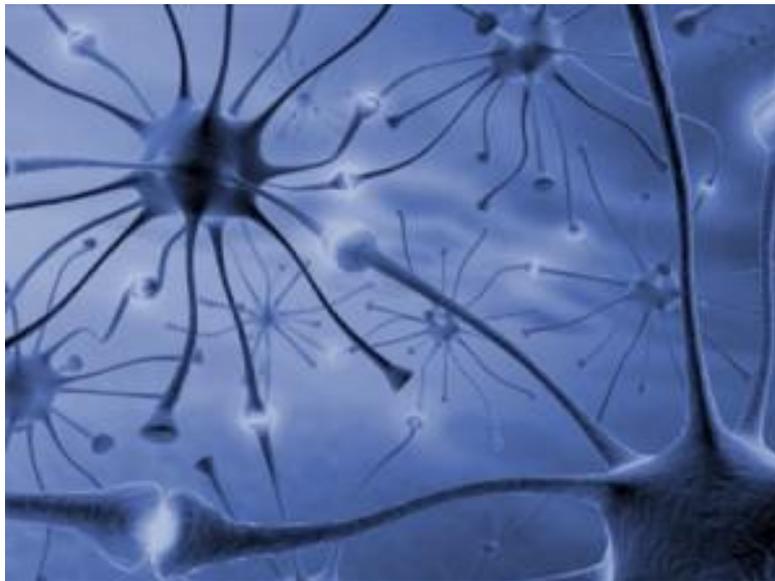




**SURF**  
Scotland's Independent Regeneration Network

SURF : sharing experience : shaping practice

## **SURF 'Alliance for Action' focus on Regenerating and Reconnecting Govan and Glasgow**



**This paper is a summary of the main points from the SURF 'Alliance for Action' gathering held Fairfield Shipyard offices on 19.8.14**

The appendices offer background information on SURF and its Alliance for Action initiative which the event was part of. More information on this stream of SURF's work and its wider activities can be found via the SURF website at [www.scotregen.co.uk](http://www.scotregen.co.uk) or by directly contacting SURF via [info@scotregen.co.uk](mailto:info@scotregen.co.uk) or by calling 0141 440 0122.

### **1 The Govan Waterfront and town centre focus**

In SURF's Alliance for Action discussions with local partners and national organisations over the last 18 months, the Govan town centre and waterfront area emerged as a focus of shared interest. Across community, voluntary, public and private sector partners, SURF found an encouraging level of consensus on the importance of building on Govan's physical and cultural assets and their potential in the successful development of the Waterrow site as a vibrant social, economic and cultural hub of connectivity.

The dynamics of the hub would potentially link Govan assets and investments east to west as well as north to south. In doing so the site would significantly enhance the economic and physical as well as the cultural and recreational connections between Glasgow and Govan. The scope for realising the benefits of that inter-related connectivity, and the hurdles on the way to achieving it, was the focus of the discussion at the Govan Alliance gathering of 40 cross sector colleagues on 19.8.14. (A list of participants is attached at Appendix 2 and the event programme is at Appendix 3).

**What follows is a summarised note of the apparent links/opportunities and hurdles to be overcome that were identified in the interactive discussion process.** Given the range of partners and the process of summary, there are inevitably some elements of repetition, overlap and contradictions in amongst the general flow of consensus.

## 2 Links and Opportunities

### The site

- Water Row site is unique. Unique in opportunity and unique in history
- Water Row is one of 10 derelict and vacant sites in Govan but it is the 'Jewel in the Crown' and the priority of CGAP in the next 5 year period.
- It is fundamental to any successful local planning and economic development strategy
- Within broadly agreed regeneration aims, there are still different ways to develop the site

### Assets

- The presence of the Showpeople and the sites links to the history of the Govan Fair history.
- Strong third sector activity in Govan which has supported a sense of local ownership
- Doomster Hill unique historical feature
- Graving Docks - needs coherent redevelopment as important physical heritage asset
- BBC/Pacific Quay – this substantial public investment asset and regeneration catalyst needs better connection
- Elder Park – a great community resource that needs more support
- Primary schools - key to engaging with families
- Govan Waterfront Pathway – linking to the stones and the riverside
- Shipbuilding current and historical – new shipyard museum, showcasing heritage
- The passionate people of Govan, their energy and resilience.

