

Growing Community Assets



Young people from Govan Youth Information Project celebrate 'The Big Clean-up' at Fairfield, which marked the completion of Emergency Repairs

ANNUAL REVIEW

to March 2010



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A demanding project - but Fairfield has been good for Govan Workspace

Knowledge of who we are and what we're trying to achieve has become more widely known because of Fairfield & the Govan Business Campus

TWELVE MONTHS ago the main focus of our report centred on the purchase of the derelict Fairfield Shipbuilding Offices and the start we had made on the £1.2m emergency repairs. A year on, with remedial work now complete, the property still very much occupies centre stage.

We always believed there would be wide interest in the Fairfield building but, to be honest, we had no idea of its full extent. That is until last September when we arranged for Fairfield to be part of the city's "Doors Open" programme. Despite only the Board Room and part of the downstairs corridor being available to view, we received an astonishing 1,110 visitors over just two days.

Because of Govan's outstanding history in world shipbuilding, Fairfield enjoys a status that is truly iconic. Consider just how often the famous yard gates have featured on news-reels about the industry. For Govan Workspace, it is no exaggeration to say the building is fast becoming the 'Jewel in the Crown' - certainly in terms of public knowledge and appreciation of our work. Fairfield's media charisma shone again recently when a work-party of fifty-five youngsters and their leaders from the Govan Youth Information Project carried out a clean-up and flower-planting exercise along the frontage on Govan Road. The young people's final task was the formal uncovering of our newly refurbished windows. The whole exercise was broadcast by STV on its lunchtime and evening news programmes and featured prominently in the Evening Times and local press.

An unexpected benefit for Govan Workspace is that, through Fairfield, knowledge of who we are and what

we're trying to achieve as a social enterprise has become more widely known. This has created an upsurge of interest, reflected in the number of individuals who have recently registered as new members of the company. Fairfield has been good for us.



Duncan MacLean

important vote of confidence has undoubtedly brought our plans closer to realisation. Over the coming months no stone will be left unturned to secure the remaining funds to deliver a project that will have long-lasting benefits for the Govan community.



Young people from Govan Youth Information Project and guests enjoy a refreshment in the boardroom after 'The Big Clean-up' to the front of Fairfield .

Business Campus Lottery award

So also has been the second of our flagship projects — the proposal to create a new, state-of-the-art business campus in Govan. It is an idea that has caught the imagination of local people on account of its boldness and ambition to transform an area in urgent need of investment. It has also fired the imagination of one of the country's biggest funders, the Big Lottery, which has awarded the project a massive grant of £1m from its Growing Community Assets programme. Such an

Finally, I must highlight one other asset upon which our success is founded - our staff. Although we have been affected like others by the economic downturn, it is their efforts to maximise income and control expenditure that enable us this year to present another positive report. On behalf of the Board I extend to them our sincere thanks for their hard work and loyalty.



Big Lottery awards £1m to Govan Business Campus

Growing Community Assets

COMUNITY PLANS for the development of a business campus on disused land at Linthouse have made significant progress with the approval of planning permission and an award of £1m by the Big Lottery.

The planning process for the Holmfauld Rd site took longer than expected mainly because of agreements that had

carry out to the junction and on the financial contribution to Fastlink it will be asked to make as a developer. The planning approval was finally received on 29 October 2009.

Then in February 2010 came news of the massive £1m Lottery grant. Explains Managing Director, Pat Cassidy: "The Lottery grant is without doubt the biggest lift this project has ever received.

Pat Cassidy continues: "We already have a loan offer of £1.7m from the Clydesdale Bank provided we manage to put together the rest of the funding. So everything now hinges on securing the participation of Social Investment Scotland, the third of our proposed partners. If they support us, I'm confident the project can happen quickly. There will still be some money to find but we'll be in a strong position and are determined to leave no stone unturned to secure it."

Govan Workspace purchased the derelict 5.4-acre site from Clydeport in August 2006 at a cost of £1m. It invested a further £1m in remediation works in 2008, with support from the Vacant & Derelict Land Fund and Scottish Enterprise. It is currently installing utilities on the site in preparation for the next phase of works.



