

Scottish Charities Number: **SC015443**
Registered Company Number: **SC079721**

Glasgow Building Preservation Trust
(A company limited by guarantee)

Report of the Directors and

Financial Statements

for the year ended 31 March 2010

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Glasgow Building Preservation Trust
(A company limited by guarantee)

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for the year ended 31 March 2010**

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Glasgow Building Preservation Trust
(A company limited by guarantee)

Legal and Administrative Information

Charity Registration Number: SC015443
Company Registration Number: SC079721

REGISTERED OFFICE

42 Miller Street, Glasgow, G1 1DT

OFFICE BEARERS

John Entwistle, Chair
Patricia Chalmers, Vice Chair
John Steele, Secretary (resigned 23rd February 2010)
Thomas McNally, Secretary (appointed 23rd February 2010)

ELECTED DIRECTORS

Kenneth Crilley
John Entwistle
Stewart Leighton
Thomas McNally
Henry McKeown (resigned 15th October 2009)
Murray Shaw (appointed 26th May 2009)
John Steele
Paul Zealey

CO-OPTED DIRECTORS

Robert Corrigan (appointed 23rd February 2010)

NOMINATED DIRECTORS

Patricia Chalmers – Glasgow City Council
Peter M J Stokes – The Trades House of Glasgow (resigned 17th November 2009)
John L Kelly – The Trades House of Glasgow (appointed 17th November 2009)
Graham Paterson – The Merchants House of Glasgow
Robert Corrigan – Glasgow Chamber of Commerce (resigned 17th November 2009)
James G Andrew – Glasgow Chamber of Commerce (appointed 17th November 2009)
Mary Leggat – Scottish Trades Union Congress

TECHNICAL ADVISOR

Ruth Smith – Glasgow City Council

PROFESSIONAL STAFF

Director: Anne McChlery
Senior Project Development Officer: Gill Stewart
Project Development Officers: Elaine Lee and Miranda Lorraine
Finance Manager: Ailsa Milne
Doors Open Day Co-ordinator: Rosie Elliott (resigned 30th April 2010), Rosie Griffin (appointed 27th April 2010)

AUDITORS

Gerber Landa & Gee, Registered Auditor, Chartered Accountants,
11/12 Newton Terrace, 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
(A Company Limited by Guarantee)
Report of the Directors
for the year ended 31st March 2010**

The Directors present their report and accounts for the year ended 31 March 2010.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charity's Memorandum and Articles of Association, Part 15 of the Companies Act 2006 and the Statement of Recommended Practice, "Accounting and Reporting by Charities", issued in March 2005.

Structure, Governance and Management

Governing Document

Glasgow Building Preservation Trust is a company limited by guarantee, governed by its Memorandum and Articles of Association dated 23rd June 1982 as amended by special resolutions dated 12th May 1999, 1st November 2000, 26th January 2005 and 17th November 2009. The Trust is registered as a charity with the Office of the Scottish Charities Regulator. There are 2 categories of membership: Corporate Membership and Individual Membership. There are 7 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 3 categories of director: Nominated, Elected and Co-opted. The minimum number of directors is 5 and the maximum number is 19, of whom a maximum of 8 shall be Nominated, a maximum of 8 shall be Elected and a maximum of 3 shall be Co-opted.

Each of the 7 Corporate Members may appoint one Nominated Director except for Glasgow City Council which may appoint two. Nominated Directors serve from appointment until the conclusion of each annual general meeting and are then eligible for re-appointment.

At an annual general meeting, the Trust may elect as an Elected Director any individual member who has given notice of willingness to accept appointment. In addition, the directors may appoint any individual member to be an Elected Director at any time either to fill a vacancy or as an additional director. At each annual general meeting, any Elected Director who was appointed in the period from the date of the last annual general meeting shall retire from office and out of the remaining Elected Directors the 2 directors who have been longest in office shall retire from office.

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

Director Induction and Training

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

Organisation

Directors shall be appointed to the offices of Chair, Vice Chair and any other offices which the directors may consider appropriate, these appointments being made at meetings of the directors. Each office shall be held until the commencement of the first meeting of the directors which is held after the annual general meeting, but a director whose period of office expires at this meeting of the directors may be reappointed. A director who has held office for a period of 6 years shall not be eligible for re-appointment to that office until a further period of one year has elapsed during which he/she has not held that office. The Board meets a minimum of 4 times a year.

