



Glasgow City Council

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

**Report by Executive Director of Regeneration and the
Economy**

Item 5

19th November 2019

Contact: Forbes Barron

Ext: 76064

**GOVAN REGENERATION – ANNUAL PROGRESS REPORT (OCTOBER 18
TO SEPTEMBER 2019)**

Purpose of Report:

To highlight the annual progress made by Glasgow City Council, Development and Regeneration Services toward the regeneration of Govan, in an update bringing together the key delivery elements of the Govan-Partick and River Clyde Corridor Strategic Development Frameworks (SDFs), City Deal Waterfront & West End Innovation Quarter, Central Govan Action Plan/ Townscape Heritage Initiative and Strategic Housing Investment Plan.

Recommendations:

The Committee is asked to

- 1) consider the annual progress and future plans.

Ward No(s): 5 Govan

Citywide:

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

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1. Background

1.1 This paper provides an annual progress update on the regeneration activity led by Development & Regeneration Services (DRS) within the Govan ward. Particular emphasis has been placed on Central Govan, which has been recognised as a focus for action in light of the severe multiple deprivation that exists there, and of its strategically important location at the centre of the emerging Innovation District and a cluster of the city's significant cultural assets.

1.2 DRS has a long standing commitment to the regeneration of Govan. This is demonstrated by its co-ordinated delivery of a number of important and cross-cutting policies and interventions that aim to positively transform Govan and the city, the most significant of which can be summarised as:

- The Govan-Partick and the River Clyde Corridor Strategic Development Frameworks (SDFs), which set a strategic vision and action plan embedded within the City Development Plan for the realisation of Govan's potential within a revitalised river corridor;
- The Glasgow City Deal Waterfront and West End Innovation Quarter, which provides £113.9M infrastructure investment to realise the "Innovation and Cultural Quarter" vision of the SDFs and transfer the benefits of that growth to disadvantaged areas, including Central Govan. Key projects include the Govan-Partick Bridge and quality active travel connections, public space and mixed use development in Central Govan and Water Row;
- Central Govan Action Plan (CGAP) and Govan Cross Townscape Heritage Initiative & Conservation Area Regeneration Scheme (GCTHI), which are successful and award-winning, community-led regeneration programmes, directly supported by DRS, that have delivered £88M of targeted regeneration widely acknowledged to be making positive change in Central Govan since 2006. Key priorities include the Glasgow Riverside Innovation District (GRID); Water Row; the £4.2M THI/CARS investment programme, sustainable transport and the revitalisation of the Lyceum and Elder Park Library;
- Housing Investment, which provides significant investment underpinning all of the above to improve housing quality and choice to meet local needs and make Govan a place people choose to live.

2. Current Plans, Priorities and Annual Progress

2.1 **Glasgow Riverside Innovation District (GRID)** – There has been significant progress over the last year on development of the innovation quarter concept with Officers of DRS directly engaged with University of Glasgow (UoG) to create a highly connected and thriving riverside quarter encompassing the UoG, Central Govan and Queen Elizabeth University Hospital. Aims are two-fold: to grow the city region economy by attracting high value technological business and an educated workforce, and to capture regenerative benefits for Govan through inclusive economic growth, social innovation and civic renewal.

- **Clyde Waterfront Innovation Campus (CWIC)** - As an important part of the GRID concept, Officers across DRS are working with the UoG to support development of the Clyde Waterfront Innovation Campus on areas of vacant and derelict land at Linthouse Road/Holmfauld Road. The campus will be a centre of excellence for a range of new technologies, co-locating industry and world-class research. The first stage of the CWIC will deliver an enhanced James Watt Nanofabrication Centre and a Precision Medicine Living Laboratory, allowing a focus on sectors identified within the Regional Economic Strategy. Integral to the project is the establishment of a technology accelerator and flexible grow-on space for companies to co-locate, undertake collaborative research and develop innovative products.

The total project cost is estimated at £80M with City Deal investment of £8M identified to address roads, services and site remediation works. At this stage it is anticipated that the project would see around 450 jobs located in area. Early discussions with the UoG have sought to identify how CWIC will be delivered to maximise the social and economic benefit for Govan with key benefits to be articulated in the coming months.

