

## **Development Context of Boathouse Project**

### **1990 – 2000 Concern at Condition of Buildings**

In the mid-1990s, Clydesdale ARC asked Glasgow City Council (GCC) for a long term lease to enable the club to refurbish the building. GCC declined as they wanted a solution for all of the rowing clubs in a shared newbuild.

In 1998, GCC advised the clubs in the West Boathouse that they had 2 years to vacate the building, such was their concern for the condition of the building. Temporary works were undertaken to prop the structure internally and the south elevation was fenced off in fear of falling render. The clubs continued to use the building at their own risk.

In 2000, the five rowing clubs of Glasgow Green were represented by the Boathouse Trust and tasked by GCC to develop a shared newbuild boathouse for all five clubs on the site of the East Boathouse.

### **2002 – West Boathouse Options Appraisal**

In 2002, GCC commissioned GBPT to undertake an Options Appraisal on the future of the West Boathouse, which GCC anticipated would become vacant. The study concluded the most viable use for the building was as a shared boathouse. When this feasibility study and options appraisal was completed, it was assumed that the rowing clubs would be vacating the building. The report was therefore not circulated amongst the rowing community who were being focussed on the newbuild project, by Glasgow City Council.

### **2002 – 2007 Newbuild Project**

With support from Glasgow City Council, sportscotland and the 5 rowing clubs, considerable development work was carried out in developing a design brief and delivering an extensive feasibility study which returned design proposals indicating a total cost of £6.8m. All parties including elected members were supportive of the project proceeding.

### **2007 – 2013 Glasgow City Council – Civic Design**

Scottish Enterprise provided grant support for design development and the Boathouse Trust engaged the services of the Civic Design Team within Glasgow City Council. Civic Design commissioned EKOS to deliver a business plan which indicated how the facility might be operated. By this time, the economic situation had changed and it was made clear to the clubs that costs had to come down to £4m. Various design proposals were prepared, with a view to getting costs down to the target.

### **2013 – 2015 Glasgow Green Community Boathouse Ltd**

In late 2013, GCC advised the Boathouse Trust and clubs that they should get organised to deliver the project entirely themselves – not to expect the Council to do it for them and not to expect a significant capital contribution to the project costs. The 5 clubs then formed the Glasgow Green Community Boathouse Ltd to act as the delivery vehicle and secured some funding for Project Manager time to prepare the governance and business plan of how the clubs would deliver and operate the facility.

In May 2015, the GGCB concluded that the project designs could not be reduced enough to bring the costs below £4m (any savings proposed were offset by construction inflation) and the funding strategy could not identify more than £2m (including an assumed £0.5m from GCC and sportscotland). Neither GCC nor sportscotland had confidence that the funding gap could be bridged and neither would confirm financial support for the project. GGCB concluded that a new direction was needed. Newbuild costs had to come down further and additional funding had to be identified.

It was agreed that the two clubs of the West Boathouse should undertake a feasibility study into the restoration of the West Boathouse. GCC recommended that the clubs engage with Glasgow Building Preservation Trust (GBPT) to undertake the project.