Local Government and Regeneration Committee

Regeneration Inquiry

Submission from Clyde Gateway

1. Thank you for the opportunity to input to this important Inquiry and please accept the following as a response from the Clyde Gateway Urban Regeneration Company, 11 Bridgeton Cross, Glasgow G40 1BN.

2. We are happy that our response is to be available in the public domain.

3. Clyde Gateway has consistently said that physical change on its own is not enough to achieve success and that social and economic change, with local people at the heart of any change, is essential.

4. Indeed when the Local Government and Regeneration Committee came to visit the Clyde Gateway area on 17th September 2012 and took the opportunity to view the scale and transformational nature of the activities underway here, many of your members commented on the positive impacts we were making and complimented us on the partnership approach and the community engagement elements of our work.

5. Clyde Gateway has also said that regeneration requires a long term perspective and we anticipate that it will take at least 20 years to achieve the objectives as set out in our original Plan submission to the Scottish Government from 2007. Our activities are targeted at reversing urban decline and redress inequalities and market failure that have been around for 40 years during periods of sustained economic growth and now stagnation.

6. We believe that long term, large scale transformational projects are key to achieving successful, sustainable regeneration. A recent update of the Games Legacy for Scotland highlighted the key role Clyde Gateway has, and will continue to have in creating and regenerating a well designed and sustainable community in the East End of Glasgow. Our work is not just about a physical transformation brought about by the range of infrastructure projects currently under development or being upgraded, but also about involving local people and businesses in decisions/ actions that impact on them and their community and giving them their say in influencing and shaping the masterplan for the area.

**Strategy and Policy Issues.**

7. It is our view that an extended period of time is necessary if you are looking to tackle derelict sites and buildings, contaminated land, poor quality housing, an unskilled and poorly educated/trained workforce, a lack of employment opportunities, health inequalities and insufficient transport infrastructure – all of which are challenges in the Clyde Gateway project area, which continues to feature highly in the Scottish Index of Multiple Deprivation 2012.
8. The public sector has to demonstrate both confidence and commitment to regeneration to satisfy the demands and expectations of the community and of potential investors, who are looking for the clearest indications that the partners will continue to provide long term backing for our key activities. Our experience with private sector investors is that whilst they might share optimism in the long term future of a regeneration area, typically they are reluctant to invest alongside the public sector when they cannot see a sustained level of commitment.

9. Any future policy should bring to an end the pursuit of short-term initiatives and instead set out an approach in support of a longer-term perspective, and in clear and understandable language should state that there are no longer any quick fixes when it comes to regenerating communities.

**Partnership working**

10. Clyde Gateway is a public partnership with cash and asset funding from the Scottish Government, Scottish Enterprise and two local councils in Glasgow and South Lanarkshire, but one that is predicated on attracting private funding and achieving significant leverage.

11. Scottish Government in its “Building a Sustainable Future - Discussion paper” described regeneration as the holistic process of reversing the economic, social and physical decline of places where market forces alone will not suffice, i.e. regeneration is necessary where there has been market failure.

12. It is our view that where there is market failure, there MUST be a level of public intervention in respect of resources.

13. The fragile nature of private sector investment at this current period in time means it is unlikely to be directed into a deprived area being regenerated, like the Clyde Gateway area, unless the potential investors can be assured that appropriate public sector support is going to be maintained for a period of time that is long enough to create a critical mass of development and provide a return in the private sectors investment.

14. Without this long term support, the necessary investment is not forthcoming.

15. The evidence of Clyde Gateway demonstrates that this investment-led and commitment from all public sector stakeholders model, front loaded by the public sector, and based on a sound business planning process, is successful.

16. Given the wide range and varying scale of regeneration activities we believe that any funding model applied to regeneration projects in Scotland should be appropriate and fit for purpose. It should also be acknowledged that a public-sector investment-led model, as applied at Clyde Gateway, has a proven track record leveraging private sector investment, e.g. £10m in an office development at Eastgate attracting 500 jobs and up to £14m from two companies at Clyde Gateway East.
Practical Issues.

17. There is no argument that communities themselves have a valuable role to play in influencing and delivering aspects of the regeneration process and that community involvement is likely to result in more sustainable and successful outcomes.

18. To help us achieve this we have made provision from the early days of our Organisation that community representatives from both local authority areas are afforded a place on our Board and we have always found these representations to be extremely worthwhile and their role and contribution is appreciated by all Board Members and staff of the Organisation.

19. The Committee at its meeting on 3rd October 2012 heard directly from Jimmy McLellan, one of our local residents on the support locally for the work we are undertaking in conjunction with the community.

20. Community Involvement has been hugely important to Clyde Gateway. We have consulted on everything that we do and involved local people in shaping our big decisions on physical change, all of which has been a positive experience. We agree that communities should have access to adequate and appropriate support in order to fulfil their potential to do things for themselves. However, this should not detract from, in our experience, the most significant and key community aspiration, the creation of jobs for local people.

21. Any future regeneration policy, with reference to communities, must go beyond the issues around empowerment, leadership and governance and identify what practical steps can be taken to ensure that jobs are targeted at those living in the communities where the regeneration activity is underway.

22. In summary, Clyde Gateway, is delighted to take the opportunity to respond to the discussion Paper on Building a Sustainable Future; is hopeful that our contributions to the Inquiry will be well received; and is happy to be involved in any future discussions you may see fit.

Yours sincerely

Ian Manson
Chief Executive
Clyde Gateway