



A WARM welcome to the fourth edition of CGAP News – a newsletter designed to keep you up to date with regeneration plans for Central Govan. The number of construction sites in Central Govan at the moment is a real indicator of the momentum that's starting to build on our multi-million

pound regeneration programme. In fact, there is so much happening that we can only cover the main highlights in this newsletter because we couldn't fit it all in! Needless to say, I am absolutely delighted with progress and wish to thank all the people and organisations

that are making this happen – I know there are many. My aim over the coming year is to ensure that Central Govan continues to be the focus of real and life-changing investment despite the gloomy economic predictions. I very much hope you find some

cheer in the progress made to date. And, as ever, we are keen to hear from YOU – so please feel free to contact us with any views or queries that you may have. Many thanks.
Deirdre Gaughan (pictured left), Chairperson, CGAP Steering Group.

Questions & answers

WHAT is Central Govan Action Plan?
IT'S a physical regeneration plan for Central Govan.

WHAT is the aim?
TO make Central Govan an attractive place to live work and visit.

WHAT will it provide?
NEW homes; improved road and walking layouts; enhanced shop fronts and revitalised retail; stylish streetscape and public spaces; integrated public transport and retail facilities; local jobs; restored historical buildings; a spotlight on Govan's heritage; and attractive landscaping and greenspace.

WHAT is the cost?
£120MILLION of public and private sector investment.

WHEN will it happen?
FROM 2006 to 2016

HOW many projects are involved?
MORE than 50 and counting!

OLD GOVAN BABY'S SURPRISE DELIVERY

THE original Govan Baby made a surprise reappearance last month. The cherub – centrepiece of the Aitken Memorial Fountain at Govan Cross for more than 100 years – had been missing since the early 1990s. But thanks to a local newspaper article it turned up safe and well in a garden in Crookston. Once local builder Hugh Kinnaird realised that the missing cherub was the same one that had graced his garden pond for the last 16 years, he immediately made arrangements to return it to its rightful place at Govan Cross. The unplanned arrival certainly had good timing, as the fountain itself is currently being restored at Ballantines Foundry in Bo'ness – thanks to a £32,000 grant from Govan Cross Townscape Heritage Initiative. The intricate restoration process

Memorial Fountain 'cherub' is found

involves stripping off the many layers of old paint, repairing the decorative features, columns and roof, and repainting the fountain in heritage colours. With the missing baby back, it may now be possible to restore the original cast-iron cherub and bowl rather than have to make replacements from moulds. The fountain was erected over 125 years ago by the people of Govan in memory of Dr John Aitken, a local doctor who died in 1880 at the age of 42. He had provided medical care for the workers of Govan for many years.

Indeed, his death, which was widely mourned, was blamed on overwork and his total devotion to the needs of poor people locally. And you can expect to see the fountain and the Govan Baby beautifully restored and back enjoying pride of place at Govan Cross early in the New Year. To see pictures of the fountain's restoration in progress, log on to: www.clydewaterfront.com



OH, BABY: Members of the CGAP Steering Group with the rediscovered cherub statue

MEET THE STEERING GROUP

THE CGAP Steering Group meets every three months to plan, oversee and monitor the implementation of the Central Govan Action Plan and Govan Cross Townscape Heritage Initiative. The group has 19 members, including local councillors and representatives from local community, local housing associations

and partner public agencies, especially Glasgow City Council. The group enjoys strong representation from the community and owes a debt of gratitude to the four residents – including Chairperson Deirdre Gaughan – who freely give their time, skills and local knowledge to help guide the regeneration process.

