

wasps_



Annual Review 2022-23

A Canvas For Creativity



Our Buildings

1	Admiral's House	Skye
2	Albion Road	Edinburgh
3	Cannonwalls & Claverhouse	Kirkcudbright
4	The Courtyard	Irvine
5	East Campbell St.	Glasgow
6	Granton Station	Edinburgh
7	Hanson St.	Glasgow
8	Inverness Creative Academy	Inverness
9	Langstane Place	Aberdeen
10	Links Studios	Nairn
11	Meadow Mill	Dundee

12	Patriothall	Edinburgh
13	Perth Creative Exchange	Perth
14	Eagle House	Aberdeen
15	South Block	Glasgow
16	St Mary's Mill	Selkirk
17	Stromness Studios	Orkney
18	The Booth	Shetland
19	The Briggait	Glasgow
20	The Steeple	Newburgh
21	West Park Place	Edinburgh

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Our Mission

Wasps (Workshop and Artists Studio Provision Scotland) has been supporting the arts community in Scotland for 46 years, and has grown to become the UK’s largest provider of creative spaces. Wasps houses 1,000 creative people, including 25 arts charities and 81 creative businesses across 21 locations, from the Borders to Shetland, contributing significantly to the cultural wealth of the nation.

Wasps’ mission is to provide affordable working space and support activities in which creators can prosper.

Wasps’ vision is to be an inspirational home for creative practice. Through activities and advocacy we will continue to deliver affordable spaces in which the artistic community can realise and share its talent and skills.

Our work supports the regeneration of communities across Scotland. We redevelop redundant historic buildings and convert them into essential facilities for artists and creative industries, improving the heritage and economy of the communities in which they are based.

Wasps also supports our creative community with the delivery of an annual arts programme, which includes exhibition, workshop and residency opportunities, along with professional development across our eight galleries and two residency spaces.

We are a financially self-sustaining not-for-profit charity, and proud to support the largest cultural community in Scotland: a major contributor to the nation’s economy and identity.

Welcome from our Chair & CEO

As Scotland's national provider of creative spaces we are dedicated to our tenants, the creative community and the preservation of Scotland's building heritage.

Chair's Welcome Karen Anderson

First of all, I would like to thank our tenants, staff and supporters of Wasps for giving me such a warm welcome when I was appointed Chair in March 2023.

I pay tribute to my predecessor Andrew Burrell, who served tirelessly in leading a Board of volunteer trustees who all share the same belief: that arts and culture play a vital part in the definition of our nation. As the UK's major provider of creative spaces we have a duty to support and nurture Scotland's largest creative community, which is something Andrew was passionate about. I would like to thank him for his service.

I join Wasps at a time of unprecedented volatility, with the post-pandemic cost of living crisis affecting every aspect of our lives, from the price of heating our homes to the increases at the tills. Wasps is particularly exposed to this, as we have many ageing buildings across the estate that require ongoing attention and in some instances are not energy efficient. We have strived to protect our tenants as far as we can, but ultimately have had to implement rent rises and utility surcharges to help spread the cost of maintaining the future of the network.

I feel strongly about supporting creative talent in Scotland. It plays a vital role in the country's economy, but it also contributes to the nation's identity. To lose that vital attribute would be damaging, and so Wasps has been lobbying local and national governments for greater support for the sector. There are still discussions to be had but I feel that progress has been made and we will continue to be heard, alongside organisations such as Scottish Contemporary Art Network (SCAN) and the Scottish Artists Union (SAU).

In a time where we need to protect ourselves from the myriad challenges that the global economic landscape poses, it is heartening that so many external bodies view Wasps as the right organisation to lead on major developments. Over the past year we have been working alongside the City of Edinburgh Council to establish a new creative hub at Granton Station, which we anticipate will open towards the end of 2023.

Glasgow's former fish market The Briggait, home to approximately 150 artists and businesses for the past 12 years, received the funding and support to develop the redundant spaces that face the Clyde. Work is now onsite and we expect the first phase to be completed in 2024. These developments help strengthen the network, place Wasps in a heightened position to lobby for further support, and add much needed facilities for Wasps' tenants and the wider community.

I very much look forward to working with this dedicated team, to meet with many of our tenants, and to honour the achievements that have preceded me.





"Wasps is one of many organisations having to adapt to the ongoing cost of living crisis and utility price volatility."

Audrey Carlin, CEO

CEO's Introduction Audrey Carlin

2022-23 has been a year of many contrasts, from the successful opening of the final phase of Inverness Creative Academy to the stark challenges facing our operation and our tenants' livelihoods, as a result of the cost of living crisis.

