

So Proud to Come from Govan



Annual Review to 31 March 2017



Aileen McGowan, the newly elected Chair of Govan Workspace

IT GIVES me great pleasure to present our Annual Review in what has been another busy and successful year for Govan Workspace. But before doing that, my first task must be to thank the board for electing me as their Chair. It is a tremendous honour to be asked to take on that role in such a successful and worthwhile enterprise. I will endeavour to do my very best.

The circumstances of my election are, of course, marked by great sadness: the sudden death of our longtime

turned out to be a great community event which drew people of all ages. The highlight for me was seeing the GYIP kids (of Govan Youth Information Project) starring for the day as Sir Alex's bodyguards, complete in Viking uniforms. Sir Alex himself was a true gentleman and left these young people and their families with lots of precious memories and photographs.

The completion of the Walkway was indeed a cause for celebration. It is very important for me to highlight that

Working together, all manner of things become possible

Chairperson, Duncan MacLean. His loss is keenly felt by board and staff alike and it will be so difficult to get used to him not being around. I got to know Duncan well in the time I've served on the board, which I first joined in October 1993. As Vice-Chair in recent times I had the honour of filling in for him on the rare occasions he was unavailable. I have seen at close hand his warm personality and great kindness, and witnessed the exceptional contribution he made to the work of Govan Workspace. We all owe him a huge debt.

My very first duty as Chair was to launch the formal Opening of the Govan Old Walkway on 7 July and it was a privilege to welcome home to Govan our special guest that day, Sir Alex Ferguson. Despite the disappointing weather, it

this was from top to bottom a community project: the community came up with the idea; spent a couple of years studying design options before choosing one; worked for two more years raising funds; and finally appointed contractors to do the work. We're right to be proud of it.

But let me also highlight the role played by our funders, especially Central Govan Action Plan, the Big Lottery, and the Scottish Government's Vacant & Derelict Land Fund. There is only so much a community can achieve on its own, and likewise for funders. But when we work together, all manner of things become possible. I think the Govan Old Walkway is an excellent example of successful partnership-working and I want to finish by expressing our thanks to all who helped make it happen.

AILEEN McGOWAN was born and brought up in Govan, attending St Saviour's Primary and St Gerard's Secondary schools. She started work in 1967 in 'Fairfields', first as a Clerical Assistant in the Pipe Shop before promotion to the Buying department and the post of Progress Chaser based in the main office building on Govan Rd. Finding herself the only young person in the department, she yearned to be among colleagues of a similar age and left in 1969 for Glasgow City Council where she ultimately became a Housing Officer at Mosspark Rent Office.

From 1975 Aileen took a 5-year career break to start a family after which she attended Cardonald College and completed three Highers. The next move was to Paisley University and graduation in 1985 with BA (Hons).

Her chosen profession from that point onwards was in Careers, starting with a post-graduate diploma in 1986 before joining Glasgow Careers Service. Her first post there was at Cardonald where she specialised in work with schools and the educational sector. Promotion took her in 1994 to the Barmulloch office, then to Maryhill three years later as Area Manager and finally back across the city to become District Manager for the whole of the Southside.

It was while in Cardonald that Aileen first came into contact with Govan Workspace, providing advice and support with its training initiatives. She developed a keen interest in the work of the community enterprise and eventually joined the board in 1993.

Aileen retired from the Careers Service in 2009 and lives in Houston, Renfrewshire.

Scotland's Best Kept Heritage Secret

WINNING THE

right to be considered among the nation's elite heritage locations has been a hard battle to win but Govan has finally earned that accolade thanks to the exceptional performance of a local project. In August 2017 the Govan Stones came top of a nationwide poll for the coveted title of Scotland's Best Hidden Heritage Gem, beating 28 historic sites across the country.

The contest – part of a year-long celebration of the nation's archaeology, funded by Historic Environment Scotland and co-ordinated by Dig It! 2017 – was a voyage of discovery to find Scotland's best kept heritage secrets. The final short-list of six projects included impressive competition: the medieval ruin of Ardrossan Castle; Lincluden Collegiate Church, Dumfries; James Watt Cottage, Bo'ness; Dundee's ancient Howff burial ground; and the Campbeltown Picture House. But it was the Govan project that swept the boards with an impressive margin of 600 votes over its nearest rival, Ardrossan Castle.

Frazer Capie, Govan Old's Volunteer Co-ordinator commented: "It was an amazing result for us and I was taken aback by the enthusiasm and support we got from the community; everyone wanted to know how they could vote. The publicity the competition generated from the early summer when we were short-listed had a massive effect on visitor numbers at Govan Old. It's our busiest season, with 10,500 visitors by mid-September, already more than for the whole of 2016."

Living Legends: Vikings Return to Govan was a one-day follow-up event in September by Dig It! 2017 when they staged a number of entertaining and interactive activities at Govan Old around the theme of archaeology.



