



CLYDE GATEWAY

**CLYDE GATEWAY – A WHOLE NEW APPROACH TO REGENERATION
FOR BRIDGETON, DALMARNOCK, PARKHEAD,
RUTHERGLEN AND SHAWFIELD**

www.clydegateway.com

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Ian Manson, Chief Executive

“Over the next few years, the historical communities of Bridgeton, Dalmarnock, Parkhead, Rutherglen and Shawfield will undergo massive and exciting change, with investment on a scale never seen before.



The whole area is going to be physically transformed, but my main task, and that of my team at Clyde Gateway is to ensure all of this has a positive effect on the lives of local residents in economic and social terms.

I want everyone to be part of the success stories that are going to come here and to share in a lasting legacy. The Clyde Gateway project will only be judged a success when the image, perception and fortunes of the area change for the better, and when local people move into jobs and new homes and enjoy a higher quality of life”

Dr Robert Crawford, Chair

“Clyde Gateway is a tremendously exciting and important regeneration project and I’m honoured to be able to bring my skills, expertise and knowledge to the role as Chair of the Board of Directors.



The challenges we face to turn around the fortunes of the communities cannot be underestimated. However, the funding that has been approved by the Scottish Government and the other partners gives a very clear indication that everyone is committed to delivering change over the twenty year lifespan of this, the country’s biggest regeneration project..

All of us at Clyde Gateway are working together to attract the necessary major investment from the private sector, and our common goal is to re-establish the area as one of the best places in Scotland to live and work.”

Councillor Chris Thomson, Vice-Chair

“What we are trying to do is on a scale and at a level never seen before, especially in our efforts to put people at the very heart of our ambitious plans for regeneration. It is about working in partnership to provide access to more jobs and a wider choice in housing, improve educational attainment, deliver better health services and build a safer environment.



Our chances in succeeding in all of this will be improved with the direct involvement and support of the residents and businesses from all across Clyde Gateway. We’ve made a good start in this regard, but it is crucial we maintain that level of commitment in the years ahead.”

What is Clyde Gateway?



Clyde Gateway is the name given to an area that includes a large part of the East End of Glasgow, including Bridgeton, Dalmarnock and Parkhead plus Rutherglen and Shawfield in South Lanarkshire.

The Clyde Gateway Urban Regeneration Company (URC) was established in December 2007 to lead the way on achieving unparalleled social, economic and physical change across these communities. The URC is a partnership between Glasgow City Council, South Lanarkshire Council, Scottish Enterprise and the Scottish Government.

But what exactly is Clyde Gateway going to do?

The business plan that has been put together and agreed by the partners anticipates Clyde Gateway having a lifespan of 20 years. The targets to be reached by the end of that period are ambitious, but achievable:-

- to deliver £1.5b of private sector investment
- to build 400,000 sq. m. of business space
- to create 21,000 jobs – with many of them targeted at local residents
- to construct 10,000 new houses – from starter flats to family homes
- to increase the population across the communities by 20,000 people



Please excuse my cynicism, but haven't I heard this all before?



The 2014 Commonwealth Games will bring a new sports arena and cycling velodrome to the area, together with the Athletes Village. Work has started on the five-mile extension of the M74 from Cambuslang to just west of the Kingston Bridge, and preparations for a further new road - the East End Regeneration Route - are well in hand. All of this provides an incredible and unprecedented kick-start to the physical regeneration of the local communities - but history shows that physical change on its own is never enough to truly regenerate and revive an area - and that's where the Clyde Gateway Urban Regeneration Company comes in.

Our task is to ensure that all of this activity does not happen in isolation, and is part of a longer-term and meaningful effort to bring real change that has an effect in social and economic terms. Over the next three years, up until 2012, the partners have committed over £100 million in cash, land holdings and staff resources to Clyde Gateway which will allow us to begin our work immediately from a position of strength and to plan for the changes that we know are on the way.

Clyde Gateway will put social and economic change at the heart of everything we do. Local people will be encouraged to capitalise on all the emerging opportunities, and thus be in the best possible position to obtain one of the 21,000 new jobs or being able

to enjoy living in one of the 10,000 new houses.

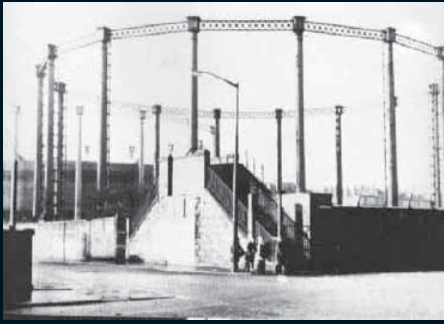
It really is a new approach to regeneration.

