



Glasgow City Council

**Economy Housing Transport and
Regeneration City Policy Committee**

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Item 4

11th March 2025

**GOVAN-PARTICK & RIVER CLYDE STRATEGIC DEVELOPMENT
FRAMEWORKS:**

ACTION PROGRAMME DELIVERY 2024/25

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.
- 2) Note that key funding programmes are fully committed.
- 3) Note the need to explore and identify additional funding to support the ongoing delivery of action programmes.

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

Citywide:

Local member(s) advised: Yes ☐ No ☒

consulted: Yes ☐ No ☒

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1 Background

1.1 The [Govan-Partick Strategic Development Framework](#) (SDF) and the [River Clyde SDF](#) were adopted as part of the City Development Plan in 2020. They provide Supplementary Guidance to support delivery of the Strategic Outcomes of the City Development Plan at a local level:

- A Vibrant Place with a Growing Economy.
- A Thriving and Sustainable Place to Live and Work.
- A Connected Place to Move Around and Do Business In.
- A Green Place which is resilient, accessible and attractive.

1.2 Officers within the Spatial Strategy team of the Planning Service are responsible for coordinating delivery of the Action Programmes that underpin the SDFs. There is significant alignment between the Govan-Partick and River Clyde SDFs. This report provides an update on actions delivered for both Frameworks during 2024/25, and key priority areas identified for the next financial year.

2 Action Programme Delivery 2024/25

2.1 A Vibrant Place with a Growing Economy

During 2024, the University of Glasgow established new governance arrangements for **Glasgow Riverside Innovation District** under the University Economic Development Board (UEDB). The UEDB includes senior representation from University of Glasgow, Scottish Enterprise, Glasgow City Region and other key partners.

Five working groups have been established to oversee delivery of the Innovation District:

1. Innovation & Entrepreneurship;
2. Community Engagement & Skills;
3. Data & Intelligence;
4. Enabling Investment through Infrastructure;
5. Communications & Marketing.

Officers from Planning Services and Economic Development attend the Working Groups and support preparation and delivery of work programmes.

The construction of the **Keystone Building** at the Gilmorehill Campus extension of the University of Glasgow commenced in October 2024. The development which is estimated to cost £300million is scheduled for completion in academic year 2028/29.

Construction of the **Health Innovation Hub** adjacent to the Queen Elizabeth University Hospital commenced in 2023 and is due for completion in Summer 2025. It will be home to commercial businesses as well as the University of Glasgow-led Living Laboratory for Precision Medicine and will accommodate up to 450 jobs. It is the first Phase of the Clyde Waterfront Innovation Campus and is a flagship investment within the Innovation District.

2.2 A Thriving and Sustainable Place to Live and Work

Phase 1 of the **Water Row** Masterplan was completed in June 2024. This delivered 92 flats for Mid-Market Rent let by Govan Housing Association. It is expected that the six commercial units on the ground floor will be occupied by summer 2025. See appendix 1 for image of completed development. Other notable residential developments in the period include Trust Housing Association at Langlands Road, Cala at Festival Park (Phase 3) and Platform at Anderston Quay.

Elder Park Library and Community Hub reopened in June 2024 following a £4 million restoration. The project led by Glasgow Life, in partnership with Elderpark Housing Association, delivered significant improvements to the A-listed Elder Park Library to make the building more accessible and sustainable and ensure it best meets the needs of the local community. See appendix 1 for images of completed works

Works to **Govan Old Church** are continuing with conversion of basement to office space complete and river source heat pump pending completion. Funding also continues to be sought for development of annex containing additional lettable business space which will provide a sustainable income to support this key historic building.

Officers have been preparing the **Govan Heritage** bid in partnership with a range of local stakeholders through the Central Govan Action Plan Steering Group. If the application is approved the project will secure a further £5.8m of investment in Govan's heritage-based regeneration. Funding will be targeted towards delivery of priority projects such as the Govan Lyceum and the repair and restoration of historic buildings and shopfronts.

The **Govan Graving Docks** has been identified as a site of strategic importance. Planning permission was granted for the reactivation of Dock 1 as a working Dry Dock for ship repair and refurbishment in early 2024 (23/01786/FUL). A planning application for residential development of part of the site is expected to go to Planning Applications Committee in Spring 2025. In the meantime, work is ongoing to deliver a new publicly accessible open space at the heart of the site. Works which will be funded through the Scottish Government's Vacant and Derelict Land Investment Programme are expected to commence in Summer 2025 and complete in Spring 2026.

The **Custom House Quay and Carlton Place** project area is a significant location on the Clyde. Redevelopment of the site will support the renewal of the City Centre and regeneration of the River. Officers have overseen development of a public realm-led masterplan that focuses on the repair of the quay walls and the renewal of the public realm on both banks. A planning application will be submitted in 2025/26. Officers have also supported development of the adjacent **North Laurieston Masterplan**.

2.3 A Connected Place to Move Around and Do Business In

The **Govan-Partick Bridge** opened in September 2024. Since opening the bridge has attracted consistently high levels of use with over 560k users of the bridge from opening to end of January and also in bringing additional footfall to

Central Govan (demonstrated by visitor numbers at Govan Old doubling between 2023 and 2024) and its potential in unlocking potential for cross-river economic development. The success of the opening event also demonstrated the significant potential of the River as a destination for events and festivals. Refer to appendix 1 for image of opening day.

Design is progressing on the [Connecting Greater Govan](#) active travel project. The technical design stage for Phase 1 went out to consultation in November 2024. Consultation on Phase 2 is scheduled for March 2025. Following completion of technical design, the Council will seek capital funding from Transport Scotland.

