

What We Know

This document provides an overview of information known by the GSA regarding the Mackintosh Building Fire on 15th June 2018 and its aftermath. It was updated between June 2018 and July 2019 and has now been archived. Regular updates on the Mackintosh Building will continue to be provided on the GSA website.

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 Scotland Limited.
- As part of the Mackintosh Building restoration contract, Keir Construction Scotland Limited was obliged to comply with the current edition of the Code of Practice entitled Fire Prevention on Construction Sites published by the Fire Protection Association and appoint a Site Fire Safety Coordinator.
- There has been much speculation about the cause and spread of the fire. The loss 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.
- In June 2019 the SFRS announced publicly that their investigation was entering its "final phase."
- The Glasgow School of Art is currently working to provide access to further areas of the building to enable the SFRS's final investigation work to be done. Access is likely to be available from late September 2019, following which it is hoped the SFRS will have completed their onsite investigations.

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 had a devastating impact on residents and businesses, particularly those within the cordon.
- Our initial priority was to make the Mackintosh Building safe and stable as quickly as possible so that people could return to their homes and businesses. All residents were able to return home by 25 August as were most businesses. The remaining businesses affected by work on the west gable were able to access their premises by 19 October. During this period we liaised with the Sauchiehall Street Inner Cordon Business Group, the local Community Councils, the Garnethill Displaced Residents Group, the City Council, Glasgow Chamber of Commerce, and with local MPs & MSPs to support mitigation of the various issues faced by our neighbouring communities.
- We appointed a senior Director of the GSA act as community liaison immediately after the fire and have now appointed a dedicated Community Engagement Officer, Harriet Simms, to help rebuild our relationship with our neighbours, and work on our Community Consultation moving forward. She has been working hard to establish relations with the many groups and organisations in the community and has already helped deliver a number of events and initiatives. Harriet's work has been commended by Sandra White MSP and Clare Baker MSP in the chamber of the Scottish Parliament. For further information visit:
garnethillcommunity.wordpress.com
- We have put the community – individuals and businesses who have asked – in direct contact with our Insurer's Loss Adjusters.

Impact on Academic Delivery

- We worked 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 were operational in the immediate aftermath of the fire. The Mackintosh Building was not part of the operational academic estate immediately prior to the fire and the Stow Building was still being refurbished for the School of Fine Art. Two key teaching hubs - the Reid Building and Bourdon Building – were impacted by the fire and remained within the cordon and reopened on 8 October and 12 November respectively.
- A number of options for alternative accommodation for the Mackintosh School of Architecture, and School of Design were put in place for the start of the academic year to mitigate the impact on academic delivery. For the beginning of Semester 1 the Mackintosh School of Architecture undertook a successful Vertical Project, *At Risk* <https://msa-vertical.net/> at SWG3 and the School of Design was based in Breckenridge and Civic House while undertaking a two-week Design Domain Project.
- The GSA Library, in the Bourdon Building (North) reopened on Friday 21 September.
- Access to the Reid Building for cleaning and recommissioning work commenced on 3 September. The Reid Building was re-occupied by School of Design students and some students from the Mackintosh School of Architecture w/c 8 October.
- Students from the Mackintosh School of Architecture were based in Breckenridge House. GSA were able to access the Bourdon Building (South) from 19 October.
- The Mackintosh School of Architecture reoccupied the Bourdon Building (South) from 12 November.
- As of 12 November, all GSA staff and students have been able to return to their pre-15 June locations.
- All Buildings are owned by The Glasgow School of Art other than leased buildings (Rose Street, 26 Rose Street, Blythswood House, Fleming House, McLellan Galleries, Tontine, The Hub and The Whisky Bond).
- The Stow Building will become operational in Academic Year 2018/19. 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 were interrupted by the fire, resumed on 2 July. We are grateful to the many organisations who 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 went ahead as planned. View Graduate Degree Show work at <https://gsadegreeshow.net/2018>.
- The Master of Fashion Design Promenade was postponed as much of the student work had been inaccessible in the Reid Building. The collections were presented on 11 December 2018 in an event that was supported by leading fashion brand Loewe, who have also offered two paid internships to 2018 MDes Fashion Design graduates in their Paris studios.
- The GSA's Open Day activities, which are a key part of our student recruitment, are continuing 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.
- While the Library building remained within the cordon, a number of measures were put in place to ensure that students could continue to access the library materials required for their studies. These included:
 - A Library Information Point on Level 3 of the Haldane Building at 30 Hill Street, which opened on 2 July. Library staff continued to be available to support students online and on the phone, as well as in person.
 - All of the library's electronic databases, journals and e-books continued to be available via the Library website <https://lib.gsa.ac.uk/> as usual. These resources are accessible both on- and off-campus.
 - The Magazines-on-the-Go service continued. This service allows students to stream and download a number of magazines in art, design and architecture to a mobile device.
 - GSA Library organised access to the print collections of Glasgow University Library for GSA students.
 - Postgraduate students continued to be able to access an extensive collection of online resources via University of Glasgow Library.
 - Students have been able to request books unavailable locally via the inter-library loan service.
 - Students continued to be able to request new books and materials to be added to GSA Library stock.
 - Books on loan could be returned to the Library Information Point. Library fines have been waived for the period.