### Existing and potential uses of the site

- Development of the existing regular Saturday market activity
- Important informal public space and occasional public events
- A space for enjoying and celebrating cultural and heritage
- Interlinking Fastlink stopping point
- Historical and present crossing point to and from Glasgow/ Riverside museum
- Making more of the Govan Ferry as an attractive way of bringing people to Govan's heritage sites

## Opportunities

- The potential of the 'Whole Govan Package' – school provision, childcare, employment, college provision, recreational, retail offer.
- Linking existing and planned programmes of work
- Events/gala days – bring young people in to the mix.
- Outdoor Cinema?
- Family days – bringing people out and getting involved
- More allotments and greenspace – increased wellbeing to reduce need for use of SG
- Walking and cycling routes – connectivity, wellbeing
- Two way links to the Riverside Museum – history, heritage
- Use arts and events to consult with people, engage and involve them – don't call it consultation – as per local Housing Association approach
- A lot of ongoing investment in the area
- SG's 'People and Communities Fund' criteria are now more open
- Physical and social regeneration opportunities raised by recent shifts in people moving out of adjacent Ibrox area with subsequent demolitions and resultant vacant land for regeneration and changing/more diverse community composition. Housing Associations and GCC looking at how post demolition vacant land can best be developed

## Connecting people and economy

- Re-think about the way we consider challenges and opportunities – e.g. changing demographics brings different communities and their needs and assets
- Student accommodation – Economic growth and link to Partick and Hillhead
- Govan HA and NHS mortgage deals for Southern General staff to settle/stay in Govan.
- Southern General incremental career pathway not purely degrees.
- 'We are Listening' project – using artists to get the views of people in the community
- GCC City Deal – resources and plans for enhancing Govan/Glasgow connections
- Macro Business – encouraging participation based on genuine interests – not CSR
- Govan as a hub of public transport connections via the potential bridge and existing underground and Fast Link bus connections
- Markets and cooperatives for local people
- Increase local employment through regeneration

## 3 Hurdles and Barriers

- Govan and the other side of the river no longer seen as one
- Water Row site is holding Govan back (vacant land in need of development to reach its potential)
- Barriers to development – recession (no private investment), constraints (land ownership, state of the land, Showpeople etc.) and CGAP works in partnerships and needs partners to commit
- Govan Old church site housing historic Govan Stones is currently 'land locked'.
- Hard to get a seat at the table if you are 'of the community'/third sector'

- What stops people going in the direction of Govan on the subway?
- Securing the land for regeneration/development – not just for market value but also social value
- Fastlink reinforcing the separation of town centre from the residential area to the south.
- Lyceum – big challenge. Deteriorating, no investment – increasingly derelict eyesore
- Voluntary organisations pushed off course by outcome focused funding – away from their core activities/expertise and what the local needs are.
- Statutory organisations think they do community engagement well enough but its generally not on the scale needed
- Adequate community engagement is essential – getting people involved via activities they believe will benefit them. Reaching beyond the more readily accessible community.
- Need other attractions to pull people over
- Overcoming the internal disconnections in GCC departments, attitudes and priorities. GCC needs to get a grip on its considerable internal assets and their connectivity to community assets and shared aspirations.
- Need to resolve the dissonance between locally expressed aspirations and what is coming through the planning process. Consultation period has closed on the Waterrow site with some representations made. The site may already be ‘rubber stamped’ for housing development.
- Some residential element may be beneficial. We need to find the right form and balance.
- Pacific Quay/digital quarter/BBC etc. – has struggled with forming meaningful links into the community and connecting to respective assets. Scottish Enterprise now interested in trying to reinvigorate BBC and other partners in that process.
- Big physical disconnect between Govan and Pacific Quay – hard to cycle or walk to. The existing layout of the site is not designed to let people in physically
- How to move beyond bland, short term low impact development projects
- How to hear wider and diverse community voices beyond the ‘vocal minority’.

End of summarised notes form the open discussion session.

