



Glasgow City Council

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

**Report by Executive Director of Neighbourhoods,
Regeneration and Sustainability**

Contact: George Gillespie Ext: 79106

Item 4

16th August 2022

**GOVAN-PARTICK and RIVER CLYDE
STRATEGIC DEVELOPMENT FRAMEWORKS:
ACTION PROGRAMME DELIVERY 2021/22**

Purpose of Report:

To provide Committee with an update on delivery of the Action Programme for the Govan-Partick and River Clyde Strategic Development Frameworks.

Recommendations:

The Committee is asked to

- 1) Note the annual progress and future plans.

Ward No(s): 5, 10, 11, 12, 13, 23

Citywide:

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

PLEASE NOTE THE FOLLOWING:

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1.0 BACKGROUND

- 1.1 The [Govan-Partick Strategic Development Framework \(SDF\)](#) and the [River Clyde Strategic Development Framework \(SDF\)](#) were adopted as Supplementary Guidance to the Glasgow City Development Plan in 2020.
- 1.2 Across the city, six Strategic Development Frameworks (SDFs) are being prepared. To date, three have been adopted for the River Clyde, Govan-Partick and the City Centre areas. SDFs set out the long term spatial vision for each area and are used to direct investment decisions and inform new development.
- 1.3 SDFs are underpinned by Action Programmes. Officers within the Planning Service - Spatial Strategy team (PSSS) produce the SDFs and coordinate delivery of the SDF Action Programmes. PSSS work with Officers across the full Council family to align stakeholders, phasing, financing and infrastructure investment over the long term to achieve the SDF vision. This team also leads delivery of regeneration programmes including City Deal Waterfront & West End Innovation Quarter, Central Govan Action Plan (CGAP) and Govan Cross Townscape Heritage Initiative (THI).
- 1.4 There is significant alignment and collaborative delivery across the Govan-Partick and River Clyde SDFs and this report provides an update on the delivery of both Action Programmes in the year to end of March 2022.

2.0 AIMS AND VISION

2.1 GOVAN PARTICK SDF

The Govan-Partick SDF aims to coordinate investment and action to deliver a fundamental shift in the image and performance of this city district to achieve the following vision:

“By 2030 Govan-Partick will be recognised as an urban district of well-connected but distinct neighbourhoods, which provide a very high quality of life, creating a context for nationally significant economic development and for a narrowing of social inequalities. The area will become recognised as a leading Innovation District, where technical excellence contributes to inclusive growth and the building of a liveable place.”

2.2 RIVER CLYDE SDF

The River Clyde Development Corridor SDF provides a spatial vision for the River Corridor for the next 30 years. It recognises that bold interventions and adaptation measures are required to unlock the sustainable development of vacant and derelict land:

“Our vision is for the River Corridor to become a vibrant, inclusive, liveable and well-connected place. It will be a world-class destination at the heart of the city, with an accessible waterfront and attractive spaces where people want to spend time. It will be climate-resilient and support a mix of uses. New houses and flats will be linked to existing

neighbourhoods. The historic character will be protected and enhanced, while innovative design will help create a distinct identity. The River Corridor will form part of a wider network of urban waterways, will support continuous walking and cycling routes, and will be celebrated as the city’s largest, continuous open space.”

2.3 An overview of boundaries of the River and Govan Partick SDFs and noted projects is shown [here](#).

3.0 GOVAN PARTICK SDF ACTION PROGRAMME DELIVERY 2021/22

3.1 The Govan Partick vision is being realised through the delivery of actions under the following SDF outcomes:

3.2 A Vibrant Place with a Growing Economy

- **Central Govan Action Plan**

The Central Govan Action Plan (CGAP) programme has continued to prioritise the development of Govan’s underutilised waterfront including the pivotal site at **Water Row**. Advanced ground works funded via Clyde Mission were carried out in 2021. Phase 1 works, amounting to £24 million, commenced in April 2022 and will complete by December 2023. This will provide 92 new homes, 6 ground floor units for commercial and community use, and public space that will re-establish Govan as a successful riverside town at the centre of a thriving cross-river innovation district and cultural cluster.