Artist's impression of new office block

Training facility



The 5.4 acre site at Holmfauld Road

to be reached with Glasgow City Council regarding the future operation of its proposed Fastlink service which will pass along Govan Road through the junction at Holmfauld on its way to the new hospitals at the Southern General. The negotiations centred on alterations Govan Workspace will be required to

It is the second time the Big Lottery has shown faith in our plans. Eighteen months ago it awarded us £200,000 to develop our proposal to planning approval stage, and it has now given a huge vote of confidence on the detailed plans we produced. The grant comes from its Growing Community Assets programme and is intended to help us develop a community-owned asset that in turn will provide future investment for Govan."

The planned Phase 2 works will create 27,000 square feet of business space and include a training facility that will target the needs of the local community, particularly young people.

The Lottery award takes the total funds committed to the project close to £3m. The outcome of an application to Social Investment Scotland for a further loan/grant of £1m is expected to be decided soon. The total project costs are £4.6m.



Boardroom 1960's

Design team had to overcome a succession of challenges

Emergency repairs secure future of A-listed property

“Another year without action would have finished the building off”

THE COMPLETION of emergency repairs at Fairfield has been one of the main achievements of the year, securing the future of an important Govan building which will be there for coming generations to enjoy.

The £1.2m contract threw up a succession of difficult challenges for the design team as the condition of the building fabric revealed itself to be in a more advanced state of deterioration than had been anticipated.

The emergency works included removal of asbestos, and renewal of the roof, leadwork, rooflights, gutters and rainwater system. These were all tackled as planned. But worse was to come.

Explains Admin Manager, Rosemary Swords, a member of the design team: “ We knew from the start there was a lot of dry rot in the building. In fact, we’d already cordoned off areas where we thought it unsafe to walk. But we honestly didn’t imagine it could be so bad. Most of the walls have had to be stripped, extensive areas of flooring lifted and a large amount of structural repairs carried out. We managed our budget to ensure all that had to be done was done, because the expert opinion is that another year without action would have finished the building off. It was that bad.

“A second complication arose in the autumn of the year when the main contractor, Chard Construction Ltd, got into financial difficulties. Work ground to a halt and the firm finally went into administration in January 2010. We were left to pick up the pieces and finish the work by directly employing subcontractors. Following a tendering process, work re-started in March and the contract was completed at the end of May 2010. “



Fairfield following restoration of windows



At last - unsightly boards removed from town centre

AN UNEXPECTED facelift for the Govan town centre arrived in the summer when funds were secured to restore Fairfield’s 162 windows and remove unsightly boards that had blighted the area for the past six years.

The work was made possible through grants of £182,000 from Glasgow City Council’s *Better Glasgow Fund* and a supplementary award of £58,000 from Historic Scotland.

Explains Managing Director, Pat Cassidy: “This was an unexpected bonus which came as we neared the end of the emergency repairs. We had feared we wouldn’t be able to tackle the windows until Phase 2 and it really bothered us that local people would have to put up with the boarded-up frontage for another couple of years. Fortunately, the Council’s Regeneration Director, Steve Inch, felt the same way and set about investigating possibilities, in the end coming up trumps. Historic Scotland were happy to meet the balance of funds that were needed.”

The window refurbishment programme was completed at the end of July when the boards were finally removed by local children from Govan Youth Information Project.

Option appraisal points way ahead for Govan Old

WORK ON the Options Appraisal study to map out a viable future for what is undoubtedly Govan’s greatest historic and cultural asset — Govan Old Parish Church — has finally reached its conclusion.

The study team, led by Govan Workspace, believes it has identified a realistic plan for the development of the A-listed building over the long term. The detailed findings are already being presented to the church authorities, local congregation and other interested parties.



Govan Old and the Riverside Museum - just 250 metres apart
Picture by Hawkeye Aerial Photography courtesy of BAM



The Govan Sarcophagus

Explains Pat Cassidy: “This has been a fascinating but highly challenging piece of work. We knew from the outset it would be difficult to find a viable use for a 19th century church building in Govan, especially one that comes with added restrictions from being A-listed. So the research and consultations have had to be extensive and prolonged. We spoke to and took advice from a broad range of individuals and organisations, often returning to them on more than one occasion. And we continued talking and thinking until the clear outline of a credible business plan began to emerge.



Hogback

It was worth the wait.”

On the advice of Historic Scotland, the study focused on the Govan Stones as the project’s key asset, and discussions have started with the agency on a proposal to re-display the monuments to a standard that will attract greater numbers of tourists and income. The Govan Stones are one of the most important collections of Early Historic sculpture in Scotland, the third largest in the country, and largest from the 10th & 11th centuries. Historic Scotland describes them as “*as having international significance and unparalleled in Scotland*”.