I am delighted to welcome Karen Anderson to Wasps' Board of Trustees, to lead our Board through the year to come and to work with our staff and creative people in ensuring Wasps' place in Scotland's cultural economy. Karen succeeds Andrew Burrell as Chair and brings considerable experience and knowledge. Her position as one of the UK's most respected creative practitioners will be a major asset as Wasps moves forward, leading a hugely capable, connected and diverse board of trustees.

Wasps' current Five-Year Business Plan concludes in 2023 and has served us well, in spite of the global circumstances we faced during its delivery. We now embark on developing a new five-year plan that will guide us into the latter stages of this decade. We will engage with our creative communities and key stakeholders across Scotland to ensure our ambitions are in line with creative need and will contribute to necessary place making and economic stimulation in our towns and cities.

Wasps embarked on our Journey to Net Zero in 2022-23. We secured support to employ specialist input to establish our baseline data and will be producing deliverable action plans for the whole estate and how we work as a creative community. Already the team has delivered many efficiency measures to reduce energy costs and more will follow with input from our studio communities.

Wasps is but one of many organisations having to adapt to the ongoing cost of living crisis and utility price volatility. It has not been easy, and some of our decisions may not have been welcome. It is important to note that we share many of the frustrations our tenants express. We hope to galvanise our collective beliefs to lobby those who have the power to provide greater support.

We now look forward to welcoming our artists from Albion Road and West Park Place to their new permanent Edinburgh home at Riverside House, Gorgie. This move will provide a more sustainable, long-term future for more artists in the Capital by providing accessible space for creative activity for local communities.

We were delighted to welcome HRH The Princess Royal to open the final phase of Inverness Creative Academy. In its first full year of operation the facility exceeded all expectations, enabling high numbers of people across the Highlands to engage in art and creativity. Later in 2023 we will be opening Granton Station in Edinburgh, as a new cultural facility. Work continues in the west with the final phase of development at The Briggait, returning to use the remaining undeveloped historic market halls and opening up the building fully in 2024.

I would like to thank Wasps' trustees for their continued assistance, and Andrew Burrell for all his support over the past eight years. Sadly, we lost a dear friend and trustee, Hugo Burge in May 2023. His guidance and enthusiasm will be sorely missed. Special thanks to all the staff at Wasps, a small, dedicated team who work hard to ensure that the UK's largest provider of creative spaces has a bright future.



Wasps in Numbers 2022-23

Wasps' performance over the financial year illustrates that our charity has shown resilience through adverse conditions and is well placed to meet the new, post-pandemic challenges and support its tenants through an economically volatile period.



Above:
Wasps Summer Market at The Briggait, August 2022



Above:
Artist studio at Inverness Creative Academy

2

Capital projects



81

Creative / social
enterprise tenants



815

Artist tenants



140 +

Tenants sold work
through wasps
markets



£2,519,297

Capital funds
received



25

Charity / cultural
organisation tenants



80 +

Guides for tenants in
wasps resources



97%

Occupancy across
estate 2022-23



21

Buildings



330

Artists supported
In the Arts
Enterprise
Programme



£452k

Property
maintenance
investment 2022-23



66

Exhibitions across
Wasps' gallery
spaces



Path to Net Zero



Sustainability

Above:
South Block, Glasgow common area

This year Wasps has moved forward on our journey to net zero. To meet Scotland's 2045 net zero target, a rapid transformation across all sectors of our economy and society is required. For Wasps, responding to the climate crisis is essential to help future-proof our charity and our creative community against climate-related risks and ensure the longevity of our buildings and livelihoods.

In March, the property team enrolled on Step Up to Net Zero (SUTNZ) – a scheme from Glasgow City Council and Glasgow Chamber of Commerce which funded a four-month work placement to upskill Glasgow's workforce and help businesses take action towards net zero.

Wasps already have a Green Team and is working towards switching to full LED lighting with PIR motion sensors, but having a dedicated Net Zero Coordinator has helped build capacity in the organisation to take our sustainability work further. After having a net zero assessment conducted at The Briggait, our appointed SUTNZ Coordinator, Isabelle Budd is working to develop a bespoke action plan with a focus on circularity, net zero and waste management.

Over the course of the placement, our SUTNZ Coordinator focused on short-term actions, such as setting up systems to monitor building energy consumption, calculate carbon footprint from gas and electricity use and the creation of circular procurement guidelines to influence positive change across our supply chains.

Now having baseline emissions data, we are progressing medium and long-term actions of the plan to set targets for reductions, drafting a roadmap to net zero and developing a decarbonisation plan for the wider Wasps estate, including how we present our arts practice, events and our studio management.

Whilst the climate emergency poses serious threats, it also brings opportunities for creative climate action. Our Net Zero Coordinator is in discussion with tenants and the wider arts community about how Wasps can take a collaborative, inclusive and creative approach to sustainability. And while the assessment is originally Glasgow-focused, thanks to external funding these actions will be rolled out across Wasps' network from 2023.