National Award for Fairfield



AN AWARD for Best Creative Re-use of an Industrial Building has been made to Govan Workspace for its Fairfield project by the Association for Industrial Archaeology. A bronze plaque was presented in the Fairfield boardroom to Managing Director Pat Cassidy by

Mark Watson, Deputy Head of Industrial Heritage at Historic Environment Scotland.

The restoration of Fairfield and the national award was recognised in an Early Day Motion in the House of Commons, sponsored by local MP Chris Stephens.

Festivals & Heritage Buses

A **FESTIVAL** of Museums event in May saw Fairfield Heritage provide wide-ranging activities for young and old including a concert by local group Dynamic Strings and an evening tour by former BAE employee and Fairfield Steering Group

member Paul Sweeney. In July a vintage transport service was in operation as part of the Great Big Heritage Bus Tour which saw special liveried vehicles running from Kelvingrove and Kelvinhall to Riverside and Govan every 30 minutes. The event drew almost 300 visitors to Fairfield Heritage and Govan Old on 15 July, including lots of young families.



Left. Viking return to Scotland

A Voice of Sanity and Common Sense



Duncan MacLean: An Appreciation by Pat Cassidy

I KNEW Duncan MacLean for a very long time as a colleague and friend. When Govan Workspace burst into life in 1981 he was there by our side, one of the first directors, and since then he had a near permanent presence among us. His sudden death on 28 May 2017 has shocked everyone.

Govan Workspace was always close to Duncan's heart and played a big part in his life. He told me so. Indeed, he would boast that he'd been involved with us longer than he'd served with British Airways where he spent most of his working life, and that his work here in Govan had given him so much more pleasure and fulfilment. The truth, of course, is that Duncan made a quite outstanding contribution to our success. He was highly committed and always so generous with his time, serving on the board and its subcommittees, doing a long stint as Financial Director before being asked to become Chair, a role he excelled in and to which his fellow directors elected him over and over again.

My association with him went back even before 1981 and I vividly recall the first time I clapped eyes on him. It was at a public meeting late 1977 in the early months of a new community project I'd just joined, Govan Area Resource Centre. For a string of reasons the community had split into two bitterly opposing camps over the Centre's role and Management Committee, and the atmosphere that night was particularly dark and angry. As the meeting threatened

to get out of control and the project headed for the rocks, up popped this forty-something chap who dared to bring a bit of order and calm things down. Well spoken and articulate, the words were delivered in that trademark MacLean style – studied and deliberate, finger-prodding and lecturing all present in no uncertain terms that the people of Govan would be the big losers if they, the community leaders, couldn't get their act together. Well, I couldn't believe my eyes – they took a telling and the project survived.

It was an impressive performance. Not for the first time and not for the last, Duncan's had been a voice of sanity amidst a cacophony of hysteria. Shortly after the meeting I recall asking my colleague Rosemary Swords, if she'd any idea who the peacemaker was. "That's the guy from the scouts who comes in for photocopying" she told me. Clearly, no one but no one was going to get in between Duncan and his new photocopying service. When six months later I was working on plans for a new project called "workspace", I approached Duncan to ask if he'd join us. He did, and the rest is history.

That was the Duncan MacLean we all got to know. And he didn't change much – a gifted and talented individual; the very voice of common sense with a

knack for seeing both sides of every story; an honesty that treated everyone the same; and someone who spoke up for his community and worked tirelessly on its behalf whether at Govan Workspace, or his lifetime commitment to scouting, his contribution to Govan Rotary or in the two decades that with Margaret, his wife, they successfully revitalised the Govan Fair.

The other unfailing characteristic about Duncan was that he was a 'doer'. He loved nothing more than to be hands-on. Indeed, he had a mantra for it: "At Govan Workspace", he'd repeat, "we're not afraid to get dirt under our finger nails."

I recall showing a group of posh visitors round our premises at Harmony Row in the early days and of them asking if they could meet one of the community directors. "Of course," I said, and took them into an area we were refurbishing. There at the top of a stepladder in overalls and brandishing a paint roller was Duncan who duly addressed them from his elevated position. The surprised guests had all heard about the theory of community enterprise, and now they were meeting the reality.

It only remains for me to say that we have been so very lucky to have had Duncan MacLean on board Govan Workspace. His contribution has been outstanding and his presence is hugely missed.

Duncan uncorks the bubbly at Govan Workspace's 25th Anniversary celebrations in 2006



Record Year For Govan Ferry



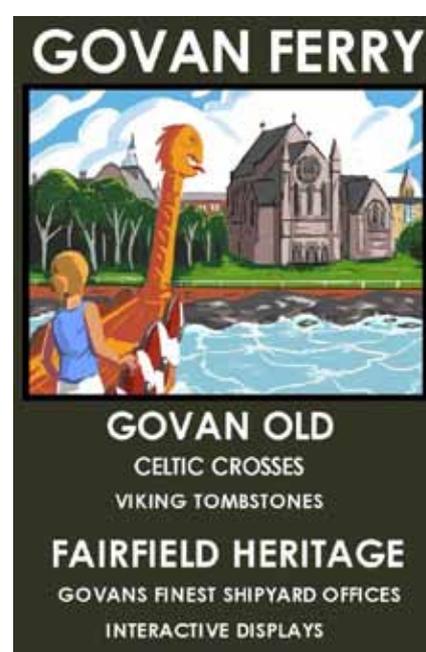
COMMUNITY PROJECTS and local businesses have benefited for yet another year from the arrival of thousands of summer visitors to view the special heritage on display in Govan. For the fourth year running, Govan Workspace succeeded in 2017 in securing funds to operate the free ferry which shuttles passengers between Govan and the Riverside Museum. The service enables thousands of young Govan families to cross the river and enjoy the varied leisure and cultural facilities at the Riverside Museum.

