

Wasps Studios' Annual Review

# *Leaving 09/10 with flying colours*



WELCOME  
TO WASPS'  
2009/10  
ANNUAL  
REVIEW.



*Introduction*



*Space for artists*



*Growing Wasps' network*



*The Briggait, Glasgow*



*Opportunities for artists*

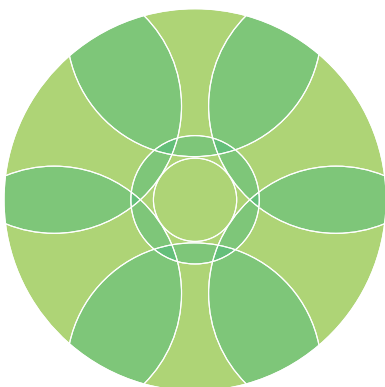


*Financial Review*

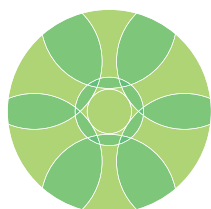


*Behind the scenes*

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## INTRODUCTION



*Scotland's artists are the lifeblood of our culture. They create art that inspires, excites, educates and entertains us all. However, many artists survive on low incomes and, like many professions; times have been particularly hard in the recent economic climate.*

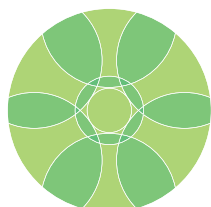
Wasps Studios was set up to provide affordable workspace to support the careers of visual artists. We have grown in the last 33 years to become one of the UK's largest studio providers housing hundreds of artists each year. With funding cuts for the cultural sector across the UK it is now more vital than ever to maintain our supportive infrastructure for Scotland's arts community.

Fortunately, we are in a strong position to meet these challenges. In the last decade we have been moving away from a reliance on revenue subsidy towards becoming a fully self-financing charity and social enterprise. We are on track to achieving this by 2013 thanks to a £1 million investment from the Scottish Investment Fund received this year. This builds on our long-term partnership with Creative Scotland and you can read more about this strategy on page 4.

We were also delighted to complete the long-awaited redevelopment of The Briggait in Glasgow into a new home for 80 visual artists and arts organisations. It's a stunning conversion and you can read about the Briggait's chequered past and its bright future on page 6.

Finally, thanks to everyone who has supported Wasps this year and we look forward to working with you in 2010/11.

**David Cook**  
*Chief Executive*





## STUDIO SPACE

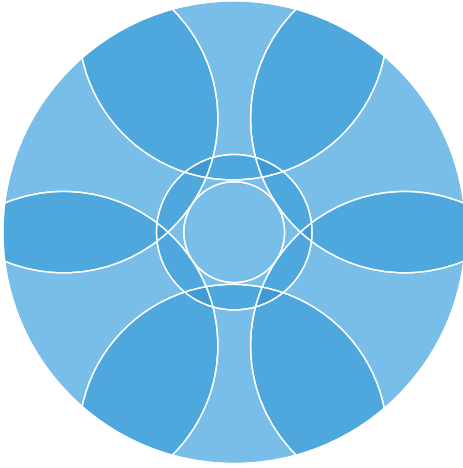
*This year we provided affordable workspace to 732 visual artists and makers at 18 buildings across Scotland. Artists at all stages in their career were supported, from new graduates to established names.*

There is strong demand for our service. At the end of 09/10, 402 artists had applied for a workspace. Waiting times can be long in some areas but we are working on a strategy to meet the high demand by expanding the network across Scotland as described on page 4.









## GROWING THE NETWORK

*The Scottish Investment Fund agreed a £1 million investment*

*This year we continued to implement our innovative capital strategy to grow the studio network across Scotland, supporting 150 more artists and becoming a fully self-financing charity and social enterprise.*

### 'FIVE CUBED' STRATEGY

Wasps works by making a small amount of money on each studio letting which, when added together, helps to pay for the costs of managing the studio network. In the past Wasps has been unable to generate enough earned income to cover all these costs and revenue funding has traditionally plugged this gap.

However, back in 2008 we conceived of 'Five Cubed': a strategy to develop 5 buildings in 5 communities in 5 years. We would create 140 more studios, support 150+ artists and double the size of the company by 2013. This increase in scale would allow us to generate enough of our own income so that we could exist and flourish without the need for revenue funding.