## 4 Conclusion and what's next?

The level and range of positive participation in this event was encouraging. Informal feedback and subsequent discussions with key figures and decision makers have added to the sense of real possibility for practical progress on widely shared aims and for collectively tackling barriers to success. In seeking to further enhance those prospects through collaborative action and exchanges of learning from this aspect of its Alliance for Action initiative, SURF will:

- Complete and circulate this report for the information and further engagement of relevant Alliance for Action partners
- Liaise with Central Govan Action Plan, as the local planning and delivery structure responsible for the physical regeneration of Central Govan, to co-ordinate all future activity relating to Water Row and ensure its delivery through the existing partnership framework.
- Develop productive links on shared learning with similar community and cross sector regeneration efforts in Glasgow and beyond – particularly the substantial physical infrastructure investment in SURF's other Alliance for Action site of East Kirkcaldy in Fife
- Continue to draw out lessons from this process with a view to informing and influencing Scottish and local government regeneration policy and practice.
- Pursue particular avenues of progress with other Alliance for Action partners on related activities including Children in Scotland's interest in collaborations on food access and distribution in relation to schools and homes.
- Welcome updates from all Alliance for Action partners on particular areas of cooperation that they have been able to develop based on introductory contacts and discovery of shared interests made via the Alliance process.

**Lastly, SURF will ensure that Alliance for Action colleagues are made aware of other opportunities to engage with SURF and its networks via forthcoming events, communications and work streams.**

End of summary report – Andy Milne – SURF Chief Executive - 14.9.14

## Appendix 1

### Background

#### 1.1 SURF's Role

As Scotland's independent regeneration network, SURF draws on its extensive cross-sector membership of over 280 organisations, to explore current practice, experience and knowledge in community regeneration.

#### 1.2 The aims of SURF's Alliance for Action

The SURF led '**Alliance for Action**' initiative is a collaborative activity, investment and shared learning programme that SURF is coordinating in two case study areas; Govan in Glasgow and East Kirkcaldy in Fife.

Both of these communities have differing contexts but similar challenges. Through its Alliance for Action work, SURF is working with relevant local and national partners to:

- Build local capacity, strengthen resilience, increase practical outcomes and improve the wellbeing of local residents;
- Link local knowledge, initiatives and assets with national networks, policies and resources in support of more coordinated and holistic local regeneration activity.
- Draw out transferrable learning towards more successful and sustainable policy and practice in community regeneration.

A list of the main Alliance for Action partners at the national level and the projects and partners involved so far in the Govan Alliance is provided at Appendix 4

SURF has drawn on its networks and contacts to convene an Academic, Policy and Practice Panel (the SURF APPP) to help it evaluate and disseminate lessons from this work. A list of its members is attached at Appendix 5

#### 1.3 Alliance Progress and Priorities

The planned process for the first year of this new stream of SURF work over 2014/14 was successfully completed. **One year on 'Progress and Priorities' sessions** were held in Govan on 13.03.14 and Kirkcaldy on 20.03.14. Over 80 community project and agency representatives participated. Following presentations and discussion, the following priority themes of Alliance for Action activity were agreed for Govan:

- Planning & Infrastructure / Govan Town Centre Development
- Creativity and Community Participation
- Building on Heritage and Assets

**The Alliance for Action in Govan is now focusing on** developing investment and cooperation within and across these complementary priority themes (see diagram at Appendix 6 and an overview of the process as Appendix 7 ). The gathering of relevant Alliance partners on 19.8.14, which this paper is summarising, was focused on the overlap of the Infrastructure, Participation and Assets themes and how they can be made to intersect to greatest mutual advantage in the regeneration and connectivity of the Govan town centre and waterfront site.

For more information on SURF's work including its Alliance for Action activity visit [www.scotregen.co.uk](http://www.scotregen.co.uk) or contact SURF via [info@scotregen.co.uk](mailto:info@scotregen.co.uk)

