

Summer 2022



# This Is The Place

## Clyde Gateway Newsletter

[www.clydegateway.com](http://www.clydegateway.com)

The Hope Sculpture at Cuningar Loop



## **Alison Thewliss**

Chair of Clyde Gateway URC

I want to thank our partners, Board members, and staff for their commitment and drive during this time and for delivering such a broad and effective regeneration programme, capable of weathering even the most difficult circumstances.

Looking back to the most challenging times during the pandemic, I want to pay tribute to all the front-line workers living and working in the Clyde Gateway area and who helped maintain our vital services; those community volunteers and workers who found ways of supporting neighbours and adapting local actions; and to the many hundreds of construction workers who were able to continue to work safely through most of the period and build new homes, factories and green, healthy parks.

Amongst the many projects completed in the last year, the scale and quality of new open space created is a particular highlight, providing a fitting response to the times and the renewed appreciation we all have for local parks and open spaces.

Last year was also notable for Glasgow hosting COP26. My visit to the event left me in no doubt that the work underway in Clyde Gateway offers a route towards a just transition to new sustainable living and working communities. In this regard we completed our first district heating system, pushed on with three further greenspace developments, welcomed more businesses into accessible buildings constructed to the highest environmental standards, and of course, became home to the Hope Sculpture in Cuningar Loop Woodland Park.

The sculpture is a striking symbol of change and broadcasts a worldwide message of hope for a sustainable future. It also reminds us of the many specific local challenges ahead in Clyde Gateway and that we must do even more to address the legacy of our industrial past in the form of land contamination, poverty and poor health. Even now, the area faces new challenges arising from industrial closures such as the McVities plant in Tollcross, and our response must therefore be swift and effective in finding replacement jobs and using Clyde Gateway's tried and tested approaches to ensure new manufacturing companies are attracted to invest in the East End.

I look forward to another year of regeneration activity.

Alison

## THE DEEP END GP MONEY ADVICE PROJECT

Clyde Gateway sustained the Deep End Money Advice Project over a number of years, resulting in it being adopted and funded in 2021 by the Scottish Government for a national roll-out. This demonstrated how local 'bottom-up' action can support important services through difficult times and before new funding sources are found.

The project supported 18 Deep End GP Practices covering the majority of Clyde Gateway's population. These Practices serve the most socio-economically deprived populations in Scotland and the project puts more money in people's pockets, lessens the burden of household debt and encourages access to other support services to improve wellbeing and quality of life.

Following the period of funding support, the Scottish Government then announced a two year £3.17 million package to deliver an embedded Welfare Rights service in 150 Deep End GP Practices across Scotland.

The new Welfare Advice Health Partnerships draw on the practice of the Deep End GP Money Advice and include the 18 Clyde Gateway Practices, along with another 66 in Glasgow, supported through this model.

Welcome to  
**Bridgeton  
Health Cent**



Easter 2022 Activities at Cuningar Loop

## SUPPORTING FAMILIES PROJECT

Supporting Families is a model designed and developed by Clyde Gateway to address rising levels of child poverty and inequality. This model of support is enabled through the role of a family support worker (FSW) who is the main conduit in engaging families and integrating partnerships to establish a more joined up approach that will support people into work more effectively, while contributing to a reduction in child poverty levels.

The Supporting Families model was developed and first implemented in Bridgeton Family Learning Centre in 2017 and embraced the principle of inclusive growth, making a commitment to deliver jobs for local people and support people to access and sustain Fair Work in growth sectors. It managed this by focusing on those facing specific barriers to employment (e.g. lone parents, minority ethnic families, low income households).

In the South Lanarkshire Council part of Clyde Gateway, the model has been expanded to include primary schools and by addressing childcare barriers.

In Glasgow City Council, the model has been developed to include not only early years and primary connections but also work within secondary schools.