Steps Taken to Net Zero

To meet Scotland's 2045 net zero target, a rapid transformation across all sectors of our economy and society is essential.

1	Development of a Wasps sustainability policy
2	Standardised data collection system established to record gas and electricity consumption across Wasps' estate
3	Baseline emissions data calculated for carbon footprint assessment from gas and electricity usage
4	Partnership with Glasgow Coffee Festival to trial event data collection and calculate carbon emissions from audience travel
5	Data collection in place to monitor staff travel footprint
6	Staff encouraged to use a journey planner tool to generate low-carbon travel plans for any journey
7	Development of circular procurement guidelines to embed sustainability in Wasps' supply chains
8	Circularity criteria embedded in the construction contract for works on Briggait Clydeside Market Halls development e.g. monthly waste management reports produced, materials re-used where possible and scrap materials to be made available to tenants
9	Waste management contracts renewed and suppliers scored against circular procurement criteria
10	Audit of Wasps' Briggait office to eliminate single-use items
11	Creative poster campaign around The Briggait to encourage building users to rethink their waste and consider how it can be repurposed and diverted from landfill
12	Staff training session to increase climate literacy and engagement with circularity and net zero across the business
13	Tenant engagement to discuss potential collaborations around sustainability in studio use and practice

Developing New Creative Space

The Briggait Clydeside Market Halls

The Briggait Clydeside Market Halls project will breathe new life into the un-used Clydeside spaces by transforming them into a vibrant riverside destination.

2022-23 was a busy year for the Briggait Clydeside Market Halls project, which aims to breathe new life into the un-used Clydeside spaces of The Briggait by transforming them into a vibrant riverside destination for markets, food and drink, art exhibitions, retail and community events. The project will be delivered in two phases.

Our design team including Collective Architecture Ltd, RYBKA, Narro, Jensen Hughes and Brown & Wallace completed all design work in October, which allowed our cost consultants, Doig & Smith to successfully tender the phase one construction contract through Public Contracts Scotland during November-March. In tandem with this work, our Funding and Partnerships team worked hard to secure the full £3.9m needed for the initial phase, which meant that we were able to award the construction contract in March 2023.

Clark Contracts will now deliver the phase one construction project during 2023-24, with the new halls, café and Clyde Street corner block set to open in summer 2024.

During 2021-22, Wasps appointed Glenbuild Roofing to carry out a package of remedial works to the occupied areas of The Briggait, including repairs to the roofs, leadwork, gutters and high level stonework on the Bridgegate facade. This £100k project was completed in March 2022 following a five month programme and has secured the building against further water ingress to studios and the event halls.



Above:

An artists impression of the completed renovation of the Briggait Clydeside Halls

More information at: waspsstudios.org.uk/briggait

Granton Station

The Granton Station building project transformed a former railway station into a dynamic creative workspace within the Granton Waterfront Regeneration area.

During 2022-23, Keir Construction were onsite delivering the capital works programme for City of Edinburgh Council, who led the £5m redevelopment prior to Wasps taking on the 25-year lease. In February 2023, the building project achieved partial completion and Wasps appointed Ink Design to design the fit out of the space with funding assistance from Charles Hayward Foundation, Scottish Enterprise and Creative Scotland.

The design includes flexible meeting room, one gallery space, and co-working areas alongside offices for creative industries, creating much needed space for creatives to work in Granton. The project aims to complete the fit-out towards the end of 2023 with leases commencing shortly after.

Wasps is working with further education providers to develop and implement a Graduate Accelerator programme, offering the space and support to newly qualified professionals looking to make that first move to start their own business.

Granton Station now provides:

- Creative office space
- 24/7 secure building access
- Staffed reception
- High-speed fibre broadband
- Meeting room available to hire
- Co-working / hot-desk areas with flexible memberships
- Mail handling
- A pool of talent from other businesses on site
- Kitchenette areas
- Gallery and workshop space available to hire
- Access to Wasps' professional development network
- Cycle parking, lockers and shower



Above:
Open Day at Granton Station with City of Edinburgh Council, March 2023
More information at: waspsstudios.org.uk/space/granton

Digital Transformation

In 2021 we awarded a three-year Digital Transformation Project contract to IO IT Services Ltd to deliver an enhanced digital infrastructure and IT support service to Wasps tenants across Scotland. Improving digital connectivity and opening up further opportunities for creative online business development was felt to be high priority.

Wasps was delighted to receive much needed funding from Scottish Enterprise to enable the Digital Transformation Project to move forward with speed.

Internet connection speeds in Wasps buildings are now 30x faster in many locations, with fibre lines offering reliable performance. IO IT services are now in place to offer 24hr assistance directly to our tenant network.