Explains Govan Workspace's Frazer Capie: "Despite the disappointing weather, this has been our busiest summer ever and we've smashed the record set in the Commonwealth Games year, 2014, when we carried 28,634 passengers. Final numbers have still to come in but by mid-September we'd reached 29,610 made up

of 19,957 adults and 9,653 children. When the busy Doors Open weekend is added we'll be well over the 30,000 mark.

"In due course our customer feedback forms will give us an analysis of where people came from and how they rated the service. But personally I think there's been a real feel-good factor at play this year, reflected in bigger numbers and higher onboard donations. One area of progress has been in accommodating passengers with mobility problems. Thanks to the special efforts of the crew, 113 people with these difficulties have enjoyed the service this year. I've also noticed that the number of bikes and prams is up, more than a thousand in total."

The ferry service came into operation on 30 June at the start of the school holidays and ended on Monday 25 September.



A Crowdfunder campaign raised £2,841 towards the £44,000 costs of running the Govan Ferry in 2016, one of the star prizes being a cross-party lunch at the Scottish Parliament hosted by MSPs Nicola Sturgeon and Johann Lamont. Pictured on either side of Johann are prize winners Dr Emma Thomson and Mike Dailly. Mike's guest was his daughter, India, sitting next to Nicola, and Emma's her partner Martin Norris, at the head of the table. Emma is a Consultant in Infectious Diseases at Glasgow University and Mike, a Solicitor Advocate at Govan Law Centre.

Design team appointed to Govan Old

AN IMPORTANT milestone in redevelopment plans for Govan Old was reached when the appointment of a design team to take forward the first phase of works was confirmed in September 2017. Glasgow practice JM Architects has been selected to join Project Managers Gardiner & Theobald.

Arriving at this juncture has involved a long journey which started in 2008 following the announcement that Govan Old had ceased to be the local parish church. It has involved completion of a series of time-consuming tasks – adoption of a constitution and formation of a trust to take responsibility for the project, negotiations with the Church of Scotland concerning the tenure of the building, and finally the purchase of Govan Old by Govan Heritage Trust (GHT) on 5 August 2016.

Commenting on the achievement, GHT Chair John Hume said: "We've come a very long way and covered a lot of ground. For me what's important is that we've taken time to get it right. The work done has been to a high standard and we can be happy that the future Govan Old project is built on solid foundations.

"In another sense, of course, we're really

only now at the starting line with another big journey ahead. The next challenge will be securing the necessary funds to make things happen in the way we want them to. But we've made a start and it will be so good to sit down with the design team in the months ahead to turn our vision into reality.

"Nothing could have been achieved without so much goodwill on all sides and I'd want to thank everyone who's been involved. To the congregation for looking after the building for all of eight years while our preparations were going on. To the Church of Scotland for its willing co-operation on the terms of the sale. To members of the new trust for their commitment and support, with special thanks to Govan Workspace for the resources, time and commitment they've put into getting us to this stage. And, finally, to Central Govan Action Plan for the financial support to get us started."

The appointment of a design team has been made possible through a grant of £49,500 from the CGAP Townscape Heritage Initiative and will allow plans to be drawn up for the conversion of Govan Old's lower-ground floor to commercial space.



John Hume, Chair of Govan Heritage Trust

Sadness at loss of two great servants

GREAT SADNESS has been experienced at Govan Old this year over the loss of two of its most committed supporters and characters, Rev Tom Davidson Kelly and Alistair MacDonald.

Tom, who was minister at the church from 1989 to 2002, died on 28 March 2017 after a long illness. TDK, as he was affectionately known, was an easily recognisable figure in Govan during his ministry, with his distinctive moustache, beret, and cane. A church historian of note, he showed enormous energy in bringing Govan Old and the Govan Stones into the public eye.

One of his great achievements was establishing the Friends of Govan Old to celebrate Govan's heritage through lectures, publications and tours. It was also Tom who brought the last remaining

Medieval stones into the building and arranged for the conservation of the sarcophagus by Historic Scotland. His enthusiasm led to Glasgow University and the Time Team conducting high-profile televised excavations in the churchyard, bringing Govan's rich heritage to a mass audience for the first time.

