less accumulated depreciation. Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life:

Plant and machinery	25% straight line on cost (office equipment and furniture)
	33% straight line on cost (computer equipment)

(g) Investment Properties

In accordance with SSAP 19, investment properties are included within the balance sheet at their open market value. No depreciation is provided in respect of investment properties. It is a requirement of the Companies Act 1985 that all properties are depreciated. However, this requirement conflicts with the generally accepted accounting principle set out in the SSAP 19 and the directors consider that the standard should be adopted in order to provide a true and fair view.

(h) Hire purchase and leasing commitments

Rental paid under operating leases are charged to the profit and loss account as incurred.

(i) Pensions

The Trust makes defined contributions to individual stakeholder pension schemes. Contributions payable for the year are charged to the profit and loss account.

2. RE STATEMENT OF 2007 FINANCIAL STATEMENTS

The trust has re-stated the 2007 financial statements to reflect the activity of a capital project, Castlemilk Stables, within the Statement of Financial Activities as a Restricted Reserve.

3. GRANTS RECEIVED

31.3.07		31.3.08
£		£
10,000	Core funding received from Glasgow City Council	10,000
<u>1,667,327</u>	Grants received for Castlemilk Stables	<u>1,086,986</u>
1,677,327		1,096,986

4. FUNDRAISING AND DONATIONS

Fundraising and donations is made up of the following:

31.3.07		31.3.08
£		£
1,279	Membership Fees	1,040
<u>6,000</u>	Doors Open Day Surplus Income	<u>6,114</u>
7,279		7,154

5. MANAGEMENT AND CONSULTANCY FEES

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

6. INVESTMENT INCOME

31.3.07		31.3.08
£		£
9,802	Rental Income - St Andrews in the Square	21,132
203,704	Rental and Other Income - Wellpark/Kirkhaven	218,849
7,547	Bank Interest - Core	5,332
<u>25,727</u>	Bank Interest - Castlemilk Stables	<u>8,754</u>
246,780		254,067

Glasgow Building Preservation Trust
Notes to the Financial Statements (continued)
for the Year Ended 31st March 2008

7. RESOURCES EXPENDED

Basis of allocation Time (T), Direct (D), Usage (U)

	<u>Charitable Activities</u>	<u>Generating Funds</u>	<u>Governance</u>	<u>Management of Investment</u>	<u>2008 Total</u>	<u>2007 Total</u>
	£	£	£	£	£	£
Employment Costs (T)	86,430	7,961	12,510	6,823	113,724	97,420
Publicity & Marketing Costs (D)			2,635	101	2,736	4,934
Services Costs (U/D)	7,171	660	1,038	163,368	172,237	149,658
Audit Fee (D)			5,050		5,050	5,068
Legal and Professional Fees (D)				13,629	13,629	25,226
Office Costs (U/D)	9,811	866	1,360	2,405	14,442	19,492
Servicing Loans (D)				15,754	15,754	16,703
Castlemilk Stables (D)	1,257,872				1,257,872	1,995,536
	1,361,284	9,487	22,593	202,080	1,595,444	2,314,037

8. NET INCOMING RESOURCES FOR THE YEAR

This is stated after charging

31.3.07		31.3.08
£		£
5,068	Audit Fee	5,050
6,476	Depreciation	4,445
11,544		9,495

9. STAFF COSTS AND NUMBERS

Staff Costs were as follows

31.3.07		31.3.08
£		£
84,261	Gross Salaries and Wages	98,798
8,244	Employer's National Insurance	9,513
4,915	Pension Costs	5,413
97,420		113,724

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

The average number of employees during the year, calculated on the basis of full time equivalents, was as follows

31.3.07		31.3.08
No.		No.
1	Director	1
1	Project Development Officer	1
0.6	Finance	0.75
0.4	Administration	0.75
3		3.5

The Trust does not operate any pension scheme for its employees but does administer contributions to individual stakeholder pension schemes for 4 members of staff (2007 4 staff) The contributions paid in the year were £5,413 (2007 £4,915)

Glasgow Building Preservation Trust
Notes to the Financial Statements (continued)
for the Year Ended 31st March 2008

10. TRUSTEE REMUNERATION AND RELATED PARTY TRANSACTIONS

The Trust does not pay remuneration to the directors and no travel expenses were claimed by any director during the year (2007 – nil)

