



Glasgow City Council

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

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

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Item 4

27th September 2022

CITY DEAL FUNDED AVENUES PROGRAMME UPDATE

Purpose of Report:

To provide an update on progress of the City Deal-funded Avenues Programme

Recommendations:

It is recommended that the Neighbourhoods, Housing and Public City Policy Committee:

- i. considers the contents of the report;
- ii. notes that further updates will be reported back to Committee on an annual basis.

Ward No(s): 10

Citywide:

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

1 Introduction

Members will be aware that the Glasgow City Region City Deal is investing approximately £115 million within Glasgow city centre to deliver the Enabling Infrastructure - Integrated Public Realm (EIIPR) programme – also known as the Avenues programme. The Avenues programme is essentially a quality place-making scheme that will transform 17 key streets in Glasgow’s city centre. This investment will introduce a network of pedestrian and cycle priority routes across Glasgow city centre that will incorporate green/blue infrastructure, increased pedestrian and cycle space, and improved connectivity.

The purpose of this report is to provide an update on progress of The City Deal funded Avenues Programme.

2 Background

The City Deal funded Avenues programme was first conceived as part of the 2014-19 City Centre Strategy (CCS). The streets, or ‘Avenues’, will benefit from the following direct deliverables:

- Green/Blue Infrastructure such as street trees and rain gardens
- Traffic lane reductions
- Enhanced and widened footways
- Segregated cycle infrastructure
- Improved lighting features

In addition to City Deal funding, The Council has managed to secure an additional £23m worth of funding from Sustrans. Sustrans funding has enabled the delivery of an additional four Avenue projects. The Sustrans funded element of the wider programme is referred to as the ‘Avenues Plus Project’ or Block S.

Unfortunately, during 2019, the nationwide lockdown forced the project team to adapt to new working arrangements. Initially, there was an adverse impact on project delivery as the project team, including both internal and external design teams, adjusted to remote working. However, these issues were largely overcome by mid-2019 and design activity was able to continue.

By late-2019, full RIBA Stage 4: technical designs for Argyle Street West, Cambridge Street and Sauchiehall Precinct were developed and subsequently approved by the Avenues Board. Construction tender packages for these Avenues were prepared and published via Glasgow’s Public Realm Framework. Unfortunately, for various issues outwith the Council’s control, all a decision was taken to defer all construction tender exercises – details of these issues and any subsequent mitigation measures will be explored further as part of this report.

3 Glasgow’s Accessible and Inclusive Design Forum

Glasgow’s Accessible and Inclusive Design Forum has been established to support Glasgow City Council’s plans for investment in relation to place-making

and connectivity, and the role that the City Deal Infrastructure Programme is playing in driving forward change in these areas, particularly the City Centre Avenues Programme.

The Accessible and Inclusive Design Forum will provide a means of working with disabled people and people who walk, wheel and cycle to ensure that their needs are reflected in designs for streets and public spaces. In addition, the City Council has particular duties under the Equality Act 2010 and must prepare Equalities Impact Assessments for new designs – these assessments will be developed and informed by outcomes of any discussions.

The Accessible and Inclusive Design Forum has therefore been established to support the overall engagement for the Avenues Programme by performing a crucial role as an advisory group. Its aim is to act as a sounding board which can make recommendations on proposals, expect feedback on those recommendations, and be informed on design and delivery progress.

Membership of the Forum encompasses organisations who represent diverse disabled people and people who walk, wheel and cycle in Glasgow. Membership is also conditional upon members' compliance with the Terms of Reference.

4 Current issues affecting programme delivery

- 4.1 Programme delivery over recent years has been significantly impacted by issues associated with Brexit, Covid-19 and the crisis in Ukraine (as outlined in a separate report that is on the agenda for the Committee meeting). Specific challenges arising from these overarching issues are:
- Increased cost of materials
 - Increased cost of labour
 - Shortage of materials and longer lead-in (delivery) times
 - Saturation of the market
 - Rebalance of risk when developing construction contracts
- 4.2 The above challenges were evident late-2019 when two construction tenders (Argyle Street West/Cambridge Street and Sauchiehall Precinct) were deferred due to higher-than-expected tender returns and an inability to agree on contract terms. As a result of the deferred tender processes, various risk mitigation measures were considered that would help address these challenges:
- A value engineering exercise was undertaken to reduce costs
 - Mechanisms for the direct purchasing of materials are currently being explored, which could include the establishment of a dedicated stone supply framework, or the use of standalone materials contracts. Whilst there is general acceptance that this approach should be considered, it is not a short-term solution and will require officer time and resource to establish
 - The terms and conditions of the contracts were revised to balance risk and make the tenders more attractive to contactors
 - Alternative procurement frameworks and routes to market were explored, including publication of construction tenders through the Construction and Trades (C&T) framework.

- 4.3 The above risk mitigation measures have been applied to the recently published construction contract for Holland Street (and Pitt Street). The procurement process for the Holland Street construction contract is expected to close late September-2022 when a lessons learned report will be produced and reported back to the Avenues Board for consideration. It is also worth noting, that a full programme review will be undertaken when the results of the Holland Street procurement exercise are complete. This will provide an accurate understanding of the market, and allow the Avenues team to re-programme and prioritise work accordingly.

5 Avenues Block Updates

To simplify programme delivery, the Avenues programme has been sub-divided into smaller packages of works known as Blocks. Updates on each of these Blocks will be provided as part of this report.