### INVESTMENT

The strategy received strong backing from the outset from our strategic partners, Creative Scotland, who are investing £2.5 million into the £6 million capital expansion programme.

We received another ringing endorsement of our plans this year. The Scottish Investment Fund agreed a £1 million investment – the maximum award – in the form of grant, loan and risk capital.

*The strategy received strong backing from the outset from our strategic partners, Creative Scotland, who are investing £2.5 million into the £6 million capital expansion programme.*



## NEW CAPITAL PROJECTS

Plans to implement Five Cubed are now well underway and we have identified four of the five target locations:

### *Glasgow*

We are working on a major new £3.5 million project to redevelop a 50,000 sq.ft. four storey building in Glasgow's Merchant City into a 'Cultural and Creative Industries Hub'. The new facility will provide a mixture of low cost and commercial workspace for an estimated 111 artists, social enterprises and creative businesses. Fundraising for the project is ongoing and we plan to be on site in 2010/11.

Significantly, this project will represent a new direction for the company. Using our experience in property management we are moving into a more commercial market place. All profits generated from new activity will be recycled back into Wasps Studios to keep rents affordable for artists.

### *Kirkcudbright*

This year we purchased two Georgian town houses in the historic 'Artists Town' of Kirkcudbright in Dumfries and Galloway. Plans are underway to transform these buildings into high quality studios for up to 17 visual artists. The new complex will be the first of its kind in the region and will be completed in summer 2010.

### *Irvine*

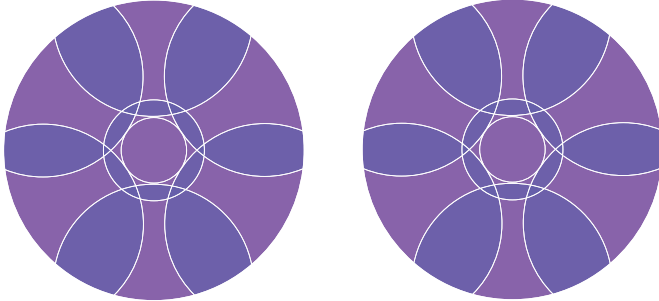
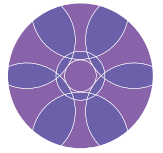
We started on site on the refurbishment and expansion of one of our existing buildings, Courtyard Studios in Irvine. The project will create 5 new studios, bringing the total number of artists supported in Irvine to 19. The expanded building will be reopened in summer 2010.

### *Dundee*

We also plan to redevelop and expand another of our existing buildings, Meadow Mill Studios in Dundee. The building currently provides space for 70 artists over two floors but there is scope to redevelop a 4th floor into more studios and a new exhibition space for the city.

We are considering Inverness and / or Stirling as a fifth target location for studios and will explore the availability of buildings in these areas in the coming year.





## THE BRIGGAIT, GLASGOW

*The building has been transformed into a stunning studio complex*

*After a decade of work, in December 2009 we were delighted to complete the £6.5 million redevelopment of Glasgow's historic Fish Market, The Briggait. The building has been transformed into a stunning studio complex with 69 affordable workspaces, 3 exhibition spaces, meeting rooms and a beautiful public Courtyard that dates back to 1873.*

### A BRIEF HISTORY

One of Glasgow's most enduring and endearing landmarks the Grade A listed Briggait Fish market has been a part of the River Clyde skyline since the Nineteenth Century.

A city funded public building; the fish market was designed by architects Clarke and Bell and opened in 1873. The main hall (1873 Courtyard) offered a spacious and hygienic solution to the problems of external markets in Victorian Britain. Additional buildings were added in 1889, 1903 and 1914 respectively as growth demanded. The complex also incorporates the 1650s Merchants Steeple which belongs to the Merchants House of Glasgow.

In 1977 the fish market moved out of the city centre to be nearer to road networks and after a century of service the Briggait building joined the list of unused Glasgow properties. In 1980 a notification of demolition was placed.

Within a year a voluntary body called The Bridgegate Trust had formed with a view to purchasing a long-term lease from the owners Glasgow City Council. With considerable dedication and through the negotiation of grants with various bodies the fish market was reopened within a few years as a shopping centre.

However, this venture was short-lived due to the costly upkeep of the new facility and the low footfall in the area. By the 1990's The Briggait shopping centre had failed and the building had sadly become disused again.