No director or other person related to the Trust had any personal interest in any contract or transaction entered into by the Trust during the year (2007 – nil)

11. TAXATION

As a charity, no liability to UK corporation tax arose on ordinary activities for the year ended 31st March 2008 or for the year ended 31st March 2007

12. TANGIBLE FIXED ASSETS

	Investment Properties £	Plant and Machinery etc £	Totals £
COST OR VALUATION:			
At 1 st April 2007	1,160,469	40,978	1,201,447
Additions		501	501
Grants Received			
Disposals			
At 31 st March 2008	<u>1,160,469</u>	<u>41,479</u>	<u>1,201,948</u>
DEPRECIATION:			
At 1 st April 2007		35,417	35,417
Charge for year		4,445	4,445
On Disposals			
At 31 st March 2008		<u>39,862</u>	<u>39,862</u>
NET BOOK VALUE:			
At 31 st March 2008	<u>1,160,469</u>	<u>1,617</u>	<u>1,162,086</u>
At 31 st March 2007	<u>1,160,469</u>	<u>5,561</u>	<u>1,166,030</u>

If the investment properties had not been revalued they would have been included at the following historical cost, which represents development costs less project grants received

31.3.07		31.3.08
£		£
695,734	Cost	695,734
424,433	Valuation at 31/3/97	424,433
(48,476)	Valuation at 31/3/99	(48,476)
(322,575)	Valuation at 31/3/02	(322,575)
411,353	Valuation at 01/4/05	411,353
<u>1,160,469</u>		<u>1,160,469</u>

The properties known as Wellpark Enterprise Centre & Kirkhaven at Duke Street were valued on a current open market value basis on 1st April 2005 by the District Valuer. The directors consider this to be the open market value of the properties as at 31st March 2008. The cost of the property known as Kirkhaven at Duke Street, Glasgow includes capitalised interest of £30,883.

The property at St Andrews Church was valued at an open market value basis on 31st March 2008 by the directors. The cost of this property includes capitalised interest of £12,304.

It is intended that the properties will be revalued on a current open market value basis at 31st March 2009 as part of the planned insurance review at that time.

Glasgow Building Preservation Trust
Notes to the Financial Statements (continued)
for the Year Ended 31st March 2008

13. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

31.3.07		31.3.08
£		£
7,395	Trade Debtors	107,997
133,769	Sundry Debtors	10,069
7,227	Prepayments and Accrued Income	20,543
83,681	VAT	16,129
232,072		154,738

14. CASH AT BANK AND IN HAND

Included in the bank balances at the year end is the amount of £160k which consists of monies received in advance from various grant funders relating to current projects. The largest balance (£154k) relates to the project at Castlemilk Stables.

15. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR.

31.3.07		31.3.08
£		£
24,043	Charity Bank Loan (see note 19)	25,568
93,682	Trade Creditors	27,110
73,688	Payments on Account	116,473
2,511	Social Security & Other Taxes	3,537
45,543	Accrued Expenses and Deferred Income	43,792
	Sundry Creditors	434
239,467		216,914

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

31.3.07		31.3.08
£		£
251,469	Charity Bank Loan (see note 19)	225,901
53,415	St Andrews in the Square Sinking Fund	54,841
304,884		280,742

17. LOANS AND OVERDRAFTS

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

31.3.07		31.3.08
£		£
	Amounts falling due within one year or on demand	
	Bank overdrafts	
24,043	Charity Bank Loan	25,568
25,568		
86,538	Amounts falling due between one and two years	27,145
139,363	Amounts falling due between two and five years	91,876
	Amounts falling due after more than five years	106,880
275,512		225,901

Glasgow Building Preservation Trust
Notes to the Financial Statements (continued)
for the Year Ended 31st March 2008

18. OBLIGATIONS UNDER LEASING AGREEMENTS

The following payments are committed to be paid within one year

31.3.07		31.3.08
£		£
4,400	Operating leases Expiring within one year	4,740

19. SECURED DEBTS

The following secured debts are included within creditors

31.3.07		31.3.08
£		£
275,512	Charity Bank Loan	251,469
<u>275,512</u>		<u>251,469</u>

The Charity Bank Loan of £251,469 is secured over the properties at Kirkhaven, 176 Duke Street, and Wellpark Enterprise Centre at 120 Sydney Street, Glasgow

