



*Annual Report 2013 – 2014*




# What we do

**Wasps Studios supports creative practice across Scotland, offering space, time and opportunities for artists and arts organisations to experiment, make and engage.**

**We do this by providing a network of affordable studio, residency and exhibition spaces from the Scottish Borders to the Shetland Islands.**

# Contents

Page 2 – 3	Welcome
Page 4 – 6	Wasps' impact in 2013/14
Page 7	How are we doing?
Page 8 – 9	2013-2014 Project highlights
Page 10 – 13	Creative projects
Page 14 – 17	New building projects
Page 18 – 19	Financial Review
Page 20 – 22	Contributors and Supporters
Page 23	Map of locations



“The statistics haven’t changed in a decade and the need to provide studios at the lowest rents possible is as strong as ever”.

# Welcome

## Welcome to our annual review

2013/14 was another hugely successful year for Wasps. We won a raft of awards including the coveted RIAS Andrew Doolan Prize for the best building in Scotland. Behind the scenes, we have been working hard to update the governance of the company so that it continues to meet the evolving and growing role of Wasps as an organisation.

While we are making some changes, some things still remain the same. Artists continue to find themselves in difficult economic circumstances despite the huge contribution they make to Scottish culture. Our first ever national survey of Wasps' tenants found that 60% earn less than

£5,000 and 90% earn less than £10,000 each year from making art. The statistics haven't changed in a decade and the need to provide studios at the lowest rents possible is as strong as ever.

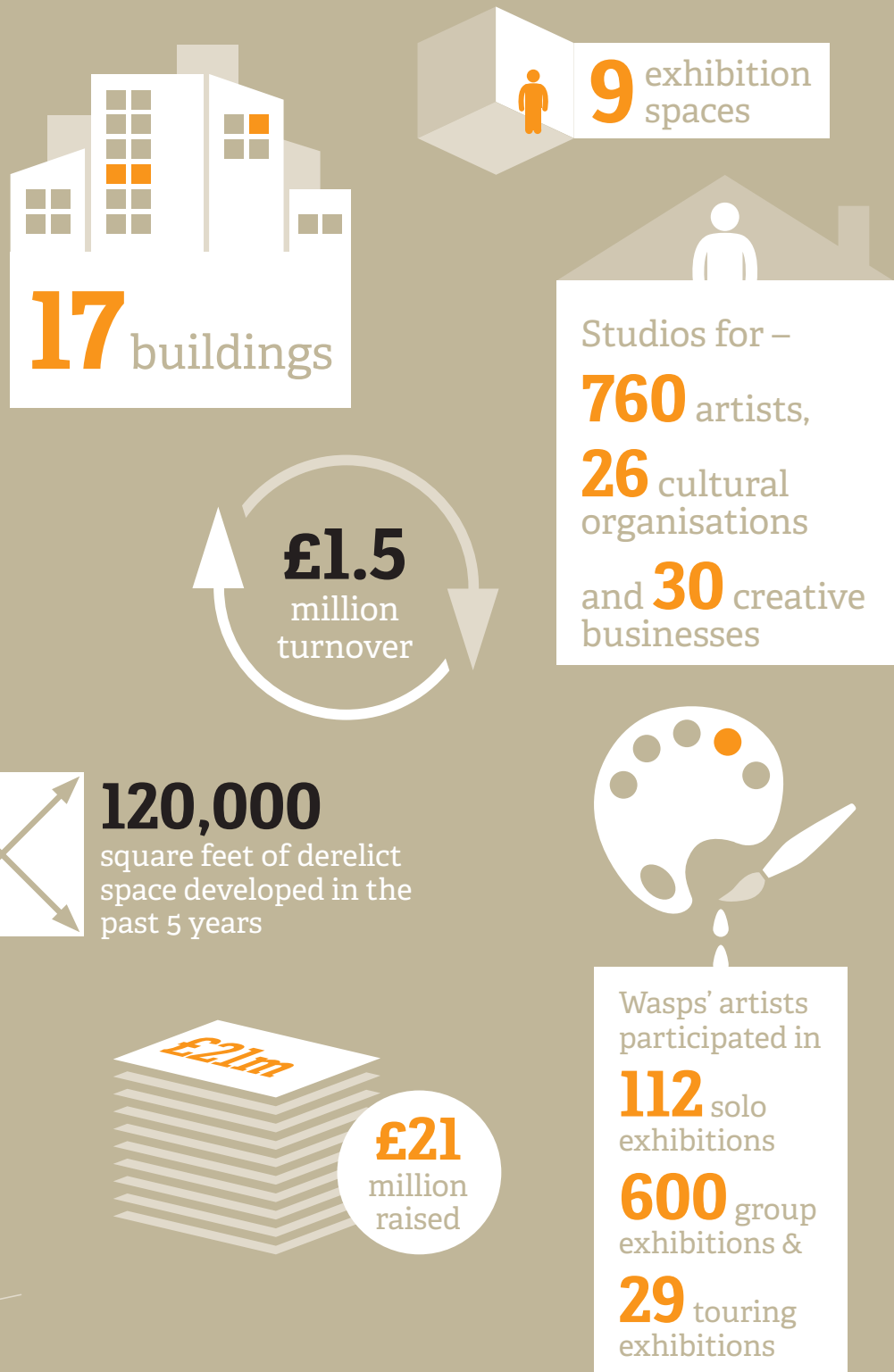
At the same time, the survey results (on p.7) also show the astonishing cultural impact of artists based in Wasps. Much of the work that populates our galleries and arts venues is created in Wasps' studios.