An important part of the business plan will be to attract visitors from the Riverside Museum, just 250 metres from Govan Old on the opposite bank of the Clyde, which opens in the spring of 2011. The Museum is expected to receive around 900,000 visitors in its first year. Plans are currently being developed by Glasgow City Council to build a pontoon at Govan and to facilitate the introduction of a ferry service between Govan and the Museum.

Other aspects of the business proposal include the development of lettable space and increased use of the Church

for weddings. The study concludes that Govan Old’s historic and architectural significance make it an important local, city and national asset that provides Govan with a rare opportunity for local regeneration to be driven by heritage.

It is planned worship will continue on the site which is the oldest known Christian settlement on the Clyde.



Govan Old

Council holds official committee meeting in boardroom

Historic day for Fairfield after nine years of abandonment



Members of Govan Area Committee get down to work in the Fairfield Boardroom

IT WAS another significant milestone in the history of a famous Govan building. After nine years of abandonment when it had fallen into serious decay and came close to being lost altogether, Fairfield opened again for business on 2nd June 2010 when the historic boardroom hosted a formal meeting of Glasgow City Council.

The occasion involved the Council's Govan Area Committee when members combined their regular business with a tour of the building and received a report on its progress from Govan Workspace's Managing Director, Pat Cassidy. There may have been no heating or lighting, as well as the occasional interruption from the hammering of contractors, but the sense of history was not lost on the Committee Chairman.

Opening the meeting, Councillor Stephen Dornan commented that the famous boardroom had witnessed many major events through the years and the committee meeting marked a brand new chapter in its history. It was important that Fairfield had been

saved for future generations to enjoy because of its close association to so many Govan families and the significant role it had played in Govan's history. Offering his congratulations to Govan Workspace, he was pleased to see what had been achieved under the Emergency Repairs contract and to hear about the progress of plans for full restoration. Pat Cassidy in turn thanked the committee for providing critical help towards the costs of fees that had been needed to plan both Phases 1 and 2. The committee had given grants of £15,000 on each occasion.



Councillor Dornan enjoys a joke after the conclusion of the historic meeting

HISTORIC SCOTLAND

Central Govan Action Plan
cgap



Cocktail of funding makes emergency repairs possible

IT WAS a funding partnership like no other—brought together in record time to make the rescue of the A-listed Fairfield Shipyard Offices possible.

Led by Historic Scotland, the first to dip their toe in the water, it received early support from Glasgow City Council's Govan Area Committee and *Cities Growth Fund* to allow a design team to form and start preparing a programme of emergency repairs.

But even at that stage there was concern the difficult funding climate would make it impossible to raise the full amount to do all that was necessary - £1.4m. That situation was finally resolved through the intervention of Central Govan Action Plan Steering Group which committed funds from its own budget, followed by support from Govan Housing Association able to access the Scottish Government's *Wider Role Fund*. The balance of funding came from Govan Workspace's own reserves.

Commenting on the success, Pat Cassidy said: "We owe a lot to the people and organisations who threw their weight behind this initiative. It was a genuine partnership. Thanks are also due to our local MSP, Nicola Sturgeon, who worked with us to make it all possible."

Phase 2 plans take shape

£4.5m restoration aims for November 2010 start

THE PREPARATION of plans and funding bids for Fairfield’s Phase 2 works have made significant progress. The £4.5m project will undertake the full restoration of the building, providing 18,000 square feet of business accommodation and 3,000 square feet of heritage space.

Explains Managing Director, Pat Cassidy: “We are pleased at the speed of progress and despite there still being a funding gap, we’re working flat out to make a start around November this year. I’m hoping by then we might have obtained further support.”



Funds now secured include:

Historic Scotland	£500,000
European Regional Development Fund	£1,500,000
Heritage Lottery Fund	£645,000
Loans/investment by Govan Workspace	£980,000
Govan Area Committee	£15,000
Dean of Guild Trust	£10,000
Total	£3,650,000

This leaves a current shortfall of £850,000.



Architects
Page\Park's
impression of upper
floor studio space
with mezzanine

PAGE \ PARK

Heritage project will tell story of shipbuilding greatness

AN AWARD of £645,000 will make it possible to create high-quality heritage space in Fairfield where the story of Govan’s outstanding achievements in world shipbuilding will be told and put on display for the wider public benefit.