Govan Old was robbed of a great and committed worker with the death of Alistair MacDonald on 29 December 2016 after a short illness. Alistair's particular skills were in the care and maintenance of the building, a role he had performed faithfully for decades. But he was also steeped in the history of the church, the Govan Stones and the ancient site, and he did much to support the development of volunteering and growth of visitors. In recent times when Govan Old lost its

status as Govan's parish church, he took the news very badly and became actively involved in meetings with the Church of Scotland and others to secure a viable future for the building. A memorial service for Alistair was held at a packed Govan Old on 12 January 2017.



Alistair MacDonald (to left) and Rev Tom Davidson Kelly

Innovative learning approach to past

A **STEADY** rise in the number of school visits to Govan Old in the past year has seen hundreds of young people learn about Govan's medieval past. The visitors have come both from local schools and further afield.

The Govan schools have been following an innovative approach to learning, working with artist Tara Beall on the graphic novel, *Quest for the 13 Treasures of Govan and Glasgow*, which she produced in 2016. The story offers young people a lighthearted way to learn about the area's history and some of its fascinating ancient myths and legends.

Interest in Govan's heritage and, in particular the Govan Stones, has been shown by a number of schools from Inchinnan and elsewhere in Renfrewshire. The Inchinnan Historical Interest Group is working with its local schools on excavations at the All Hallows burial ground and as part of wider education on the subject have been bringing the children to see the Govan monuments.

Thanks to an educational grant of £760 earlier in the year from Glasgow City Council's Govan Area Partnership, Govan Old has been able to offer school groups a wide selection of activities and creative workshops including stone-carving, artefact handling, art & crafts, badge-making, historical dress and costumes, and soap-carving.

Training opportunities for volunteers

TRAINING OPPORTUNITIES of the highest quality were provided to the volunteer team at Govan Old in the earlier half of the year through a number of in-house events and trips. The activities were made possible by support from the Volunteer Action Fund for the second year running.

The team's research skills benefited from the expertise of Glasgow University's former archivist, Alma Topen, who delivered lessons on how to access



Lorne St pupils enjoy trying on historical costumes



Volunteers at Kilmartin

archives and historical material relating to Govan Old. Volunteers enjoyed a special guided tour of Glasgow's newly refurbished Kelvinhall by manager Jade Graham, which offered an insight into the massive range of facilities provided there, now covering everything from museum collections and learning & research opportunities to film archives and sports.

St Giles' Cathedral and the Chapel of the Order of the Thistle were the first ports of call to explore on a trip to Edinburgh, followed by a visit to the National Museum, where curator Martin Goldberg gave a bespoke tour of the archaeological collections and Early Medieval sculpture.

Finally, the team enjoyed an Away Day to the western Highlands, including a visit to the historic Inverary Jail en route to Kilmartin House Museum. With the benefit of their existing knowledge of the Govan Stones, the volunteers were able to appreciate greatly the Early Medieval Sculptures and collection of Later Medieval grave slabs at Kilmartin Parish Church as well as the prehistoric standing stones in Kilmartin Glen.

THE POPULAR series of afternoon lectures now in its second year, Tea, a Talk and a Tunnocks, has continued to draw visitors to Govan Old. Highlights included a talk by Glasgow Museums' Emily Malcolm on the iconic Anchor



Young people from Pirie Park Primary at work



Volunteers visit the Chapel of the Order of the Thistle at St Giles' Cathedral

Line marketing posters and, of particular interest to Govan Old volunteers, a fascinating discourse by Glasgow University's Jamie Barnes on Hogback Gravestones and their Sibling Monuments.

One of the largest crowds of the year gathered for an evening lecture by the historian Tim Clarkson where he discussed his new book: *Scotland's Merlin* and delved into the mysterious world of medieval myths and legends. Finally, the Friends of Govan Old annual lecture saw Prof. Thomas Owen Clancy speak on the subject of Govan and the Early British Church.

To all you Govanites - keep going. Don't give in!



HE IS unarguably Govan's favourite son and the beaming smile on his face told you how pleased he was to be returning home one more time. Sir Alex Ferguson expressed delight at being invited to open the Govan Old Walkway and had nothing but praise for the community in which he grew up.

Arriving in Govan by ferry with a bodyguard of young Govan Vikings, he told the hundreds of local people who had gathered to greet him: "I take great pride



in coming from Govan. You don't throw away your roots. You keep your roots all your life and I come back here time and time again."

He applauded the community for building the new pathway, and encouraged people to make use of it. He also welcomed the attention it would give to Govan's remarkable history by providing a new route into the 6th century site of Govan Old. He said: "Walking is,

more than any other activity, the best way to get fit. This isn't just an opinion but is based on sports science. So get out there and make sure you use the new walkway. And it is great to see such an important part of Govan's history being refurbished and becoming available to the public once again. Govan Workspace has done a fantastic job in leading this project and should be congratulated for its efforts."

The formal opening of the £950,000 Govan Old Walkway on 7 July 2017



marked the culmination of six years' work by Govan Workspace and its landscape architect Richard East of City Design Co-operative. It was a formidable challenge: to take on a derelict site adjacent to the Clyde that for some 40 years had been colonised by every conceivable form of anti-social activity and to transform it into a community amenity that would draw people to the river and give them a space they could enjoy and relax in.