With lots to report from the last year, we hope you enjoy reading this review.

## **Wasps Board**



# Wasps' impact in 2013/14



**4** residency spaces in Fife, Shetland, Skye and Glasgow for artists from UK, Australia, Canada, Denmark, Germany, Switzerland, America, France.



**185**  
Artists  
works  
exhibited



**99-100%**  
occupancy across  
the whole estate  
(16 buildings)



Hosted **85**  
exhibitions  
and events

Wasps artists held  
**667** workshops  
that benefited over  
**5,056** participants



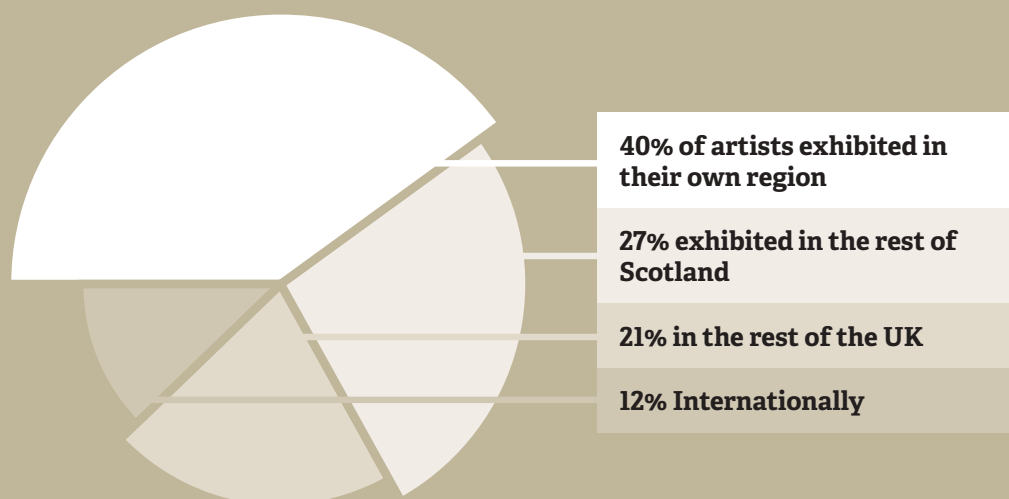
**99.3%**  
rent collection



**98%**  
of income  
from  
trading



## Wasps' Impact in numbers (cont.)

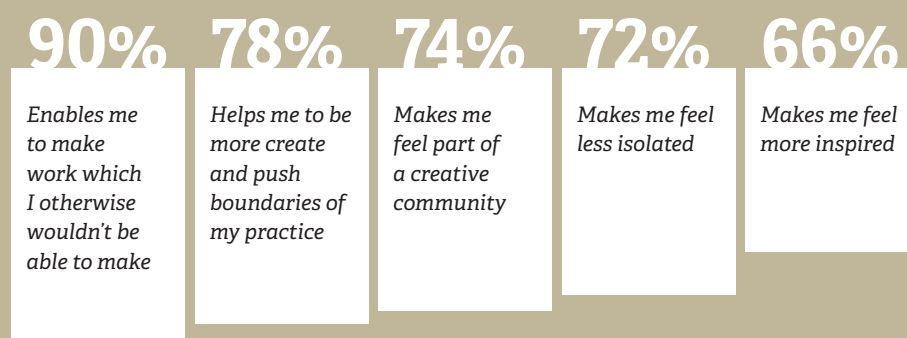


Artists based in Wasps continue to struggle to make ends meet through their arts practice. 9 out of 10 earn under £10k per year.

### How much artists currently earn each year:



### Benefits of being part of Wasps' network





# How are we doing?

## Feedback from our tenants

In 2013/14, we carried out the first national survey of Wasps' entire tenant community. Almost 40% of the tenants responded from across Scotland giving us some fantastic insights into the service that we provide.

The feedback below shows how our tenants rate the organisation across a number of areas. We have been encouraged by the overall positive feedback and will continue to improve our repairs and maintenance service whilst keeping rents stable.

### Artists and Makers

<b>RATED EXCELLENT OR GOOD</b>	<b>%</b>
Dealing with issues about your rent	<b>94%</b>
Finding out about activities happening in Wasps' buildings	<b>87%</b>
Studio lettings procedure	<b>85%</b>
Finding out about Wasps' work	<b>81%</b>
Overall quality of studio	<b>79%</b>
Approachability of Wasps' staff team	<b>76%</b>
Overall Wasps' service	<b>74%</b>
Responding to maintenance enquiries	<b>68%</b>