There is an Executive Committee, made up of the Chair, Vice Chair, Secretary and 3 other Directors, which 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 10 times a year.

Glasgow Building Preservation Trust
(A company limited by guarantee)
Report of the Directors (continued)
for the year ended 31st March 2010

Related Parties

There are no related party transactions which require disclosure.

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.

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

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 as a last resort.
2. Provision of advice, information and support to other organisations and the public, for example on funding applications before they are submitted, or reading and commenting on option appraisals before they are finalised.
3. Preparation of feasibility studies - the Trust may be directly asked to co-ordinate and prepare a feasibility study on the options for a building.
4. Contract-based project delivery where the building is owned throughout by another party. The Trust will report directly to the trustees or directors of the other party.
5. Organisation of 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 young people.

Achievements and Performance

This year has been a very busy year for the Trust. Since the completion of Castlemilk Stables in 2007 a number of options appraisal studies have been carried out to assess the viability of potential future projects. In 2009/10 the Trust was able to take the studies for Gartnavel Royal Hospital Chapel and St Margaret's Church in Oatlands into the development phase. The main aim of this phase is to develop the project to site start and focuses on securing funding and developing the design proposals. The strategic aim of the Trust is to develop projects at different stages and thereby reduce the risks associated with the early stages of development. To this end, options appraisals have also been completed in the year for Pollokshaws West Station, Hutchesons' Hall and Kelvingrove Bandstand.

Glasgow Building Preservation Trust
(A company limited by guarantee)
Report of the Directors (continued)
for the year ended 31st March 2010

Achievements and Performance (continued)

Studies were also commenced on High Carntyne Church and 2 disused schools on Broomloan Road in Govan. The Trust continues to act as agent for the eventual repair of Provan Hall and the phase 1 roof repairs to the Pearce Institute through the Govan Cross Townscape Heritage Initiative. In addition, during the year the Trust assisted like-minded organisations and trusts in preparing funding applications. Grant income of £507,802 (2009 - £216,609), after deduction of Trust fees, has been generated for projects during the year.

In June 2009, Glasgow Building Preservation Trust and Cassiltoun Trust were pleased to host a visit by The Prince of Wales to Castlemilk Stables. The visit was recognition of this exemplar of partnership working and heritage-led regeneration. Since completion, the building has won 9 national awards including, in 2008, the RIAS Andrew Doolan Best Building in Scotland Award and the Royal Institute of British Architects (RIBA) Award for Scotland.

In September 2009, the Trust delivered its 20th Glasgow Doors Open Day. The event took place with over 140 buildings open to the public for free. There were also heritage events, construction skills taster sessions, talks, bus tours and guided walks. One of the highlights of this year's event was Trongate 103 which opened its doors for the first time and was very popular with visitors. Special emphasis was also given to Govan which had a cluster of buildings for people to visit including the Fairfield Shipyard Offices, Orkney Street Enterprise Centre, the Pearce Institute and all 3 Govan and Linthouse Parish Churches. An independent Economic Impact Assessment was commissioned by Glasgow City Council and undertaken by EKOS. Visitor surveys were carried out through a total of 382 face-to-face interviews at a cross-section of 29 venues, walks and talks. The study found that visitors rated their overall experience of Glasgow Doors Open Day highly and that 63,912 visits were made by an estimated 14,525 visitors with each person visiting an average of 4 events. In terms of economic impact it was found that for every £1 invested by the public sector, £5.85 was returned to the economy.

The Trust wishes to thank Glasgow City Council for their continued support of all of our activities.

Financial Review

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

Principal Funding Sources

During the financial year, the Trust made a surplus of £21,784 (2009 - £3,116) in relation to unrestricted funds and a surplus on restricted funds of £17,149 (2009 - deficit £57,088) which will be spent on current projects.