5.1 Block A

Block A of the wider Avenues programme comprises of the following Avenues:

- i. Argyle Street West
- ii. Argyle Street East and Dixon Street/St Enoch Square
- iii. Cathedral Street
- iv. North Hanover Street
- v. The Underline Phase 1 (Cambridge Street)
- vi. The Underline Phase 2 (New City Road)
- vii. Sauchiehall Precinct

Notable updates:

- i. The Underline Phase 2 (New City Road) has been placed on hold until the ongoing M8 emergency works are complete.
- ii. Cathedral Street has been placed on hold until the outcomes of the Transport Strategy and subsequent City Centre Transformation Plan (CCTP) have been approved.
- iii. Design activity for Argyle Street West and Argyle Street East is nearing completion. It is expected that construction tender packages for both of these projects will be ready for publication late 2022/early-2023.
- iv. The Underline Phase 1 (Cambridge Street) and Sauchiehall Precinct have been developed as a single package of works. Design activity for this package of works is nearing completion and it is expected that a construction tender package will be ready for publication late-2022 - an updated concept visualisation for Cambridge Street has been included for reference at **Appendix A**
- v. Design Work remains ongoing for North Hanover Street

5.2 Block B

Block B of the wider Avenues programme comprises of the following Avenues:

- i. Holland Street/Pitt Street

- ii. Elmbank Street/Elmbank Crescent
- iii. Stockwell/Glassford Street
- iv. Broomielaw/Clyde Street
- v. High Street

Notable updates:

- i. The Holland Street/Pitt Street construction package is currently out to tender. It is expected that a preferred bidder will be identified late-2022 and that construction will commence early-2023 – an updated concept visualisation for Holland Street has been included for reference at **Appendix B**
- ii. Design work for Broomielaw/Clyde Street will start mid-2023.
- iii. Design work for Elmbank Street/Elmbank Crescent and Stockwell/Glassford Street will commence late-2023.
- iv. Design works have recently been instructed for High Street. It is expected that a concept design will be developed early-2023.

5.3 Block C

Block C of the wider Avenues programme comprises of the following Avenues:

- i. George Square
- ii. St Vincent Street/St Vincent Place and Cochrane Street
- iii. West George Street and George Street
- iv. John Street
- v. Hanover/Miller Street
- vi. Dundas Street and Dundas Lane

Notable updates:

- i. Engagement on George Square and the surrounding streets (Phase 1) remains ongoing and is expected to complete early-September 2022 – an early concept visualisation for George Square has been included for reference at **Appendix C**
- ii. Internal discussions will remain ongoing until early-October 2022.
- iii. It is expected that a concept design for Phase 1 will be submitted to the Avenues Board for approval early November-2022.
- iv. Design work on all remaining Block C Avenues will commence mid-2023.

5.4 Block D

Block D of the wider Avenues programme comprises of the following Avenues:

- i. International Financial Services District (IFSD) west
- ii. Hope Street

Notable updates:

- i. A procurement exercise to secure the services of an external consultant to deliver Block D is scheduled to commence late 2023 subject to a

review of the full Avenues Programme to be commenced following the latest tender exercise.

5.5 Block S

Block S (Avenues Plus Project), which is fully funded by Sustrans, comprises of the following Avenues:

- i. South Portland Street
- ii. Dobbie's Loan
- iii. Duke Street and John Knox Street
- iv. Cowcaddens Road

Notable updates:

- i. Stakeholder engagement for South Portland Street is expected to commence mid-September 2022 – an early concept visualisation for South Portland Street has been included for reference at **Appendix D**
- ii. Design work for all other Block S Avenues remains at the early stages

6 Policy and Resource Implications

Resource Implications:

<i>Financial:</i>	There are no new financial implications arising from this report. However, there is a need to review cost increases at a future date.
<i>Legal:</i>	No immediate legal issues are raised by this report however these will be assessed as individual actions are developed.
<i>Personnel:</i>	There are no direct personnel implications from this report.
<i>Procurement:</i>	Procurement resources will be required to progress individual contracts and related project activity. CPU will be engaged as these are developed.

Equality and Socio-Economic Impacts:

<i>Does the proposal support the Council's Equality Outcomes 2021-25? Please specify.</i>	The Avenues programme considers inclusion, accessibility and sustainability. These apply to public realm, enhanced active travel, community wealth building and the 20 min neighbourhood, etc. EQIAs will be considered for each of the projects as these are brought forward.
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What are the potential equality impacts as a result of this report?

Positive - The Avenues programme will encourage, employment opportunities and opportunities for all city centre residents and beyond by improving connectivity and accessibility.

Please highlight if the policy/proposal will help address socio-economic disadvantage.

The Avenues programme will encourage skills development and business development more generally by improving access to jobs and areas of prosperity.

Climate Impacts:

Does the proposal support any Climate Plan actions? Please specify:

The Avenues programme provides surface water management measures through street trees and SUD's. Green infrastructure and reduced carriageway space for motorized vehicles will improve air quality and help contribute towards carbon net zero by 2030.

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

The potential impacts are on carbon reduction, increases in active travel, connected green and open spaces, support for circularity, public realm that promotes well-being and empowers local communities and community wealth building.

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

The proposals will contribute to Glasgow's net zero target. The delivery of the Avenues will reduce the space for private vehicles, will improve bus journey times in the city centre and will improve SUDS and greening.

Privacy and Data Protection Impacts:

The Avenues programme does not have any immediate data protection impacts. These will be assessed as individual projects are developed or implemented and DPIA's will be completed as required.

7 Recommendations

It is recommended that the Neighbourhoods, Housing and Public City Policy Committee:

- i. considers the contents of the report;
- ii. notes that further updates will be reported back to Committee on an annual basis.

Appendix A: Cambridge Street



Appendix B: Holland Street



Appendix C: George Square



Appendix D: South Portland Street

