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A CELEBRATION OF 20 YEARS OF EUROPEAN FUNDS IN WESTERN SCOTLAND

Project Title	Eagle Street , North Glasgow - site rehabilitation
Project Sponsor	Scottish Enterprise Glasgow

PROJECT ORIGIN AND DEVELOPMENT

The Eagle Street site is located in the Glasgow North area, one of Glasgow's Social Inclusion Partnership (SIP) areas. The site had lain vacant and derelict since the late 1970s and conditions around the site had deteriorated to such an extent that a new road, with associated services, had to be constructed. Although partially landscaped the area suffered from fly tipping.

In the late 1990s, Luddon Construction (a private sector construction firm) acquired ground adjacent to the site for three bespoke factory units. Following this successful development, Luddon received expressions of interest from companies wishing to locate in the area and this led to their interest in the Eagle Street site.

The Glasgow North SIP area suffers from high levels of unemployment and associated issues. Finding mechanisms to encourage job opportunities for local residents in any new development was an important consideration.

PROJECT AIMS AND OBJECTIVES

This project brought a longstanding derelict site into use as a business location in an area where there was a shortage of new industrial development sites. The purpose of the public sector financial assistance offered was to overcome the cost barriers created by difficult topography, poor ground conditions, and the inadequate infrastructure that had prevented earlier redevelopment.

This was a partnership project between the private and public sector in terms of developing the site and in ensuring that the local community was able to take advantage of some of the employment opportunities presented by the project.

The Scottish Enterprise Glasgow (SEG) and ERDF financial assistance of £840,000 was needed as a contribution to the cost of enabling the civil engineering ground works only. This represented a funding gap of around 40% in the £2m development proposal outlined by Luddon who would fund the remaining costs of these works and undertake the construction of the speculative units on the remediated site.

The proposal allows marketing and development of eight new business units with a floorspace of around 9,200 square metres in the period between 2003 to 2007.

- A particularly interesting aspect of the project is its waste minimisation policy:
- 10,000 cubic metres of existing material was crushed and reused on the site
 - A further 43,482 cubic meters of surplus material was exported to a derelict land site that is being reclaimed as open space by the local authority.

Luddon also committed to employing ten local people on the site during the construction phase and worked with the local economic development agency Glasgow North Ltd, to generate job opportunities on the construction site and in ensuring that locating companies could access Glasgow North Ltd services when recruiting their workforce.

The longer term development proposal by Luddon envisages a £7m investment in the site.

PROJECT ACTIVITIES

Civil engineering ground works consisting of:

- site clearance
- bulk excavation
- retention works
- landscaping
- infrastructure provision within the site.

PROJECT STRUCTURE

This project was a partnership between the Private and Public sectors. As such it was important to demonstrate that value for money was being achieved. In order to monitor project progress SEG engaged a quantity surveyor to assess progress on site and value for money against the terms of the developer agreement.

PROJECT FINANCE

Eligible Costs (£)	£2,469,999
ERDF/ESF Support (£)	£402,340
Priority/Measure	Western Scotland Objective 2 Programme 2000-06 Priority 3: Increase the economic and social cohesion of the region Measure 3.1: Community based regeneration

PROJECT PERFORMANCE

Indicator	Targets	Achievements	% Target Achieved
Gross FTE construction jobs	16	10	62.50%
Hectares of serviced land created or enhanced (brownfield)	4.3	4.3	100.00%