Speaking about the achievement, Workspace Managing Director, Pat Cassidy, said: "It has been a long and demanding project. To be honest, at the start my gut feeling was that it was probably just a wee bit too ambitious to pull off. That doubt seemed confirmed when we discovered early on that 50 metres of the banking had collapsed and would have to be rebuilt from the riverbed. We'd need to raise twice as much money as first estimated. Anyway

we stuck to it and hoped for the best. To our pleasant surprise, the idea gained a lot of support, and slowly but surely we got there.

"We owe huge thanks to the three main backers. The Big Lottery helped get the whole thing started with an award of £250,000. That was matched by



Central Govan Action Plan whose board agreed to include the scheme in its town centre regeneration work. The third big contribution came from the Scottish Government's Vacant and Derelict Land Fund which made it possible to deal with the collapsed banking. Finally, we got some additional support from the Town Centre Communities Capital Fund and from Sustrans, the sustainable transport agency. It was a real cocktail of funding.

"We also owe a lot of thanks to members of our Design Team for their commitment and patience – Gardiner & Theobald, quantity surveyors; Clyde Design Partnership, engineers; and especially to Richard East of City Co-operative Design who did a fantastic job as landscape architect and project co-ordinator."

Speaking before he cut the ribbon and declared the Govan Old Walkway officially open, Sir Alex recalled the halcyon days of shipbuilding in his youth and lamented the problems Govan had suffered as the industry contracted and so many jobs were lost. But he was very glad to learn the yard was busy again, that it was taking on apprentices and that so many



Sir Alex opens Govan Old Walkway

other positive things were happening in Govan. He said: "Apprentices are the most important people in our country. It is easy to go to university and college but to have those practical skills is invaluable. I see the enthusiasm and the energy coming back. I see life coming back to the place. To all you Govanites - keep going. Don't give in!"



Thank You To Our Funders

	£
Big Lottery	264,940
Central Govan Action Plan	225,157
Vacant & Derelict Land Fund	274,000
Glasgow City Council (Walking & Access)	50,000
Town Centre Communities Capital Fund	75,000
Govan Workspace	29,000
Sustrans	40,000
TOTAL INCOME	958,097



An Inspirational Encounter at Fairfield

CO-INCIDENCES ABOUND at Fairfield. It is not uncommon for visitors to approach staff to say they have spotted a family member among the photographs on display and to seek a copy. One particular story stands out from early this year.

A visitor to Glasgow on holiday from Yorkshire heard about Fairfield Heritage and thought he would pay it a quick visit before returning home because he knew his late grandfather had worked at the yard. He arrived in the morning when, unfortunately, the centre is closed and was on the point of abandoning the visit when Fairfield co-ordinator, Abigail Morris, learning he was about to return home, invited him in and left him to have a peek. Within five minutes his chance visit had turned into a moment of great emotion, and he came rushing through to tell Abigail. He had been astonished to see a large picture of his grandfather featured in one of the four light-boxes which stand at the entrance to the heritage rooms.

The visitor's name was John Mackie and his grandfather was Douglas Gordon Thompson, a Marine Engineer at Fairfield from the 1960s to '80s. It turns out that John is an artist, indeed a well-known artist, and it was his grandfather and grandmother who raised him and who were responsible for making his dream come true of studying art at Glasgow School of Art.

He says he never forgot how lucky he was to be given that opportunity, one of very few working-class boys at art school; when he first arrived there he felt "like a child in a sweetie shop."

John went on to have a highly successful career as a landscape and portrait artist which has taken him to every corner of the world. He remains indebted to his grandparents. He was so moved by the experience of his visit to Fairfield that he was inspired to create a painting of his grandfather based on the light-box image. He returned in May to donate the work to the project.



John Mackie unpacking the painting of his grandfather, which he donated to Fairfield. Originally from Glasgow, John studied at Glasgow School of Art in the early 1970s. He exhibited for over 40 years at the Royal Scottish Academy as well as in the USA, Germany, London, Dublin and Scotland.

Talks and Events

NOSTALGIA FOR Clyde shipbuilding and the historic events that surrounded it was again a feature of the year's programme of talks at Fairfield Heritage, which attracted large audiences.

There was, however, a particularly sad and poignant moment in January when the *K13* Submarine disaster was remembered in the Fairfield boardroom, the very room where one hundred years earlier an emotionally-charged Admiralty Inquiry had taken place. Maritime Historian Ian Johnston described how the steam-propelled vessel with 80 men on board got into difficulty while on sea trials on 29 January 1917 in the Gareloch after seawater entered the engine room, causing an explosion.

Attempts to re-float her failed and she sank in 50 feet of water with the loss of 32 lives including 14 Fairfield shipyard workers and 18 crew and navy personnel. Forty-eight men were rescued after experiencing a terrifying 57-hour ordeal in the sunken vessel as it lay on the sea bed, partially flooded and plunged in darkness; their release was described as one of the first submarine rescues in history to succeed. Since the tragedy, no Royal Navy vessel has borne the number 13.