Immediately adjacent to Water Row, the first phases of development to realise the **Govan Old Campus** started in 2021 and are ongoing. These include the conversion of the vacant lower ground of the church to provide income-generating office space and the installation of river-sourced heat pump to reduce future carbon reliance. The Phase 2 West Extension is delayed due to cost inflation but work is ongoing for its delivery. The former church will ultimately become a new cultural destination run by Govan Heritage Trust showcasing the Govan Stones on a campus providing high-quality office space and jobs on the riverside.

- **Clyde Waterfront Innovation Campus**

Officers are working with the University of Glasgow to support the development of the Glasgow Riverside Innovation District (GRID). In June 2022, Kadans Science Partner submitted a Planning Application for development of a 8k sqm Health Innovation Hub at Linthouse Road ([22/01546/FUL](#)). The facility represents the first phase of the Clyde Waterfront Innovation Campus (CWIC). It will combine medical research laboratory and ancillary office space and will accommodate up to 450 jobs. Officers are currently scoping a package of City Deal funded infrastructure to support future phases of development in the area.

3.3 A Thriving Sustainable Place to Live and Work

- **Repair and Restoration of the Historic Built Environment**

The repair and restoration of the historic built environment will enable Govan to thrive as an important urban centre within the cross-river Innovation District. **Govan Cross Townscape Heritage Initiative/Conservation Area Regeneration Scheme** (the THI/CARS) will have invested £4.3M in the area between 2016 and 2023. During 2021/22, 30 traditional shopfront improvements, building repairs at Govan Old and the restoration of Elder Park Gates and K13 Memorial were undertaken. The THI investment programme is now largely complete and has a balance of £600k in spend in the period to March 2023. Efforts are underway to both evaluate the current and secure a further 5-year, area-based, heritage investment programme for Govan.

A major partnership project to safeguard and repurpose the category 'A' listed **Elder Park Library** building as a Community Hub and Learning Centre serving Central Govan was delayed due to cost inflation. Additional funds have been raised. The £3.9m project is expected to commence later in 2022, funded principally via Regeneration Capital Grant Fund.

- **Clyde Mission Fund**

The Scottish Government Clyde Mission Fund was launched in November 2020. Approximately £5 million of funding was secured for 5 projects, all of which align with the objectives of the SDF and will help to re-position the river as the urban heart of the area. All projects commenced in 2021. Some are now complete, such as the advance ground works at Water Row and the creation of an accessible greenspace at SWG3 located in the Yorkhill area. Others are ongoing and include the renewable energy scheme at Govan Old Parish Church, shopfront improvements in Central Govan and restoration of the Finnieston Crane.

- **Govan Graving Docks**

GCC officers continue to work with the owner of the site and wider stakeholders to bring forward a regeneration strategy and funding package that will facilitate safe public access and sensitive redevelopment that celebrates the city's rich maritime heritage and becomes a focal point in Glasgow's emerging River Park.

- **Govan Jobs Match**

Funding shortfalls led to the cessation of Govan Jobs Match project in May 2021. The project evaluation confirmed 113 people accessed 180 jobs in a two year period. Proposals are being developed to establish a new job brokerage service for Govan later in 2022.

3.4 A Connected Low Carbon Place

- **Govan-Partick Bridge/Active Travel North**

The bridge was recognised as a key infrastructure requirement within the SDF. The new opening footbridge will span from Water Row in Govan to an extended quay wall at the Riverside Museum. City Deal funds were approved in November 2021. Works commenced in April 2022 and are estimated to complete by March 2024. Works to improve the quality of pedestrian and cycle links between the bridge landing and the west end of the city are practically complete with snagging ongoing during Summer 2022.