The Briggait was then predominantly empty for the best part of 20 years. Wasps were based in the building temporarily in 2000 and, from this time, we have been working hard to reintroduce the building as a new arts space. The project has been a real labour of love and we are thrilled with the result!

### PROJECT FUNDERS

Of course the project wouldn't have been realised without the kind support of many funders including Glasgow City Council, Scottish Arts Capital Lottery Fund, Heritage Lottery Fund, Scottish Enterprise, Historic Scotland, Triodos Bank, The Hugh Fraser Foundation and Michel Fund.



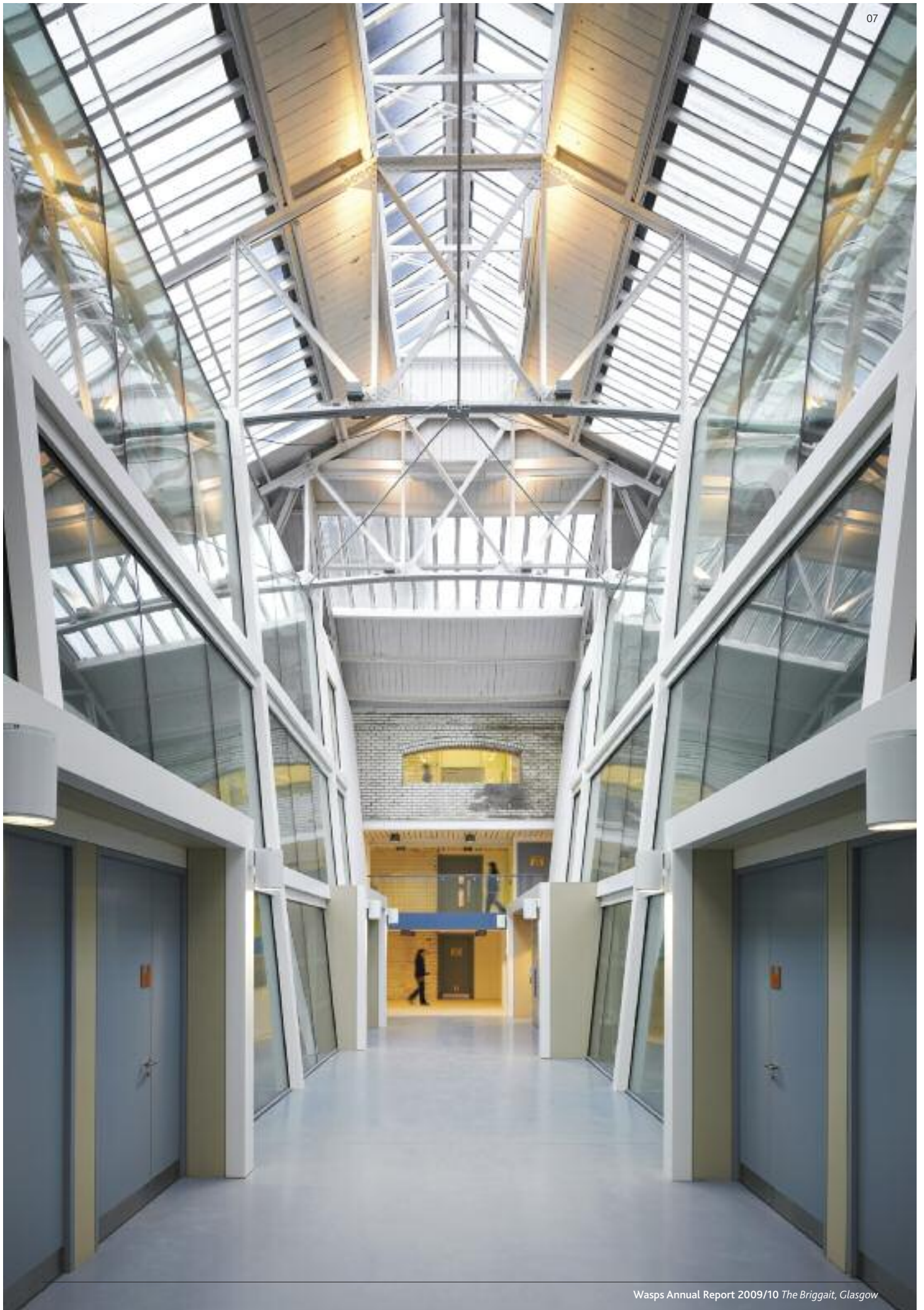
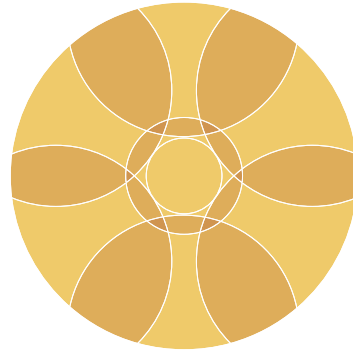
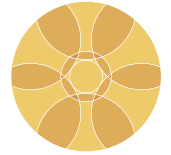