- A list of other off campus, free to access quiet spaces for study was provided
- Canvas, GSA's Virtual Learning Environment, was unaffected and course materials and documents remained accessible in the normal way.
- See the full GSA Library website update at: <https://lib.gsa.ac.uk/2018/06/28/library-services-for-semester-3/>

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 façade.
- 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 from 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.
- The structure is being continually monitored and there is ongoing work to clear the site.

Managed Dismantling

- Our expert structural engineers, David Narro Associates, have been working with us from the day after the fire. They undertook a detailed assessment of the building and developed a rigorous plan for the managed dismantling of the dangerous parts of the structure and for bracing work on the building.
- Their methodology was the safest and quickest approach to the necessary down-taking for both the workers and for surrounding properties.
- The plan was shared with Glasgow City Council and Historic Environment Scotland before work began.
- Teams from Reigart, SGB and Mabey Total Solutions worked seven days a week on the site. The dismantling work was completed on schedule. The bracing work was all completed by the beginning of October 2018.
- Throughout the process our contractor, Reigart, and David Narro Associates, continued to assess the condition of the building.
- 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.
- We released regular updates on the status of the work which can be found [here](#).
- Contracts were issued in order to ensure that the work to stabilise the Mack were undertaken as quickly and safely as possible include: Structural Engineers (David Narro

Associates) - £271,000; building works to make the Mack safe (Reigart Contracts Ltd) - £2.5M.

- Contracts have also been issued for specialist analysis and cleaning services (Polygon Group) - £150,000; and Forensic Services (Hawkins & Associates) - £55,000.

Damage to other GSA Buildings

- The Reid Building suffered some external damage – primarily to its rain-shield glazing which will need to be replaced. The rain-shield was removed in December 2018. The replacement work will be scheduled to fit around the academic needs of the School.
- Hub West were appointed by the GSA to manage the required work on the Reid Building and other elements of work on the estate including necessary repairs to the District Heating System. This latter work should be completed by the end of July 2019.
- The Bourdon Building was essentially undamaged.
- The GSA Library and Learning Resources, including our extensive library and rare books collections which are based within the Bourdon Building, is undamaged.
- The GSA's Archives and Collections are located off-site in The Whisky Bond and were unaffected by the Fire.
- The GSA Mackintosh Furniture Collection is based on the upper floors of the Reid Building in a temperature and humidity monitored 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 and has now been assessed by Sarah Gerrish Conservation. Regular environmental monitoring checks are being undertaken.
- The Reid Building and Stow Building have an operational sprinkler system in place and one has been ins.

Rebuild Intent

- The Glasgow School of Art is going to rebuild the Mackintosh Building as Mackintosh envisaged it, 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 OCIP.
- Our immediate priority was the safe dismantling of sections of the building which are unsafe, the stabilisation of the Mackintosh Building, allowing the safe return to local residents, businesses and the GSA itself and to facilitate access for the SFRS
- We are now beginning a programme of creative engagement with stakeholders, our local community and the many groups and individuals with an interest in the building as we develop the plans for the rebuild and future use of the Mackintosh Building and the GSA's wider estates ongoing redevelopment.

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 Scotland Limited (and their sub-contractors).
- All contracts were full tendered in line with the requirements of Public Sector Procurement in Scotland
- 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 (£32m).
- 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.
- The impact of the 2014 fire upon The Glasgow School of Art's Archives & Collections is detailed [here](#). GSA Archives & Collections have an online archive which is available to view at <http://www.gsaarchives.net/>

- Interest in the Mackintosh Building did not diminish in the aftermath of the 2014 fire. On the contrary, vacating the building to facilitate the restoration works created an opportunity for experts, students, and others to increase their knowledge of the Mackintosh Building and its construction. We had a commitment throughout the contract works to permit, where possible, public and professional access to the building where it could be accommodated without detriment to safety or momentum of works going upon the site.
- Visits were only allowed with the express permission of the principal contractor (who had day to day control of the site) and complied with their strict Health & Safety policies. Full site induction was provided for all visitors, and for any events which involved movement in the building beyond the Technical Meeting Room, appropriate PPE had to be worn and the visit accompanied by a chaperone who had been through an enhanced induction by Kier.
- For a period the GSA Restoration team had an office within the section of the building occupied by the Kier Site office, and at all times GSA staff were subject to Kier's Health & Safety policies and procedures. At the time of the fire the GSA restoration team were no longer in the building, with the offices they had formerly occupied having been taken over by Kier Construction Scotland (Ltd).
- At all times, the Principal Contractor retained possession of the site.