- **Liveable Neighbourhoods**

The GCC Liveable Neighbourhoods Team produced a draft Stage 1 report for the Greater Govan, Ibrox and Kingston area, which outlines local priorities gleaned from initial consultations and a long list of projects under the Everyday Journeys, Spaces for People, Local Town Centre and Active Travel improvement themes. Projects will be developed in 2022.

- **Connecting Clyde – Shieldhall Levelling Up Fund Bid**

Round 2 of the UK Government Levelling Up Fund (LUF) presented an opportunity to bring forward proposals to improve the environmental quality and connectivity of the Queen Elizabeth University Hospital (QEUH) and its surrounding neighbourhoods to increase active travel, reduce car and vehicle emissions, and enable the future growth of the city's innovation industry sector through the development of the Clyde Waterfront Innovation Campus at Linthouse. The Council submitted a £20M LUF funding application in August 2022.

- **Byres Road/Yorkhill and Kelvingrove Cycle Village**

The tender for Byres Road Phase 1 (Partick Cross to University Avenue) was issued in July 2022. Contract award is programmed for November 2022 with works scheduled to commence in January 2023 and run for approximately 15 months. Byres Road Phase 2 (University Avenue to Great Western Road) will commence immediately after completion of Phase 1.

4. GOVAN-PARTICK ACTION PROGRAMME 2022/23 PRIORITIES

4.1 The following additional actions are considered a priority for 2022/23:

4.2 A vibrant place with a growing economy

- Officers intend to work with the building owner and community to bring the long term vacant and derelict former Govan Lyceum cinema back into use as an events venue.

5. RIVER CLYDE SDF ACTION PROGRAMME DELIVERY 2021/22

5.1 The River Clyde vision is being realised through the delivery of actions under the following SDF outcomes.

5.2 A Sustainable River

- **Updated Flood Model**

Officers have collaborated with SEPA to produce an updated flood model for the tidal reach of the River Clyde. This represents the best available understanding of current and future flood risk from the tidal Clyde for fluvial (river flooding) events and coastal flooding, including storm surge events and sea level rise, to the year 2100. It will be used to assess flood risk, support land-use planning decisions, and to inform the climate adaptation pathway. Predicted flood levels from the tidal model are available to download and the SEPA Flood Maps will be updated in due course. The Clyde Strategic Group, which oversees development of the Tidal Clyde Framework, provides a regular forum for discussion of strategic issues and developments within the River Corridor.

- **Design Guidance for development sites along Glasgow's River Corridor.**

Officers are preparing design guidance which aims to ensure that redevelopment of vacant sites in the River Corridor is informed by a proportionate response to flood management and climate change.

A separate report on the River Clyde Flood Model and associated design guidance will be presented for Committee consideration at a future meeting.

- **City Deal investment in Quay Walls**

Capital investment of approximately £50m has been allocated to fund works to quay walls that have been identified as a significant barrier to regeneration. The funding will unlock development potential by improving structural integrity, connectivity and place quality at the river edge. Proposals to form a new quay wall and public realm at **Windmillcroft Quay** have reached detailed design stage. Measures are underway to procure works with a site start estimated in Summer 2023. A masterplan for the overall place transformation of **Custom House Quay/Carlton Place** is now at conceptual design stage. Plans will strengthen the quay wall, provide new high quality public realm, green infrastructure, biodiversity benefits and new development opportunity at this important site that connects the City Centre to the River Park .

- **Collaborative approach to drive, deliver and support the long-term vision for the River Corridor.**

Alongside exploring internal governance structures, officers have continued high level engagement with the Scottish Government's Clyde Mission to promote opportunities for the city and address region-wide issues such as

flooding. Alongside annual reporting to Committee and ongoing communication with strategic partners, an ArcGIS Story Map has been developed to provide access to interactive mapping and project updates: [here](#).

5.3 A Connected River

- **Glasgow City Region Metro & Liveable Neighbourhoods**

PSSS officers continue to collaborate with GCC Liveable Neighbourhoods and the Glasgow City Region Metro Feasibility Study to align the River SDF aims and support connectivity along the River Corridor.