## Appendix 2

### Attendees on 19.8.14

Name	Position	Organisation
Andy McAvoy	Chartered Architect	Assemble Architecture
Mhairi Reid	Policy and Learning Adviser	BIG Lottery Fund
Karen Fitzsimmons	Funding Manager	BIG Lottery Fund
Susan Hanlin	Project Manager	Central Govan Action Plan and THI
Gordon Smith	Social and Environmental Development	City Property Glasgow
Liz Gardiner	Executive Director	Fablevision
Mike McCarron	Chair	Galgael
David Fletcher	Director of Regeneration	GHA/Wheatley Group
Tom Graham	Regeneration Officer	GHA/Wheatley Group
Eric Conquer	Area Asset Planning Manager	GHA/Wheatley Group
Bruce Whyte	Public Health Programme Manager	Glasgow Centre for Population Health
Eamonn Campbell	Planner	Glasgow City Council
Deirdre Craddock	Planner	Glasgow City Council
Mhairi Johnson	Planner	Glasgow City Council
Jackie McIntosh	Housing Investment and Regeneration Manager	Glasgow City Council
Eddie Warde	Principal Officer – Housing and Regeneration Services	Glasgow City Council
Colin Love	Engagement and Legacy Coordinator – Glasgow South	Glasgow Life
Esme Clarke	Secretary	Govan Community Council
Lisa McAlinden	Centre Manager	Govan Cross Shopping Centre
Fiona McTaggart	Chief Executive	Govan Housing Association
Natalya Macholla	Director of Finance and IT	Govan Housing Association
Pat Cassidy	Manager	Govan Workspace
Diane Gray	Development Manager	Heritage Lottery Fund Scotland
Louisa Humm	Senior Heritage Management Officer	Historic Scotland
Rosh Campbell	Strategic Manager	Jobs and Business Glasgow
Ingrid Shearer		Northlight Heritage
Dr. Alan Leslie	Heritage Consultant	Northlight Heritage
Petra Bieberbach	Chief Executive	Planning Aid Scotland
Moya Crowley	Project Manager	Plantation Productions/The Portal
Angela Ross	Development Manager	Plantation Productions/The Portal
Craig Miller	Project Manager	Scottish Enterprise
David Cowan	Head of Regeneration	Scottish Government
Jimmy Stringfellow	Representative	Showpeople Community
Tony Bone	Chief Inspector	Strathclyde Police
John Haynes	Inspector	Strathclyde Police
Tam McGarvey	Alliance for Action Facilitator	SURF

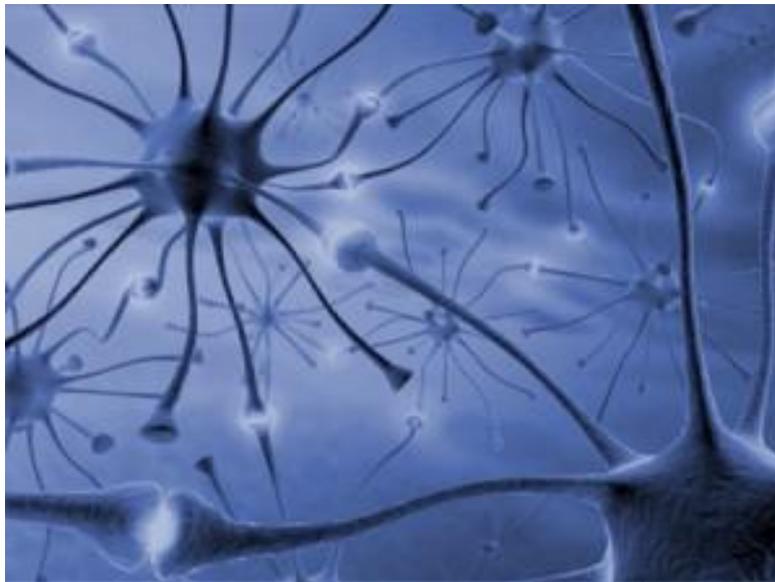
Elaine Cooper	Alliance for Action Facilitator	SURF
Andy Milne	Chief Executive	SURF
Emma Scott	Events and Communications Assistant	SURF
Robert McDowall	Independent Property & Research Consultant and SURF Board Member	SURF



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## Govan Alliance for Action Gathering Agenda



*Tuesday 19<sup>th</sup> August, 9.30am-1pm*

### PLANS, PARTNERS AND PRACTICAL PROSPECTS

#### Programme

- 9.30 – 10.00 Meeting for coffee at Govan's Café 13**  
Directly opposite Govan Underground exit.
- 10.00 – 10.20 Seeing is believing**  
A brief site tour of the Govan town centre and waterfront area - led by Susan Hanlin of Central Govan Action Plan and Eamonn Campbell of GGC Planning Dept. Then along Govan Road to the meeting venue at Fairfield Shipyard Offices
- 10.30 – 10.45 Welcome to Fairfield Shipyard Offices**  
By Pat Cassidy of Govan Workspace and then introductions from Andy Milne of SURF.
- 10.45 – 11.00 Partners and Possibilities**

SURF Alliance for Action aims and the Govan waterfront context – Andy Milne

**11.00 – 11.30 Plans and Perspectives.**

- Planning Govan in Glasgow, GCC's Eamonn Campbell & Michael Ward.
- Central Govan Action Plan, Susan Hanlin CGAP
- Practical Heritage, Pat Cassidy
- Creative community assets and aspirations, Liz Gardiner of Fablevision, Jimmy Stringfellow of the Govan Fair and Moya Crowley of Plantation Productions.

