



# GLASGOW BUILDING PRESERVATION TRUST 2025 ANNUAL REPORT

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## OUR MISSION

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Glasgow Building Preservation Trust (GBPT) was established in 1982 as a charity that works to rescue, repair, and restore historic buildings at risk across the city. The Trust works in partnership to save historic buildings and return them to their communities. The Trust also organises the annual Glasgow Doors Open Days Festival in September, which celebrates and promotes the city's rich built heritage.

### **We do this by:**

- Offering advice and assistance, supporting projects to achieve their full potential.
- Coordinating and conducting feasibility studies to assess the viability of a project and establish a strategic development pathway.
- Acting as a charitable developer, managing all aspects of a project, from fundraising to risk management, ensuring the completed building is delivered to end users.
- Meaningfully engaging with local communities to ensure they're involved in the planning and delivery of projects.

### **Our Supporters**

The Trust is grateful for its financial support from Glasgow City Council, and our other regular funders, particularly the National Heritage Lottery Fund, Historic Environment Scotland, Architectural Heritage Fund, and the William Grant Foundation.

### **Our Team**

The Trust is a membership organisation with a team of seven staff members and a voluntary Board of Trustees. The team and Chair are grateful to the Trustees for their service this year, without which the Trust would not be able to function as it does.

# WELCOME

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Welcome to our 2025 annual report which shows that it has been another busy year for the Trust.

As ever, GBPT has been developing a number of heritage conservation projects to repair and repurpose our precious historic buildings for many different uses and to delight the citizens of Glasgow and visitors to the city with a range of heritage engagement work.

It is very challenging for the Trust staff because a lot of what we do has to be conducted in private, and we are not able to talk about our work until it is underway as a result of ownership or funding restrictions. However, we have a few exciting projects to share at this time.

Major successes during the year include securing over £500,000 of development funding to progress our 'PEEK into Whitevale' project to restore the former Whitevale Baths as a community resource for the emerging Gallowgate Transformational Regeneration Area and an HQ for PEEK ('Possibilities for Each and Every Kid') an award winning local children's charity.

We've completed feasibility studies for Queens Park Glasshouse and Govan Lyceum, to identify viable futures for these well-loved buildings, and continued support for Govanhill Baths and Carntyne and Cranhill Church.

GBPT also supported two Heritage and Place projects in Glasgow this year. For Sauchiehall Street, we helped enliven a challenging urban thoroughfare by creating an exhibition telling the history of this famous street using smell.

In Govan, we supported the City's bid for funding by creating a 5-year heritage activities programme which will help secure capital to repair some important local heritage assets as well engaging Govanites with their place's stories and history.

Glasgow Doors Open Days Festival continued with its 36th edition in September 2025, attracting almost 40,000 visits to over 170 participant venues, talks, walks and more.

Our involvement with the Architectural Heritage Fund's Heritage Development Trust programme – for the second of 3 years – was incredibly supportive. In addition to covering the cost of two staff members allowing us to grow our portfolio of projects, we also continued to learn from the experience of other heritage development trusts across

the UK with site visits, peer learning and sharing expertise. In April it was our turn to host our UK colleagues.

The heritage capital projects will start to come through in the City Centre Conservation Area in 2026 and beyond but this year a power of work was done behind the scenes to realise these future projects.

We have also significantly advanced both our understanding of the impact of climate change on our work and have been able to adapt our way of working to play our part in reducing emissions, eliminating waste and becoming more circular in our practice.

We could not deliver any of our work without the financial and project support from our regular funders Glasgow City Council, Architectural Heritage Fund, National Lottery Heritage Fund, Historic Environment Scotland, the William Grant Foundation and Glasgow City Heritage Trust. Thanks also to the Trades House of Glasgow for events and meeting support throughout the year.

By the turn of the year, funding decisions were announced for two further projects. Firstly, Glasgow City Council set aside £500,000 to enable Langside Halls to return to operation. Also, £350,000 was secured again from the Council to refurbish three Victorian former school janitor's houses so that these can once again become residential accommodation. These will feature in next year's review.

Lastly, we'd like to thank you – our supporters – the board members who give their time freely to provide oversight and strategic advice, the hugely committed and passionate staff team for their dedication in progressing complex projects and our hundreds of volunteers who help make our projects possible. We look forward to collaborating with you all in 2026 looks like being an even fuller year!

Liz Davidson, Chair

David Cook, Chief Executive



## BUILDING PROJECTS

### GOVAN LYCEUM

McNair and Elder, 1938 | **Category B Listed**



**Funders:** Vacant Derelict Land Funding

**Consultants:** EKOS, Irons Foulner, Loader Monteith Architects, Morham + Brothie, Narro Associates, Stefanie Fischer Cinema Consultant

The current Lyceum opened in December 1938 and is the third theatre or cinema on the site. Designed in a streamlined international modern style to serve as super-cinema, it forms an important part of the local streetscape and features a distinctive curving frontage onto Govan Road and McKechnie Street, taking full advantage of the corner site.