During 2022-23 the digital transformation project was completed with all properties across the estate now benefiting from faster Internet and access to our IT support team at IO IT services.

Pocket Places in Perth

To complement Perth Creative Exchange, a creative hub Wasps opened in 2019, the Perth Creative Exchange Pocket Places Project was delivered by Sustrans in partnership with Wasps, North Inch & Muirton Community Council and Perth & Kinross Council during 2022-23.

With help from the local community, Sustrans collaborated with the team at Wasps to design and deliver simple interventions in the outdoor grounds of the building for tenants, residents, and the wider community to connect, be creative and enjoy together.

The result is a fully accessible community garden with bike storage and seating to enjoy nature in the City.



Above:
Perth Creative Exchange
More information at: waspsstudios.org.uk/spaces/perth

Supporting Our Tenants

Wasps' Property Team provides operational and maintenance support to our network of buildings, supporting tenants across Scotland. Many of these buildings have protected status and significant heritage value. The total estate equates to 215,000 sq ft with 720 lettable spaces, providing working accommodation for over 1,000 creative tenants.

Considerable investment has been made across Wasps' estate in response to tenant requests, the challenges of operating historical buildings and conforming to latest legislation.

Wasps' Property Team continues to ensure the buildings that are home to our artists and creatives continue to be maintained and operated to the highest standard.

The Health and Safety of all our building users is paramount and this year has seen significant investment in Fire Risk Assessments across our estate.

Following the Fire Risk Assessment of one of our buildings in Edinburgh, c.£100K was immediately invested to ensure the building was safe to remain open and artists able to continue their work with minimum interruption while work continued.

Wasps' spend on repairs and maintenance for 2022-23 amounted to more than £452,000.

Energy efficiency continues to be a focus for Wasps with the formation of the Green Team; an internal group of Wasps Staff tasked with looking at energy efficiency across the estate


and coming up with new ideas to help Wasps on its journey to Net Zero.

Refurbishment of The Booth, Wasps' residency property was undertaken in Shetland, in partnership with Shetland Arts, and is now fully operational once more.


Inverness Creative Academy's final phase was completed in May 2022. We are delighted with the new asset to Scotland's cultural landscape and the addition has been more successful than forecast in its first full year of operation.




The creation of a Wasps Green Team to explore and implement environmentally focused change to Wasps’ operations



Fire risk assessments completed at buildings deemed most at risk



Grant funded Step Up To Net Zero Coordinator appointed to draft Wasps Sustainability Policy



Refurbishment of The Booth, Shetland, improving Wasps’ residency opportunities



Updated Wasps Customer Relationship Management software to SFG20 industry compliance standard



Appointed a member of staff dedicated to resolving minor building issues more rapidly and efficiently




Water management works completed across Wasps’ estate



Fire safety works completed at West Park Place to keep building operational and safe for tenants



Fully replaced electric heating provision at Meadow Mill Studios in Dundee



Continued to develop health and safety procedures for staff and tenants



Invested £65k in windows/external repairs and £20k in energy efficiency measures at Langstane Place





Our Arts Programme

The Wasps Markets continued to grow in popularity over 2022-23 with our five markets attracting over 8,000 visitors to our buildings.

Wasps' Arts Enterprise Programme provides artists and creatives with a platform to exhibit and sell their work. The programme was adapted last year to provide greater exposure and support and in 2022-23 Wasps hosted 66 exhibitions from over 330 artists with around half of these being exhibitions by Wasps tenants.

Selling

The Wasps Markets continued to grow in popularity over 2022-23 with our five markets attracting over 8,000 visitors to our buildings. Due to the growing demand for our markets, 2023 saw the addition of the Wasps Spring Market at The Briggait.

A total of 53 Wasps tenants took up the opportunity to engage with potential customers through Wasps Markets in 2022-23, and this figure is likely to increase with the development of The Briggait's Clydeside Market Halls Project, when it opens in 2024.

Wasps continues to support tenants through the Own Art Scheme. Eligible work exhibited as part of our programme is available through Own Art's 0% interest finance scheme, making purchasing art

more accessible and in turn supporting the artists by widening the opportunity to buy original works.

Artists are now able to sell directly to clients using the Own Art Scheme, applicable both in person and via Wasps Shop, which is our e-commerce site introduced to further support our tenants. Entering year 4 of Wasps Shop, we continue to support our tenants selling remotely through the shop with items going to new homes across the world, direct from our artists.

For more information visit the project website at:
waspsstudios.org.uk/our-shop

"Lots of fantastic stalls and makers, very pleasant market all round, great atmosphere in a stunning setting. A very positive experience overall."

"I loved the positive energy and input from the stallholders staff and visitors. The variety of work was amazing."