Image: Painter Ronnie Heeps in his Glasgow studio





## OPPORTUNITIES FOR ARTISTS

### NEW GRADUATE PRIZE

*We were delighted to run our new graduate prize again in 09/10 with support from leading UK property developers, PPG.*

There is huge demand for Wasps' studios with waiting times up to two years in Dundee and Glasgow and four years in Edinburgh. It's therefore extremely difficult to get your foot in the [studio] door as soon as you graduate. This often means that promising new graduates must work out of unsuitable work spaces, from home, or at times drift into other professions to make ends meet.

The New Graduate Prize provides free studio space to new graduates to encourage them to begin their career as a practising artist without the burden of having to find money to pay their studio rent.

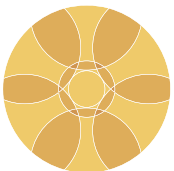
After visiting the degree shows at Glasgow School of Art, Edinburgh College of Art and Duncan of Jordanstone College of Art in Dundee, three worthy recipients were selected. They are: Rachel Wright (Glasgow); Jamie Fitzpatrick (Dundee); and Francesca Nobilucci (Edinburgh). We wish them all the very best and believe they each have bright futures ahead.



## WASPS OPEN STUDIOS WEEKEND

*This event is the only time of year when the artists across Scotland open up their studios to the public. The event, which took place in October 2009, was once again a great success. Over 200 artists took part generating a total of £33,574 in sales and commissions.*

We attracted 3798 visits in one weekend and received some fantastic feedback with 94% of those surveyed saying they would return next year.







*/ We attracted 3798 visits and received some fantastic feedback with 94% of those surveyed saying they would return next year.*

Image: Ceramicist Eleanor Caie in her Glasgow studio

# FINANCIAL REVIEW



## INCOME

		£000	%
<i>Studio rent</i>		692	54.6
<i>Core revenue grants</i>		49	3.8
<i>Grant from The Wasps Trust</i>		395	31.1
<i>Other grants</i>		12	0.9
<i>Wasps Artists' Open Studios</i>		8	0.6
<i>Other income</i>		113	8.9
TOTAL OUTCOME		1,268	100.0

## EXPENDITURE

		£000	%
<i>Studio expenditure</i>		686	54.5
<i>Safety improvements</i>		19	1.5
<i>Studio management costs</i>		211	16.7
<i>Other Programmes</i>		20	1.6
<i>Fundraising, governance and other costs</i>		77	6.1
<i>Wasps Artists' Open Studios</i>		35	2.8
<i>Costs of developing new projects</i>		202	16.0
<i>Maintenance reserve transfer</i>		10	0.8
TOTAL OUTCOME		1,259	100.0
SURPLUS		9	

\*Income from non-public sources is 95.3%

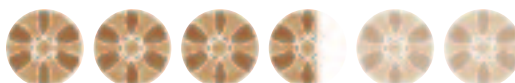


# FINANCIAL REVIEW

/ WASPS TRUST (partner charity of Wasps Studios)

## INCOME

*Rent receivable*



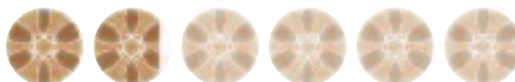
£000

%

314

68

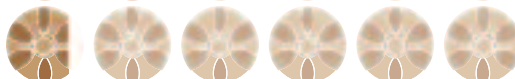
*Grants receivable*



26

121

*Other income*



25

5

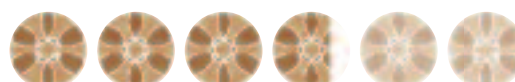
TOTAL OUTCOME

460

100.0

## EXPENDITURE

*Grant to Wasps Ltd*



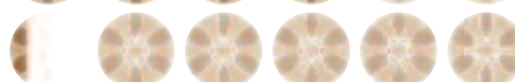
£000

%

395

72

*Loan interest*



6

1

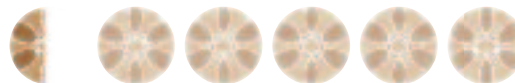
*Capital project development*



136

25

*Legal & Professional fees*



11

2

*Other expenses*



2

0

TOTAL OUTCOME

549

100.0

DEFICIT

(89)