The grant has come from the Heritage Lottery Fund in support of Govan Workspace’s vision to facilitate a community-led project that promotes education and learning about Govan’s shipbuilding heritage. The project will be accommodated at ground level in the historic management offices and boardroom.

After a lengthy process of consultation, four main themes were selected to provide a structure for the display, each developed in separate rooms – *Fairfield and her Ships*, *Fairfield and the World*, *Fairfield and her People* and *The Boardroom - The Story of a Ship*. It is planned to form a community Steering Group at an early stage to take the project forward.

Fairfield and her Ships



Fairfield Heritage Project



Fairfield and her People



The Boardroom - The Story of a Ship



The Right to Work

Lessons for us today from UCS

PAT CASSIDY

THE SITE cabins at the back of Fairfield, where we hold meetings of the design team, back up against one of the tallest sheds in the adjoining shipyard. Occasionally, meetings will be interrupted by a thunderous crash and heavy vibration of both ground and cabins. At this point, new members on the team will normally jump out of their seats. But the rest of us continue as if nothing had happened, knowing that just yards away on the other side of the thin wall separating us, the shipyard workers are simply cutting and moving steel for two aircraft carriers—albeit the biggest naval ships ever to be built in Britain.

Since moving into the Fairfield site last March and experiencing closer than ever before the din of the yard activity, I've often reflected on Govan's minor miracle of holding onto its shipyard. Over the years there have been so many scares that the end was nigh, yet here we are in 2010 and there's never been a healthier order book. Great credit must go to the workforce and the trades unions for their contributions in making that happen.

We were also reminded poignantly in recent days of how that miracle first started. Because, in reality, if industrial history had followed the normal course of events – shaped exclusively by decisions of politicians and business chiefs – shipbuilding on the Upper Clyde would have died in 1971. That it did not, and that thousands of ordinary families have prospered from it for almost four decades, is down to the outstanding achievements of the UCS Workers led then by Jimmy Reid and Jimmy Airlie.

Following Jimmy Reid's death on August 10th, there has been a huge media outpouring about the heroics of the Work-in. It is heartening at last to see that famous chapter in Scotland's social and economic history being so positively re-appraised and celebrated for the great achievement that it was –



Jimmy Reid and Tony Benn at the 25th Anniversary celebration in Alexander Stephen House

the saviour of an entire industry and 6,000 jobs. Because for too long during this country's rightward swing in the 80s, 90s and beyond, UCS was quietly airbrushed from our consciousness. Political leaders would tell us there was no place for "metal-bashing", and leading economic commentators, notably in our own city, that the yards were an anachronism in a modern economy.

It is to be hoped the re-appraisal is lasting and not whimsical, and brings a sense of reality back to our socio-economic values. Perhaps the recent convulsions in the banking and financial

markets have finally exposed the short-sightedness and folly of an economic system that would favour making money from money than investing in the skills and talents of its people. Surely the focus must now switch back to industries that create real jobs for real people in real places like Govan.

I was privileged to be present when Jimmy Reid gave his inspiring rectorial address at Glasgow University in April 1972. The prophetic words he spoke then, his condemnation of blind economic forces, are even more relevant today.

"From the Olympian heights of an executive suite, in an atmosphere where your success is judged by the extent to which you can maximise profits, the overwhelming tendency must be to see people as units of production, as indices in your accountants' books. To appreciate fully the inhumanity of this situation, you have to see the hurt and despair in the eyes of a man suddenly told he is redundant...From the very depth of my being, I challenge the right of any man or any group of men, in business or in government, to tell a fellow human being that he or she is expendable."

Govan Workspace feels privileged to



UCS veterans in 2001

The Right to Work

have led and staged the 25th and 30th Anniversary Celebrations of UCS in 1996 and 2001 with Jimmy and Tony Benn. We too believe passionately in *The Right to Work*. What I remember in particular of Jimmy's keynote speech at the 2001 launch was my own appreciation, perhaps really for the first time, of just how exclusively the Work-in was about protecting and supporting ordinary working people. It was simply not about anything else, not



THE RIGHT TO WORK

about revolution, not about political grand-standing and certainly not about ego-building. Jimmy spoke emotionally about his joy when he witnessed individuals, short of confidence and skills, suddenly being transformed as human beings when responsibility was handed over to them. It was the self-same sentiment he expressed in 1972.