On a lighter note, subject-matters

covered in the Heritage talks included an insight into plans for the refurbishment of the original *Queen Mary* which has recently returned to the Clyde, provided by paddlesteamer expert Iain Quinn; a discourse on the rise and fall of the Burgh of Govan given by Dr Michael Pugh, lecturer in political history at the University of the West of Scotland; a talk by Ian Johnston on the 75th anniversary of the commissioning of the battleship *HMS Howe*; and a selection of stories and poems by former 'Fairfields' worker Benny McGoogan who spent 26 years in the yard from 1975 to 2001.

Volunteer stalwarts Flora Pagan and Jean Melvin staff the sales desk at Fairfield



Proudly based in Govan



Managing Director, Nicole Kleeman, with joint Creative Directors Iain Scollay (to left) and Mark Roberts

THE ARRIVAL in 2017 of one of the most successful young, television production companies in the UK has been an important development in Fairfield's drive to become a hub for technology and media enterprises.

Firecrest Films made a rapid name for itself for serious investigative journalism shortly after it was founded by former BBC producer Nicole Kleeman in 2008. From an early focus on current affairs, it soon expanded into features and high-profile documentaries for major broadcasters, notably the BBC and Channel 4. The success of its award-winning productions in making national headlines drew it to the attention of Channel 4 which went on to acquire a minority stake in the young company in January 2017. Diversification and the expansion of its creative team have followed. And in June 2017 the move to Fairfield.

Said Managing Director, Nicole Kleeman: "We feel extremely privileged to be based in this incredible building, with all its history. It's been a terrific move for us. The office is beautiful, full of light and fitted out with a very high quality spec. It's a great creative space and we love showing it off to our many visitors from Glasgow and beyond."

A Crop Of Award-Winning Productions

THE FIRECREST CV is impressive. Its first film for BBC Panorama, *The Truth About Pills and Pregnancy*, was shortlisted for a BAFTA Scotland award for best current affairs programme. A debut production for Channel 4 Dispatches, *Secrets of Poundland*, gave Dispatches its highest rating for more than five years.

The highly-rated documentary, *Low Pay Britain*, led to a national debate about the underlying direction of the British economy and to the then Prime Minister, David Cameron, being challenged at Prime Minister's Question Time; the film won BAFTA Scotland's 2015 award for Current Affairs. More awards have followed: *Supersoppers*, a series for Channel 4, won both Bafta Scotland and Royal Television Society Scotland awards for best feature and factual entertainment programme.

In March 2017 Firecrest was named by Broadcast magazine as one of the fastest growing independent production companies in the UK.



'We are thrilled that Channel 4 have bought a little slice of Govan, acquiring a minority stake in Firecrest Films through their prestigious

Growth Fund'
Nicole Kleeman

New Life for Town Centre

TWO INNOVATIVE community projects are set to inject new life into the Govan town centre through the transformation of key sites that have lain derelict for almost a decade. Both are led by Elderpark Housing Association and are expected to go out to tender before the end of the year.

The first will regenerate disused land once occupied by Hill's Trust Primary School at the junction of Harmony Row and Golspie St, across the carriageway from the Govan Cross shopping centre. The visual impact of the 5-storey development will be dramatic as it sweeps round the intersection in an arc of buildings dropping progressively in height.

The scheme is designed to cater for a variety of occupants. Explains Depute CEO, Shirley McKnight: "We're building a total of 82 flats and houses for rent ranging from two- to four-apartments, designed to meet different needs. The flats will have south facing balconies that can be opened or closed, allowing all year round use, while the houses will have front and back gardens. There will also be an element of wheelchair housing. Finally, with an eye on quality of life, we're providing communal garden and amenity space. Not forgetting car parking, of course." The development has been designed to

meet 'Silver Standard' energy efficiency. A site start is anticipated in Spring 2018.

All Under One Roof

The second project will secure the future of an important B-listed property in the heart of the Govan Conservation Area. The original Hill's Trust school on Golspie Street has lain disused for years and appears on Scotland's Buildings at Risk register. However, having been acquired by the Association in July 2017, the 1874 property is now set for restoration. Explains Shirley: "The main purpose of this initiative is to provide the Association with its own proper office accommodation. The conversion works will also include a small new-build extension to the rear.

"Conservation will be an important part of our approach. We anticipate receiving grant funding from Phase 2 of Govan Townscape Heritage Initiative towards external conservation works to bring the building back to its original condition, as near as possible.

"In all, not only will the new project allow us to bring all our staff together under one roof for the first time but it will also provide us with room for expansion."

Despite suffering a series of delays, the Association expects the project to be out to tender before the end of 2017.