Houses are on the up

THE CGAP housebuilding programme is now in full swing. More than 500 new homes are under construction, transforming derelict land into attractive residential neighbourhoods and bringing a much-needed population boost to Central Govan. Built to cater for a mix of incomes and household needs, the affordable new homes come in a variety of styles and sizes, and are available to rent, buy outright or purchase through a shared equity option. Prices start from £90,000. Costing £68million, the ambitious housing construction programme is funded by the Scottish Government, Glasgow City Council, private finance and sales income – and delivered through the Govan, Elderpark

and Bield Housing Associations. Seven of nine sites originally earmarked for new housing in the Central Govan Action Plan are now being developed. The sites at Harhill Street, Golspie Street, Govan Road, Rathlin Street, Pearce Lane, Broomloan Road and Garmouth Street are all at various stages of construction. Indeed, some of the early starts in 2009 are already complete, with tenants and owners moved in and further completions expected throughout the coming year. Demand for homes remains healthy. Selling agents note that buyers are often reserving and purchasing plots from the plans – a sign of continuing confidence in Govan's housing market despite

the bleak economic conditions. A groundbreaking support package for first-time buyers is also helping to boost sales. Developed by leading house-builder Cruden, in partnership with the Govan and Elderpark Housing Associations and Glasgow Credit Union, the "Unique Property Solutions" service provides tailored help and guidance for buyers. By helping buyers overcome common purchase problems such as deposit or credit-rating issues, the service aims to ensure they are making a housing choice that is affordable, sustainable and right for them in both the short and long term. Please phone 0141 583 4157 for more information.





See new public art

GOVAN is a remarkable place, so it comes as no surprise that local people consistently demand to see the outstanding heritage reflected and celebrated wherever possible in the regeneration plans.

We recently commissioned Glasgow artist and sculptor Kate Robinson to do just that. Kate will produce three permanent public art pieces that each depict elements of Govan's history and culture.

The artwork, which will include engraved paving stones (below) and streetlight banners for Govan Cross and a timeline for the Langlands Path, will put a distinct stamp on Govan's public space.

We also hope it will become a talking point that prompts interest, reflection, pride and maybe even surprise, among passers-by.

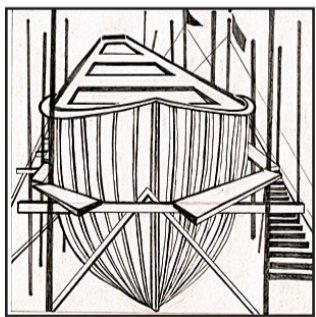
Kate has been out on the streets interviewing local people to help piece together Govan's history and select the parts that Govanites have a strong affinity to.

You can watch video footage of the interviews, monitor progress and make your own comments on the GovanXArt Facebook page and Govanart.blogspot.

And, if you're not yet one of the Facebook generation, you can pop along to Fairfield Shipyard Offices on September 18 and 19 (Doors Open Weekend) to see the artwork and make your comments.



DESIGNS: Paving stones



PAVING THE WAY: Workers fit new stone surface at Cross

Big steps forward at PI and Fairfield

THE restoration of two of Govan's most important historic buildings – the A-listed Pearce Institute and Fairfield Shipyard Offices – have both taken massive steps forward in recent months.

In March, a £2million, 12-month contract started at the Pearce Institute to fully repair the leaking roof and restore many of the external architectural details, including the cupola, balcony, clock and famous ship finial.

Repairs to the chimney stonework, skylights, guttering and downpipes will be completed at the same time. And floodlights will be installed to ensure the building's outstanding architecture is fully on show from now on.

Inside the building, associated works to repair and protect the leaded windows in the MacLeod Hall and improve the quality of lettable space in the Lithgow Theatre and historic Billiard Room will also be carried out.

The works, which are the priority project of Govan Cross Townscape Heritage Initiative, are the first phase of what is hoped will be a full restoration over the coming years. This will see the Pearce Institute return to playing a full civic role in the life of the



BEING RESTORED TO FORMER GLORY: Pearce Institute and Fairfield Shipyard Offices

Govan community as a conference and events venue and home for small business, charitable and voluntary organisations.

In the meantime, the £1.3million emergency repair contract at Fairfield Shipyard Offices is now complete – leaving the building wind and watertight.

And an additional grant from

Jobs success

CGAP construction contracts are continuing to generate jobs, apprenticeships and work placements for local people thanks to Glasgow South West Regeneration Agency's Recruitment Team.

The team are working with the contractors on all our housing and public realm sites to identify job opportunities and match them to suitably skilled candidates – and they are well on their way to exceeding all their initial targets.