It is true that there have been many debates and discussions over the years that something has to be done to tackle the difficult issues facing communities, and indeed there have been a number of initiatives and programmes put together in an effort to bring about change.

But Clyde Gateway is going to offer a genuine 'once in a lifetime' opportunity to make a difference. It has been set up at a time when a succession of decisions and announcements have been made in recent months that will mean billions of pounds in investment coming into the area in a very short space of time.

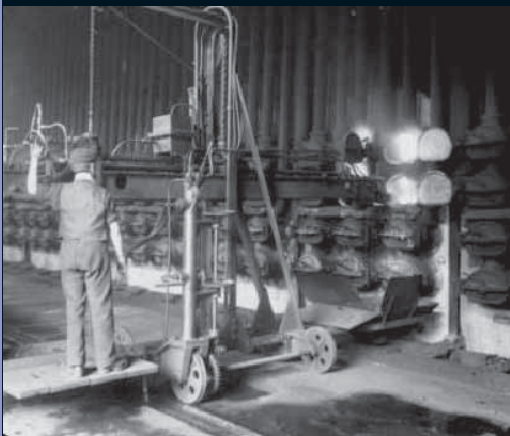


The Historical gateway - A Powerhouse of The Victorian Economy



It would have been hard for many of our ancestors to have imagined that the Clyde Gateway communities would have experienced such a painful and long-term decline.

Parkhead Forge was established in 1837. Within 60 years, it had expanded to such a degree it was the biggest steelworks in Scotland, covering an area of 25 acres, specialising in the manufacture of armaments and armour plate for warships.



These once were areas densely populated by skilled local workers in mills, iron works and heavy engineering factories, with schools, churches and busy shops on almost every corner.

Some of the facts behind the industries in the communities make for astonishing reading

The Forge was the major employer in the East End of Glasgow, reaching a peak of over 20,000, but by the 1950s, the decline had set-in, and after years of gradually reducing its numbers, the Forge finally closed for good in 1976.

From 1872 until 1986, Arrol's engineering works stood proudly in Dunn Street, Dalmarnock, and at one time the factory had 4,000 workers.





Templeton Carpets in Bridgeton used to be world-famous for its innovation and its quality. It opened in 1839, and at its peak employed 3,000 people, before closing in 1979.



The one-time wealth of the Royal Burgh of Rutherglen can be seen from the grandeur of its historic Town Hall which was constructed in 1862, complete with 110 - foot tall tower.



Coalmining, potteries, shipbuilding and ropeworks could all be found across Rutherglen and neighbouring Shawfield, but the largest and most famous industry was White's Chemical Works in Shawfield, which was in existence from 1820 to 1967. At one point in time, the factory produced more than 70% of the UK's chromium chemicals.



No-one is exaggerating when they remind you that until just a few generations ago, the communities within Clyde Gateway were hives of activity. But with Glasgow, like so many other European cities almost wholly dependant on traditional industries and manufacturing, going into a steep decline in the second half of the 20th Century, the factories closed at an alarming rate. The population had no choice but to move away to where jobs could be found – many went overseas to Canada and Australia, others to places such as the booming new towns of Cumbernauld and East Kilbride.



Efforts were made to reverse the trend – most notably through the Glasgow East Area Renewal (GEAR) project in the 1970s, but such was the sheer scale of the complex problems caused by the legacy of the old industries, including land conditions, pollution and contamination, that the task proved too great.

But much has changed in recent times, not least that so many other parts of Glasgow and South Lanarkshire have been successfully transformed. *and regenerated, and much has been*



It is now accepted, unlike in the 1970s, that a physical transformation of the area on its own is not enough to bring a meaningful regeneration. It is every bit as important to improve people's health, employment and lifestyle - to give everyone something to aspire to and help provide a big improvement in their standards of living.

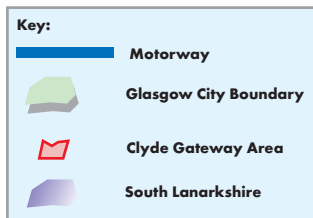
In short, to make the area an industrial and business powerhouse once again.

Location, Location, Location

Clyde Gateway enjoys a fantastic location that makes it unique in regeneration terms, being close to the heart of Glasgow city centre and on the banks of one of the world's most famous rivers.