Quality of exhibitions and events	<b>68%</b>
Value for money	<b>66%</b>
Responding to general enquiries	<b>66%</b>

### Cultural organisations

<b>RATED EXCELLENT OR GOOD</b>	<b>%</b>
Approachability of Wasps' staff team	<b>100%</b>
Value for money	<b>99%</b>
Overall Wasps' service	<b>93%</b>
Overall quality of studio	<b>87%</b>
Responding to general enquiries	<b>87%</b>
Studio lettings procedure	<b>77%</b>
Dealing with issues about your rent	<b>75%</b>
Finding out about activities happening in Wasps' buildings	<b>73%</b>
Quality of exhibitions and events	<b>70%</b>
Finding out about Wasps' work	<b>67%</b>

“South Block is the first project in which Wasps has offered a mix of low cost and commercial studios under one roof”.



# 2013-14 Project highlights

## Building Project: South Block

South Block is a 50,000 sq.ft., four storey studio complex in the heart of Glasgow's Merchant City. Designed by award-winning architects, NORD, it provides 96 studios in total for visual artists, makers, cultural social enterprises and creative businesses. South Block opened back in December 2011 and was an instant success, becoming fully let within just 7 months.

South Block is the first project in which Wasps has offered a mix of low cost and commercial studios under one roof. We were therefore thrilled that the new venue was recognised with a number of awards in 2013/14.

We set up Wasps Creative Industries Community Interest Company to develop the £3.5 million project. The profits generated in commercial rents are gifted to Wasps Artists' Studios to keep rents as low as possible.

### Tenant feedback

South Block represented a substantial expansion to Wasps' business. Never before had we managed this scale of commercial office space. We were therefore heartened to get some very positive feedback from the commercial creative industry companies based there.