Mist Suppression System Pre-2014 Fire

- Between 2013 and 2014 The Glasgow School of Art was in the process of fitting a contractor designed, building-wide High Pressure Mist fire suppression. The system layout was designed to maximise the fire suppression effect within each space with careful consideration given to the aesthetic requirements of a Category A Listed building. Information can be found on the Glasgow City Council Planning Portal reference 13/00701/DC
- A standard sprinkler system was ruled out as part of a detailed analysis of options because of both potential damage from accidental triggering and the significant intrusions into the fabric of the building that the pipes and 135m³ would have entailed.
- Full details on the High Pressure mist suppression system that was being installed at the time of the 2014 fire can be found in the Page\Park architects submission to the Culture and External Affairs committee here:
https://www.parliament.scot/S5_European/Meeting%20Papers/CTEER_meeting_papers_2018.10.25.pdf

- The system was designed by a fire suppression specialist who had detailed knowledge of the Mackintosh Building. The water tank, fire pump and control valves were located in the basement plant area directly below the main entrance steps with the sprinkler tank designed by a fire suppression specialist and selected to fit the limited available space with adequate access for maintenance. The system complied with BS EN 12845.
- The system was not completed at the time of the 2014 fire due to the discovery of asbestos in the area above the main entrance. Although it was initially believed that access to the area could have been achieved from the Director's Office this proved not possible. As work to remove the asbestos could not be undertaken when the students were in the building it had been scheduled outside term time and was planned for the summer of 2014.

Mist Suppression System Post-2014 Fire

- The percentages referred to in the media in relation to the High Pressure mist suppression system relate to the pre 2014 installation. As a result of the 2014 fire considerable elements of the system were destroyed or damaged. **The GSA sought expert advice which indicated that this system was unusable.** As you would expect, the GSA wanted to take advantage of improvements in the technology and install the best system for the building. The installation time for the replacement system in the post 2014 restoration would have been broadly similar irrespective of the type of system commissioned.
- The GSA planned for a specially designed, state of the art 'Low Pressure Mist' fire suppression system, which was key part of the fire prevention plan **for the restored building.**
- This was also specialist contractor designed and incorporated developments in fire suppression systems since 2013 and involved the relocation of the water tank, fire pump and control valves within the basement area.
- A 'Low Pressure Mist' fire suppression system was in the process of being installed as an operational as part of the fire strategy for the restored Mackintosh Building. This was also specialist contractor designed and incorporated developments in fire suppressions systems since 2013 and involved the relocation of the water tank, fire pump and control valves within the basement area.
- The system could not have been commissioned at the time of the fire in June 2018 because there is no mist suppression system that could have worked in the Mackintosh Building prior to the completion of the build phase.

Insurance

- The Mackintosh Building is insured through an OSIP and the School has in place business interruption insurance.
- For the losses that have occurred the GSA has the benefit of insurance and there are ongoing discussions with all the insurance companies that are involved.
- The Mackintosh Building insurance is held in the name of GSA and Kier Construction Scotland Limited. This was an Owner Controlled Insurance Programme (OCIP) and covered damage to the Mackintosh Building including fire.
- The insurers have indicated that they will await the findings of the SFRS report before settling the claim.

Impact on Mackintosh

- 2018 was 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 committed to supporting our Mackintosh partners in the City to ensure the fire did not impact on a year of celebration, and supported them in the delivery of the Mackintosh 150 programme and continue to support strategic activities moving forward.
- 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.

Culture, Tourism, Europe and External Affairs Committee

- The Culture, Tourism, Europe and External Affairs Committee of the Scottish Parliament held a series of evidence sessions on the 2014 and 2018 fires
- The first, on 20 September 2018, took evidence from Roger Billcliffe, Malcolm Fraser, Eileen Reid and Stuart Robertson.
- The second, which took place on 25 October 2018, heard evidence from Page \ Park Architects and Kier Construction Scotland.
- The Glasgow School of Art attended a meeting of the committee on 15 November 2018. We welcomed the opportunity to participate in this process. It also allowed us to address the rumours, supposition and speculation circulating since 15th June by setting out the factual position.
- A final meeting was held on 17 January 2018 at which Stephen MacKenzie, Head of Defence Fire Engineering at WSP, Dawson Stelfox, Conservation Architect and Consultant, Consarc Design Group Ltd and three representatives of Historic Environment Scotland gave evidence
- As part of the Committee process, the GSA prepared a written submission, including rebuttals of assertions made in earlier hearings, in advance of the committee.
- Following the January 17 meeting the GSA submitted a document addressing further rumours, supposition and speculation, in order to assist the Committee in its consideration of the evidence, and to correct inaccurate assertions made in the hearing.
- All gsa submissions can be found on the GSA website at:
<http://www.gsa.ac.uk/about-gsa/key-information/mackintosh-building-fire-15-june-2018/scottish-parliament-submission>
- The CTEEA committee published its report on 8 March 2019 following which the GSA submitted a detailed response and rebuttals document addressing areas which the GSA considered to be omissions and errors.
- All the documents relating to the evidence sessions can be found at
<https://www.parliament.scot/parliamentarybusiness/CurrentCommittees/109732.aspx>

Further Information

- Any updates to GSA staff, students, alumni and the community were posted on the GSA website.
- All press releases were posted on the [GSA media centre here](#)
- The GSA website holds the following information:
 - [Key Information](#)
 - [Mackintosh Building 2014 Restoration](#)