Glasgow with a population of just under 600,000 is the fourth largest city in the UK. It is the commercial capital of Scotland and the UK's largest retail centre after London. It is also one of Europe's top 20 financial centres, and home to many of Scotland's leading businesses.

Much of Rutherglen, Scotland's oldest Royal Burgh with a charter dating back to 1126, lies within the south-east corner of Clyde Gateway. Once a centre of heavy industry in its own right, it is nowadays home to 25,000 people, many of whom make the 15-minute commute to and from Glasgow city centre.



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Transport

Clyde Gateway enjoys excellent public transport infrastructure. There are three railway stations at Bridgeton, Dalmarnock and Rutherglen, with up to six trains an hour in and out of Glasgow Central station which is Scotland's biggest and busiest station. The area is also well served by buses, including some services which operate 24 hours around the clock.

The M8 Motorway, the main route between Glasgow and Edinburgh, is situated just 2 miles north of Clyde Gateway.

And, as has been mentioned elsewhere, the extension of the M74 - Scotland's main road south to England - will go through Clyde Gateway. One of the benefits of the M74 extension will be to put the Clyde Gateway communities less than a 20 minute drive from Glasgow Airport.



2014 Commonwealth Games



It is almost impossible to underestimate the impact that Glasgow hosting the 2014 Games will mean for the communities within Clyde Gateway.

There will be huge amounts of investment on new facilities and new pieces of infrastructure, with the greatest legacy being the prestigious Games Village. *on the banks*



Available Brownfield Sites

The decline of the former industries, and the large-scale demolition in the 1970s of many of the tenemental properties that used to be a feature of the Clyde Gateway communities means there are many brownfield sites readily available for development.

Many of these sites have lain derelict for decades due in part to their inaccessibility to a modern transport set-up, but the extension of the M74 and the construction of the East End Regeneration Route will change all of that. Other sites have been neglected as a consequence of poor ground conditions and/or contamination that sadly has been the legacy of

many of the former heavy industries that occupied the sites. Clyde Gateway however, will be investing in these particular sites by paying for the consolidation and decontamination works, thus making them not only more affordable and attractive to investors, but also accelerating how quickly they could come back into use.



We have repeatedly said that physical change on its own is not enough to truly regenerate and revive our historical communities.

Nor will we, acting on our own, achieve the ambitious targets in respect of jobs, houses and increasing the population.



Clyde Gateway will receive £62 million from the Scottish Government between now and 2011. The other partners – the two Councils and Scottish Enterprise – will provide substantial land holdings and staff resources to the project, meaning that over £100 million of public money will be committed to Clyde Gateway in the short-term.

These resources will be used in a variety of innovative ways to support social, economic and physical change in the communities.

For instance, we will be investing in new and specific training schemes to fund apprenticeships in traditional and modern trades for residents of all ages. We will be carrying out environmental improvements at some of the key locations, so that the communities look and feel more attractive. We will be supporting and sponsoring a whole range of activities that will be of direct benefit to residents living within our communities.

In just a few short months, Clyde Gateway has made shown what is capable of doing:-

- Six local youngsters have been given places in the 2008 intake of trade apprentices with City Building LLC thanks to funding from Clyde Gateway, with plans in the offing for employment, training and apprenticeship places for around 150 more local residents.

- we have funded minor environmental improvements at Bridgeton Cross and will soon begin works on the banks of the Clyde near to Farme Cross in Rutherglen.

- we have sponsored the East End 5K Family Run, thus helping to ensure the quality of the event while maintaining it remained a free entry.



- we have provided support to Rutherglen Glencairn Juniors FC through advertising.

- we have set-up a fund that will support initiatives within the community – it has already been used to help a Dalmarnock teenager achieve her dream of taking part in the 2008 Maui Thai Boxing World Championships in Korea.

- we have removed a number of electricity pylons, and replaced them with underground cables, thus allowing work to begin on a number of key sites, including that of the National Indoor Sports Arena and Velodrome.

- we have helped Glasgow City Council achieve funding from the Scottish Government's 'Smarter Choices, Smarter Place' programme which will bring almost £2.5m of improvements in walking and cycling corridors between the city centre and the East End of Glasgow.

- we have purchased a number of sites to permit the preparation and development of strategic and joined-up re-generation activities in the years ahead.



Clyde Gateway, as mentioned before, is a twenty-year project. But already the Board of Directors have approved details of an Operating Plan covering 2008-2011 which will allow a number of key activities to be pursued.