Revolve Recycle



Camglan BikeTown



Easter 2022 Activities at Cuningar Loop



Urban Roots at Malls Mire

## CONTINUING TO SUPPORT GRASSROOTS COMMUNITY GROUPS THROUGH THE PANDEMIC

Throughout the course of the pandemic Clyde Gateway continued to support local charities and third sector organisations. Most adapted their services to ensure they were delivered safely and included as many residents as possible.

Both COVID 19 and COP26 motivated our partners to deliver sustainable, green activities which encouraged local people to take part in activities safely outside, whilst contributing a reduction in greenhouse gases. Examples of this are one partner delivering gardening sessions in their outdoor space and also using this location for music, photography and creative writing. Others provided children's free play sessions in their playground; opportunities to swap and donate good quality clothing and footwear and outdoor sessions to learn cycle skills, how to refurbish and maintain bikes. Partners' activities helped local people feel connected with others, supporting their physical and mental health and wellbeing.

## **STUC MOVING TO BRIDGETON**

The Scottish Trades Union Congress (STUC) brand new headquarters lies in the heart of Bridgeton and it's a move that has seen their employees swap 30 years of being based in the west of Glasgow for a fresh start in the East End.

As well as providing the best fit for their long-term property requirements, the STUC has taken the opportunity to make a contribution to our world-class regeneration effort.

Their presence is another positive change in respect of the fortunes of the area and, sitting alongside the renowned Women's Library and very close to the University of Glasgow's presence on the top floor of The Olympia building at Bridgeton Cross, we are witnessing the establishment of a significant civic hub with many thousands of visitors to these organisations seeing the changes for themselves.



# 1200 NEW HOMES IN CLYDE GATEWAY

Clyde Gateway continues to meet the growing demand for new houses in the area, delivering quality homes for the local community and attracting more and more people who recognise the East End as a desirable place to live, in part because of its good transport links, quick access to the city centre and first-class green spaces.



Springfield Homes under construction

Central to this transformation is the number of well-established housing providers choosing Clyde Gateway for their developments. West of Scotland Housing Association (WSHA) completed their £10m development at Fielden Street of 52 homes for social rent in September 2021, whilst over in Dalmarnock, The Riverside development by The Link Group is well on its way to delivering a further 562 new homes for social rent, mid-market rent, shared equity and private sale. Similarly, Springfield Properties is busy building 237 homes next to Dalmarnock Station and WSHA is due to complete its development of 36 Passivhaus homes adjacent to the Athlete's Village in summer 2022.

The Swan Group will also be on site shortly with a collection of 151 new homes on Newhall Street and Thenue Housing Association is nearing completion of 77 homes on Abercromby Street.



In March 2022, Keepmoat Homes completed the purchase of land at French Street in Dalmarnock and will commence building a range of two, three and four-bedroom homes.

The development will encircle a central green providing public open space, with play facilities. Named after Sir William Arrol & Co, the site pays tribute to Dalmarnock's industrial past.

Each home will connect to the new Dalmarnock district heating network (DHN) and have enhanced insulation and solar PV panels so that energy bills will be as low as possible for residents.



CGI of Keepmoat Homes in Dalmarnock





## TURNING VACANT LAND INTO BUSINESS LOCATIONS

Clyde Gateway's operating model requires us to not only create economic activity and commercial assets on vacant and derelict land but also to capture the value of these assets with sales that help fund future phases of regeneration.

During the last financial year, Clyde Gateway completed the multi-million pound sales of four key commercial buildings. Number Three Rutherglen Links, one of our recently completed office pavilions, was the first of the disposals back in September 2021 and sold to Powerhouse Fitness.

Red Tree Rutherglen followed shortly after and was sold to a high growth technology company, expanding out of the city centre and bringing 39 employees to Rutherglen town centre. Lastly, in January 2022, our award-winning Albus and One Rutherglen Links offices were purchased by an investment company whose portfolio includes more than 570 retail, office and industrial properties internationally.