**96** studios

**4** stories

**50,000**  
square feet of space



### Feedback from commercial creative industries

RATED EXCELLENT OR GOOD	%
Availability of meeting rooms	100%
Service from South Block reception staff	95%
Overall quality of your studio	95%
Overall WASPS' service	90%
Quality of meeting rooms	89%
Service from Wasps' wider staff team	85%
Value for money of your studio	85%
Communication about activities happening in the building	80%
All that is Coffee café	74%

RIAS Andrew Doolan Best Building in Scotland Award

RIAS Winner – Commercial Category

Scottish Design Awards Winner – Interior Design Category

Scottish Design Awards Commendation – Low Cost Projects Category

RIAS Historic Scotland Award for Conservation and Climate Change



A woman with long, wavy red hair is suspended in the air, holding onto a black aerial silk. She is wearing a black long-sleeved top and black leggings. Her body is arched, and she is looking upwards. The background is a large, industrial-style space with a high ceiling featuring a complex network of dark metal beams and skylights. Sunlight filters through the skylights, creating a pattern of light and shadow. In the lower part of the frame, there are some blue tarps and other industrial elements.

“Around 200 artists  
opened their spaces to  
the public attracting  
3,605 visits”.

# Creative projects

## **Anna Lobner Dusseldorf Exchange**

Now running for over a decade, this exchange has nurtured a strong friendship between Glasgow and Dusseldorf's artist communities. This year, Glasgow based artist, Hardeep Pandhal, swapped cities for two months with Sculptor, Kai Richter. Hardeep said:

"I had the opportunity to present my work in a solo context for the first time. In addition to this, I had the time to develop my ideas for some of my future projects, such as my commission for Glasgow International. Having now gained my first experience of a residency abroad, I am sure this will have a profound effect upon my professional development".

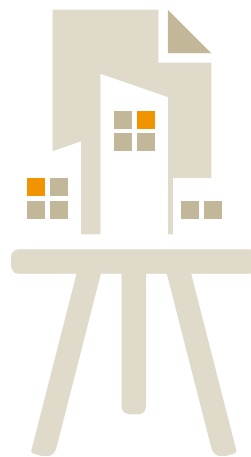
Both Hardeep and Kai are invited back to the Briggait to exhibit together as part of Wasps Open Studios/GENERATION in 2014.

## **Wasps Open Studios**

Wasps Open Studios continued to be a popular event with artists and visitors alike. Around 200 artists opened their spaces to the public attracting 3,605 visits. The 2013 edition was the first time the event was staggered across the month of October, allowing visitors and artist tenants to visit venues in other places. Wasps' artists earned over £12,000 in sales and commissions during the event.

"I thoroughly enjoyed the weekend and liked meeting lots of new people as well as ones I already knew. There were several art students visiting too and they were so enthusiastic, it was infectious. They loved the idea of having their own studio when leaving art school."

### ***Open Studios participant***



**200** artists  
**3,605** visits  
**£12,000** sales

# Creative projects



## **Hollywood Trust Kirkcudbright residency**

“I’d like to thank everyone involved in offering me this fantastic opportunity. I’ve had an amazing time and I will treasure my time in the studio forever.”

These are the words of Caroline Inker who, along with Ryan Gillan, was a recipient of this year’s Hollywood Trust residency at Wasps’ Cannonwalls and Claverhouse Studios, Kirkcudbright. The residency offers two artists aged 25 or under who either already live in Dumfries and Galloway or have a connection with the region a free studio for one year plus a bursary for making work. Working in partnership with the Hollywood Trust, our overarching aim is to encourage young contemporary artists to base their career in Dumfries and Galloway.

## **Fashion Foundry**

In 2013/14 we delivered a unique new talent and incubator hub for fashion and textile designers at South Block in partnership with the Cultural Enterprise Office.

Focusing on the luxury market, Fashion Foundry provided business incubator support to accelerate ten of the country’s most promising designers, giving them the confidence and skills to maximise their creative and business potential. This was complimented by a series of industry events open to the wider fashion community, fostering a specialist network for the sector in Scotland.