One of the two investment properties the Trust holds, Wellpark/Kirkhaven Enterprise Centre, continues to be managed by James Barr Property Management and generates a small gross surplus which will be used to reinvest in the fabric of the building and the facilities offered. The Centre has been adversely affected by the economic downturn and its profitability continues to be adversely affected by the fixed interest loan over the property. During the year the loan was changed to interest-only to improve the cashflow of the Centre, this will continue until December 2010.

The other investment property, St Andrew's in the Square, which is leased to St Andrew's in the Square Trust (SAINTS) also makes a contribution to income.

The main sources of grant funding for projects during the year were the Architectural Heritage Fund, Clyde Gateway URC, Glasgow City Council, Glasgow City Heritage Trust, Heritage Lottery Fund, Historic Scotland and Merchant City Tourism and Marketing Co-operative.

The Trust also gratefully received funding from its members and other donors.

**Glasgow Building Preservation Trust
(A company limited by guarantee)
Report of the Directors (continued)
for the year ended 31st March 2010**

Investment Policy

Under the Memorandum and Articles of Association, the Trust has the power to invest in any investments and securities as may be considered from time to time to be advantageous. The Trust holds grants received for projects in separate, named 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 the investment properties. However, it has to be recognised that in the environment in which the Trust operates it is difficult to maintain regular levels of fee income and so deficits have been incurred in the past.

The Board of Directors has examined the Trust's requirements for reserves in light of the main risks to the organisation. It has established a policy whereby the unrestricted funds not committed should be no less than 6 months running costs. This is essential for working capital and cashflow purposes as much of our funding is drawn down in arrears. Budgeted expenditure for 2010/11 is £489,428 therefore the targeted level of unrestricted reserves is £244,714. Unrestricted reserves are currently standing at £177,414, some £67,300 less than the target level. However, the Trust's strategy is to consolidate the Trust's position by improving cost recovery and increasing income levels.

As stated at Note 20 to the Financial Statements, "Designated Funds", the Trust makes a transfer from general funds to designated funds each year in respect of anticipated repairs required to its Wellpark and Kirkhaven investment properties.

Plans for future periods

The Trust, along with many other organisations, is expecting the funding environment to become more challenging, this uncertainty has led to reduced income projections and therefore a predicted deficit for the coming year. There continues to be a steady demand for the services provided by the Trust, however the constraint will be the limited supply of public grants on which individual projects rely.

The occupancy levels at Wellpark/Kirkhaven are increasing which will improve the contribution the property makes to the capital loan repayments; however there is a continuing need to control costs. The Trust will carry out a strategic review of its investment properties in the coming financial year.

The main aim for the coming year is to secure the required funding so that the projects being developed are ready to go on-site at the start of the next financial year. Over the next year, the Trust anticipates being involved in projects at Gartnavel Royal Hospital Chapel, Pollokshaws West Railway Station and other ongoing works. The Trust also expects to continue to act as agent for the repair of Provan Hall, the Pearce Institute and Hutchesons' Hall, amongst others. To improve the sustainability of the Trust the strategic aim over the next 3 years is to develop a portfolio of projects at different stages and thereby reduce the risks associated with the early stages of development.

The Trust will also continue to deliver the annual Glasgow Doors Open Day event in September of each year. This year the event will include allotments, skills taster sessions at local colleges and talks on the River Clyde and Building Preservation Trusts.

**Glasgow Building Preservation Trust
(A company limited by guarantee)
Report of the Directors (continued)
for the year ended 31st March 2010**

Statement of directors' responsibilities

The Companies Act 2006 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 surplus or deficit 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. 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.

Disclosure of information to auditors

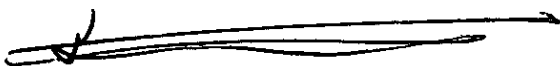
Each of the directors has confirmed that there is no information of which they are aware which is relevant to the audit, but of which the auditors are unaware. They have further confirmed that they have taken appropriate steps to identify such relevant information and to establish that the auditors are aware of such information.

Auditors

The auditors, Gerber Landa & Gee, will be proposed for re-appointment in accordance with Section 485 of the Companies Act 2006.