The cinema was converted in 1974 to serve as a bingo hall and smaller cinema. Films were screened in the balcony, with capacity reduced to 480 seats, while the main auditorium was given over to the bingo. The cinema finally closed in 1981, and the bingo hall closed in 2006. The building received a category B Listing in 1986 and has lain derelict since its closure.

In 2025, GBPT was commissioned by Central Govan Action Plan (CGAP) to manage a feasibility study investigating the future of the Lyceum as a destination venue to bring footfall and activity back to the heart of Govan. The study developed proposals to make the building sustainable in the long term and create a multi-purpose venue incorporating cultural, hospitality, commercial and community use, while preserving its most important spaces and historic features.

CGAP is working with Govan Lyceum Development Trust to investigate the community acquisition of the building which would help unlock the potential of the building and act as a catalyst for change in Govan.

### PEEK INTO WHITEVALE

A.B. MacDonald, 1902 | **Category B Listed**

The remaining part of the former Whitevale Baths is a landmark at the eastern end of Gallowgate and is the area's most important listed building. The swimming pools closed in 1978, followed by the washhouse and baths in 1986. Parts of the building were used as a community venue until it closed completely in 2004. The pools were subsequently demolished in 2015 leaving a long narrow structure facing Whitevale Street, which has been surrounded by new housing.

Following our earlier feasibility study, the Trust identified a viable future for the building as a resource for the local community and children's charity Possibilities for Each & Every Kid (PEEK). PEEK is embedded in the community and was founded in the building in 2000.

In 2025 the Trust was successful in fundraising £517,000 for a project development phase, which will commence in 2026 with procurement of a design team and business planner.

The project aims to transform the building to create new, welcoming accessible spaces offering places to gather, socialise and access services, activities and resources. A permanent home will allow PEEK to create new opportunities and expand its existing programmes for children, young people and families whilst managing the building as a wider community resource.



**Development Phase Funders:** Architectural Heritage Fund, Glasgow Dean of Guild Court Trust, National Lottery Heritage Fund, Pilgrim Trust, Transforming Communities Glasgow, Vacant & Derelict Land Fund.

## BUILDING PROJECTS

### GOVANHILL BATHS

A.B MacDonald, 1917 | **Category B Listed**



GBPT has been providing project management services to the Govanhill Baths Building Preservation Trust, the building's charitable owner, since mid-2022. The initial £9m phase of works, completed in September 2023, involved fully re-roofing the building, restoring the stone and brick façades, and preparing the structure for future internal fit-out.

In 2025, GBPT secured NLHF funding to meet the costs of consolidating and updating designs to prepare for a second phase of works in the future, and to explore the project's further fundraising potential.

This work will be completed in early 2026, bringing to a close GBPT's involvement with the Baths as we hand over management to Govanhill Baths BPT which aims to raise further investment to complete the project and reopen the building as a community wellbeing centre.

These works will create new workspaces, community facilities, and will bring two pools back into use.

### CARNTYNE AND CRANHILL CHURCH

James Taylor Thomson, 1931 | **Category B**

The Trust has assisted Carntyne and Cranhill Church since 2018 with phased projects to repair the external fabric (completed 2021) and the current scheme to bring community activities and worship together under one roof in the Church.

The Church currently hosts a wide range of community activity in the adjacent 1960's church halls, but these spaces are now outdated, and the congregation has developed plans to carefully adapt the listed Church building so it can host a variety of clubs, events and worship.

This longstanding and ambitious project made excellent progress during the year with fundraising and contractor tendering. The closure of the Listed Places of Worship scheme (which allowed places of worship to reclaim VAT on building works) had a significant impact on programme and fundraising, however support from the Church of Scotland will enable the project to get underway in early 2026.

**Funders:** The Beatrice Laing Trust, Bellahouston Bequest Fund, Benefact Trust, Church of Scotland, Ferguson Bequest Fund, Garfield Weston Foundation, National Churches Trust

**Consultants:** ARPL Architects, Armour Construction Consultants (Quantity Surveyor), Grossart Associates (Structural Engineers)



## BUILDING PROJECTS

# QUEEN'S PARK GLASSHOUSES

Simpson and Farmer, 1895 | **Category B Listed**

GBPT recently completed a feasibility study to develop proposals to repair, restore, and redevelop the Category B-listed Queen's Park Glasshouses on Glasgow's Southside.