All four of these buildings are of an exceptional standard. They were developed with connectivity and sustainability in mind which has proven to make them ideal premises for companies seeking to expand and locate in Clyde Gateway.

The sale of these commercial buildings paves the way for more investment opportunities in the Clyde Gateway area and demonstrates that vacant and derelict land can be transformed into places supporting businesses, jobs and commercial assets.





## REMEDIATION OF SHAWFIELD

We continue to put remediation of chromium contamination from the former J&J White's Chemical Plant at the forefront of our activities. In the last year we have purchased properties within the footprint of the former chemical works which closed in 1968. Demolition works at Southcroft Road are complete as is the demolition of the former car showroom at Glasgow Road which began in February 2022. Extensive site investigation works are programmed, to understand the exact nature of the underground pathways followed by the contamination.

The most visible and widely publicised aspect of this contamination has been in the Polmadie Burn. Clyde Gateway was instrumental in setting up a working group to understand the pathways and impact on the water quality in the Burn and find immediate ways of addressing this in addition to the long term decontamination work underway. The group comprises of South Lanarkshire Council, Glasgow City Council, SEPA and Scottish Water. A feasibility study is currently being undertaken by AECOM Consulting Engineers with the report due soon.

Work also begins soon on the creation of new durable river embankments for the Clyde along its stretch in Shawfield following a partial collapse in 2017. The riverbank suffered sudden significant movement in the period following the Albert Bridge Tidal Weir failure. The rapid drawdown and loss of stable water pressure on the banks when the river fell to extremely low levels, led to cracking and movement and the requirement to provide a new strengthened embankment and enable planned riverside office developments to proceed in Shawfield. The £3.5m cost is being met by Clyde Gateway and a grant award from the Scottish Government through its new Low Carbon Vacant and Derelict Land Programme.

## CLYDE MISSION FUNDED SRR

Work is now complete on the first phase of the Shawfield Regeneration Route (SRR), an entirely new vehicle, cycle and walking route cutting through inaccessible and derelict land. The project, supported by The Scottish Government's Clyde Mission fund, is an essential infrastructure investment for the wider development in Shawfield.

Together with further planned phases of the route and the eventual completion of the decontamination programme, it will attract businesses and thousands of jobs back into Shawfield, underlining our commitment for investment and improvement in the area.

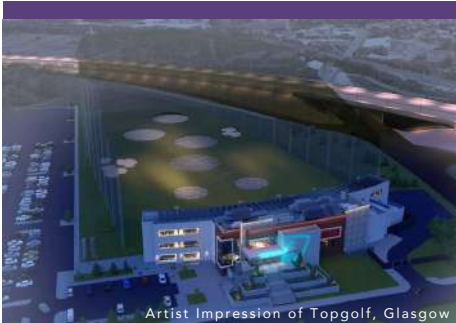


## NEW OLYMPIA HOUSE

Investment of £1.67m is being made to breathe new life into the landmark Olympia House building in the heart of Bridgeton Cross, creating modern and flexible commercial office space.

What will become New Olympia House, is a former Salvation Army Citadel and will be able to accommodate 20 full time jobs.

The new offices are likely to appeal to finance, creative or digital companies, similar to the occupiers attracted to the nearby Albus building, including Made Brave, Peebles Media and Cloud Cover IT.



## TOPGOLF

Global sports and golf entertainment leader Topgolf Entertainment Group is targeting a late 2022 opening for its new state-of-the-art venue in Rutherglen, bringing over 300 jobs to the area.

Topgolf's Glasgow venue will be the first in the UK to use micro-chipped golf balls and Toptracer technology which will offer an even more interactive and dynamic experience for visitors.

Clyde Gateway worked with South Lanarkshire Council and Ashfield Land to attract investment to the site and the arrival of Topgolf reinforces the emergence of the area as an important leisure destination.

In March 2022, Clyde Gateway was invited to the official 'Topping Out' event, which was well-attended with representatives from South Lanarkshire Council, Scottish Enterprise, Visit Scotland and construction partners.

