

## **What we know**

This document provides an overview of information known by the GSA regarding the Mackintosh Building Fire on 15<sup>th</sup> June 2018. As more information becomes available we will update this document.

### **The Fire**

- Scottish Fire and Rescue Service logged the initial call reporting the fire in the Mackintosh Building at 11.15pm on 15 June 2018. Numerous people including GSA's own Security Staff based in the Reid Building called in the fire.
- At the time of the fire the Mackintosh Building was not part of the GSA's operational estate and was in the management and control of Kier Construction Limited
- There has been much speculation about the cause and spread of the fire. The cause is subject to expert investigation by The Scottish Fire and Rescue Service Fire Service, Police Scotland and the Health and Safety Executive. The agencies have advised that the investigations are very complex and will take significant time. The cause of the fire currently remains unknown.
- Scottish Fire and Rescue Service will publish their report in due course. Publishing the report is the responsibility of Scottish Fire and Rescue Service.

### **Impact on our Community**

- The Glasgow School of Art is very much part of Glasgow and the Garnethill community and we appreciate that the fire has had a devastating impact on residents and businesses, particularly those within the cordon.
- Our priority is to make the Mackintosh Building safe and stable as quickly as possible so people can return to their homes and businesses at the earliest possible moment. Progress on the Mackintosh Building stabilisation is being [issued weekly](#).
- We have appointed a senior Director of the GSA act as community liaison.
- We have been liaising with the Sauchiehall Street Inner Cordon Business Group, the local Community Councils, the Garnethill Displaced Residents Group, Glasgow City Council, Glasgow Chamber of Commerce, and with local MPs & MSPs to support mitigation of the various issues faced by our neighbouring communities.

- We have put the community – individuals and businesses who have asked– in direct contact with our Insurers Loss Adjusters.

### **Impact on Academic Delivery**

- We are working to ensure a seamless return for our students in the Academic Year 2018/19.
- The Glasgow School of Art has 15 buildings in Glasgow, 11 of which are currently operational. The Mackintosh Building was not part of the academic estate immediately prior to the fire and the Stow Building, which was acquired by the GSA from Glasgow Kelvin College in 2016 <http://gsapress.blogspot.com/2016/08/learning-legacy-of-historic-glasgow.html> , is still being prepared for the School of Fine Art. Two key teaching hubs - the Reid Building and Bourdon Building – were impacted by the fire and remain inaccessible to The Glasgow School of Art as they are within the safety cordon maintained by Glasgow City Council
- All Buildings are owned by The Glasgow School of Art other than leased buildings (Rose Street, 26 Rose Street, Blythswood House, Flemming House, McLellan Galleries, Tontine, The Hub and The Whisky Bond)
- Due to the current works on the Mackintosh Building we have been investigating a number of options for alternative accommodation for the Mackintosh School of Architecture, and potentially the School of Design for the coming academic session. This has involved the detailed testing of a number of locations to ensure that they will provide an appropriate, relevant learning and teaching environment. The possibilities that are being explored are all located within the city centre and we will confirm progress as it is known.
- Much postgraduate student work still remains in the Bourdon and Reid Buildings and we are unable to access it as this time. We are working closely with Glasgow City Council Building Standards who will advise us when they are able to reduce the size of the cordon.
- The Stow Building will become operational in Academic Year 2018/19. There will be planned activities in the building with its official opening marked by 2019 School of Fine Art Degree Show. Until then the School of Fine Art will continue to operate in the Tontine Building, Richmond Building, JD Kelly Building and Barnes Buildings.
- Academic delivery for Postgraduate and Open Studio students, which had been interrupted by the fire, resumed on 2 July. We are grateful to the many organisations who have helped us to make sure that our students and the many people who had been looking forward to a

summer course with the GSA were able to go ahead with their studies and short courses as planned.

- Graduate Degree Show will go ahead in September as planned, but the Master of Fashion Design Promenades has been rescheduled to December as much of the student work is still in the Reid Building.
- We are assessing what adverse impact on academic delivery there has been and will be discussing this with all students.
- The GSA's Open Day activities, which are a key part of our student recruitment, will continue in a revised format during 2018/19 including virtual open days and engagement with Glasgow as a city of creative production and an inspirational base for undergraduate and postgraduate study.

### **Damage to the Mackintosh Building**

- The interior of the Building is largely lost. Sections of the south façade, east and west gables are significantly damaged and there was damage to the upper areas of the north facade
- With the support of Glasgow City Council Building Standards the GSA was able to assess the state of the building using 3D imaging, drone footage and high-level surveys using cranes in the immediate aftermath of the fire. This data was compared with the 3D scans made in partnership with Historic Environment Scotland after the 2014 fire to gain a detailed picture of the level of the damage.

### **Managed Dismantling**

- Expert structural engineers, David Narro Associates, have been working with us from the day after the fire. They have undertaken a detailed assessment of the building and developed a rigorous plan for the managed dismantling of the dangerous parts of the structure.
- Their methodology is safest approach to the necessary down-taking for both the workers and for surrounding properties.
- The plan, which envisages an 8-week programme to stabilise the building, was shared with Glasgow City Council and Historic Environment Scotland before work began.
- Work began on 11 July and we have prioritised work on the east gable and south façade, the two areas which are impacting most significantly surrounding properties.
- The work is currently on schedule; however, time-scales will be influenced by the condition of the structure found at lower levels and the weather conditions, in particular wind speed which influences the operation of hoists and mobile elevating work platforms.