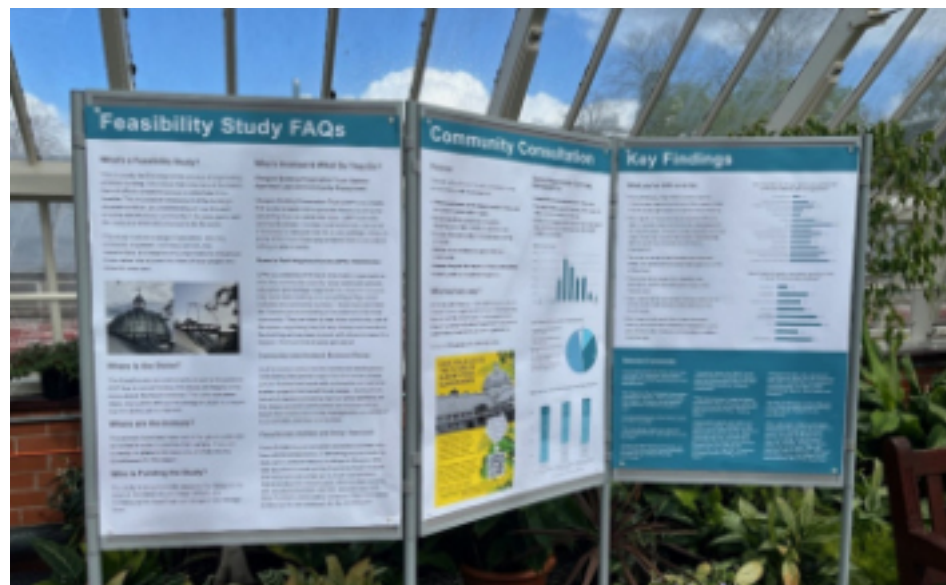
Built in 1895, the glasshouses are constructed from brick, timber, glazing, and ornate ironwork manufactured by Simpson & Farmer. However, after decades of alterations and limited maintenance, a number of the Glasshouses have fallen into disrepair and require investment. In recent years, the feature entrance dome has been removed due to structural concerns, and a number of former public attractions have been relocated or removed altogether, and public access has become increasingly limited. The glasshouses are currently partly used by Scotland's Rural College (SRUC) to teach horticultural courses, and Glasgow City Council's operatives, but a new strategy is required to secure a long-term future for the facility.

As a result, GBPT were appointed by SRUC and the Council to develop a set of proposals for the works required to restore the building, whilst providing upgraded facilities for SRUC and the general public. This included working with a design team led by the architect Fiona Sinclair to produce costed architectural drawings and specifications, and Community Links Scotland to develop a new business plan.

These proposals were also informed by an extensive community consultation programme delivered by GBPT, which included an online survey with 229 responses and an in-person event which gave us a detailed insight into public views on the Glasshouses' future. GBPT also engaged with numerous local community groups and organisations to understand their needs, and how the redeveloped Glasshouses could provide new facilities to assist them with their work.

The study's outcomes consist of proposals to restore the historic structure, improve energy efficiency, facilities for community use, spaces for public events and plant-growing, alongside improved access facilities to assist them with their work.

**Funders:** Glasgow City Council, Glasgow City Heritage Trust, Scotland's Rural College, Architectural Heritage Fund



## ENGAGEMENT PROJECTS

# MADE IN GOVAN

Our focus on place continued in 2025 when GBPT were approached by the Govan Heritage team within Glasgow City Council to design and develop a Heritage Activity & Training Plan as part of a five-year, £5 million National Lottery Heritage Fund and Historic Environment Scotland Heritage Places bid. The fund prioritises increasing place-based investment, increasing the capacity of local heritage, creating integrated and holistic schemes across the breadth of heritage and taking a people-centred approach.

GBPT led on the community consultation and developed a detailed activity and action plan aimed at engaging a wide range of audiences and stakeholders, including local businesses, heritage attractions, schools and young people with a view to boosting pride of place, attracting investment and improving wayfinding in the area. “Made in Govan” is the central project message because it celebrates and honours Govan’s unique spirit as a place of making. This identity connects past, present, and future, encompassing both tangible (material) and intangible heritage.

Schoolchildren and young people were identified as a key priority for engagement. The project plans to collaborate with local creatives, charities, and museums – including Portal Productions, the Riverside Museum, Glasgow Press, and Bike for Good – on a diverse programme of events, projects, and activities celebrating Govan’s heritage of making and creativity.

In addition, the project includes the delivery of £180,000 worth of traditional skills training, developed in partnership with building contractors and the Developing the Young Workforce programme. This training runs over four years, with a focus on stonemasonry and roofing, helping to equip young people with valuable craft and building skills and help bridge the skills gap in the built heritage sector.



## ENGAGEMENT PROJECTS

# SAUCHIEHALL STREET

### Animating Sauchiehall Street

In March 2024, Glasgow Life was awarded £350,000 from the National Lottery Heritage Fund's new Heritage Places programme to support an 18-month development phase of the Sauchiehall Street: Culture and Heritage District. As part of the Animating Sauchiehall Street strand, Glasgow Building Preservation Trust (GBPT) was commissioned to lead heritage activities that celebrate the street's unique history and draw in new audiences.

### Not To Be Sniffed At – An Aromatic History of Sauchiehall Street

Building on the success of the initial Wiki Walks initiative in 2024, Phase Two of our Animating Sauchiehall Street project turned its attention to the power of scent in shaping memory, identity, and place. In collaboration with Glasgow-based perfumier Clara Weale, GBPT developed a unique sensory exhibition exploring how smells evoke deep emotional and historical connections to Sauchiehall Street. Unlike sights and sounds, which the brain processes in stages, smells travel directly to the brain's emotional and memory centres and can tap into vivid memories.