Scottish Government Invests In New Elder Park Facility



Artist's impression (above) of a new purpose-built community centre proposed by Elderpark Housing Association to replace the existing building on Elderpark Street at its junction with Nimmo Drive. News that the Scottish Government has agreed to invest in the project from its Regeneration Capital Grant Fund has spurred plans onwards. The preparation of designs is already underway, as is a consultation exercise with the local community. The final stage in the process will be an application to the Lottery for a grant to match government investment.



Above. The Association's new 82-flat development at the junction of Harmony Row and Golspie St will sweep round in an arc of buildings dropping progressively in height.

Right. Restoration of the B-listed former Hill's Trust building will provide Elderpark Housing Association with its own proper office accommodation for the first time.



Regeneration Programme to Restore Historic Fabric

A **MULTI-MILLION** pound programme of investment that will continue the physical regeneration of the Govan town centre has recently got underway under the direction of Central Govan Action Plan. Already, an impressive range of imaginative schemes is being finalised in consultation with the local community, which are designed to improve the quality of life, make the area more attractive and enhance Govan's conservation status.

The improvements have been made possible through funding of £4.1m jointly from the Heritage Lottery Fund, Historic Environment Scotland and Glasgow City Council. The Govan Cross Townscape Heritage Initiative and Conservation Area Regeneration Scheme is a 5-year programme that will repair, restore and reuse the area's historic fabric and heritage features.

Under the proposals, the iconic Govan Old will receive support to transform its existing underused space into a world-class visitor attraction and new business centre, bringing employment and activity to Govan, and helping showcase the outstanding collection of medieval carved stones housed there.

Shopfronts & Public Realm

Two projects that will make a marked visual impact in the town centre are the shopfront improvements and new public realm works. Explains Project Manager, Susan Hanlin: "The traditional shopfronts are to be upgraded, bringing back the historic proportions and architectural detail, so much of which is frequently lost. This will give the retail streets a coherence and inviting appeal.

"Our public realm works will see some of the important streets and spaces undergo a high-quality makeover similar to what's been done at the Cross. Areas for improvement include ground at the Pearce Institute, Govan Old, Burleigh



Street and part of Langlands Road. These will be transformed by the introduction of natural stone paving and feature lighting, based on designs informed by community views."

Other proposals announced under the Central Govan Action Plan THI scheme include:

- Govan & Linthouse Church ancillary buildings (Govan Cross): roof and stone repairs to keep the building dry and in use
- 883 Govan Rd: essential repairs to failing roof, ornate stonework and carved balconies of this fabulous Victorian tenement
- Former Hill's Trust school (Golspie St): to be brought back to life as offices and community space for Elderpark Housing Association
- Langlands Rd: repair scheme in three closes of this collection of pre-1919 tenements
- Brechin's Bar and Pearce Institute: essential stonework repairs
- Architectural features & monuments: repairs/restoration to War Memorial, K13 Memorial and cast iron gates at entrance to Elder Park from Govan Rd



Local people are already playing an important role in the town centre scheme, participating in design workshops and final decisions. As Susan Hanlin explains: "On top of the physical improvements, a key part of our work is a 5-year programme of community engagement and educational activities. This will allow locals and visitors alike to learn about the history and heritage of the area, to try their hand at traditional building skills, and most importantly ... Get into Govan!"

Further information about what's happening in Govan is available at www.getintogovan.com.



Financial Review



Bill Pritchard, Finance Director

I RECALL reflecting a year ago on the steadily improving occupancy levels at our sites and asking the question as to whether this was finally the green shoots of recovery we'd all been waiting on after such a long period of flatness in the economy. Well, I'm afraid the jury is still out on that one. The good news to report is that the overall gains in letting we achieved in 2016 have been sustained for a further year; in other words, things have not fallen back. Average occupancy across all four operations was 75%. However, it remains the case that in terms of occupancy and rent levels we have yet to return to the more favourable climate that preceded the financial collapse of 2008.

Letting income for the year rose to £875,112 from £837,786 (4.5%) and total income to £878,479 from £841,110. Associated expenditure, taking account of finance costs and depreciation, fell to £747,538 from £765,351 (2.3%). The final result for the year was a surplus of £130,941, a significant increase over the 2016 figure of £75,759.

In the balance sheet, the Net Asset figure increased by £112,867 to £4,797,936 mainly because of long-term debt dropping as a result of the year's capital repayments to loans. The improvement would have been slightly greater except for an increase of £11,864 in net current liabilities, a figure which demonstrates how tight the company's cashflow remains after its investment in Fairfield. However, recent financial projections confirm a steady easing of that situation in the year ahead.

We will continue to monitor and review our income, expenditure and assets with a view to ensuring financial affairs are conducted in a prudent and effective manner. In the coming year we plan to consolidate occupancy levels at all sites through a combination of upgrading works and a revitalised marketing campaign.