This was a pilot project supported by Creative Scotland and Scottish Textiles. Plans are underway to continue the programme.

# Creative projects

## **Meadow Mill: Dundee Sodden and Gomorrah October 2013**

Sodden and Gomorrah was an exhibition of tea towels in Meadow Mill Projects. We exhibited a mixture of artist's editioned tea towels alongside tea towels that belonged to studio tenants and beyond.

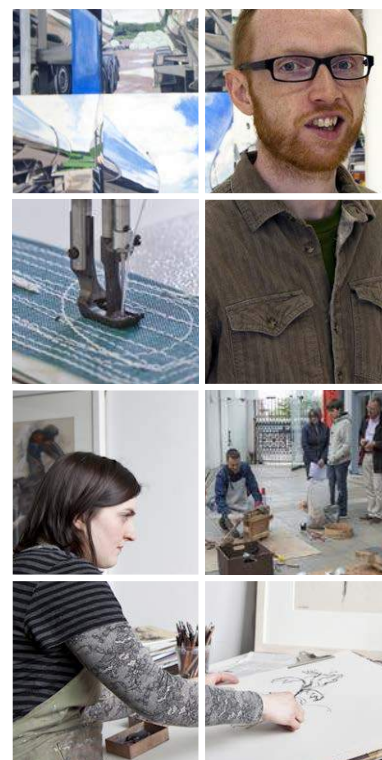
Tea towels exhibited included two designed by the Turner Prize winning Grayson Perry, as well as towels covering a wide range of subject matter: tourism, various animals & fauna, music and the military.

Although lighthearted in theme, this show was part of the Dundee Printmaking festival and was intended to act as an icebreaker to attract people to our first event in the Meadow Mill project spaces. The exhibition was accompanied by a Live Screen printing event by design collective Analogue Social.

## **The Briggait: Glasgow Grammar of Ornament Rachel Barron August 2013**

In her first major solo exhibition, Rachel Barron launched an experimental project in collaboration with the public within the Briggait's 1873 hall and adjoining gallery spaces.

Working in direct response to the architecture of the gallery space and surrounding area of Glasgow, the artist created an ambitious floor piece that evolved over the duration of the exhibition. The Briggait's two street-facing galleries were transformed into dynamic workshop environments, which housed unique printing devices and bespoke tools made by the artist. Members of the public had the opportunity to experiment with these printmaking devices and contribute to the project.





“The centre will enable each company to bring leading international companies to Scotland to train people to the very highest of standards”.





# New building projects

## Briggait Creation Centre

This year we took a step closer to revamping a currently undeveloped area of our HQ building in Glasgow's Merchant City into The Briggait Creation Centre. Creative Scotland provisionally awarded £1million for the ambitious £4.7m plans.

Creation Centres are spaces for multi-disciplinary art making, often focusing on outdoor performance but mixing visual art, performance, circus and other artforms. They are relatively common in Europe but less well known in the UK.

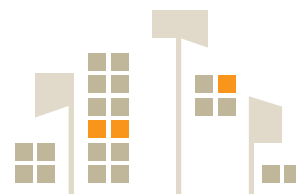
The Briggait Creation Centre will become a new home for our project partners – Conflux, Dance House, Indepen-dance and YDance – allowing them the space and high-quality facilities they need to develop and thrive.

The centre will enable each company to bring leading international companies to Scotland to train people to the very highest of standards. In turn, the centre will be a place where a new generation of performers can train before going out to entertain audiences across Scotland, the UK and the world.

The Briggait Creation Centre will be there for people who want a career in areas like the circus, dance or street theatre as well as for people who want to learn performance skills for their own pleasure or get fit through dancing.

The Briggait building is Glasgow's former fish market which Wasps redeveloped in 2009, providing a base for 145 creative workers within 45 studios and 23 offices for arts organisations.