## COMMUNITY COMMITTEE

Clyde Gateway URC Board ensures that every possible approach to community involvement is applied before decisions are taken. A Community Committee comprised of 10 local residents and Councillors advises it and supports the area to grow and flourish. During the last 12 months, the Committee has met to discuss priorities for Clyde Gateway that can best support wider efforts to build on the resilience of our communities, especially during the COVID pandemic. The Committee also ensures that funds are made available to support key community organisations and events.



The members have a wide range of experience and networks, including links to community centres, residents groups and housing associations and through these connections have been able to share valuable insight into the challenges that residents face and importantly, the work Clyde Gateway can support to address these. For example, the Committee has encouraged Clyde Gateway's Supporting Families interventions which aim to work with whole families addressing issues around childcare, mental health and wellbeing and affordable fuel and food.

## GOVERNANCE AND PERFORMANCE

Clyde Gateway continued operating throughout the COVID-19 pandemic and in line with the Scottish Government's guidelines and recommendations. Payments to suppliers, contractors and community delivery partners were maintained and paid according to agreed timescales. All grant awards were drawn down in full and the trading subsidiary, Clyde Gateway Developments Limited, made a number of significant asset disposals throughout the year. The receipts generated then allowed a substantial Gift Aid payment to be made to the parent charity company, Clyde Gateway URC, in December 2022 for use on business and community growth interventions.

Clyde Gateway has nine key performance indicators for measuring progress towards the physical, social and economic transformation of local communities. Details on these and the progress being made are published annually in the consolidated financial statements.

In line with our operating model, once again a substantial Gift Aid payment has been possible, arising out of our commercial operations. This will be invested in our wider social and community programmes.

01-12 NOV 2021  
GLASGOW

# COP26

IN PARTNERSHIP WITH ITALY



In November 2021, Glasgow took centre stage for the UN Climate Change Conference. It was an opportunity to showcase Clyde Gateway as a greener, more sustainable environment in which to live and work.

Clyde Gateway is very much aware of the climate emergency and how a regeneration company fits into that and play a role in achieving Net Zero by thinking globally and acting locally.

Clyde Gateway has been designated as Scotland's first Green Regeneration Innovation District (GRID) reflecting our focus on ever greater levels of sustainability, a growing emphasis on health and wellbeing in all of our buildings, and efforts to improve active travel through walking and cycling and encouraging the use of public transport.

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## WORLD-WIDE PROMOTION OF CLYDE GATEWAY AS A PLACE FOR GREEN INVESTMENT

Clyde Gateway's GRID project was selected by the UK Department for International Trade to become one of a few select Scottish projects for the launch of its new Investment Atlas.

Throughout October 2021 and the duration of COP26, the UK Government's Investment Atlas showcased the sectors and opportunities that the UK government has earmarked for shaping the future of green investment. This complemented the Scottish Government's Green Prospectus launched in 2020 and featuring our area.

The Atlas highlighted our excellent environmental, social and governance credentials by detailing our pioneering district heating networks and the area's incredible connectivity. The inclusion of statistics for the area was a particular highlight, demonstrating the progress made across Clyde Gateway in the last 10 years on new homes and job creation, leading to what it terms "a maturing regeneration area".





The Hope Sculpture at  
Cuningar Loop



Beacon of Hope at Glasgow Central Station



Hope Triptych at the University of Strathclyde's  
Rottenrow Gardens

## THE HOPE SCULPTURE AT CUNINGAR LOOP

The Hope Sculpture, by artist Steuart Padwick, symbolises the hope of building a greener, healthier future.

The 23 metre high monument, located at Cuningar Loop, features an age, gender, race neutral child, embracing the surrounding nature and reaching out to a greener, hopeful future. It is part of a trilogy of sculptures installed across the city including the Beacon of Hope located at Glasgow Central Station and the Hope Triptych at the University of Strathclyde.