Community Projects

In addition to our customary involvement in multiple projects promoting community benefit, we invested significant resources this year in one particular regeneration initiative, Govan Old Walkway. The project involved the transformation of a derelict site and creation of a new community amenity on the Govan riverfront. Six years in the making, we finally appointed a contractor, Covanburn Contracts, in February 2016. The other community projects where investment was made included the

summer ferry between Govan and the Riverside Museum, the heritage museum at Fairfield and the development work at the former Govan Old Parish Church. It is a measure of our growing community involvement that the financial turnover relating to these projects exceeded our normal business activity for the first time. In the course of the year, we invested £920,119 from an income of £921,434. Govan Workspace will continue to support initiatives that help improve the quality of life for local people.

Good Luck Wishes To Suzanne

A special vote of thanks is owed to Suzanne Wilson, a member and director of Govan Workspace, whose career is taking her from Glasgow back to her hometown of Newcastle to start a new job. Suzanne has contributed hugely to Fairfield Heritage over the past 7 years and especially to the success of Doors Open events. We wish her good luck.

Summary Balance Sheet

	2017 £	2016 £
Fixed assets	6,690,538	6,701,589
Current assets	110,074	69,815
Creditors: due within one year	-452,036	-399,913
Net current liabilities	-341,962	-330,098
Total assets less current liabilities	6,348,576	6,371,491
Creditors: due after more than one year	-1,550,640	-1,686,422
Net assets	4,797,936	4,685,069
Funds		
<u>Restricted funds:</u>		
Govan Old Pathway	25,231	45,058
Govan Ferry	4,415	-5,179
Exhibitions	11,660	3,378
Website	3,266	0
Total restricted funds:	44,572	43,257
<u>Unrestricted funds</u>		
Designated fixed assets reserves	5,001,816	4,876,032
Members subscriptions	1,092	1,002
General reserves	-249,544	-235,222
Total unrestricted funds:	4,753,364	4,641,812
Total funds	4,797,936	4,685,069

	Unrestricted funds		Restricted funds	
	2017	2016	2017	2016
	£	£	£	£
Incoming resources				
Rent and services	875,112	837,786	0	0
Investment income	58	17	3	3
Members subscriptions	90	46	0	0
Grants received	0	0	904,800	144,477
Donations	3,219	3,261	16,631	4,971
Total incoming resources	878,479	841,110	921,434	149,451
Resources expended				
Operating costs	637,704	644,465	5,868	7,022
Finance costs	89,333	98,397	0	0
Depreciation and sale of assets	20,501	22,489	0	0
Development projects	0	0	914,251	146,731
Total resources expended	747,538	765,351	920,119	153,753
Net incoming/ (outgoing) resources before transfer of funds	130,941	75,759	1,315	-4,302
Gross transfer between funds	0	0	0	0
Net incoming/(outgoing) resources before other recognised gains and losses	130,941	75,759	1,315	-4,302
Other recognised gains and losses				
Revaluation of assets adjustment	-19,389	-39,654	0	0
Net movement in funds	111,552	36,105	1,315	-4,302
Add reserves b/f 1 April 2016	4,641,812	4,605,707	43,257	47,559
Reserves c/f 31 March 2017	4,753,364	4,641,812	44,572	43,257

Summary Statement of Financial Activities

Board of Directors

Eileen McGowan
 Pat Cassidy
 Bill Pritchard
 Barbara Douglas
 Graham McKee
 Flora Pagan
 George Wills
 Colin Quigley

Business campus

DEVELOPMENT PLANS for Govan Workspace's Business Campus proposal at Linthouse have with regret been put on hold. Discussions opened up a year ago with Glasgow City Council's City Deal team concerning investment in a first phase of works at the Holmfauld Rd site, and it was hoped a decision would be taken in November 2016. With that in mind Govan Workspace had reconvened its project design team and revised plans for the 5-acre site. But, disappointingly the anticipated decision was postponed; nor indeed is it yet known when it is likely to be taken. As a result of the uncertainty, Govan Workspace has reached an agreement with the Big Lottery to withdraw from a £1m grant that had been on the table for seven years, and put its development plans on hold.

A SPECIAL buzz returned to Fairfield when 738 people poured in at the Doors Open events in mid-September. For many it was the first time they had found out about the A-listed building and come across the shipbuilding story told through the special displays and exhibits at Fairfield Heritage. The weekend events included an evening tour, lectures, screening of a new BAE promotional film about the yard, a pop-up cafe and the usual activities for children. The visitors were also given the opportunity to view some of the Grade A office suites that have been converted for commercial use.



Doors Open Buzz



Visitor feedback :
What a wonderful part of Glasgow's history restored
A gem of Clyde heritage
Very, very special
Proud to be part of the Govan community with such great engineering
Fascinating – and great volunteers.



Fairfield : High quality space to let



GOVAN WORKSPACE LTD

www.govanworkspace.co.uk

Elderpark Workspace
 100 Elderpark Street
 Glasgow G51 3TR

Alexander Stephen House
 91 Holmfauld Road
 Glasgow G51 4RY

Six Harmony Row
 Glasgow G51 3BA

Fairfield
 1048 Govan Road
 Glasgow G51 4XS

t: 0141 445 2340
 f: 0141 445 3049
 mail@govanworkspace.co.uk