"All in all the event was very uplifting. The amount of visitors was inspiring. Seeing the smiles on stall holders faces was brilliant."

"Best market I've done - felt very well informed prior to the market and the market set up and turn out was amazing. Loved it."

Feedback from Wasps Market Attendees and Stallholders

Exhibitions & Support

In addition to the core Arts Enterprise Programme, Wasps has also engaged in extra-curricular activities to support tenants and the wider creative community.

In partnership with Dumfries and Galloway Council, we held our largest Kirkcudbright show to date with over 50 tenants from across Scotland exhibiting in Kirkcudbright Galleries. The three-month exhibition attracted over 6,500 visitors.

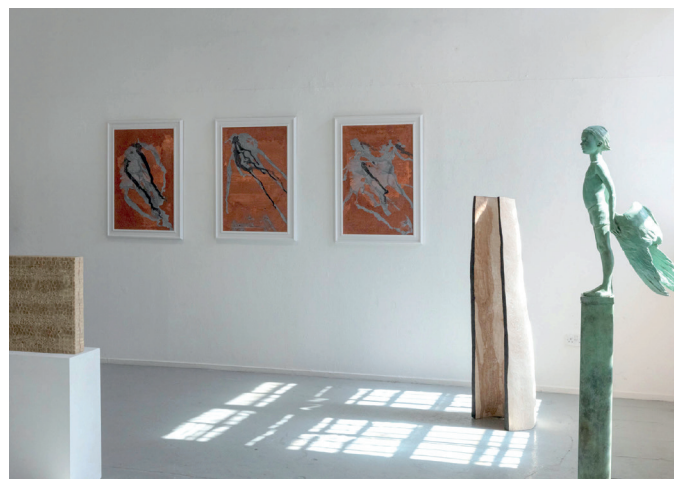
Wasps continued our partnership with Marchmont Estates in The Borders, providing a residential opportunity at one of the most picturesque and historically significant locations in Scotland. Wasps tenants Vicki Fleck and Ally Wallace embarked on a creative journey, taking their work in new directions during their time at Marchmont.

Several Wasps open studio events took place across six buildings. These tenant-led events provide visitors with the unique opportunity to discover the artists' studios and buy from them direct.

Wasps continues to expand our online library in the form of Wasps Resource, which provides information on subjects such as marketing, finance and tax, hosting exhibitions, as well as signposting opportunities.

In 2022/23 Wasps played host to a number of successful group exhibitions. *Second Nature*, the product of the Wasps X Marchmont residency hosted a group of Wasps and Marchmont based artists in Wasps Patriothall (Edinburgh). The opening of our 21st building, Inverness Creative Academy was launched with the exhibition *Home & Away*, showcasing artists from across the Scottish Highlands.

Wasps also supported a number of graduate and student exhibitions as part of the 22/23 arts programme, including University of the West of Scotland's New Media Art students at South Block Gallery and over 60 students in their group show at Patriothall, organised through the Edinburgh Gallery Society.



Right:
Second Nature Exhibition at Patriothall, Edinburgh

Communications & Marketing

The launch of the final phase of the Highlands' first major creative hub dominated a year in which Wasps evolved our Arts Enterprise Programme to better suit the needs of emerging artists and welcomed record-breaking visitor numbers to our markets in Glasgow and Inverness.



Above:
Inverness Summer Market 2022



Above:
HRH The Princess Royal opens Inverness Creative Academy in May 2022

Promoting Wasps' Tenants

Inverness Creative Academy's exhibition spaces have been well used since opening and the stunning Assembly Hall has played host to numerous exhibitions, the majority of which have supported Wasps' artists. These events have played a significant role in helping our tenant artists connect with potential buyers, and there has been extremely positive feedback in terms of its effect.

Wasps' Arts Enterprise Programme has developed to provide greater exposure to artists, with longer runs which, in turn, allows Wasps to promote new exhibitions with much needed increased lead time. In addition to the space, Wasps offers additional marketing support, including the provision of printed and digital marketing materials and social media promotion.

Wasps is proud to use the services of its tenants where possible, and has engaged with businesses across the network, including South Block tenant Sanna Mac, who has designed this Annual Review.

Wasps' Website

In the previous financial year Wasps undertook a complete redesign of its website, enabled thanks to a Digital Enablement Grant from Highlands & Islands Enterprise. Since its launch, waspsstudios.org.uk has surpassed expectations in terms of visitor numbers, increasing to virtually double the previous site's audience figures. This is partly due to Search Engine Optimisation (SEO), but also as a result of increased functionality aimed at serving our tenants, such as a dedicated tenant portal, resource centre, issue reporting system and e-commerce platform: Wasps Shop.

Communications

Good two-way communications between Wasps and our tenants needs to be at the heart of everything we do.