\*The deficit in the year was due to an exception grant of £160,000 to Wasps Ltd

# BEHIND THE SCENES



## WASPS' TEAM

David Cook, *Chief Executive*  
 Tim Alter, *General Manager Finance and Operations*  
 Emma Taylor then Linda Moran, *Finance Officer*  
 Helen Moore, *Tenants Liaison & Communications Officer*  
 Alison Fullerton, *Fundraising & Communications Manager*  
 Michelle Emery-Barker, *Administrator*  
 Chris Biddlecombe, *Property Projects Officer*  
 Jurek Smernicki, *Property Maintenance Officer*  
 Alan Simpson, *Property Asset Manager*

## WASPS' BOARD

Ian Wall (*Chair 2009/10*) *Economic Regeneration Specialist*,  
 Tom Laurie (*Vice-Chair 2009/10*) *Director*,  
*The Laurie Consultancy*  
 Gerry Grams (*Chair 2010/11*)- *City Design Advisor*,  
*Glasgow City Council*  
 Jeanette Paul (*Vice-Chair 2010/11*) - *Head of Post Graduate*  
*Studies, Duncan of Jordanstone College of Art & Design*  
 John Crallan -*John F Crallan Architects*  
 Drew Oswald - *Partner, Knight Frank*  
 Donald Reid - *Chairman, Mitchells Robertson Solicitors*  
 Barbara McQuillan - *Tax Partner, Henderson Loggie*  
 Patricia Fleming - *Freelance Curator and Arts Manager*  
 Arthur Watson - *Artist & Senior Lecturer, Duncan of*  
*Jordanstone College of Art & Design*  
 Sarah McKenzie Smith - *Artist (resigned 23/04/10)*  
 Karen McKimmie - *owner, Ambiance Interior Design*  
*(resigned 23/04/10)*  
 Mike Foulis – *Director of Housing and Regeneration,*  
*Scottish Government*

## SUPPORTERS

Scottish Arts Council Lottery Fund  
 Heritage Lottery Fund  
 Historic Scotland  
 Glasgow City Council  
 Scottish Enterprise  
 Glasgow Life  
 Triodos Bank  
 Hugh Fraser Foundation  
 Mickel Fund  
 PPG

## LOCATIONS

**Glasgow** (Head office)  
 The Briggait  
 141 Bridgegate  
 Glasgow  
 G31 2HF  
**Tel:** 0141 554 8299  
**Email:** [info@waspsstudios.org.uk](mailto:info@waspsstudios.org.uk)  
**Web:** [www.waspsstudios.org.uk](http://www.waspsstudios.org.uk)

*77 Hanson Street, G31 2HF*  
*2nd & 3rd Floor, 48 King Street, G1 5PT*  
*15 East Campbell Street, G1 5DT*  
*Pulp paper making workshop, Unit F, 41 Purdon Street, G11 6AH*

**Edinburgh**  
*Patriothall, 48 Hamilton Place, Stockbridge EH3 5AY*  
*78 Albion Road, Leith EH7 5QZ*  
*2-3 West Park Place, Dalry EH11 2DJ*  
*Bonnington Mill, 72 Newhaven Road, EH6 5QG*

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

**Dundee**  
*2nd & 3rd floors, Meadow Mill, W Hendersons Wynd, DD1 5BY*

**Irvine**  
*Courtyard Studios, 128 Harbour Street, KA12 8PZ*

**Nairn**  
*Blue Door Art Studios, 48a High Street, IV12 4AU*

**Paisley**  
*Unit 32 A/B/C, 32 Broomlands Street, PA1 2NR*

**Shetland**  
*The Booth, New Street, Scalloway, ZE1 0TQ*

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

**Newburgh**  
*67 High Street, KY14 6AH*





*Wasps Studios*

Registered in Scotland No. SCO62117  
Scottish Charity No. SCOO1351

*The Wasps Trust*

Registered in Scotland No. SC022115