Meeting and working with the UCS veterans – people such as Jimmy Cloughley, Sammy Gilmore, Davie Cooper and Sammy Barr— has been for us at Govan Workspace both an inspiration and an education. It was also good to know they endorse our own work as a social enterprise – the communality being *The Right To Work*.

In that regard, I have a small memento from the 2001 celebration, which I consider something of a prize. It is my copy of the exhibition booklet on which there is a scrawled message – scrawled only because he couldn't find his glasses, not because we were in the pub at the time – which simply says: "To Pat – thanks for a splendid 30th Anniversary. Jimmy Reid".

"Govan Workspace feels privileged to have led and staged the 25th and 30th Anniversary Celebrations of UCS in 1996 and 2001 with Jimmy and Tony Benn. We too believe passionately in The Right to Work. "



Members of Govan Workspace board and staff at Fairfield



FAIRFIELD provided the venue for a programme of sound and visual art over two weekends in April and May 2010. The performance was a collaboration by five artists which responded to the history and fabric of the building through film, animations, painting, and live soundscapes. Around 200 people attended the event which was part of the Glasgow International Festival of Visual Art.



Financial Report

Accounts to March 2010

Summary Financial Statements
Year ended 31 March 2010

Summary Statement of Financial Activities

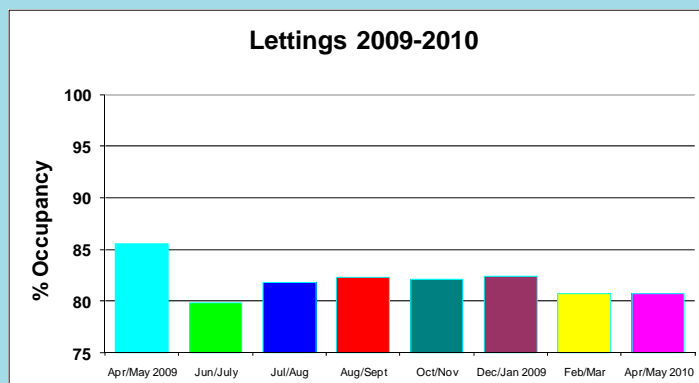
	Unrestricted funds		Restricted funds	
	2010	2009	2010	2009
	£	£	£	£
Incoming resources				
Rent and services	752,632	774,975	-	-
Investment income	311	8,427	-	-
Members subscriptions	176	17	-	-
Grants received	-	-	1,279,822	641,835
Total incoming resources	753,119	783,419	1,279,822	641,835
Resources expended				
Operating costs	489,748	491,010	12,000	-
Governance costs	71,975	61,115	-	-
Finance costs	78,460	79,436	-	-
Depreciation and sale of assets	25,461	29,523	-	-
Development projects	-	-	1,267,822	641,835
Total resources expended	665,644	661,084	1,279,822	641,835
Net incoming resources	87,475	122,335	0	0
Other recognises gains and losses				
Revaluation of assets adjustment	-128,639	-		
Net movement in funds	-41,164	122,335		
Add reserves b/f 1 April 2009	5,115,292	4,992,957		
Reserves c/f 31 March 2010	5,074,128	5,115,292		

The above summary has been prepared for the purposes of this annual report from the full audited financial statements of the company. The full accounts were approved by the Board on 12 July 2010. A Copy of the full financial statements can be obtained by written request.

O'Haras, Chartered Accountants & Registered Auditors, are satisfied that the above summary is consistent with the company's full financial statements.

Occupancy levels

AS a result of the continuing economic downturn, average occupancy has dropped in the course of the 12 months from around 85% to 80%. Since the end of the financial year, though, there have been clear signs of the decline flattening out. Property enquiries over the summer period have been up on activity a year ago, and these have started to translate into new lets.



Holding our own in the most difficult economic circumstances

BILL PRITCHARD, FINANCE DIRECTOR



ON BEHALF of the board, I am pleased to present to our members the financial results for the period to 31 March 2010.

The continuing impact of the economic recession and its effect on property letting brought a drop in total income in the course of the year, though at just 3.9% (£30,300) it was relatively modest. The company continues to hold its own in what are the most difficult economic circumstances.