Over the last year we have had to deal with challenging issues including the cost of living crisis, which resulted in rents rises and the energy surcharge, plus the need to move our artists from West Park Place and Albion Road to new premises.

We have communicated through multiple channels - in-person, virtual tenant forums, Wasps' website tenant portal, Wasps' social media channels, in writing to individual tenants and Wasps' regular e-newsletter.

From our conversations, we know that tenants want to ensure that their voices are heard. As we move to working on our next five-year plan, engagement with the whole Wasps family – staff, tenants and stakeholders – will be key.

Our Trustees are exploring more ways to improve engagement and outreach with our tenants across Scotland. Wasps is also working collaboratively to ensure the Scottish Government act to mitigate the long-term impact of the cost of living crisis on the artistic community.

Inverness Creative Academy

Wasps is delighted with the way Inverness Creative Academy has been received by the Highlands' creative community. The final phase was completed in February 2022, but in May of that year the centre received Royal approval, officially opened by HRH The Princess Royal.

Since then, Inverness Creative Academy has grown to become a central cultural venue for Inverness and the Highlands. It has exceeded expectations in terms of occupancy of its creative industry spaces, and has developed its visibility in the region to become one of Inverness' most popular events spaces.

The success of Inverness Creative Academy during its first year of operation as a completed facility has been acknowledged and applauded by regional and national media, which has helped embed the Highlands' first major creative hub into the cultural fabric of the region.

Wasps continually engaged with external audiences, including our key supporters, locals and the media. Highlands & Islands Enterprise, Inverness Chamber of Commerce and Highland Council offered valuable support in terms of promotion, and Wasps sought further partnership opportunities with High Life Highlands, Inverness Tourism, Inverness Highland Games and the Tartan Heart Festival in attracting new audiences to Inverness Creative Academy.

In the lead up to and beyond the launch event, Wasps committed to heavy promotion of Inverness Creative Academy through a combination of outdoor campaigns, event sponsorship, direct mailing, print, digital, online and PR.

Promoting Wasps' Services

Wasps' main function is to provide affordable working accommodation for artists and creatives. Increasingly, Wasps has operated flexible workspace options, now available at Perth Creative Exchange and Inverness Creative Academy. The newly opened Inverness Creative Academy's offering has become increasingly popular.

Wasps continues to be committed to a promotional strategy to develop awareness of our multiple services. This nuanced diversification helps to increase awareness of Wasps and its operations to new audiences, organisations and partners.

Occupancy across the estate remains high, which is testament to the resilience of the business and the effect of the support channels offered by external bodies during the previous 12 months. It also re-affirms that Wasps' provision continues to be a valuable service to the creative community, in spite of the mounting economic pressures that continued in 2022-23

Wasps was delighted to receive multiple acknowledgements, including being shortlisted for Glasgow's Favourite Business in the 2022 Glasgow Business Awards and also shortlisted in the coveted AJ Retrofit Awards. Partner architect LDN won the Highlands and Islands Architectural Association Award for New Life for Existing Buildings, in response to their sterling work for Inverness Creative Academy.

Funding & Partnerships

Wasps' core operations are self-sustaining through rental income, but as a charity we must fundraise for capital developments and engagement work required to ensure new projects are embedded in our communities.

Granton Station

A former railway station for the Granton Gas Works, Granton Station is a Category B listed building which has been transformed by the City of Edinburgh Council as part of a £1.2 billion strategic regeneration programme of Granton Waterfront.

Wasps will take on operation of this much-loved historic building in 2023 offering co-working, hot desking and office space for creative freelancers, enterprises and businesses.

Granton Station will also be the home to Wasps' first Graduate Accelerator programme for Edinburgh-based arts graduates. Funded by Creative Scotland, the Accelerator programme will support recent graduates as they move from education to establishing themselves as artists or creative businesses, with a special focus on those facing additional social, physical or economic barriers in their fields. The Accelerator is a 12-month programme and will match graduates with an experienced mentor, who will help them to develop their creative practice or business. They will be provided with access to a flexible workspace at Granton Station, establishing a new community of some of Scotland's most exciting young creatives in Granton.

Below:

Wasps' Granton Station - The Waiting Room events space



Below:

Granton Station within Granton Square



The Briggait Clydeside Market Halls

This financial year has seen the first phase of our major project to redevelop 1,200m² of unused and derelict market hall space in Glasgow's Briggait finally come to fruition. The £3.9m Clydeside Market Halls project will bring the entire Briggait site back into public use for the first time in 50 years, securing the Category A listed market halls and Corner Block for future generations.

Shaped by community and partner consultation, our project is poised to breathe new life into these iconic buildings, firmly re-establishing their historic connection with Clyde Street and the river. Through a combination of restoration of the existing façade, coupled with the creation of an entirely new public entrance, vibrant café, a welcoming reception area, and new market and event space, we are set to create a bustling hub poised to reawaken the energy of the street front.