The exhibition featured an eclectic mix of smell-rich objects and materials and a few bespoke, created scents designed to evoke different time periods in the history of the street. This included a 'bog in a box', horse brushes, carbolic soap, linoleum, cinema carpets, tobacco, classic perfumes of the 1950s, sweaty t-shirts and a 'Perfumatic' perfume vending machine. Talks and activities explored the chemistry of smell and its effect on the brain, language and smell, sensory 'sniffari' walking tours and a day of kid's activities in partnership with the University of Glasgow. The exhibition ran for eight days and welcomed over 600 visitors, demonstrating a strong public interest in experimental and multisensory approaches to heritage.







# GLASGOW DOORS OPEN DAYS FESTIVAL 2026

## About

Glasgow Doors Open Days Festival (GDODF) is Scotland's largest free heritage and community festival. Coordinated by Glasgow Building Preservation Trust since 1990, it takes place each September and invites Glaswegians and visitors alike to step or wheel behind the scenes of historic buildings, hidden spaces, factories, theatres, museum stores and cultural landmarks. Across inspiring days, the festival connects people to place and to the stories that have shaped Glasgow. Our mission is to grow civic pride, deepen understanding of Glasgow's built and cultural heritage at local, national and international levels, and promote sustainable practices that support emissions reduction and the long-term sustainability of the festival.

At its heart, GDODF is a community-led festival bringing together organisations and civic buildings to celebrate Glasgow's rich heritage. Part of Scotland's nationwide Doors Open Days initiative, coordinated by the Scottish Civic Trust as part of European Heritage Days, and is guided by a core principle: all events are entirely free and accessible to everyone.

### Stay up to date!

Follow Glasgow Doors Open Days Festival planning and be the first to hear about our programme and bookings by visiting our website and social media pages:

[glasgowdoorsopendays.org.uk](https://glasgowdoorsopendays.org.uk)

Facebook:  
[@GlasgowDoorsOpenDays](https://www.facebook.com/GlasgowDoorsOpenDays)

Instagram: [@glasgowdodf](https://www.instagram.com/glasgowdodf)



## 2025

In 2025, GDODF secured funding from long-term partner Glasgow Life through the Glasgow Events Board, reflecting our shared commitment to promoting the city. Our partnership with Glasgow City Heritage Trust was further strengthened through their continued funding support.

The addition of LEZ funding from Glasgow City Council enabled us to invest in embedding active-travel messaging across our new festival branding and marketing materials - including posters, flyers and our website - while also helping us promote the city's ongoing improvements in air quality. Glasgow City Council strengthened the budget further by a generous contribution from their NRS Team.

Funding from the University of Glasgow's Find a Solution internship scheme allowed us to employ an intern to help us ambitiously deliver our Schools Programme and Youth Engagement activity across nine festival sites.

Alongside our four major funders, we received support from nine corporate sponsors – National Trust for Scotland, Dentons, Thomas Johnstone Ltd, Narro, Collective Architecture, John Gilbert Architects, Page\Park and Tigerbond. This combined financial and in-kind support sustained a Festival Manager, two seasonal staff and extensive marketing activity. Our total budget of £125,721.61 (including £36,000 in-kind) enabled significant outputs, programme diversity and measurable economic impact.

## Programme Highlights

In 2025, GDODF delivered its most successful post-COVID edition, welcoming 39,174 visits and 13,602 unique visitors – a 30% rise on 2024 and the highest attendance since the pandemic. Working with 178 participants, the festival presented 129 open buildings, 30 walking tours, 43 exhibitions and 25 workshops. The theme Glasgow: The Visionary City, linked to the Glasgow 850 celebrations, inspired a diverse programme that encouraged visitors of all ages to explore and take pride in the city's architectural, cultural and social heritage. Our Talks & Exhibitions Programme at the ARC Festival Hub offered a rich mix of lectures, screenings and panel discussions, including sessions on Harvie's Dyke, Mackintosh's legacy, Glasgow's 850-year evolution, feminist urbanism, the Radical Wars and Alexander 'Greek' Thomson.

## GLASGOW DOORS OPEN DAYS FESTIVAL

### Schools Programme

Education and inclusion were key strengths of this year's engagement activity. The five-day Schools Programme, delivered with 11 heritage partners, offered free, hands-on learning for 320 pupils across eight sites, with financial barriers removed through support from funders, sponsors and the HES Travel Subsidy.

### Visitor Highlights

Visitors told us their favourite experiences included behind-the-scenes tours of Arlington Baths, Glasgow High Court, Alasdair Gray Archive, Jackton Distillery, Bridgeton Bus Garage, Kelvin Hall and The Pipe Factory. They also enjoyed a rare guided tour of the Art Deco-inspired Kelvin Court, activities with the Scottish BMX School at the ARC Festival Hub, an outdoor picnic on the grounds of Crookston Castle, a rooftop tea-and-cake stall with music and a conservation-focused talk at Camphill Gate, as well as a range of popular walking tours such as the Riverside to Govan Stones tour led by volunteer guides from the Riverbank Museum, the Glasgow Green tour delivered by a local enthusiast, and the Glasgow 850 Engineering Walk hosted by the Institution of Civil Engineers.