The total of our resources expended remained virtually static, rising by just £4,560 or 0.7%, despite a sharp rise in our insurance costs from £22,757 to £42,109 following the purchase of Fairfield in March 2009. The building will incur high premiums while it remains unoccupied.

The final result for the year was a surplus of £87,475.

The Company received grants towards capital works of £1,279,822, all of which were expended.

The balance sheet reports a reduction in net assets to £5,074,128 from last year's £5,115,292. The reduction has arisen as the Board decided to reverse an earlier year valuation uplift adjustment of £128,639 in respect of the Holmfauld Road site. As a result of this adjustment, all of the company's development projects are now included in the financial statements at cost less grants received. Revaluation adjustments will only be considered in future if independent, professional valuations are obtained, as is the policy for the company's developed sites. The directors are of the opinion that, particularly given conditions in the current property market, this approach provides a fairer view of the company's development projects.

The directors are satisfied with the financial position of the company and

Summary Balance Sheet

	2010 £	2009 £
Fixed assets	6,194,496	6,329,448
Current assets	417,698	620,594
Creditors: due within one year	-295,498	-536,646
Net current assets	122,200	83,948
Total assets less current liabilities	6,316,696	6,413,396
Creditors: due after more than one year	-1,242,568	-1,298,104
Net assets	5,074,128	5,115,292
Funds		
Designated reserves	4,951,928	5,031,344
Unrestricted general reserves	121,606	83,530
Members subscriptions	594	418
Total funds	5,074,128	5,115,292

will continue to monitor and review income and expenditure with a view to ensuring the company's financial affairs are conducted in a prudent and effective manner.

Membership

COMMUNITY SUPPORT for the work of Govan Workspace has been demonstrated clearly over the past twelve months with a sharp rise in numbers registering to become members of the social enterprise. The total membership now stands at 185.

At an EGM in June the members also approved changes to the organisation's governing documents which enshrine the principle of community control and give local people a majority in decision-making at General Meetings of the company.

Doors Open

18th & 19th Sept 2010

10.00 am - 4.00 pm

THE DOORS of Fairfield are to be thrown open to the public for a second time following a highly successful public event in September 2009. Despite the property being then in the midst of emergency repairs, which meant only a very limited area was available for viewing, a remarkable 1,110 people filed through the doors over the two days.

It is thought this year's event, when wider access will be possible, may exceed the 2009 figure. Explains, Rosemary Swords, the company's Admin Manager: "Last year we had 250 leaflets about the building ready in advance for handing out to visitors. But they were all taken by lunchtime on the Saturday. We were simply amazed by the level of interest.

"So this year we'll be better prepared. With the emergency works over, we intend giving people access to the entire building which they'll see it in its current dilapidated state before renovation work begins. It's rare for the public to get a chance to inspect an A-listed property in both *before* and *after* condition, so I expect a number of people will come along this year with the intention of returning when the work is completed."



Doors Open visitors view old photographs in 2009



Young people get the chance in 2009 to try out traditional tools from the Shipyard Handling Kit, courtesy of Glasgow Museums

Hopes raised for ferry link to Riverside Museum

NEWS THAT plans to introduce a ferry link between Govan and the Riverside Museum are being actively progressed by Glasgow City Council has been widely welcomed by the Govan community.

It is understood that council officers are currently preparing tender documentation for both the installation of a pontoon on the Govan shore and the operation of a ferry service between Govan and the Museum. However, this will not be released to the market until site survey work confirms that the quay walls are suitable to accommodate the infrastructure. Should the results be positive, it is hoped a service could be in place by early summer 2011.

An earlier feasibility study by the Council found that 19% of visitors to the Museum were likely to use a ferry service from Govan if one was available. The Museum, which opens in spring 2011, expects to receive around 900,000 visitors in its first showpiece year.

Welcoming news of the proposed service, Duncan MacLean, Chairman of Govan Workspace, commented: "We



hear a lot about regeneration and sometimes can get very cynical about lack of progress. But this sounds like very good news. If Govan gets a direct link to one of Glasgow's biggest tourist attractions it will bring real benefits to the area economically and socially. Thousands more people will come here on a regular basis and hopefully that will lead to greater spending and more investment. It will also mean more people are likely to visit Govan's own historic attractions, such as Fairfield and Govan Old."



Picture by Hawkeye Aerial Photography courtesy of BAM



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