**11.30 – 12.45 Open discussion chaired by Andy Milne**

Perspectives, Links, Investments and Hurdles.

**12.45 – 1.00 Agreed action points and what's next**

**1.00 – 1.45 Reflecting and Networking Lunch**

For further information on this event, please contact Emma Scott on 0141 585 6850 or email [emma@scotregen.co.uk](mailto:emma@scotregen.co.uk).

For more on SURF and its work, please visit the SURF website: [www.scotregen.co.uk](http://www.scotregen.co.uk).

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Supported by: Aberdeen City Council, City of Edinburgh Council, Clyde Gateway, Creative Scotland, Dundee Partnership, Glasgow City Council, Glasgow Housing Association, Glasgow's Regeneration Agency, Highlands & Islands Enterprise, the Joseph Rowntree Foundation, the Scottish Federation of Housing Associations, the Scottish Government, and Skills Development Scotland.

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## Appendix 4

### Projects SURF is currently connecting with in Govan:

- Central Govan Action Plan (CGAP)
- Fablevision
- Friends of Elder Park
- Friends of Pacific Gardens
- GalGael
- Gallus Games
- Govan Craigton Integration Network (GCIN)
- Govan Fair
- Govan Workspace
- Hidden Histories
- Ibrox Primary School
- Kinning Park Complex
- Plantation Productions/The Portal
- Showpeople Community
- Sunny Govan Community Radio

### Govan projects we are working with through the Alliance:

- Big Lottery Fund Scotland
- Carnegie UK Trust
- Children in Scotland
- City Property Glasgow
- Creative Scotland
- Dundee City Council
- Fife Council
- Fife Cultural Trust
- Glasgow Caledonian University
- Glasgow Centre for Population Health
- Glasgow City Council
- Glasgow Housing Association/Wheatley Group
- Glasgow Life
- GOWell
- Heritage Lottery Fund Scotland
- Highlands and Islands Enterprise
- Historic Scotland
- Improvement Service
- Jobs and Business Glasgow
- Joseph Rowntree Foundation
- Living Streets Scotland
- NHS Fife

- NHS Greater Glasgow and Clyde
- NHS Health Scotland
- Oxfam Scotland
- Planning Aid for Scotland
- Resilient Scotland
- Scottish Community Alliance
- Scottish Community Development Centre
- Scottish Federation Housing Associations
- Scottish Government
- Strathclyde Police
- University of Glasgow

## Appendix 5

### SURF APPP Members

Name	Title	Organisation
Jim Metcalfe	Chief Executive	Carnegie UK Trust
Tam McGarvey	Govan Alliance for Action Facilitator	Community Representative
David Cleghorn	Chair	Dedridge Environment Ecology Project
Prof Darinka Asenova	School of Risk Management	Glasgow Caledonian University
Prof Ade Kearns	Principal Investigator	GoWell Research Programme
Colin Mair	Chief Executive	Improvement Service
Andrew Lyon	Director	International Futures Forum
Dr Jim McCormick	Scotland Adviser	Joseph Rowntree Foundation
Robert Livingston	Director	Kirkhill Associates
Dr Gerry McCartney	Head of the Public Health Observatory Division	NHS Health Scotland
George Dodds	Director of Delivery	NHS Health Scotland
Francis Stuart	Policy Advisor	Oxfam Scotland
Chris Holloway	Programme Manager	Resilient Scotland
Paul Spicker	Director of the Centre for Public Policy and Management	Robert Gordon University
John Cassidy	Director	Scottish Communities for Health and Wellbeing
Angus Hardie	Director	Scottish Community Alliance
David Allan	Head of Programmes	Scottish Community Development Centre
David Stewart	Policy Manager	Scottish Federation of Housing Associations
David Cowan	Director of Regeneration Unit	Scottish Government
Dr Andy Park	Communities Analytical Services	Scottish Government
Brian MacDonald	Chair	SURF
Pippa Coutts	Vice Chair	SURF
Dr. Elaine Cooper	Alliance for Action Coordinator	SURF
Deborah Peel	Chair and Professor of Architecture and Planning	University of Dundee
Annette Hastings	Dept of Urban Studies	University of Glasgow
Tam Munro	Chair	West and Central Voluntary Sector Network

# SURF -

Govan Alliance for  
Action focus