### Active Travel

Our shift towards sustainable travel was reflected in 48% of surveyed visitors walking or cycling between venues and 60% using public transport, up from 40% in 2024. Four curated cycling routes created with Bike for Good, an A3 printed festival map (25,000 copies), digital mapping tools, and walking and cycling tours all supported our sustainability efforts. Half of participating venues said they were taking steps to reduce their environmental impact.

With funding from the LEZ Community Support Fund, GBPT partnered with long-standing collaborators Glasgow Disability Alliance (GDA) to deliver a series of workshops and an exhibition, 'Doors Open, But Can I Get In?', exploring the lived experiences of disabled people navigating the city's streets and public spaces. Twelve GDA members documented their journeys and reflected on their experiences through creative writing, film and photography.

GBPT also developed 'The Air We Breathe', a static and mobile exhibition that toured venues on a Bike for Good box bike, examining Glasgow's history of air quality. The exhibition included hands-on activities such as acid rain experiments — first identified in the 1850s by Pollokshaws-born chemist Angus Smith — alongside 'smoggles' (coated glasses) supplied by Specsavers Trongate to recreate the experience of 1950s Glasgow smog, and a screening of Emily Munro's film *Living Proof: A Climate Story*.



## GLASGOW DOORS OPEN DAYS FESTIVAL

### Evaluation

Social media engagement grew significantly. Paid advertising drove strong attendance - three of seven talks sold out at 150 tickets each, and the remainder averaged 70% capacity. We also used influencer marketing for the first time, partnering with Glasgow-based group The Olive Tree Family.

As part of our evaluation work, we also undertook a comparative review of Scottish Doors Open Days programmes. The results showed that GDODF consistently outperformed all other festivals in scale, diversity, development, audience reach and measurable economic value, demonstrating that it represents exceptional value for public investment and plays a vital role in celebrating and sustaining Glasgow's built heritage.

Continued investment is essential to ensure the long-term sustainability of this flagship festival and maintain Glasgow's leadership within Scotland's national Doors Open Days network.

### 2026

In 2026, Glasgow Doors Open Days Festival will broaden participation by improving the accessibility of our website, expanding our hub presence into under-served areas, and partnering with charities to support people with both hidden and visible disabilities—fostering stronger connections and meaningful engagement with place and heritage. We will actively seek new participants to diversify our “behind-the-scenes” offer for existing and new audiences, while continuing to promote sustainability and active travel. We will also expand the Schools Programme city-wide to ensure more young people can explore and learn from Glasgow's historic environment.



## PEER LEARNING

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Throughout the year, GBPT attended a series of gatherings hosted by other trusts and organisations as part of the Architectural Heritage Fund's Heritage Development Trusts programme.

This National Lottery Heritage Fund-funded programme is designed to build the capacity of heritage trusts so that they can take on additional projects and acquire or repurpose vacant or 'at risk' historic buildings. It aims to enable trusts to increase the trust's long-term financial resilience by supporting the creation of income earning assets which help to revitalise a particular place.

These events provide opportunities to visit other trusts and to learn more about their work in the context of their local built heritage. Site visits to completed and ongoing projects help to share success stories and highlight challenges. Lessons learned are discussed in a series of workshops and presentations as part of each 2-day visit.

In 2025, GBPT staff attended events hosted by Re-Form Heritage in Stoke-on-Trent, Redruth Revival CIC in Redruth, North East Scotland Preservation Trust in Portsoy, and Leicester City Council in Leicester.

GBPT hosted its own 2-day event in April which included a walking tour of the city centre led by Project Development Officer, Dan Brown, site visits to Govan Old Church and Glasgow Press led by Heritage Engagement Manager, Ingrid Shearer, a net-zero workshop delivered by Net Zero Development Officer, Claire Turner. Heritage colleagues were able to visit GBPT's Sauchiehall Street sensory exhibition.

David Cook shared our work successes, challenges and ambitions and Liz Davidson (GBPT's Chair), Councillor Ruairi Kelly (Convenor for Housing and Development at Glasgow City Council), Chris Morgan (John Gilbert Architects), Susan Hanlin (Principal of Housing Retrofit, Glasgow City Council), and Lisa Torrance (Circular Glasgow Network Lead) highlighted heritage and climate action work across Glasgow.



# STEPPING UP TO NET ZERO

Scotland declared a global climate emergency in 2019 and has since set a statutory target to reach net zero by 2045. Glasgow City Council also declared a climate emergency in 2019 and has committed to achieving net zero by 2030.

As an organisation seeking to rescue and repurpose the buildings of Glasgow, mitigating and adapting to the climate crisis is imperative to protect the built and intangible heritage of Glasgow. GBPT's long and proud history of restoring and repairing buildings has successfully protected embodied carbon by preventing emissions associated with demolition and improved the energy efficiency of completed buildings.