Physical Activities

Bridgeton

There will be substantial investment in the public realm at Bridgeton Cross with new footways, environmental improvements as well as a lighting strategy to enhance and improve existing buildings.

Dalmarnock

The long-term vision for Dalmarnock is to take the substantial parcels of vacant and derelict land, and create a new mixed use area, incorporating residential, civic, education, transport, retail, business and industry use.

Farme Cross/Cuningar

Farme Cross is a key area that sits between Rutherglen town centre and the boundary to Glasgow. Over the course of time, it will be developed with a mix of residential and business use.

Shawfield

The biggest changes to Shawfield will emerge after the M74 extension is completed, as it will sit adjacent to the new road and one of its major junctions at Polmadie. The long-term vision is to deliver quality business and office space.

Skills Academy

Clyde Gateway intends to establish a Construction Skills Academy which will be targeted towards people not in education, training or

It is also the wish of Clyde Gateway to bring the Olympia Building – which in its time has been a variety theatre, cinema and bingo hall – back into use. The building is currently in private ownership but is up for sale.

An early priority will be an upgraded Dalmarnock railway station, and Clyde Gateway is going to be the main funder of the project, working alongside Network Rail and Strathclyde Partnership for Transport, the national and regional bodies with responsibility for railway infrastructure.

Some early intervention will be required, and Clyde Gateway will be involved in the removal of electricity pylons and the laying of new cables underground, ground stabilisation works and a new road layout in the area.

Much of Clyde Gateway's early activities in Shawfield will centre around the continued acquisition of sites, as well as major investment in remediation works given the known history of chromium contamination in the area from the former chemical works.

employment. The costs of acquiring a site and/or re-fitting an existing property to operate as the Academy,

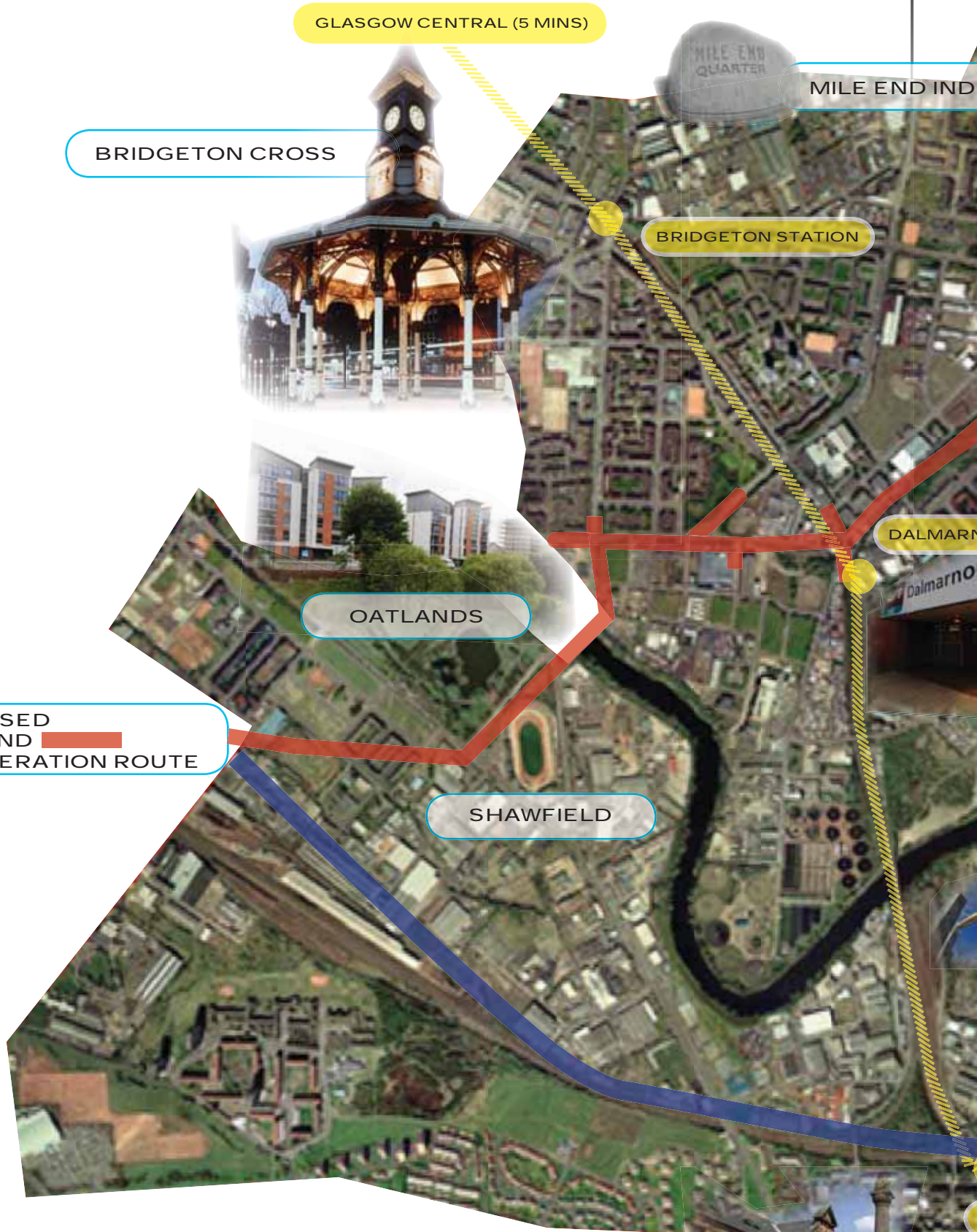
as well as annual running costs of approximately £2m, would be met in full by Clyde Gateway.