This new addition will provide 6 purpose built studios for dance, circus and physical performance as well as boast a contemporary glass frontage leading on to Clyde Street, further contributing to the architectural regeneration of Merchant City. If all the funding can be secured, we aim to complete the redevelopment in 2017.




**145** creative workers

**45** studios

**23** offices for arts organisations





“The location – and both the house and the small grounds themselves – provoke a sense of quietness and isolation, a feeling of retreat and of contemplation and space.”.



# New building projects

## Skye

This year, Wasps received a very generous gift of a house in Skye and an endowment from the estate of Vice Admiral Sir Roderick Macdonald KBE. We plan to renovate the house into an exciting new artists' residency space on the island.

'Admiral Roddy' as he was affectionately known was an accomplished artist and had a distinguished naval career including, variously, working for NATO, a secondment to the US Navy, acting as Aide to the Queen, as well as more than his fair share of maritime adventures during wartime and throughout the Cold War.

"Admiral Roddy's" house in Braes is well-known, and sits in some 0.5 acres of ground, roughly 15 minutes' drive outside of Portree.

We will develop the property in 2014/15 to create 3 bedrooms, a communal social/living space and 3 workspaces in outbuildings. Future activities and programming will be developed in partnership with Atlas Arts to support all visual artists (those living on Skye, nationally and internationally) as well as other creative practices including writing, design, music and the performing arts.

The location – and both the house and the small grounds themselves – provoke a sense of quietness and isolation, a feeling of retreat and of contemplation and space. The environment is rugged and beautiful, changing rapidly with the weather. On a clear day the Old Man of Storr, the Cuillins and other Skye landmarks can be seen from nearby viewpoints.



**3** bedrooms

**1** communal social/living space

**3** workspaces

**0.5** acres

# Financial review

## Wasps Artists' Studios £

### INCOME

Rental Income	1,171,663
Arts Programme: income	67,280
Public Grants	25,583
Interest receivable / Other income	3,475
Grant receivable from Wasps Trust	500,000
Donations from Wasps Creative Industries CIC	100,000
<b>Sub-total</b>	<b>1,868,000</b>

### EXPENSES

Rental payable	705,503
Artists' Studio Expenditures (excl. rent payable)	468,602
Arts Programme: expenditure	57,310
Staffing costs	390,426
Overheads	59,909
Interest and Bank Charges	24,540
Depreciation	55,825
	<b>1,762,115</b>

**Net surplus on operations** **105,885**

## Wasps Creative Industries CIC £

### INCOME

Rental Income	205,725
Service charges	98,050
Café Sales	48,143
Interest receivable / Other income	133
<b>Sub-total</b>	<b>352,051</b>

### EXPENSES

Rental payable	67,855
Tenant service costs (CIC commercial tenants)	114,050
Café expenditure	42,917
Overheads	5,366
Interest and Bank Charges	161
Depreciation	3,568
Interim donation to Wasps Limited	100,000
<b>Sub-total</b>	<b>333,917</b>

**Net surplus on operations** **18,134**

# Financial review

The Wasps Trust

£

## INCOME

Rental Income	642,565
Interest receivable / Other income	48
	642,613

## EXPENSES

Staffing costs	6,400
Overheads	9,786
Interest and Bank Charges	36,367
Reorganisation Costs	30,376
Other expenses	688
Grant to Wasps Limited	500,000
	<hr/> 583,617

**Net surplus on operations** **58,996**

**TOTAL SURPLUS ON ALL OPERATIONS** **183,015**

# Contributors & Supporters

## Wasps Team:

**David Cook** – Chief Executive

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**Alison Fullerton** – Head of Development

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**Alan Simpson** – Head of Property

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**Tim Alter** – Head of Finance (until 31/01/2014)

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**Chris Biddlecombe** – Studio Projects Manager

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**Helen Moore** – Marketing Officer

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**Ian Fordyce** – Management Accountant

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**Alexis Smith** – Finance Officer