In November 2024, GBPT was accepted into the Step Up to Net Zero (SUTNZ) programme, which provides funded support to Glasgow organisations to galvanise action towards achieving Glasgow's decarbonisation and net zero targets. Delivered by Glasgow Chamber of Commerce on behalf of Glasgow City Council, the SUTNZ programme enabled GBPT appointed a part time Net Zero Development Officer, Claire Turner. This allowed GBPT to start climate initiatives including:

- Leading team training sessions to strengthen staff Circular Economy and Net Zero knowledge.
- Revising procurement templates to include sustainability and circular economy principles in briefs
- Participating and leading workshop sessions with heritage professionals
- Conducting a SWOT analysis to support GBPT strategic plan development
- Calculated a baseline carbon footprint for Scope 1 and 2 emissions for office operations
- Secured funding for active travel initiatives as part of Glasgow Doors Open Days Festival

GBPT is committed to repair and repurpose historic buildings for the benefit of communities, ensuring they remain valuable assets for future generations. As the climate crisis accelerates, the need to embed sustainability, including a Net Zero strategy and Circular Economy principles, into GBPT's work has become increasingly urgent.

With a deeper understanding of the Climate Crisis and its impact on heritage assets thanks to Claire's invaluable work, the Trust now aims to lead by example in the heritage sector and is ready to advocate, share knowledge with peers and look to embed sustainability practices into our work where possible.



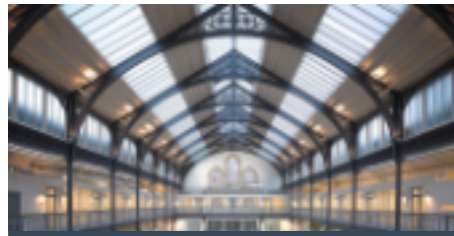
## TIMELINE

# GLASGOW BUILDING PRESERVATION TRUST TIMELINE

GBPT has spent over 40 years preserving and championing Glasgow's architectural heritage, here is just a snapshot of the Trust's work. To find out more about GBPT's project timeline and how you can help support the Trust give new life to old buildings, visit [gbpt.org](http://gbpt.org).



1982: GBPT FOUNDED



1986: THE BRIGGAI



1988: STEWART MEMORIAL FOUNTAIN



1990: HUTCHESONTOWN LIBRARY



1990: THE FIRST DOORS OPEN DAYS



1995: TOBACCO MERCHANTS HOUSE



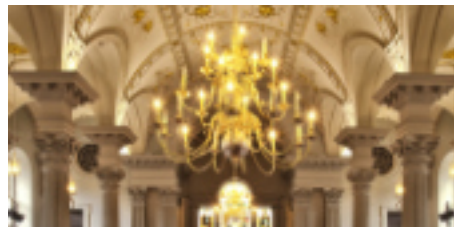
1996: POLICE BOXES



1997: WELLPARK SCHOOL



1998: ST FRANCIS CHURCH



2000: ST ANDREW'S IN THE SQUARE



2001: TOWNHEAD SPIRE



2002: KIRKHAVEN CHURCH

## TIMELINE



2003: TRONGATE STEEPLE



2005: 73-77 TRONGATE



2007: CASTLEMILK STABLES



2010: HUTCHESON'S HALL



2011: PEARCE INSTITUTE



2012: GARTNAVEL HOSPITAL CHAPEL



2013: POLLOKSHAWS WEST STATION



2014: KELVINGROVE BANDSTAND



2017: SHAWMUIR LODGE



2017: POLLOK STABLES (Feasibility Study)



2017: PARKHEAD SCHOOLHOUSE



2019: DOORS OPEN DAYS 30th ANNIVERSARY



2021: ELDER PARK GATES & K13 MEMORIAL



2022: MY HISTORIC NEIGHBOURHOOD



2023: WEST BOATHOUSE



2025: NOT TO BE SNIFFED AT

# ABOUT

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Glasgow Building Preservation Trust is a company limited by guarantee, registered at Room 16, Wellpark Enterprise Centre, 120 Sydney Street, Glasgow G31 1JF. Our Articles of Association were last amended on 24 January 2023. The Trust is registered as a charity with the Office of the Scottish Charities Regulator (charity number SC015443)

**Staff**

None of the impactful work we do at the Trust would be possible without the dedication and hard work of our staff, interns, and volunteers. As of Autumn 2025, our team includes four full-time members of staff and three part-time staff. Additionally, we are grateful to have had the support of two Volunteer Coordinators, a Festival Assistant volunteer and a Youth Engagement Intern during Glasgow Doors Open Days Festival.

**Professional Staff**

- David Cook, Chief Executive
- Ingrid Shearer, Heritage Engagement Manager
- Niall Gallacher, Project Development Manager
- Yvonne Caddell, Festival Manager
- Daniel Brown, Project Development Officer
- Joe Robins, Marketing and Audience Development Officer
- Claire Turner, Projects and Operations Officer

**Festival Staff:**

- Emma West, Youth Engagement Intern, University of Glasgow
- Eleanor Capstick, Volunteer Coordinator
- Yukta Yadav, Volunteer Coordinator
- Jamie Whyteside, Festival Assistant

We would like to take a moment to thank the freelance staff and volunteers who play a crucial role in supporting and running the Glasgow Doors Open Days Festival. Your dedication and contributions make the festival a success, and we are grateful for your ongoing support.