This work will be completed in advance of the 2014 Commonwealth Games.



The Clyde Gateway Area



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INDUSTRIAL AREA

national indoor sports area and velodrome

COMMONWEALTH GAMES VILLAGE 2014

STOCK STATION

CUNINGAR LOOP

FARME CROSS

PROPOSED M74 extension

RUTHERGLEN STATION

TO HAMILTON AND MOTHERWELL (15 MINS)



The Role of Local Communities



There is a very strong community spirit throughout Clyde Gateway, and at all times we will be looking to secure the support of local residents and businesses before proceeding with any key project.

Meaningful community engagement will be an essential part of everything we do. We want to be innovative in our dealings with people in the community – we want them to feel part of Clyde Gateway, and to work with us in ways that are both enjoyable and productive.

There are members of the local communities on our Board of Directors and already they are playing a huge part in shaping

our plans and activities. In the months and years ahead, various Steering Groups will be set up to drive forward projects. We will be looking for feedback on all sorts of matters including improvements to the public realm, the numbers and types of housing to be provided, the provision of community facilities, financial support for local events etc.

We will be using the well-established existing network of existing community and tenants' groups to get feedback on all that we are doing, as well as relying on the expertise and experience of staff in the partner organisations who are regularly involved in all aspects of community engagement.





Hamish McBride is one of the best-known community activists in South Lanarkshire.



He spent 35 years of his life in a managerial position with British Steel. Upon retirement, he enjoyed a spell as a consultant to the international steel industry, but nowadays devotes much of his time and energy working on a wide range of local issues.

Aside from Clyde Gateway, Hamish is also involved in a whole range of community groups in South Lanarkshire, including the Cathkin Neighbourhood Management Steering Group, Rutherglen Community Council and the Cambuslang Area Forum.

“I’m really pleased to be part of Clyde Gateway as it is an idea whose time has come, and I’m particularly looking forward to seeing the plans unfold that will bring all the new jobs into the area. It wasn’t that long ago when this part of Clydeside hummed with activity, with all sorts of factories turning out goods of world-class quality. I know we can’t turn the clock back to those days, but I’m certain we can attract the very best employers providing thousands of jobs in the new and vibrant industries of the 21st century.”

A high level of engagement with local community groups and voluntary projects is nothing new to Rosie Robertson.



Rosie is a resident of the East End of Glasgow and leads a busy life in the heart of the area. She is the Community Learning Co-ordinator for PEEPS, an adult literacy and numeracy project based in the Bridgeton Community Learning Campus (BCLS), as well as being a student at the University of Glasgow about to enter the third year of a BA in Community Development.

Rosie is also a director with BCLC and East End Kids & Co, as well as chairperson of Connect 2 Out of School Care.

“Many parts of Glasgow have been transformed in recent years, and I’m absolutely delighted that it’s now going to be the turn of the East End of the city. I know that some locals will feel that they’ve heard it all before and remind us that there have been past failures, but this whole approach is different. I don’t think there will ever be a better chance to give back the confidence and ambition to our communities, and make them a great place to live and work. Clyde Gateway is going to give us all something to aspire to, and help make the East End thriving again.”

CLYDE GATEWAY

BRIDGETON CROSS

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CLYDE GATEWAY – A NEW APPROACH TO REGENERATION



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