- 2.2 **Govan-Partick Bridge** – The bridge was recognised as a key infrastructural requirement within the City Deal business case that is critical to the development of both a cross-river Innovation District and Cultural Quarter and connecting residents in Govan with areas of economic opportunity to the north of the river. The new footbridge will span from Water Row in Govan to an extended quay wall at the Riverside Museum. Design work is ongoing and the Council will submit the required Section 75 Roads Order and Planning Permission In Principle by the end of 2019. Construction is currently scheduled to commence in 2020.
- 2.3 **Water Row, Govan** - Successive planning studies over the last decade have acknowledged that the re-development of Water Row will play a pivotal role in the regeneration of Central Govan and the transformation of the city's waterfront. Officers within Planning and Building Standards and DRS-Housing Regeneration are working with Govan Housing Association and key local stakeholders, including CGAP, to promote the re-development of the site as a vital, mixed-use destination and neighbourhood ranged around the Govan-Partick bridge. Proposals include mid-market rented accommodation which will be funded through the Council's housing investment programme, a mix of floorspace at ground and first floor levels providing a wide range of commercial and community uses to enliven and bring renewed enterprise to the place, all set amongst quality public space. The re-development will represent a capital investment of approximately £55M and the potential of a business case to be brought forward at a later date to support City Deal investment in a comprehensive package of ground remediation and enabling infrastructure works given the strategic importance of this site is being explored. Proposals are currently at developed design stage, with a site start anticipated in late 2020 subject to resolution of SEPA flood and other funding issues.

- 2.4 **Govan Cross Townscape Heritage Initiative & Conservation Area Regeneration Scheme (GCTHI)** - A second, five-year GCTHI investment programme, spanning 2016-2021, is currently being implemented by Officers within Planning & Building Standards. Grants are used to meet the costs of repair works to a number of Govan's landmark traditional buildings, a programme of shopfront improvement works, enhancements to the public realm, as well as a series of training and learning projects that promote local heritage and develop skills within the local community. Utilising £4.2 million grant funding from National Heritage Lottery, Historic Environment Scotland and Glasgow City Council, the programme completed its third year in Sept 2019.

Projects to date include a £900,000 scheme to improve the quality of public realm at Pearce Lane, Govan Road, Burleigh Street and Govan Old Church including provision of protected cycle infrastructure and repairs to the War Memorial. Works, part funded via City Deal, commenced in December 2018 and are practically complete. Three of the THI's eight priority building repairs are on site with the remainder, including Govan Old (refer below), plus a major shopfront improvement programme expected to commence in early 2020. A range of innovative community training and learning projects continue to be delivered, with Govan Jobs Match being of particular note – having successfully brought 64 local people back into employment and/or training in the six months since the project inception in March 2019.

- 2.5 **Govan Old Campus** - Govan Heritage Trust is overseeing the redevelopment of the former Govan Old church, which along with Water Row and the Govan-Partick Bridge, is an essential element of Govan's waterfront revitalisation. The Campus Masterplan will be delivered in four phases and will create a new cultural and event destination on the river-edge that showcases the Govan Stones and is allied to income and employment generating office space. New commercial floorspace extending to 920 square metres will be created with the potential to accommodate up to 70 new jobs. The total cost of the Govan Old Campus masterplan has been estimated as £5.7M. To date Govan Heritage Trust has secured funding of more than £3M including City Deal funding and £1.9M from the Scottish Government's Regeneration Capital Grant Fund. Phase 1 of the project which is expected to commence by the end of 2019 will result in the conversion of vacant space within the Lower Ground Floor of the Church to form 3 new office suites with the potential to accommodate 24 employees.

- 2.6 **The Lyceum** - Officers from Planning & Building Standards continue to respond to, and where possible support, proposals to sensitively restore and bring the category B listed, former Lyceum cinema back into productive use for the benefit of the local community. The building is in private ownership and the owner has recently intimated an intention to improve the front elevation (mainly by repainting) and reopen a portion of the building as a cinema. While this would be welcome, there is, based on previous track record, some concern amongst some members of the local community that this will happen. Accordingly, alternative community proposals are being promoted by Govan

Housing Association, which aim to bring the building into community ownership as a music event venue.

