



**Glasgow City Council**

**Neighbourhoods, Housing and Public Realm City Policy Committee**

**Report by Executive Director of Development and Regeneration Services**

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**BROOMHOUSE/ BAILLIESTON/ CARMYLE COMMUNITY GROWTH FUND**

**Purpose of Report:**

To update members on:-

- i. Progress with regard to the delivery of the Baillieston Broomhouse/ Baillieston/ Carmyle (BCC) Community Growth Area and current position with regard to payments made to the associated Community Growth Fund.

**Recommendations:**

It is recommended that Committee:-

- i) Considers the level of funding currently available to deliver community infrastructure benefits in the BCC Community Growth Area.

Ward No(s): 7

Citywide: ✓

Local member(s) advised: Yes ✓ No  consulted: Yes  No

**PLEASE NOTE THE FOLLOWING:**

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## **1 BACKGROUND**

- 1.1 City Plan 2 identified 3 areas across the City as Community Growth Areas (CGAs). These are Robroyston, Easterhouse/Gartloch and Baillieston/Broomhouse/Carmyle. These were intended to address an identified shortfall in housing land supply in the City, in particular for family housing. The purpose of this report is to update Committee with regard to progress in relation to the Baillieston/Broomhouse/Carmyle GGA (BBC CGA). The current City Development Plan retains these Community Growth Areas.
- 1.2 The CGA approach seeks to ensure that the planned urban expansion fully integrates with established communities. This is to be achieved by using a masterplanning approach, part of which identifies a range of community benefits to be delivered through a Community Infrastructure Levy for each of the CGA areas. The BBC CGA masterplan was approved by the Executive Committee in May 2009.
- 1.3 A Community Growth Fund (CGF) was established to deliver the new community infrastructure benefits that were identified in consultation with the local community as part of the masterplan process. Developers are required to contribute to this fund through Section 75 (S75) legal agreements between the developers and the City Council. The additional benefits identified through the CGA process are in addition to existing requirement to provide recreational open space in line with existing planning policy for new residential development.

## **2 THE RELEVANT LEGAL AGREEMENTS FOR THE CGF**

- 2.1 While there were subsequent legal agreements, including supplementary S75 agreements between developers and the Council for the BBC CGA, it is the two original agreements signed under the Town and Country Planning (Scotland) Act 1997 that establish the Community Growth Fund for the wider BBC CGA. The other agreements include measures such as ensuring future development in the CGA accords with the open space standards set out in Policy ENV2 of City Plan 2. It is anticipated that ENV 2 funds will be directed to the delivery of new sports pitches adjacent to the proposed facilities at James Lindsay Memorial Park.
- 2.2 The two original, and separate, CGF S75 agreements for the BCC CGA were agreed with Miller Homes and with Elphinstone for the Crosshill site. The Elphinstone development has now passed to Persimmon Homes.
- 2.3 There are now a number of developers active within the BCC CGA. As of April 2018, Persimmon, Miller, Avant Homes (formerly called Bett Homes) and Taylor Wimpey are all delivering homes within the CGA. S75 Agreements run with the land, not the developer so the S75 agreements are binding should a new developer take any sites forward.

- 2.4 From the terms of the original S75 agreements developers were committed to paying a levy of £11,000 per house (index linked) into the Community Growth Fund in stages. The payment is due only once the agreed development tranche is completed as set out in the relevant legal agreements.

### 3 PROGRESS TO DATE

- 3.1 As at April 2018, a total 833 units have been consented across the area, with a further 374 currently pending. Based on these figures, the anticipated developer contribution to the Community Growth Fund is £12,628,000. It should be noted that this figure takes into account the value of an area of land transferred under a separate legal agreement to the City Council by Persimmon Homes in lieu of payment to the value of £649,000, equivalent to the contribution required for 59 units. In addition, the overall estimated figure for the Community Growth Fund is not a guaranteed sum, as this total is dependent on all planned units being completed, which is subject to market fluctuations and other factors which may impact on delivery.
- 3.2 A report was prepared for Committee in March 2017 which reported receipts of approximately £4.1m, based on anticipated receipts linked to housing completions. Further investigation subsequently revealed that in fact at that time only £2.1m had been received by the Council, rather than the estimated figure above. A more robust monitoring process has since been put in place to record payments made. The current receipt to the Council as at 3<sup>rd</sup> April 2018 is £4,439,873.