The sculpture is the UK's first permanent superstructure constructed from 100% cement-free concrete that incorporates locally sourced aggregates and recycled crushed glass. The Hope Sculpture provides a ground-breaking showcase of how the construction industry can help drive the UK Net Zero transition through innovative design and construction approaches.

## DISTRICT HEATING NETWORK

In partnership with Scottish Water Horizons and with funding from SP Energy Networks Green Economy Fund, Clyde Gateway completed a ground-breaking project to install one of the country's most innovative and sustainable heating systems.

The state-of-the-art district heating network in Dalmarnock will provide instant heating and hot water to residents and businesses and will allow people to live and work in a greener and more resilient community by removing the need for individual properties to house gas boilers.

Initially 48 homes and Clyde Gateway's new low carbon EastWorks offices will be connected to the district heating network, with plans to connect over 300 homes and commercial businesses over the coming years.



District Heating Network Under Construction



D2 Grids Logo

The next stage in the network is D2 Grids, a 5th generation heating and cooling energy management system for urban areas. The scheme will be a demonstrator project utilising heat from the treated effluent at Dalmarnock Waste Water Treatment Works, supplied to the new developments in Shawfield through an ambient loop to serve heat pumps. The scheme will increase the amount of renewable energy used for heating and cooling at affordable levels with the potential to roll it out to other areas to support Government targets for Net Zero.

The pilot site is supported and funded by the EU and our European D2 Grids partners were welcomed to Glasgow as part of COP26 when we delivered a packed and engaging programme of events throughout their visit. It was a perfect opportunity to promote this green regeneration project to a wider European audience.

# CLYDE GATEWAY GREENSPACES



## MALLS MIRE

In August 2021 work completed work on Malls Mire, a mixed-use community park with play areas, a wetland area and a network of paths for walkers and cyclists, further enhancing the Malls Mire Community Woodland local nature reserve and supporting the vital ongoing work of Urban Roots.

It surrounds the community in the Prospecthill Circus area creating a key part of the masterplan for the residents and visitors to relax, connect with nature and enjoy all of the physical and mental health benefits of being in the great outdoors. The pandemic has resulted in many more people using and enjoying parks and greenspaces. Malls Mire is the perfect retreat for visitors to enjoy the outdoor facilities and natural play on offer.



## CUNINGAR LOOP

In late 2021, work began on Phase 2 of Cuningar Loop, part of a major £40 million Scottish programme of projects to improve the urban environment of our larger towns and cities.

Phase 2 will transform the once derelict and inaccessible former land-fill site into new green space, designed to enhance community engagement, health, wellbeing and lifelong learning. The expansion of the park reinforces our commitment to create quality green space and nurturing nature in the wider East End.

Clyde Mission funding was awarded in 2021. Recognising the park as a major riverside amenity and enabling its construction to be accelerated.

Work is also almost complete on two new facilities in the park – The Bothy and Tùr.



## DALMARNOCK

Clyde Gateway is working with the Bridgeton Community Learning Campus (BCLC) to transform an existing area of open space and woodland between Old Dalmarnock Road, Dunn Street and Finnart Street, to create high-quality open space.

A series of local consultation and engagement events took place to help shape and develop the final design and as a result the project will include a pump track circuit, community growing space, informal woodland play and wetland area and boardwalk, due to complete this year.

Also on site is the new Dalmarnock Riverside Park which was awarded £750k of funding in 2021 from the Scottish Government's Low Carbon Vacant and Derelict Land Investment Programme.

This project is the final works under Phase 4 of the South Dalmarnock Integrated Urban Infrastructure Framework and is due to complete in the summer of 2022.



The Olympia, 2-16 Orr Street, Bridgeton Cross, Glasgow G40 2QH  
[www.clydegateway.com](http://www.clydegateway.com)

Clyde Gateway URC is a company registered by guarantee  
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\* GRID Logo specifically designed for COP26