This report has been prepared in accordance with the provisions applicable to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

On behalf of the Board



John Entwistle, Director

Date: 24th August 2010

**Glasgow Building Preservation Trust
(A company limited by guarantee)
Report of the Independent Auditors to the Members of
GLASGOW BUILDING PRESERVATION TRUST**

This report is issued in respect of an audit carried out under Chapter 3 of Part 16 of the Companies Act 2006 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 2010 on pages 10 to 21. 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 Chapter 3 of Part 16 of the Companies Act 2006 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). Those standards require us to comply with the Auditing Practice Board's Ethical Standards for Auditors.

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 2006, 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 financial statements are not in agreement with the accounting records, 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.

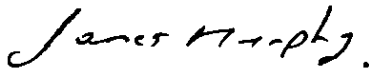
We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or other irregularity 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
(A company limited by guarantee)
Report of the Independent Auditors to 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 2010 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 2006; and
- the information given in the Directors' Annual Report is consistent with the financial statements.



James Murphy CA
Senior Statutory Auditor
Gerber Landa & Gee
Chartered Accountants
11/12 Newton Terrace
Glasgow
G3 7PJ

Date: 24th August 2010

Glasgow Building Preservation Trust – Company Registration Number SC079721
(A company limited by guarantee)

Statement of Financial Activities for the Year Ended 31st March 2010

	Note	<u>Unrestricted</u> <u>Funds</u> £	<u>Restricted</u> <u>Funds</u> £	<u>2010</u> <u>Total</u> <u>Funds</u> £	<u>2009</u> <u>Total</u> <u>Funds</u> £
INCOMING RESOURCES					
<i>Voluntary income:</i>					
Grants Received - Core	2	50,000	-	50,000	50,000
Fundraising & Donations	3	8,615	-	8,615	22,500
<i>Activities for generating funds:</i>					
Investment Income	4	211,197	1,104	212,301	235,367
<i>Incoming resources from charitable activities:</i>					
Grants Received – Projects	2	45,550	462,252	507,802	216,609
Management and Consultancy Fees	5	131,167	660	131,827	181,997
Total Incoming Resources		446,529	464,016	910,545	706,473
RESOURCES EXPENDED					
<i>Costs of generating funds:</i>					
Costs of Generating Voluntary Income	6	732	-	732	684
Costs of Managing Investment Properties	6	187,647	-	187,647	201,331
<i>Charitable activities</i>	6	214,291	446,867	661,158	540,033
<i>Governance costs</i>	6	22,075	-	22,075	18,397
Total Resources Expended		424,745	446,867	871,612	760,445
Net Incoming/(Outgoing) Resources		21,784	17,149	38,933	(53,972)
Surplus/(Deficit) on Revaluation		-	-	-	(340,000)
Total Funds Brought Forward at 1 st April 2009		560,090	35,715	595,805	989,777
TOTAL FUNDS CARRIED FORWARD AT 31ST MARCH 2010		581,874	52,864	634,738	595,805

The notes on pages 13 to 21 form part of these financial statements

**Glasgow Building Preservation Trust – Company Registration Number SC079721
(A company limited by guarantee)**

Summary Income and Expenditure Account for the Year Ended 31st March 2010

	2010	2009
	£	£
Total Income	910,545	706,473
Total Expenditure	871,612	760,445
Net Income/(Expenditure) for the Year	<u>38,933</u>	<u>(53,972)</u>

The Summary Income and Expenditure Account is derived from the Statement of Financial Activities on page 10, which together with the notes on pages 13 to 21, provides full information on the movements on all funds of the charity during the year.

Statement of Recognised Gains and Losses

	2010	2009
	£	£
Net Income/(Expenditure) for the Year	38,933	(53,972)
Revaluation of Fixed Asset Investments held by Income Funds	-	(340,000)
Prior Year Adjustment (see note 22)	-	(67,250)
Total Gains and Losses Recognised since the last Annual Report	<u>38,933</u>	<u>(461,222)</u>

The notes on pages 13 to 21 form part of these financial statements

Glasgow Building Preservation Trust – Company Registration Number SC079721
(A company limited by guarantee)