**Board of Trustees**

The Trust is a membership organisation with a voluntary Board of Trustees. The Board of Trustees is responsible for the governance and strategy of the Trust and meets quarterly. The Board is made up of up to 12 Trustees, comprising of seven Directors elected from the membership, two Directors nominated by Glasgow City Council and up to three co-opted Directors, who all give their time voluntarily in support of the work of the Trust. Together, the Board of Trustees has a wide range of expertise across heritage, community, architecture, planning, law, governance, and finance. The Trustees have full legal responsibility for the actions of the Trust, and are appointed for a renewable term of three years. The Trust's Board Members who served during the year are:

- Dr Andrew Agapiou
- Jana Batschova
- Hanneke Booij
- Chris Cunningham
- Liz Davidson (Chair)
- Scott Donohoe
- Claire Martin
- Leodhas Massie
- Charles Turner
- Mandy Watson
- Jim Whyteside

**Company Secretary**

Charles Turner

**Senior Management**

David Cook, Chief Executive

# STATEMENT OF TRUSTEES RESPONSIBILITIES

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The Trustees, also serving as the directors under company law, bear the responsibility of preparing the Report of the Trustees and financial statements in compliance with applicable law and United Kingdom Accounting Standards. Company law mandates trustees to produce financial

statements annually, providing an accurate representation of the charitable company's financial state, including the allocation of resources and income and expenditure. In this process, trustees must adhere to suitable accounting policies consistently, follow the principles outlined in the Charity Statement of Recommended Practice (SORP), make reasonable and prudent judgements and estimates, and base financial statements on the going concern basis, unless business continuation is deemed inappropriate.

Additionally, trustees are accountable for maintaining accurate accounting records to promptly disclose the charitable company's financial position. They must ensure the financial statements align with the Companies Act 2006. The trustees also hold the responsibility of safeguarding the charitable company's assets by taking reasonable measures to prevent and detect fraud and irregularities. The trustees affirm that no undisclosed audit information exists, and they have undertaken necessary steps to be informed of any relevant audit information to ensure the auditors are appropriately aware.

The auditor has conducted their examination with the specific intention of communicating essential information to both the members and trustees of the charitable company in accordance with the mandated disclosures outlined in an auditor's report.

It is important to emphasise that, within the legal bounds, the auditors explicitly disclaim any acceptance or assumption of responsibility to any party other than the charitable company and its members collectively. This disclaimer extends to their audit procedures, the content of the report, and the opinions they have developed.

### Auditors

Gerber Landa & Gee

Statutory Auditor and Chartered Accountants

Pavilion 1, Finnieston Business Park, Minerva Way, Glasgow, G3 8AU.

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

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

### Solicitors

Burness Paull

120 Bothwell Street, Glasgow G2 7JL.

### Bank

Bank of Scotland

167-201 Argyle Street Glasgow G2 8BU

# FINANCIAL SUMMARY

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## Principle Funding Sources and Financial Performance During the Year

During the financial year, the Trust incurred a surplus of £6,381 (2024: £39,200 deficit) in relation to Unrestricted Funds, demonstrating a higher activity levels and a stronger performance in earning fees and securing grant funding for project work. This is after transfers between funds which represents the transfer to Unrestricted Funds of sums received via restricted grants for project/consultancy/feasibility projects attributable to covering Trust staff time.

The Trust incurred a deficit on Restricted Funds of £61,364 (2024: £168,340 surplus). This represents the expenditure of capital grants received in prior periods. The balance on restricted funds at the year-end of £297,467 (2024: £358,831) relates to grants held for specific projects to be spent in future periods. The projects to which these Restricted Funds relate are detailed at Note 17 below.

The Trust has longstanding funding relationships with its principal backers National Lottery Heritage Fund, Historic Environmental Scotland and Glasgow City Council. The Trust is particularly reliant on the ongoing core revenue support of Glasgow City Council to meet future obligations. During the year, the Trust continued a 3-year funding partnership with Architectural Heritage Fund, and also benefitted from grant support from Glasgow City Heritage Trust for a number of feasibility projects.

## Investment Policy

Under the 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 larger capital projects in separate, named interest-bearing bank accounts. Cash balances held on its own behalf are held in interest-bearing deposit accounts with varying fixed terms or notice periods following consideration of short- and medium-term cash requirements. Bank deposits are reviewed regularly by the Chief Executive and managed to optimise duration of holdings, interest returns and banking protections. As per the Trust's Investment Policy, funds required for longer term projects may be placed in ethical investments as deemed appropriate by the Board.

## Reserves Policy

The Trust's strategy is to build reserves through planned operating surpluses. However, it must be recognised that, in the environment in which the Trust operates, it is difficult to maintain regular levels of fee income and, as a result of fluctuations in activity levels particularly during and after the Covid19 pandemic, deficits have been incurred in some recent years. A strategy for increasing earned fee income to address this issue has been implemented and is contributing to the Trust achieving a more sustainable operating position.