So far, 16 construction-related vacancies and six apprenticeships have been filled by south west residents who were previously unemployed. We're delighted that

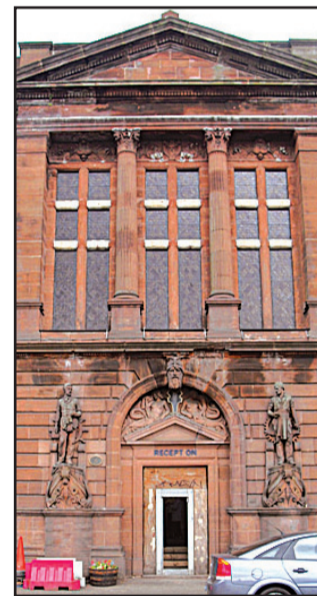
two of the apprentices will develop specialist conservation skills in leadwork and stone repair.

And 23 people have accessed unpaid work-experience placements that form part of their planned return-to-work training.

Seven of those trainees have gone on to secure a full-time paid job as a direct consequence.

This is a promising start given the difficult economic times. Be assured that with more contracts on the way, securing jobs for local people from the CGAP investment remains one of our big priorities.

For more information contact Rosh on 0141-585 6650.



Questions & answers

WHAT is Govan Cross Townscape Heritage Initiative?

A DISCRETE grant-giving, heritage-led regeneration programme that sits within the CGAP framework.

What is the aim?

TO preserve and restore the key heritage features at Govan Cross

WHAT will it provide?

BUILDING repairs to the Pearce Institute, Cardell Halls and Water Row tenements; traditional shopfront improvements at Burrell Street and Water Row; restoration of the Pearce Statue and Aitken Memorial Fountain, and improvement of the historic public space at Govan Cross.

WHAT will it cost?

AROUND £5.3million.

WHEN will it happen?

Over five years, starting in September 2009 and due to finish in September 2014.

Be a friend of Govan Cross

COULD you be a friend of Govan Cross? We are looking for people who want to take an active role looking after Govan Cross once the improvements are complete.

Activities will involve promoting this key civic space and its fabulous heritage, keeping it looking good, encouraging greater activity, and ensuring that people feel comfortable and safe using the area in both the day and evening.

We had a great turn-out at our initial meeting in May and we plan to meet again to formally establish the group in October.

If you wish to be invited, or even if you just wish to receive updates on the group's progress, you can add your contact details to our Friends of Govan Cross mailing list by contacting the CGAP team at the address below.

Coming soon

WE hope to develop the following projects over the coming year:

- A second phase of public space improvements at Water Row and the Clyde Walkway;

- Traditional shopfront improvements and historic building repairs at Govan Cross;

- Upgrade Langlands Path;
- A second phase of restoration at the Pearce Institute, and

- Full restoration of the Fairfield Shipyard Offices

So watch this space for more details!

PUBLIC SPACE IMPROVEMENTS

IMPROVEMENT works at Govan Cross are moving on apace with works outside the shopping centre almost complete, those at the Square well under way and improvements outside the Bus Station and Underground due to start in September.

This £1.6million investment aims to re-establish Govan Cross as the beating heart of the community – a welcoming, inviting and sociable space that people are attracted to and enjoy spending time in.

The three sites have been designed to look and feel like one civic space, with the same top-

quality materials, including natural stone paving, being used throughout to achieve a stylish, attractive finish. Once complete, the improvements will create a real sense of arrival at Govan Cross and set the beautiful historic buildings in a context that fits their conservation area status.

Local community priorities that feature high on the list of improvements include: removing the wall to open up views of the Clyde; restoring the Aitken Memorial Fountain; removing the unsightly shopping centre planters; providing comfortable seating,

and preventing cars from parking on the Square.

The existing trees will be replaced with species that are native to Scotland and better suit the design and use of the space.

A large section of the informal Water Row car park will also be tarmaced to improve the ground conditions for the regular Govan Saturday market.

Funded by a mix of organisations including the City Council, Scottish Government and Heritage Lottery, the physical transformation of Govan Cross should be complete early in the New Year.



NEW LOOK: Work is completed at the Shopping Centre