Balance Sheet as at 31st March 2010

2009	2009			2010	2010
£	£	Note		£	£
			FIXED ASSETS		
2,039		11	Tangible assets	1,055	
<u>820,469</u>		11	Investments	<u>820,469</u>	
	822,508				821,524
			CURRENT ASSETS		
182,462		12	Debtors	214,573	
<u>115,225</u>		13	Cash at bank and in hand	<u>389,201</u>	
297,687				603,774	
<u>(238,296)</u>		14	CREDITORS: Amounts falling due within one year	<u>(502,769)</u>	
	<u>59,391</u>		NET CURRENT ASSETS		<u>101,005</u>
	881,899		TOTAL ASSETS LESS CURRENT LIABILITIES		922,529
	<u>(286,094)</u>	15	CREDITORS: Amounts falling due after more than one year	<u>(287,791)</u>	
	<u>595,805</u>				<u>634,738</u>
			UNRESTRICTED FUNDS		
	124,735	19	Revaluation funds		124,735
	253,899	20	Designated funds		279,725
	181,456	21	General funds		177,414
	<u>560,090</u>				<u>581,874</u>
	35,715	22	RESTRICTED FUNDS		52,864
	<u>595,805</u>				<u>634,738</u>

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

On behalf of the Board:

Patricia Chalmers, Director



John Entwistle, Director

Approved by the Board on: 24th August 2010

The notes on pages 13 to 21 form part of these financial statements

**Glasgow Building Preservation Trust
(A company limited by guarantee)
Notes to the Financial Statements
for the Year Ended 31st March 2010**

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 Financial Reporting Standard for Smaller Entities (effective January 2008), 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 funds represent 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.
- Restricted funds represent funding received for specific projects.

(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. Grants received with conditions attached are included within creditors as deferred income and recognised when the conditions have been met.
- 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 accruals 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 includes those costs associated with meeting the constitutional and statutory requirements of the Trust and includes audit fees and costs linked to the strategic management of the Trust.
- All costs are allocated between the expenditure categories of the Statement of Financial Activities 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, for example estimated usage or staff time as set out in Note 6.

Glasgow Building Preservation Trust
(A company limited by guarantee)
Notes to the Financial Statements (continued)
for the Year Ended 31st March 2010

(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 2006 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) Operating Leases

Rentals 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. GRANTS RECEIVED

2009 £		2010 £
50,000	Voluntary income: Core funding received from Glasgow City Council	50,000
216,609	Incoming resources from charitable activities: Grants received for projects	507,802
266,609		557,802

Included within grants received for projects is funding of £55,550 (2009 - £30,000) in relation to Doors Open Day.

Glasgow Building Preservation Trust
(A company limited by guarantee)
Notes to the Financial Statements (continued)
for the Year Ended 31st March 2010

2. GRANTS RECEIVED (CONTINUED)

Grants receivable for projects were from the following funders:

2009		2010
£		£
37,583	Architectural Heritage Fund	8,728
-	Clyde Gateway URC	150,000
3,047	Energy Savings Trust	-
59,347	European Regional Development Fund	-
342	First Scotrail	-
9,120	Gladedale	-
30,991	Glasgow City Council	231,947
60,000	Glasgow City Council - Landfill Community Fund	-
-	Glasgow City Heritage Trust	10,000
-	Heritage Lottery Fund	109,550
-	Historic Scotland	51,269
5,000	Merchant City Tourism and Marketing Co-operative	5,000
11,000	NHS Greater Glasgow and Clyde	-
8,965	Railway Heritage Trust	-
342	Strathclyde Passenger Transport	-
(9,128)	Less consultancy fees	(58,692)
216,609		507,802

3. FUNDRAISING AND DONATIONS

Fundraising and donations is made up of the following:

2009		2010
£		£
13,565	Membership Fees and Donations	1,070
8,935	Doors Open Day Donations/Sponsorship	7,545
22,500		8,615

4. INVESTMENT INCOME

2009		2010
£		£
16,370	Rental Income - St Andrew's in the Square	16,587
207,947	Rental and Other Income - Wellpark/Kirkhaven	194,488
6,271	Bank Interest - Core	122
4,779	Bank Interest - Projects	1,104
235,367		212,301

5. MANAGEMENT AND CONSULTANCY FEES

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

Glasgow Building Preservation Trust
(A company limited by guarantee)
Notes to the Financial Statements (continued)
for the Year Ended 31st March 2010

