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A CELEBRATION OF 20 YEARS OF EUROPEAN FUNDS IN WESTERN SCOTLAND

PROJECT NAME **Glasgow Harbour**
PROJECT SPONSOR **Glasgow City Council, Glasgow Harbour Limited**

PROJECT ORIGIN AND DEVELOPMENT

Glasgow Harbour (GH) is a major redevelopment of the north side of the Clyde Waterfront, which will completely transform the landscape of the traditional shipbuilding concentrations. The development site covers 42ha site on the north side of the river between the Tall Ship at Yorkhill Quay and Whiteinch.

The project is a mixed-use development including housing, offices/Class 4 business space, retail, leisure & tourist/visitor attractions and seeks to create a new destination to link the West End of Glasgow with the City Centre. The overall development costs are expected to exceed £500M over a 10 to 20 year period.

PROJECT AIMS AND OBJECTIVES

The anticipated outcomes for all the Glasgow Harbour Projects are:

- 42 hectares of serviced land enhanced
- 422 FTE construction Jobs
- 3310 gross direct new jobs from the end developments
- 101,300 sqm floor space made up of:
 - 8,000 sqm Class IV/offices (this is likely to substantially rise)
 - 66,000 sqm leisure/assembly
 - 19,000 sqm car showrooms
 - 8,300 sqm tourism, including two hotels.
 - 18,000sqm retail space.

The wider benefits anticipated include:

- Innovative public-private sector partnership model including an on-site local labour action team to fit local people to the employment and training opportunities
- Public sector input to and support of the overall £500m development
- Major contribution towards the regeneration of the river Clyde thus meeting local and national priorities and promoting Glasgow's national and international competitiveness including via the raising the profile of the region
- Development of local labour programme to maximise construction opportunities for local people, building on best practice and using an innovative model of partnership
- Promotion of environmental sustainability in construction processes and practices.

PROJECT ACTIVITIES

Three ERDF applications have been supported for infrastructure works targeted at the sections of the site to be developed for business/commercial activities. The housing, leisure and retail sections are not being supported.

Total costs of the supported works exceed £50m and with an ERDF grant of £10m.

Key activities include:

- Site preparation, demolitions, incorporation of service and utilities infrastructure, site clearance, upgrading of the adjacent river infrastructure to respond to flood risk and flow regimes
- Infill of Yorkhill Cofferdam with demolition materials taken from the Granary buildings
- High quality landscaping and public realm work, continuation of the linear walkway along the waterfront, removal of the railway embankment
- Major transport infrastructure works to improve access into the site and account for the increased volume of traffic, including works to the Clydeside Expressway, on and off site roads, pedestrian bridge to link elements of the site.

PROJECT STRUCTURE

The overall Glasgow Harbour development is being undertaken through a joint venture (JV) between Clydeport plc and the Bank of Scotland, which is known as Glasgow Harbour Ltd. Glasgow City Council is acting as project sponsor in order to access public sector support for the project. The Council was able to support this project following EC approval of the N680/2001 Property Support Scheme in April 2002.

In accordance with a special conditions of grant applied to all three ERDF applications an on-site local labour action team has been established to ensure that opportunities for employment and training are maximised for local residents. In January 2003 Peel Holdings acquired Clydeport plc. Confirmation has been provided that Glasgow Harbour development will be implemented in accordance with the commitments made in the ERDF applications.

PROJECT FINANCE

Funding Partners	Glasgow City Council, Glasgow Harbour Ltd
Eligible Costs (£)	£29,172,481
ERDF/ESF Support (£)	£8,384,498
Priority/Measure	Western Scotland Objective 2 Programme 2000-06, 2.1: Develop the region's Competitive Locations

PROJECT PERFORMANCE

At the time of writing, June 2007, this project was on-going.

Indicator	Target	Achievement	% Target Achieved
Gross FTE construction jobs	157	248	157.96%
Total no. of gross new jobs created	0	9	N/A

PROJECT FUTURE

The future of the project in terms of scale and timing of development will be driven by prevailing market conditions.