- Throughout the process our contractor, Reigart, and David Narro Associates, will be assessing the condition of the masonry and then removing it in the safest way. Where stonework has been assessed as significantly damaged and too dangerous to lift off the building is being pushed into the interior.
- We have a very detailed salvage strategy which allows for the recording of all areas as they are dismantled and samples of every type of dressed stone to be removed, tagged and taken to secure off site storage.
- The managed dismantling will take down only those parts of the building which are dangerous. Once this process is complete and the building is stable it will be scaffolded, and work to clear the interior will begin.
- We are keeping Glasgow City Council Building Standards appraised of the work throughout the process so that they can assess if it will be possible to reduce the size of the safety cordon
- We are releasing weekly updates on the status of the work which can be found [here](#).

#### **Damage to other GSA Buildings**

- The Reid and Bourdon Buildings have suffered damage.
- The Reid has primarily suffered damage to its rain-shield glazing which will need to be replaced.
- From external assessment The Bourdon appears relatively undamaged.
- Very quick internal surveys of both buildings, undertaken when Scottish Fire and Rescue were in control of the site, suggest some minor damage.
- The GSA Library and Learning Resources, including our extensive library and rare books collections which are based within the Bourdon Building, is undamaged.
- Our initial assessment of the Reid Workshops shows this area is relatively undamaged, but equipment will require testing and maintenance prior to use.
- Returning these buildings to use for Academic Year 2018/19 is a priority but it is dependent on the stabilisation of the Mackintosh Building.
- The GSA's Archives and Collections are located off-site in The Whisky Bond and are unaffected by the Fire.
- The GSA Mackintosh Furniture Collection is based on the upper floors of the Reid Building in a temperature-controlled environment. The Reid Building has an operational sprinkler

system in place. An assessment of the furniture was undertaken when Scottish Fire and Rescue were in control of the site and it is undamaged.

### **Rebuild Intent**

- We are going to rebuild the Mackintosh Building and it will return as a fully functioning art school.
- There has been a huge amount of speculation about what should happen with the site and quite rightly so, but from our point of view and that of the city of Glasgow, it is critically important that the building comes back as the Mackintosh Building
- The Building was insured at the time of the fire through an Owner Controlled Insurance Policy
- The Development Trust, which supports the wide range of activity at the GSA, will play a key role going forward.
- The planning for the rebuilding will take place in due course. Our immediate priority is the safe dismantling of sections of the building which are unsafe, the stabilisation of the Mackintosh Building and allowing the safe return to local residents, businesses and the GSA itself

### **2014 Restoration**

- The Mackintosh Building was within 10 months of the completion of the restoration project following the 2014 fire.
- The project teams included: Design team: Page\Park Architects, David Narro Associates, Gardiner & Theobald, Harley Haddow and a range of sub consultants; initial down-taking: Reigart; initial scaffolders: SGB; initial contractor Taylor & Fraser; main construction contractor Kier Construction Limited (and their sub-contractors).
- All the work on the Mackintosh Building restoration went through the Glasgow City Council planning and historic building application process, and was authorised through issue of a Building Warrant. These documents can be access via [Glasgow City Council on-line planning portal](#) (which contains both planning applications and building warrants).
- The Mackintosh Building was being restored using a combination of historic materials and craftsmanship

- Any contemporary additions were introduced to achieve improvements in the fully restored building such as increased energy efficiency and enhanced fire prevention, and essential 21st-century facilities such as data connectivity.
- All contemporary materials used complied fully with the appropriate British and European Standard Institution specifications and practices and were aligned with guidelines from agencies such as Historic Environment Scotland and Historic England
- Kier Construction Scotland Ltd was responsible for the appointment of most of the specialist sub-contractors and their management on the site including method statements, health and safety.
- The exterior envelope of the building had been secured and work on the interior, including installation of services, was well under way. We had embarked on completion of on key spaces and were in the finishing phases. The bones of the library were in place, but the decorative work was still off site.
- The restoration of the west wing and upgrade of the east wing of the Mackintosh Building were progressing to plan with £24.2m spent to date.
- The overall budget allocated to the restoration of the Mackintosh Building was £49m.
- The 2014 restoration was being funded through a combination of insurance, Scottish and UK Government support, and philanthropic donations as part of the wider £80m Mackintosh Campus Appeal and included the purchase of the Stow College site and refurbishment of the Stow Building.
- The £80m Appeal was being funded through GSA funds (£48m); donations (£17m); Scottish Government (£5m) and UK Government (£10m).
- We have communicated with donors regarding the 2018 fire and no donor has requested a return of their donation. We will, however, continue to engage appropriately and in accordance with charity law, and in the utmost good faith, as we always have, with all of our supporters.
- The 2014 restoration was supported by a comprehensive body of information on the Mackintosh Building including, uniquely for an historic building restoration, a Building Information Management Model which will contribute to the information required for the rebuild

### **Impact on Mackintosh**

- 2018 is the celebration of 150 years since the birth of Charles Rennie Mackintosh and we recognise that the fire is a significant impact on the city's Mackintosh heritage

- We are committed to supporting our Mackintosh partners in the City to ensure the fire does not impact on a year of celebration, and will continue to support them in the delivery of the Mackintosh 150 programme and strategic activities
- We have stated our commitment to rebuild the Mackintosh Building
- Our GSA Enterprises tour and retail offer is currently not operational and it is unclear when we will resume this from the Reid Building. The team is currently making alternative arrangements to deliver some activity off-site

#### **Further Information**

- Any update to GSA staff, students, alumni and the community are being posted on the [GSA website](#).
- Any press releases will be posted on the GSA media centre [here](#)
- The GSA website holds the following information that you may find useful:
  - [Key Information](#)
  - [Mackintosh Building 2014 Restoration](#)