6. RESOURCES EXPENDED

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

	Charitable Activities	Generating Funds	Governance	Management of Investments	2010 Total	2009 Total
	£	£	£	£	£	£
Employment Costs (T)	159,873	633	12,906	4,981	178,393	180,327
Publicity & Marketing Costs (D)	-	-	1,969	919	2,888	3,226
Services Costs (U/D)	14,454	57	1,167	152,892	168,570	180,567
Audit Fee (D)	-	-	5,177	-	5,177	4,876
Legal and Professional Fees (D)	-	-	-	15,094	15,094	15,931
Office Costs (U/D)	12,236	42	856	330	13,464	7,970
Servicing Loans (D)	-	-	-	13,431	13,431	14,362
Doors Open Day (D)	37,728	-	-	-	37,728	44,165
Projects (D)	436,867	-	-	-	436,867	309,021
	661,158	732	22,075	187,647	871,612	760,445

Included within employment costs for charitable activities are staff costs of £30,192 (2009 - £33,247) in relation to time spent on Doors Open Day.

7. NET INCOMING RESOURCES FOR THE YEAR

This is stated after charging:

2009		2010
£		£
4,876	Audit Fee	5,177
1,872	Depreciation	984

8. STAFF COSTS AND NUMBERS

Staff costs were as follows:

2009		2010
£		£
156,772	Gross Salaries and Wages	153,497
16,158	Employer's National Insurance	15,588
7,397	Pension Costs	9,308
180,327		178,393

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:

2009		2010
No.		No.
1.00	Director	1.00
2.70	Project Development Officers	2.80
0.85	Finance	1.00
1.00	Doors Open Day	0.90
5.55		5.70

The Trust does not operate a pension scheme for its employees but does administer contributions to individual stakeholder pension schemes for 6 members of staff (2009 - 6 staff). The contributions for the year were £9,308 (2009 - £7,397). Included within other creditors are outstanding pension contributions of £843 (2009 - £702).

Glasgow Building Preservation Trust
(A company limited by guarantee)
Notes to the Financial Statements (continued)
for the Year Ended 31st March 2010

9. 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 (2009 – 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 (2009 - nil).

10. TAXATION

As a charity, no liability to UK corporation tax arose on ordinary activities for the year ended 31st March 2010 or for the year ended 31st March 2009.

11. TANGIBLE FIXED ASSETS

	Investment Properties	Plant and Machinery	Totals
	£	£	£
COST OR VALUATION:			
At 1 st April 2009	820,469	28,922	849,391
Additions	-	-	-
Grants Received	-	-	-
Disposals	-	(3,044)	(3,044)
Revaluation	-	-	-
At 31st March 2010	820,469	25,878	846,347
DEPRECIATION:			
At 1 st April 2009	-	26,883	26,883
Charge for year	-	984	984
On Disposals	-	(3,044)	(3,044)
At 31st March 2010	-	24,823	24,823
NET BOOK VALUE:			
At 31st March 2010	820,469	1,055	821,524
At 31 st March 2009	820,469	2,039	822,508

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:

2009		2010
£		£
695,734	Cost	695,734
424,433	Valuation at 31/03/1997	424,433
(48,476)	Valuation at 31/03/1999	(48,476)
(322,575)	Valuation at 31/03/2002	(322,575)
411,353	Valuation at 01/04/2005	411,353
(340,000)	Valuation at 31/03/2009	(340,000)
820,469		820,469

The properties known as Wellpark Enterprise Centre & Kirkhaven at Duke Street were valued on a current open market value basis on 31st March 2009 by the District Valuer in accordance with the Valuation Standards (6th Edition) of the Royal Institute of Chartered Surveyors. The directors consider this to be the open market value of the properties as at 31st March 2010. The cost of the property known as Kirkhaven at Duke Street, Glasgow includes capitalised interest of £30,883.

The property at St Andrew's Church was valued on an open market value basis on 31st March 2010 by the directors. The cost of this property includes capitalised interest of £12,304.