---

**Michelle Emery-Barker** – Curator / Programmer

---

**David Cameron** – Maintenance Officer

---

**Lois Green** – Studios Administrator

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**Amalie Silvani-Jones** – Receptionist (until 14/03/2014)

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## South Block Team:

**Natalia Palombo** – Receptionist

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**Ursula Cox** – Receptionist

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## All That is Coffee Team:

**Fiona Danskin** – Manager

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**Christopher Duncan** – Barista

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**Warwick Beyers** – Barista

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## Wasps' Board

**CHAIR** – Dr Steve Inch OBE, D.Univ, Bsc (Hons) Dip TRP, MIED – Governor – Royal Conservatoire For Scotland, Director – EU Jessica Board for Scotland, Executive Director Devt. and Regen. Services (retired) Glasgow City

**John Crallan** – Freelance Architect

**Alan Pert** – Owner, Nord Architecture

**Peter McGaughey** – Artist and Director of Wave Particle Ltd

**Sally Moir** – Founding Director/ Partner at We Are Smart Consultants (resigned 30/04/2014)

**Eleanor McAllister** – Consultant at Eleanor McAllister Ltd

**Calum Macaulay** – Chief Executive Officer, Albyn Housing Society Ltd

**Leslie Robb** – Investment Advisor (retired)

**Jim Mullan** – Chief Executive Officer – Kibble Works

**Gordon Moir** – Lawyer, Partner at Webb Henderson, Legal and regulatory advisors

**Jeanette Paul** – Head of Design, Duncan of Jordanstone College of Art and Design (resigned 23/05/2013)

**Patricia Fleming** – Director, Patricia Fleming Projects (resigned 23/05/2013)

**Arthur Watson** – Artist and Course Director, Fine Art, Duncan of Jordanstone College of Art and Design (resigned 25/10/2013)

## Wasps Trust:

**CHAIR** – Prof Ian Wall, FRSE FRICS DSc HonFRIAS

**SECRETARY** – Alastair Duncan Bsc

**Annette Bruton BEd DIPSE** – Chief Executive, Care Inspectorate for Scotland

**Malcolm Deans BSc FRICS** – Director of Campus Services, Heriot Watt University

**Morgan Hogarth BA CA** – Chartered Accountant, Business Consultant and Independent Director (resigned 15th May 2014)

**Tom Laurie OBE** – Economic Consultant & partner in the Laurie Consultancy

**Gordon Moir LLM** – Partner at Webb Henderson, Legal and Regulatory Advisors

**Bill Nicol PGrad** – Chief Executive, Riverside Inverclyde

**Donald Reid MA LLB** – Chairman, Mitchells Robertson Solicitors

**Drew Oswald BSc** – Chief Executive, Work Investments Ltd (resigned 25th March 2013)

**Ron McChristie** – Partner, Riddell Thoms (resigned 25th March 2013)

## The following are both Board Members and Trustees:

**Dr Steve Inch OBE, D.Univ, Bsc (Hons) Dip TRP, MIED** – Governor – Royal Conservatoire For Scotland, Director – EU Jessica Board for Scotland, Executive Director Devt. and Regen. Services (retired) Glasgow City

**Peter McGaughey** – Artist and Director of Wave Particle Ltd

**Leslie Robb** – ex Partner, Baillie Gifford and Co, Investment Advisor

## Supporters :



Scottish Investment Fund



Hugh Fraser Foundation



Aberbrothock Skea Charitable Trust

Leng Charitable Trust



The Tay Charitable Trust





# Where we are

## 1 Glasgow

For all enquiries, please contact  
our head office at:

The Briggait  
141 Bridgegate  
Glasgow G1 5HZ  
**T: 0141 553 5890**  
**info@waspsstudios.org.uk**  
**www.waspsstudios.org.uk**

77 Hanson Street, G31 2HF  
South Block, 60 Osborne Street, G1 5QH  
15 East Campbell Street, G1 5DT

## 2 Edinburgh

Patriothall, 48A Hamilton Place, Stockbridge, EH3 5AY  
78 Albion Road, Leith, EH7 5QZ  
2-3 West Park Place, Dalry EH11 2DJ