This project has only been made possible through the continued support of our funding partners. Wasps successfully secured £3.9m in capital funding from the Scottish Government, Glasgow City Council, Historic Environment Scotland, Glasgow City Heritage Trust, Scottish Landfill Community Fund, Architectural Heritage Fund and Scottish Enterprise.

Beyond the bricks and mortar, our commitment to community engagement continues with a parallel community arts and heritage initiative that will run alongside the capital development. This initiative will collaborate with local primary school students, the talented artists who call The Briggait their home, and the wider Glasgow community. Together, we will capture memories, images, and artwork that will be sealed in a time capsule to be buried at the new Clyde Street entrance – a lasting testament to our dedication to preserving and sharing the rich history of The Briggait.

Plans are underway to mark The Briggait's 150th anniversary. Glasgow's former fish market was originally completed in 1873 and as Wasps and partners are safeguarding the entire complex for the future, it is appropriate to mark The Briggait's 150th birthday.

Below:

Funding and Partnerships Manager Eddie White with Jamie Shields of Clark Contracts taking the Doors Open Days 2023 tour of The Clydeside Market Halls development

The Clydeside Market Halls Project will bring the entire Briggait site back into public use for the first time in 50 years.



Financial Overview

The Wasps Trust and its subsidiaries operate on a self-financing basis that does not require public sector revenue subsidies to meet its core charitable mission. At the end of 2022-23 the Group was in a stable financial position.

2022-23 saw the completion of Year Five of the 2018-23 Business Plan. Whilst the plan was broadly on target at the end of Year Two, Years Three to Five were impacted as a result of COVID-19, resulting in delays to the delivery of some key activities including capital projects and larger maintenance works. In addition, well publicised increases in utility costs and other overheads in the year to 31 March 2023 has affected the results for the year and going forward.

The Wasps Trust

Income	31.03.23	31.03.22
Rental Income	821,699	819,854
Interest Receivable & Other Income	-	-
Grant Income & Donations (Note 1)	77,667	2,519,197
COVID-19 Funding	-	-
Total Income	899,366	3,339,051

Expenses

Overheads	113,999	94,307
Interest & Bank Charges	29,520	26,458
Capital Project Expenses	-	75,750
Grant to Wasps Ltd	650,000	650,000
Loss/Gain on Revaluation	-	3,515,157
Total Expenses	793,519	4,361,672

Net (deficit)/surplus on operations	105,847	(1,022,621)
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Wasps Ltd

Income	31.03.23	31.03.22
Rental Income	2,082,156	1,905,432
Arts & Events Income (Note 2)	132,504	32,246
Interest Receivable & Other Income	15,314	10,581
Creative Scotland Cultural Recovery Fund	242,434	58,038
Grant Receivable from Wasps Trust	650,000	650,000
Donations from Wasps Creative Industries CIC	120,000	120,000
Donations	1,555	-
Employment Grant	7,031	-
Total Income	3,250,994	2,776,297

Expenses

Rental Payable	852,063	858,693
Artists' Studio Expenditures	1,202,330	1,092,972
Art Programme: Expenditure	83,967	62,521
Staffing Costs	723,087	699,807
Overheads	279,712	216,586
Interest & Bank Charges	4,292	3,848
Depreciation	40,070	43,093
Loss/Gain on Revaluation	-	(374,999)
Total Expenses	3,185,523	2,602,521

Net surplus on operations	65,471	173,776
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The Wasps Group

	31.03.23	31.03.22
Total (deficit) / surplus on operations	222,193	(825,200)

Wasps Creative Industries CIC

Income	31.03.23	31.03.22
Rental Income & Service Charges	427,297	397,877
Interest Receivable & Other Income	6,702	8,287
COVID-19 Funding	-	-
Total Income	433,999	406,164

Expenses

Rental Payable	117,253	115,275
Tenant Service Costs	137,986	136,925
Overheads	4,264	6,747
Interest & Bank Charges	278	228
Depreciation Overheads	3,344	3,344
Total Expenses	263,123	262,519

Distribution to Wasps Ltd	120,000	120,000
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Net surplus on operations	50,875	23,645
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Notes

Note 1

During the 2022-23 financial year the following capital grants were received:

Inverness Creative Academy:
 £10,500 Highland Council
 £17,167 Historic Environment Scotland
 £10,000 Creative Scotland

The Briggait:
 £1,000 Architectural Heritage Fund
 £5,000 Scottish Enterprise

Granton Station:
 £25,000 Charles Hayward Foundation

£77,667 Sub-total

Note 2

Arts Programme income includes grant funds for Openarts Project:

Arts Programme income: £60,261
 Openarts income: £16,699
 Hall and meeting room hire: £55,544

Our Team

Executive Team

Audrey Carlin
Chief Executive Officer

Chris Cowie
Chief Operating Officer

David Illius
Head of Property

Nicola Mack
Head of Finance

Emma Neilson
Head of Projects

Daniel Pollitt
Marketing & Communications Manager

Edward White
Funding & Partnerships Manager

Property

David Cameron
Senior Property Manager

Tinsel Edwards
Property Manager

Moirra Gavin
Property Manager, Perth Creative Exchange

Meaghan McKeracher
Property Manager

Lois Green
Lettings Manager and Sustainability Coordinator

Catherine MacNeil
Property & Facilities Manager, Highlands and Islands

Marketing & Arts Enterprise

Fiona Allan
Marketing Officer

Caitlin Callaghan
Project Coordinator - Arts

Finance

Jean McElvenna
Senior Finance Officer

Ammie Johnstone
Finance Assistant

Reception Team

Denise Devlin
Receptionist, Granton Station

Samantha Gill
Receptionist, Inverness Creative Academy

Marie Hamrock
Receptionist, Granton Station

Yne Hogetoorn
Receptionist, Inverness Creative Academy

Rose Hollands
Receptionist, South Block

Francesca McCoy
Receptionist, The Briggait

Carys Reilly
Receptionist, South Block

Sofia Sefraoui
Receptionist, Perth Creative Exchange

Development

Bonnie Forrest
Openarts Project Coordinator

Estefania Gilroy
Project Manager - Capital

Úna Rodgers
Funding & Partnerships Officer

Patrons

Professor Ian Wall FRSE FRICS DSc Hon FRIAS

Eleanor McAllister OBE FRIAS FRSA

Members of the Wasps team in the Assembly Hall of Inverness Creative Academy

Wasps Trustees

Wasps is a charity and social enterprise, comprising of three entities, governed by a single Board of Trustees:

Chair

Karen Anderson B'Arch. (Hons), Dip. Arch, FRIAS, RIBA, Co-founder of Anderson, Bell & Christie

Former Chair

Andrew Burrell (AA) Dip Arch, Dip UD+RP, FRIAS, AOU (until March 2023)

Vice Chair

Seona Reid DBE, FRSA, FRSE, FRIAS – Trustee Edinburgh International Cultural Summit Foundation, Former Chair of National Theatre of Scotland

Hugo Burge

Director, Marchmont Ventures Limited (who sadly passed away in May 2023)

Audrey Carlin BSc (Hons), MRTPI

Chief Executive Officer, Wasps

Erin Forster MSc

Senior Associate Retail Lending, FCA

Nikki Kane MRes Creative Practices, MA (Hons) History of Art – Curator, Wasps Tenant

Alison Lefroy Brooks BA (Hons), ACA, MCT Chartered Accountant

David Logue

Partner, Gardiner & Theobald LLP
Property and Construction Consultants

Hilary Nicoll

Associate Director, Look Again Festival & Creative Futures Programme, Gray's School of Art, Aberdeen

Dyan Owen BA (Hons)

Associate Director, Weber Shandwick

Mhora Samuel

Creative Industries Consultant, former Wasps Tenant

Alasdair Tweedie MRICS

Director of Property Management, University of Stirling

Nicola Walls MA Hons; DipArch

Architect (Head of Arts & Culture), Page/Park

Karyn Watt

Partner & Head of Infrastructure, Anderson Strathern LLP

While Audrey Carlin is CEO of Wasps, all other trustees and board members are volunteers from a variety of professions and include two Wasps tenants.



Our Supporters

Wasps is grateful for the generous support from the following trusts, foundations and organisations in 2022-23, and gives thanks to all those who have supported us in the past.

Glasgow City Council

Glasgow City Heritage Trust

Creative Scotland

The Scottish Landfill Community Fund

The Scottish Government Regeneration Capital Grant Fund

City of Edinburgh Council

Historic Environment Scotland

Glasgow Chamber of Commerce

Highlands and Islands Enterprise

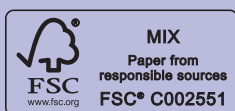
Architectural Heritage Fund

EB Scotland

Scottish Enterprise

Charles Hayward Foundation

And our private donors who wish to remain anonymous.



Wasps, The Briggait, 141 Bridgegate, Glasgow G1 5HZ

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The Wasps Trust is a charity registered in Scotland (SC022115). Workshop & Artists Studio Provision (Scotland) Limited is a charity registered in Scotland (SC001351). It is also a company limited by guarantee registered in Scotland (SC062117). Wasps Creative Industries C.I.C. is a community interest company registered in Scotland (SC383609).