Glasgow Building Preservation Trust
(A company limited by guarantee)
Notes to the Financial Statements (continued)
for the Year Ended 31st March 2010

12. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

2009		2010
£		£
132,418	Trade Debtors	51,759
33,663	Other Debtors	151,597
16,381	Prepayments and Accrued Income	11,217
<u>182,462</u>		<u>214,573</u>

13. CASH AT BANK AND IN HAND

Included within the bank balance at the year end is the amount of £224,206 (2009 – £82,692) which consists of monies received in advance from various grant funders relating to current projects.

14. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

2009		2010
£		£
2,179	Charity Bank Loan (see note 17)	8,115
68,195	Trade Creditors	188,941
21,161	Social Security and Other Taxes	18,786
91,727	Other Creditors	89,018
55,034	Accrued Expenses and Deferred Income	45,450
-	Deferred Grant Income	152,459
<u>238,296</u>		<u>502,769</u>

Deferred grant income relates to grants which have been received but have conditions attached, these grants will be recognised when the conditions have been met.

2009		2010
£		£
-	Deferred Grant Income as at 1 st April 2009	-
-	Incoming Resources Deferred in the Current Year	152,459
<u>-</u>	Deferred Grant Income as at 31 st March 2010	<u>152,459</u>

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

2009		2010
£		£
223,721	Charity Bank Loan (see note 17)	215,606
62,373	St Andrew's in the Square Sinking Fund	72,185
<u>286,094</u>		<u>287,791</u>

Glasgow Building Preservation Trust
(A company limited by guarantee)
Notes to the Financial Statements (continued)
for the Year Ended 31st March 2010

16. LOANS AND OVERDRAFTS

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

2009 £		2010 £
	Amounts falling due within one year or on demand:	
-	Bank Overdrafts	-
2,179	Charity Bank Loan	8,115
<u>2,179</u>		<u>8,115</u>
30,209	Amounts falling due between one and two years	33,484
111,188	Amounts falling due between two and five years	113,458
82,324	Amounts falling due after more than five years	68,664
<u>223,721</u>		<u>215,606</u>

17. SECURED DEBTS

The following secured debts are included within creditors:

2009 £		2010 £
225,900	Charity Bank Loan	223,721

The Charity Bank Loan of £223,721 (2009 - £225,900) is secured over the properties at Kirkhaven, 176 Duke Street and Wellpark Enterprise Centre at 120 Sydney Street, Glasgow.

18. OBLIGATIONS UNDER LEASING AGREEMENTS

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

2009 £		2010 £
	Operating leases	
7,788	Expiring within one year – land and buildings	7,788
1,271	Expiring between one and five years – other	1,274
<u>9,059</u>		<u>9,062</u>

19. REVALUATION FUNDS

2009 £		2010 £
464,735	Revaluation of Investment Property	124,735
(340,000)	Revaluation in Year	-
<u>124,735</u>	REVALUATION FUNDS AS AT 31st MARCH 2010	<u>124,735</u>

The revaluation reserve is required by the Companies Act 2006 and represents the amount by which investment properties exceed their historical cost.

Glasgow Building Preservation Trust
(A company limited by guarantee)
Notes to the Financial Statements (continued)
for the Year Ended 31st March 2010

20. DESIGNATED FUNDS

2009		2010
£		£
243,059	As at 1 st April 2009	253,899
10,840	Transfer from General Funds	25,826
<u>253,899</u>	DESIGNATED FUNDS AS AT 31st MARCH 2010	<u>279,725</u>

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

21. GENERAL FUNDS

2009		2010
£		£
444,540	Incoming Resources	446,529
<u>(441,424)</u>	Resources Expended	<u>(424,745)</u>
3,116		21,784
(10,840)	Transfer to Designated Funds	(25,826)
<u>189,180</u>	General Funds as at 1 st April 2009	<u>181,456</u>
181,456	GENERAL FUNDS AS AT 31st MARCH 2010	177,414

22. RESTRICTED FUNDS

2009		2010
£		£
261,933	Incoming Resources	464,016
<u>(319,021)</u>	Resources Expended	<u>(446,867)</u>
(57,088)		17,149
160,053	Restricted Funds as at 1 st April 2009 as previously stated	35,715
<u>(67,250)</u>	Prior Year Adjustment	-
92,803	Restricted Funds as at 1 st April 2009 as restated	<u>35,715</u>
35,715	RESTRICTED FUNDS AS AT 31st MARCH 2010	52,864

In 2008, funding of £67,250 was treated as grant income for the Castlemilk Stables project. The true nature of this funding was a loan and as this amounts to a fundamental error was disclosed as a prior period adjustment in 2009. The effect of this was to increase creditors and the net outgoing resources on restricted funds for the year ending 31st March 2008 by £67,250. The opening restricted funds at 31st March 2009 were originally £160,053 before deducting the prior year adjustment of £67,250.