5.4 A Vibrant River

- **River Activation Programme**

This has been established to promote the re-use of vacant and derelict land and underused spaces along the River Corridor. The Programme provides funding, via the Scottish Government's Vacant and Derelict Fund, to support local groups and organisations to deliver meanwhile projects on vacant and underused sites along the River Corridor. The first round of funding was launched in Autumn 2021. Two projects were successful: £20K for Clydeside Gardens, a biodiversity project by Propagate on a Glasgow Harbour site; and £19.5K for the Conservation Volunteers to create a Halo Garden in Yoker as a community meeting space. A second round of funding is live with applications due 26 August 2022. More information: www.glasgow.gov.uk/rap

6. RIVER CLYDE SDF ACTION PROGRAMME 2022/23 PRIORITIES

6.1 The following actions are considered priorities for delivery in 2022/23:

6.2 A Vibrant River

- **Governance** – Officers will explore creation of a multi-agency group (led by Glasgow City Council) to drive, deliver and support the delivery of key proposals in support of a long-term vision for the River corridor in Glasgow as a national priority. This will be reported to Committee for approval as required.
- **River Park** - The River Design Guidance supports delivery of the River Park. This will be progressed, in part, by the development of vacant sites and by creating new/enhancing existing open space.
- **Govan Graving Docks** - As noted at Section 3.3, officers will continue to work with the owner of the site and wider stakeholders to bring forward a sustainable development strategy for the historic dock complex.

- **Water-Based Activity and Facilities** - Assessment of current water-based activity and facilities for users, and identification of opportunities to enhance existing/provide new infrastructure.

7.0 Policy and Resource Implications

Resource Implications:

<i>Financial:</i>	Implementation of Action Programmes will require a combination of private and public sector investment, which is being raised.
<i>Legal:</i>	Projects will be delivered in line with the legal requirements of various funders.
<i>Personnel:</i>	Officers within GCC will support delivery of SDF Action Programmes.
<i>Procurement:</i>	Individual projects will be delivered in line with relevant procurement guidance.

Equality and Socio-Economic Impacts:

<i>Does the proposal support the Council's Equality Outcomes 2021-25</i>	N/A this paper provides an update on a programme of regeneration activity.
<i>What are the potential equality impacts as a result of this report?</i>	N/A this paper provides an update on a programme of regeneration activity. EQIA screening is conducted at project level
<i>Please highlight if the policy/proposal will help address socio economic disadvantage.</i>	A number of actions will support the regeneration of areas of social and economic disadvantage as identified within the SIMD.

Climate Impacts:

<i>Does the proposal support any Climate Plan actions? Please specify:</i>	Yes, interventions respond to the following actions: 23 & 24 Require Glasgow's Gold Hybrid plus 20% low and zero carbon generating technologies (LZCGT) or better, to be achieved for all new build homes and new non-domestic
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development; 29. Ensure that historic buildings are resilient to the impacts of climate change, protecting Glasgow’s rich heritage; 36. Accelerate Implementation of the Glasgow and Clyde Valley Blueprint for a Green Network to create green & biodiversity corridors in the city by improving open space provision and increasing tree cover, while also providing opportunities for active travel corridor; 37. Identify and utilise Vacant and Derelict Land for greening and rewilding in combination with renewable energy generation measures and reducing flood risk. 51. Deliver a comprehensive active travel network, incorporating the spaces for people measures (following consultation) and enabling 20-minute neighbourhoods through the liveable neighbourhoods plan; 60. Increase the amount of renewable energy such as solar thermal, PV or heat pumps in the city to represent 20 % of total energy demand. Overall, the projects will provide an increase in active travel, greenspace, renewable energy and reduce vacant and derelict land in the Govan Partick area and along the river corridor.

What are the potential climate impacts as a result of this proposal?

Will the proposal contribute to Glasgow’s net zero carbon target? Yes

Privacy and Data Protection impacts: N/A

8.0 Recommendations

The Committee is asked to

- 1) Note the annual progress and future plans.