## 3 Aberdeen

36-48 Langstane Place, AB11 6FB  
Eagle House, 15 Shore Lane, AB11 5BF

## 4 Dundee

2nd, 3rd and 4th floors, Meadow Mill,  
West Henderson's Wynd, DD1 5BY

## 5 Irvine

Courtyard Studios, 128 Harbour Street, KA12 8PZ

## 6 Nairn

Blue Door Art Studios, 48A High Street, IV12 4AU

## 7 Paisley (Until 30/06/2013)

Unit 32A Broomlands Street, PA1 2NR

## 8 Shetland

The Booth, New Street, Scalloway, ZE1 0TQ

## 9 Selkirk

Unit 1, St Mary's Mill, TD7 5EW

## 10 Newburgh

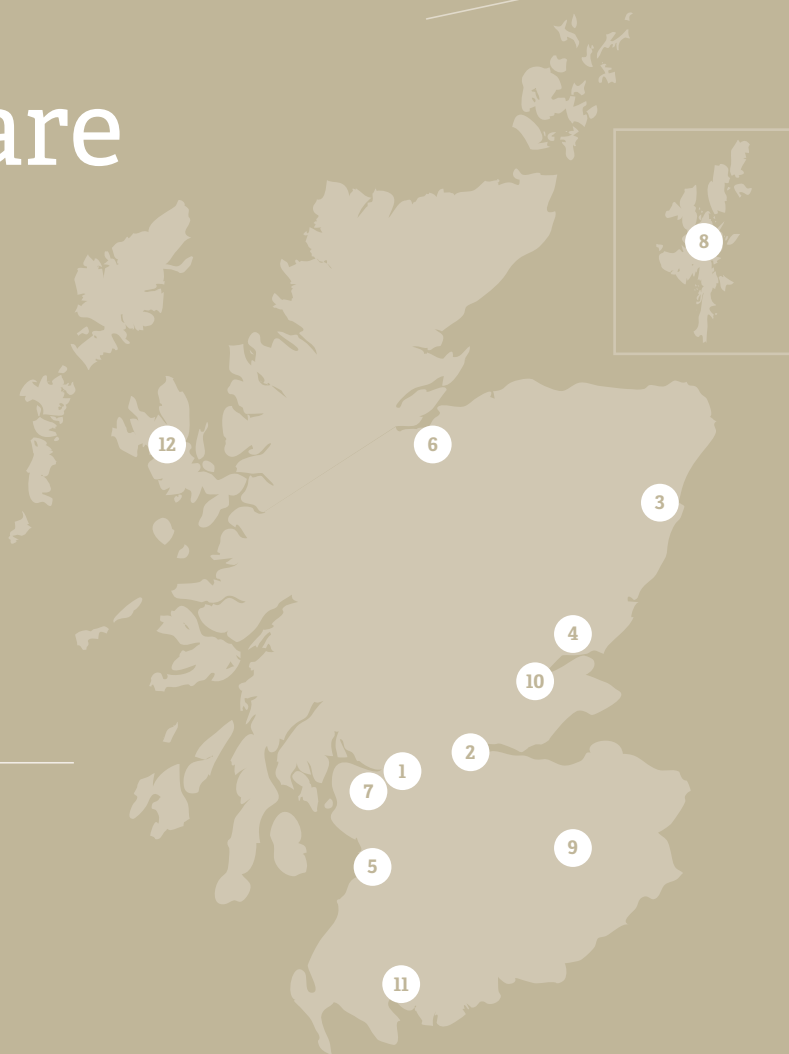
67 High Street, Newburgh, KY14 6AH

## 11 Kirkcudbright

Cannonwalls and Claverhouse,  
117 High Street, Kirkcudbright, DG6 4JG

## 12 Skye

Old House, 4 Lower Ollach, Braes, Isle of Skye IV51 9LJ





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