Glasgow Building Preservation Trust
(A company limited by guarantee)
Notes to the Financial Statements (continued)
for the Year Ended 31st March 2010

22. RESTRICTED FUNDS (CONTINUED)

The funds of the charity include restricted funds comprising the following balances of income for specific projects:

	Balance at 1 April 2009	Incoming Resources	Resources Expended	Transfers	Balance at 31 March 2010
	£	£	£	£	£
Castlemilk Stables	(37,793)	110,718	(72,925)	-	-
Doors Open Day	-	10,000	(10,000)	-	-
Gartnavel Royal Chapel	58,800	43,156	(51,891)	-	50,065
High Carntyne Church	-	8,490	(5,200)	-	3,290
Hutchesons' Hall	190	3,660	(3,850)	-	-
Kelvingrove Bandstand	-	47	-	-	47
Kirkhaven Hall	-	5,000	(4,435)	-	565
Pollokshaws West Station	5,066	2,259	(7,325)	-	-
St Margaret's Church	-	280,686	(281,789)	-	(1,103)
Springburn Park and Winter Gardens	9,452	-	(9,452)	-	-
	35,715	464,016	(446,867)	-	52,864

23. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Unrestricted & Designated Funds	Restricted Funds	2010 Total	2009 Total
	£	£	£	£
Tangible Fixed Assets	821,524	-	821,524	822,508
Net Current Assets	48,141	52,864	101,005	59,391
Creditors Falling Due after More Than One Year	(287,791)	-	(287,791)	(286,094)
	581,874	52,864	634,738	595,805

24. CONTINGENT LIABILITIES

At 31st March 2010 the charity had 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 Glasgow Building Preservation Trust shall notify Scottish Ministers immediately of any intended disposal of an entire or part interest in 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 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, 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
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Income and Expenditure Account
for the Year Ended 31st March 2010

31.3.09 £	31.3.09 £		31.3.10 £	31.3.10 £
		Income:		
50,000		Core Funding	50,000	
7,500		Management Fees	7,500	
113,952		Consultancy Fees	123,667	
13,565		Donations & Subscriptions	1,070	
38,935		Income from Events	63,095	
6,271		Bank Interest Received	122	
16,370		Rent & Service Charges	16,587	
<u>207,947</u>		Wellpark/Kirkhaven Income	<u>194,488</u>	
	454,540			456,529
		Expenditure:		
156,772		Salaries	153,497	
16,158		Social Security	15,588	
7,397		Pensions	9,308	
20,707		Telephone	18,256	
6,716		Printing & Stationery	5,233	
3,226		Publicity	2,888	
2,279		Project Costs	1,629	
29,651		Cleaning	26,514	
(2,380)		Sundry Expenses	1,989	
4,876		Auditors Remuneration	5,177	
465		Legal Fees	1,199	
7,500		Professional Fees	7,500	
7,966		Property Management Fees	6,395	
4,934		Rent	7,764	
4,204		Rates	764	
1,770		Water Charges	2,668	
9,787		Insurance	9,722	
23,927		Heat & Light	31,377	
7,224		Postage	7,147	
42,414		Security & Reception	42,840	
3,114		Waste Disposal	3,530	
32,292		Repairs & Maintenance	21,617	
44,165		Expenditure on events (exc salaries)	37,728	
26		Bank Charges	0	
14,362		Loan Interest	13,431	
1,162		Depreciation - Fixtures & Fittings	555	
710		Depreciation - Computer Equipment	429	
	<u>451,424</u>			<u>434,745</u>
	3,116	EXCESS OF INCOME OVER EXPENDITURE		<u>21,784</u>