

**OFFICIAL**

<b>SECTION C: YOUR PROPOSAL</b>		
<b>Name of building / venue / facility</b>		
The Meat Market site and Superintendents House, 210 to 270 Duke Street, Glasgow		
<b>Name of your organisation</b>		
Meat Market Regeneration CIC		
<b>Please provide details of the legal status of your organisation</b>		
Charity <i>(please provide Charity No if applicable)</i>	<input type="checkbox"/>	
Scottish Charitable Incorporated Organisation (SCIO)	<input type="checkbox"/>	
Company Ltd by Guarantee	<input type="checkbox"/>	
Community Club/ Sports Club	<input type="checkbox"/>	
Other <i>(please specify)</i>		
		Community Interest Company
<b>Do you have a formal constitution/ governance documents?</b> <i>(please provide a copy)</i>		<b>YES</b> <input checked="" type="checkbox"/> <b>NO</b> <input type="checkbox"/>
<p><b>Tell us about your proposal for the building/ venue/ facility and how you see this operating. Provide some detail as to why your organisation is well placed to deliver the benefits that will flow from the proposal.</b></p> <p>The 5.07-hectare site to the East of the City of Glasgow was developed in the early 19th century as a meat market and slaughterhouse. The Meat Market Sheds are the only remaining structures on the site and are listed 'B' in recognition of their important historical and cultural significance as part of the local communities and wider city's industrial growth and heritage. A master plan undertaken by Development and Regeneration Services of Glasgow City Council identified part of the site for housing. The master plan also recognises opportunities for pedestrian pathways and routes through the site to link previously dislocated communities and activate the northern edge of the Meat Market Shed structures. The Sheds and the area immediately surrounding the Sheds provide an opportunity for an exciting community led project that could accommodate a range of unique facilities whilst offering an extremely flexible space and help realise the wider vision of reconnecting this area of the city in reuse of this valuable local landmark.</p> <p>Following on from community consultation and discussions with key partner organisations (including Glasgow City Council), Meat Market Regeneration CIC was specifically formed to take this plan forward.</p>		

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**Tell us about the benefits that you expect to generate from this proposal and how these might meet an existing need. Will your proposal benefit the local community, a community of interest or both?**

Based upon extensive community consultation, the development of this site will be delivered through the following Phases:

### **Phase 1 – Public Realm Linear Park**

The development of a new Public Realm Linear Park creating a landscaped pedestrian and cycle route connecting Bellgrove Street and Melbourne Street. The Linear Park will define the northern boundary of Meat Market Sheds and provide one of the primary pedestrian accesses into the regenerated shed structures.

### **Phase 2 – Meat Market Sheds Refurbishment**

The repair, conservation, refurbishment, and renewal of 7500m<sup>2</sup> of Category B Listed covered open sided shed structures which constitute the remaining historic fabric of the previous Bellgrove Meat Market Abattoir. This completed Phase will deliver refurbishment of the Listed structures creating a protective canopy roof facilitating the future creation of the Phase 3 new build elements within this covered envelope.

### **Phase 3 – New Build Elements under Phase 2 Refurbished Shed Structures**

The creation of over 3,000m<sup>2</sup> of offsite MMC prefabricated modular construction building structures providing flexible structurally independent accommodation and spaces sitting under the canopy of the refurbished Phase 2 Meat Market Shed structures with the future, subject to funding, refurbishment of the B Listed Superintendents House under Phase 5.

### **Phase 4 – “Belle’ Gro” Community Growing Spaces Project**

The project combines four distinct outputs: Commercially viable social enterprise micro farming initiative; An all-year round community growing project; A community compost facility and Landscaped amenity provision. The area will be landscaped and there will be quiet, shaded areas for sitting and meeting. Pods are envisaged to make it possible to enjoy the space in all weathers. An area will be designated for the community compost facility, and this will have a well-drained hardcore / impermeable surface. Several wooden bays will be constructed to receive compostable waste. These and other storage areas will be roofed, and all necessary security fencing will be added. Storage units will be built for gardening tools, equipment and clothing. An area equivalent to the footprint of the commercial micro farming units will be identified and prepared. Commercial sized polytunnels will be installed to provide protection to a number of the raised beds. Raised beds will be large and deep, some will be designed for ease of use by children or those in wheelchairs.

### **Phase 5 – Active Travel Mobility HUB – B Listed Superintendents House**

Proposed redevelopment of derelict B Listed Superintendents House. This formed part of the original Abattoir facility and with the associated external spaces would create an Active Travel Mobility HUB integrating principles of COMO UK with supplementary commercial retail, café and/or retail space on site.

The intended beneficiaries would be the local community, however, as this is intended to be a landmark site and given its location, people may travel from across the city to enjoy the space and services provided.

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**What are your plans to generate sufficient income/ grants to be able to sustain the ongoing operating costs of the building/ venue/ facility?**

It is anticipated that sufficient income will be generated through rents from the redeveloped elements described within Phase 3 and Phase 5.

There will also be consideration given to accessing grant funding, however, this will be primarily focussed on the delivery of activities and service to local people.

**Tell us about any experience you have in managing a building/ venue/ facility.**

The Meat Market Regeneration CIC Board and Advisory Team have extensive experience in managing teams, budgets, capital build projects and delivering in line with community expectations.

It is anticipated that at the appropriate stage in the development a staff team shall be employed with the specific role of managing the site, engaging with tenants and the local community. At this stage the Board would be responsible for managing and supporting the staff team.

**What help and support from the council family would you require for this proposal?**

To date Elected Members and Glasgow City Council staff have supported and assisted in this development. The Board of Meat Market Regeneration CIC would be keen for this support to continue.

**Please provide us with any other information that you feel is relevant to your proposal.**

Nothing at this point.