### 4 OBJECTIVES OF THE S75 AGREEMENTS FOR THE CGF

- 4.1 The four objectives set out in the original S75 agreements are:
- **Objective 1: The construction of an indoor and outdoor Sports Hub at the James Lindsay Memorial Park.** This objective includes groundworks, accesses and car parking but excludes the construction of James Lindsay Memorial Park outdoor pitches and/ or other facilities where the cost is identified as being met from ENV 2 contributions. The cost estimate from Glasgow Life (in 2011) was £7m;
  - **Objective 2: (i) The construction of a new road bridge over the Glasgow to Whifflett rail line.** The purpose of this is to link the Broomhouse developments and therefore allow residents from south of the rail line to access the facilities in Baillieston Town Centre. This will also link the Crosshill site (now Persimmon) and the Miller site. (ii) *To make the connections from that bridge to any roads* that are completed to an Adoptable Standard. The cost estimate from DRS/ LES (in 2011) was **up to £3m**. However this cost will vary according to location and the cost of the approach roads.
  - **Objective 3: The construction of either (i) a library, or (ii) the improvement of existing premises for the purpose of delivering library services** either

within the BBC CGA and/or within a neighbouring community of the BBC CGA subjects. This may involve upgrading premises at the existing location or co-locating with other public services at another site in Main Street. The cost estimate from Glasgow Life (in 2011) was up to £1.2m.

- **Objective 4:** the acquisition and construction of a car park to the South of Baillieston Station. This is for the benefit of station users. The cost estimate from DRS Transport (in 2011) was £0.75m. This was based on a 100 space car park and does not include the cost of the land;

4.2 The total estimated costs for delivering all of the above objectives (1-4) as at 2011 comes to a minimum of £11.95m.

## 5 NEXT STEPS

5.1 DRS will continue to monitor progress with regard to both the house building programme, and subsequent payments to the community infrastructure fund in Baillieston/Broomhouse and the other Community Growth Areas, and report back to Committee in due course as more detailed proposals emerge for key community and infrastructure projects.

5.2 In addition, a review of Council and Glasgow Life facilities across the area is currently underway in order to deliver best value in light of any proposed new facilities to be provided, with opportunities to co-locate and consolidate facilities to achieve best value for the Council family and best serve the needs of local residents.

## 6 POLICY AND RESOURCE IMPLICATIONS

### Resource Implications:

Financial: It is currently anticipated that any future financial investment will be delivered through the Community Growth Fund, with the potential for additional support from the ENV 2 fund, with no additional capital cost currently being sought from GCC. Future revenue implication will need to be considered.

Legal: Future phases of development will be subject to legal agreements.

Personnel: DRS staff, in conjunction with CBS Finance colleagues will continue to monitor progress of the CGA Fund.

Procurement: Any future procurement will be subject to the Councils sustainable procurement policies.

**Council Strategic Plan:**

The development of the Community Growth Area supports the theme of Resilient and empowered neighbourhoods. In particular it supports the outcome of delivering housing that meets the needs of the City's growing and diverse population. This assists with delivery of both the City Development Plan and the City's housing Strategy. Future investment in the Community Growth Area also supports the priority of delivering a programme of investment in new or refurbished community facilities.

**Equality Impacts:**

*Does the proposal support the Council's Equality Outcomes 2017-22*

The Community Growth Area fits within the equalities impact objectives as set out in Glasgow Housing Strategy 2017 – 2022. Within this, the aims are to ensure people are not discriminated against on the grounds of age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation.

*What are the potential equality impacts as a result of this report?*

Equality considerations will be addressed in detail as future proposals are developed for the delivery of new community facilities and infrastructure investment.

**Sustainability Impacts:**

Environmental: The Community Growth Area seeks to enhance links to the public transport housing, with investment in facilities at Baillieston Train Station particularly important in his regard.

Social: The CGA masterplan seeks to integrate the new housing areas with the existing community to ensure that any proposed new facilities benefit both new and existing residents.

Economic: One of the key drivers of the Community Growth Areas is to retain families within the City boundary thus retaining that economic spending power within the City boundary.

**Health Impacts:** Placemaking is central to the City Development Plan. The Council's objective of regenerating the physical and social core of communities for housing, leisure, commercial and economic development activity is critical. This is why the approach to the integration of Community Growth Areas with existing communities is considered to be desirable. Access to high quality greenspace and leisure facilities as proposed are considered important to improving population health.

**Privacy and Data Protection impacts:** None

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## 7 RECOMMENDATIONS

It is recommended that Committee:-

- ii) Considers the level of funding currently available to deliver community infrastructure benefits in the BCC Community Growth Area.