- 2.7 **Elderpark Learning & Community Centre** - A funding award from the Scottish Government Town Centre Fund will enable a first stage of repair works to get underway at Elderpark Library during 2019 aimed at improving the condition of this important category A listed building. A second phase of work is the subject of a live Regeneration Capital Grant Fund (RCGF) application, which, if realised in February 2020, will enable the building's internal space, including the under-utilised basement, to be reconfigured to provide quality space for community activities & events alongside a modernised library service and a café. This project aims to safeguard the library building and service, and provide a new home for the currently dilapidated Elderpark Community Centre – the site of which will be freed up for new housing provision.
- 2.8 **Strategic Housing Investment Plan** - Over the next 5 years DRS Housing Regeneration will support the development of 462 new dwellings across 8 sites in the Govan, Linthouse and Elderpark areas. Approximately 40% of units will be made available for 'mid-market rent' meeting the needs of those who have no priority for social housing, but cannot afford to buy their own home or pay full-market rents.

The Wheatley Group will continue to deliver the East Govan/Ibrox Transformational Regeneration Area- a development of 65 units for mid-market rent at Ibroxholm Oval (Phase 2) is due for completion before the end of the calendar year. The remaining large site to the north of Ibrox stadium has been designated for private housing. Transforming Communities: Glasgow partners will consider options for delivery at the board meeting scheduled for December 2019.

- 2.9 **Quay Walls** - City Deal investment in quay walls will be targeted towards a number of priority areas within the Govan ward. Officers are currently working with residents at Windmillcroft Quay to arrive at an agreed solution to address the collapsed quay wall and reinstate public access along the waterfront. Meanwhile dialogue is ongoing with Drum Property Group in relation to investment in river edge treatments at key development sites at Tradeston and Pacific Quay.

3.0 Policy & Resource Implications

Resource Implications:

Financial:

Regeneration activity noted within this report will be funded from a variety of sources including Housing Association Grant, City Deal, Regeneration Capital Grant Fund, HLF and Historic Environment Scotland.

Legal: Staff from within DRS Planning & Building Standards, Housing and Regeneration, City Deal and Economic Development are leading on many of the actions with additional activities from other services as required. Legal Services provide specialist support in order to progress regeneration within the area. Grant offers to third parties are subject to legal agreements reflecting the requirements of all funding partners.

Personnel: Regeneration is delivered by Officers across DRS including officers based within Central Govan.

Procurement: Corporate Procurement Unit provide specialist support to ensure that all activities are procured in line with relevant standing orders.

A Thriving Economy

- Council Strategic Plan:**
1. Deliver the Glasgow City Region City Deal, supported by the Regional Economic Strategy 2017 to 2035 and its Action Plan.
 2. Ensure the outcomes of these strategies and the City Deal benefit the city and the people of Glasgow by:
 - Regenerating key areas of the city such as Canal and North East (Sighthill), Collegelands and Barras, the West End Innovation Quarter and Govan/City Centre and looking at other areas for development.

A Vibrant City

19. Develop a Historic Glasgow strategy and work with city region partners and others on the continued transformation of the River Clyde and waterfront.

Resilient and Empowered Neighbourhoods

81. Support registered social landlords and the private sector to provide 15,000 new homes across the city, maximising delivery of homes for social rent, promoting use of the city's vacant and

derelict land, bringing empty homes back into use, encouraging city centre living and creating opportunities for self-build. Bringing the city's vacant and derelict land back in to productive use is a key opportunity for inclusive growth that the council wants to encourage.

83. Ensure that Glasgow's developments, both residential and public realm, are of a high international standard and deliver clean, sociable, accessible and safe neighbourhoods and public spaces.

Equality and Socio-Economic Impacts:

Does the proposal support the Council's Equality Outcomes 2017-22 N/A this paper provides an update on a programme of regeneration activity.

What are the potential equality impacts as a result of this report? N/A this paper provides an update on a programme of regeneration activity. EQIA screening is conducted at project level with an EQIA undertaken as required.

Please highlight if the policy/proposal will help address socio-economic disadvantage. The activities outlined in this report aim to ensure the regeneration of Govan, an area of long-standing multiple deprivation.

Sustainability Impacts:

Environmental: Regeneration of Govan will support the re-use of historic buildings and redevelopment of vacant and derelict land within an existing urban area that benefits from proximity to services and public transport reducing the need for unsustainable modes of transport.

Social, including opportunities under Article 20 of the European Public Procurement Directive The activities noted in this report will underpin the physical, social and economic regeneration of Govan.

Economic:

The regeneration programme seeks to unlock the economic potential of Govan in line with the Council's commitment to Inclusive Economic Growth.

Privacy and Data

Protection Impacts: N/A

4 Recommendations

The Committee is asked to:

- 1) Consider the annual progress and future plans.