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 core running costs. This is essential for the working capital and cash-flow purposes as much of our funding is drawn down in arrears. Budgeted expenditure for 2025/26 is £380,674, of which £242,665 represents core running costs. Therefore, the targeted minimum level of unrestricted reserves is £121,333. Unrestricted reserves at the end of the year were £136,790, which is above the target level. Designated Funds for Re-Investment in Heritage

The sale of St Andrews in the Square and Wellpark Enterprise Centre in previous years enabled the directors to designate funds for reinvestment in the built heritage of the city. The Trust will identify and seek to redevelop one or more historic properties as a core property project for GBPT, in furtherance of the Trust's charitable activities, over the coming 2-5 years. The Trust intends to commit these funds towards the development, acquisition and works costs of a project which will rescue a historic building and contribute to the operational requirements of the Trust. The Trust continues to explore options with strategic partners and funders and anticipates investing some of these designated funds in the coming 12-18 months.

## STATEMENT OF FINANCIAL ACTIVITIES

|                                    | Unrestricted<br>Funds (£) | Designated<br>Funds (£) | Restricted<br>Funds (£) | 31.3.25<br>Total Funds (£) | 31.3.24<br>Total Funds (£) |
|------------------------------------|---------------------------|-------------------------|-------------------------|----------------------------|----------------------------|
| <b>INCOME AND ENDOWMENTS FROM</b>  |                           |                         |                         |                            |                            |
| Donations and Legacies             | 65,272                    | —                       | —                       | 65,272                     | 74,485                     |
| <b>Charitable Activities</b>       |                           |                         |                         |                            |                            |
| Charitable                         | 147,289                   | —                       | 173,688                 | 320,977                    | 450,792                    |
| Investment Income                  | 26,327                    | —                       | —                       | 26,327                     | 27,781                     |
| <b>Total</b>                       | 238,888                   | —                       | 173,688                 | 412,576                    | 553,058                    |
| <b>EXPENDITURE ON</b>              |                           |                         |                         |                            |                            |
| Raising funds                      | 1,856                     | —                       | 1                       | 1,857                      | 1,691                      |
| Charitable activities              |                           |                         |                         |                            |                            |
| Charitable                         | 299,552                   | —                       | 166,150                 | 465,702                    | 422,227                    |
| <b>Total</b>                       | 301,408                   | —                       | 166,151                 | 467,559                    | 423,918                    |
| <b>NET INCOME/(EXPENDITURE)</b>    | (62,520)                  | —                       | 7,537                   | (54,983)                   | 129,140                    |
| <b>Transfers between funds</b>     | 68,901                    | —                       | (68,901)                | —                          | —                          |
| <b>Net movement in funds</b>       | 6,381                     | —                       | (61,364)                | (54,983)                   | 129,140                    |
| <b>RECONCILIATION OF FUNDS</b>     |                           |                         |                         |                            |                            |
| Total funds brought forward        | 130,409                   | 715,000                 | 358,831                 | 1,204,240                  | 1,075,100                  |
| <b>TOTAL FUNDS CARRIED FORWARD</b> | 136,790                   | 715,000                 | 29,467                  | 1,149,257                  | 1,204,240                  |

## FINANCE

# BALANCE SHEET

|                                              | Unrestricted | Designated | Restricted | 31.3.25         | 31.3.24         |
|----------------------------------------------|--------------|------------|------------|-----------------|-----------------|
|                                              | Funds (£)    | Funds (£)  | Funds (£)  | Total Funds (£) | Total Funds (£) |
| <b>FIXED ASSETS</b>                          |              |            |            |                 |                 |
| Tangible Assets                              | 759          | —          | —          | 759             | 1,422           |
| <b>CURRENT ASSETS</b>                        |              |            |            |                 |                 |
| Debtors                                      | 97,903       | —          | 318,507    | 416,410         | 378,395         |
| Cash at bank and in hand                     | 78,848       | 715,000    | 39,105     | 832,953         | 922,113         |
|                                              | 176,751      | 715,000    | 357,612    | 1,249,363       | 1,300,508       |
| <b>CREDITORS</b>                             |              |            |            |                 |                 |
| Amounts falling due within one year          | (40,720)     | —          | (60,145)   | (100,865)       | (97,690)        |
| <b>NET CURRENT ASSETS</b>                    | 136,031      | 715,000    | 297,467    | 1,148,498       | 1,202,818       |
| <b>TOTAL ASSETS LESS CURRENT LIABILITIES</b> | 136,790      | 715,000    | 297,467    | 1,149,257       | 1,204,240       |
| <b>NET ASSETS</b>                            | 136,790      | 715,000    | 297,467    | 1,149,257       | 1,204,240       |
| <b>FUNDS</b>                                 |              |            |            |                 |                 |
| Unrestricted Funds:                          |              |            |            |                 |                 |
| General Funds:                               |              |            |            | 136,790         | 130,409         |
| Designated Funds:                            |              |            |            | 715,000         | 715,000         |
|                                              |              |            |            | 851,790         | 845,409         |
| Restricted Funds:                            |              |            |            | 297,467         | 358,831         |
| <b>TOTAL FUNDS</b>                           |              |            |            | 1,149,257       | 1,204,240       |

The financial statements were approved by the Board of Trustees and authorised for issue on 30 September 2025.





## GLASGOW BUILDING PRESERVATION TRUST

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Front cover: Whitevale Baths

Back cover: The Pipe Factory  
Tour, Glasgow Doors Open  
Days Festival 2025. Photo:  
Tiu Makkonen.