20. REVALUATION FUNDS

31.3.07		31.3.08
£		£
464,735	Revaluation of Investment Property Revaluation in year	464,735
<u>464,735</u>	REVALUATION FUNDS AT 31st MARCH 2008	<u>464,735</u>

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

21. DESIGNATED FUNDS

31.3.07		31.03.08
£		£
188,059	As at 1 st April 2007	215,559
27,500	Transfer from General Funds	27,500
<u>215,559</u>	DESIGNATED FUNDS AS AT 31st MARCH 2008	<u>243,059</u>

The directors have designated funds for repairs which may be required for the investment property at Wellpark/Kirkhaven

22. GENERAL FUNDS

31.3.07		31.3.08
£		£
285,537	Incoming Resources	301,303
(318,501)	Outgoing Reserves	(337,572)
(32,964)		(36,269)
(27,500)	Transfer to Designated Reserve	(27,500)
<u>313,413</u>	General Funds at 1 st April 2007	<u>252,949</u>
252,949	GENERAL FUNDS AT 31ST MARCH 2008	189,180

**Glasgow Building Preservation Trust
Notes to the Financial Statements (continued)
for the Year Ended 31st March 2008**

23. RESTRICTED FUNDS

31.3.07		31.3.08
£		£
1,693,054	Incoming Resources	1,095,740
<u>(1,995,536)</u>	Outgoing Reserves	<u>(1,257,872)</u>
(302,482)		(162,132)
<u>624,667</u>	Restricted Funds at 1 st April 2007	<u>322,185</u>
322,185	RESTRICTED FUNDS AT 31ST MARCH 2008	160,053

These funds represent incoming resources and resources expended for Castlemilk Stables

24. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Unrestricted & Designated Funds £	Restricted Funds £	2008 Total £	2007 Total £
Tangible Fixed Assets	1,162,086		1,162,086	1,166,030
Net Current Assets	15,630	160,053	175,683	394,282
Creditors Falling Due after More Than One Year	(280,742)		(280,742)	(304,884)
	896,974	160,053	1,057,027	1,255,428

25. LANDFILL TAX CONTRIBUTIONS

During the year the Trust received £nil (2007 – £60,000) in respect of Landfill Tax Contributions from Glasgow City Council

26. CONTINGENT LIABILITIES

At 31st March 2008 the charity has contingent liabilities in relation to the Kirkhaven building and Wellpark Enterprise Centre

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

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

Glasgow Building Preservation Trust Limited
Income and Expenditure Account
for the Year Ended 31st March 2008

31.3.07 £	31.3.07 £		31.3.08 £	31.3.08 £
		Income:		
10,000		Core Funding	10,000	
35,431		Management Fees	8,798	
11,774		Consultancy Fees	30,038	
1,279		Donations & Subscriptions	1,040	
6,000		Income from Events (Net)	6,114	
7,547		Bank Interest Received	6,000	
9,802		Rent & Service Charges	21,132	
<u>203,704</u>		Wellpark/Kirkhaven Income	<u>218,181</u>	
	285,537			301,303
		Expenditure:		
84,261		Salaries	98,798	
8,244		Social Security	9,513	
4,915		Pensions	5,413	
16,689		Telephone	18,746	
5,620		Printing & Stationery	5,209	
4,934		Publicity	2,736	
5,697		Project Costs	412	
24,549		Cleaning	23,938	
3,240		Sundry Expenses	3,739	
5,068		Auditors Remuneration	5,050	
1,462		Legal Fees	116	
11,492		Professional Fees	7,500	
12,271		Property Management Fees	6,013	
4,280		Rent	4,400	
1,805		Rates	1,738	
3,016		Water Charges	2,049	
8,841		Insurance	8,881	
23,626		Heat & Light	24,682	
9,626		Postage	9,189	
38,486		Security and Reception	37,428	
2,706		Waste Disposal	2,831	
14,487		Repairs & Maintenance	38,964	
7		Bank Charges	28	
16,703		Loan Interest	15,754	
5,317		Depreciation Fixtures & Fittings	3,066	
1,159		Depreciation Computer Equipment	1,379	
	<u>318,501</u>			<u>337,572</u>
	(32,964)	EXCESS OF EXPENDITURE OVER INCOME		<u>(36,269)</u>