Phase 1 of **Byres Road Public Realm** is scheduled for completion by the end of March 2025. The works extending from Partick Cross to University Avenue have seen road space re-allocated to accommodate new cycle tracks and improved footways. A second phase of works extending from University Avenue to Great Western Road is scheduled to commence in Spring 2025. Refer to appendix 1 for image of completed works.

2.4 A Green Place which is Resilient, Accessible and Attractive

The **Glasgow & Clyde Valley Green Network Partnership** has undertaken a review of the vacant and derelict land register to identify sites for green network and biodiversity enhancement. The [Glasgow Tree Plan](#) update for 2025/26 outlined the delivery of a significant number of trees within Govan, which has been identified in the [Forest and Woodland Strategy](#) as an area of the City where there is a very low level of tree canopy cover. The Spatial Strategy Team will support the delivery of this plan and seek to address issues as raised within projects as they develop.

Supplementary Guidance **SG6: Green Belt and Green Network** was adopted in 2024. An extensive Open Space Standard matrix was established as part of this work. It highlights that within the SDF area several open spaces are below standard. In Govan, amenity green spaces are of particularly low quality. On the north side of the Clyde, Yorkhill Park and some other smaller parks have been identified as being below standard. Officers will identify opportunities to improve these spaces through funding bids and developer contributions where possible.

SEPA and Glasgow City Council worked in partnership to replace the **2005 River Clyde model** with the 2021 Tidal Clyde Model. Whilst this model was accepted by SEPA as fit-for-purpose for assessing planning applications along the Tidal Clyde corridor in the interim, both partners agreed that a 2nd phase of modelling was required to increase the tidal data set for the downstream model boundary at Greenock and to further test the representation of wind shear effects in the model.

3 Action Programme Delivery 2025/26

3.1 The following actions are considered priorities for delivery in 2025/26.

- **Oversee delivery of funded projects.**

Delivery of funded projects including Custom House Quay and Carlton Place Masterplan, Govan Graving Docks- Open Space and the Govan Heritage project.

- **Support development of Masterplans for key sites**

Continued support the development of masterplans for key sites within the area including Clyde Waterfront Innovation Campus, East Govan Ibrox Transformational Regeneration Area, Former Yorkhill Hospital, and North Laurieston.

- **Support preparation of City Development Plan 2**

Work will continue to ensure that policies within the emerging City Development Plan support the regeneration of the area. This includes delivery of a linear park along the River Clyde, 'the River Park', as a long-standing aspiration. Custom House Quay and Govan Graving Docks are two 'anchors' of the park that are vital to unlocking the potential future of the Clyde. Progress on these two projects has led to renewed interest in delivering the River Park, which would provide a high-quality link between riverside attractions and increasing footfall and vibrancy along the edge of the river.

- **Identify and Secure Additional Funding**

Key developments within the Govan Partick and River Clyde SDF areas have been funded by the City Deal Clyde Waterfront & West End Waterfront Innovation Quarter capital programme. This funding programme is fully committed. Renewed efforts will be required to identify and secure new capital and revenue funding streams to enable the future delivery of actions identified in both SDFs. This includes further development of projects which are ongoing and positioning of the area for future investment propositions.

Alongside this, officers will continue to explore the creation of a multi-agency group 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, and is likely to align with the work programmes of the City Region Place team.

- 3.2 An update report will be presented to Committee in 12 months, with individual project reports presented as required.

4 Policy and Resource Implications

Resource Implications:

Financial:

Implementation of Action Programmes will require a combination of private and public sector investment.

Legal: Projects will be delivered in line with the legal requirements of various funders.

Personnel: Officers within GCC will support delivery of SDF Action Programmes.

Procurement: Individual projects will be delivered in line with relevant procurement guidance.

Council Strategic Plan: The SDF Action Programmes are considered to support the following Grand Challenge(s) and Mission(s):

Challenge 1 REDUCE POVERTY AND INEQUALITY IN OUR COMMUNITIES

Mission 3: Improve the health and wellbeing of our local communities

Mission 4: Support Glasgow to be a city that is active and culturally vibrant

Challenge 2 INCREASE OPPORTUNITY AND PROSPERITY FOR ALL OUR CITIZENS

Mission 2: Support the growth of an innovative, resilient and net zero carbon economy

Challenge 3 FIGHT THE CLIMATE EMERGENCY IN A JUST TRANSITION TO A NET ZERO GLASGOW

Mission 1: Deliver sustainable transport and travel aligned with the city region

Equality and Socio-Economic Impacts:

Does the proposal support the Council's Equality Outcomes 2021-25? Please specify.

Yes. The SDFs and LDFs seek to promote an ethos of placemaking that improves the lives of all citizens in line with the aims of the City Development Plan. An EQIA Screening Report was prepared for the City Development Plan in 2017 for which no significant negative impacts were identified.

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

It is envisaged that the SDFs and LDFs will have a positive impact on equality. EQIA screening is conducted at project level.

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

A number of actions will support the regeneration of areas of social and economic disadvantage as identified within the SIMD.

Climate Impacts:

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

The SDFs and LDFs promote the concept of sustainable urban development, promoting opportunities for active travel and increased biodiversity, and are being developed to take cognisance of the potential impact of climate change. In particular, the G/P SDF supports the climate plan through the following Actions:

Action 16 seeks to support delivery of THI and CARS. This includes grant to repair, restore and repurpose Govan's historic built environment and provide associated training and learning activity.

Action 20 seeks to deliver development informed by the River Clyde Flood Management Strategy (RCFMS).

Action 21 seeks to remediate and reused vacant and derelict land.

Action 23-27 promote outcomes leading to a connected low carbon place by improving transport connectivity, promoting active travel and air quality.

Action 29-1 seek to improve open and green spaces as well as biodiversity and work in partnership with the Glasgow & Clyde Valley Green Network Partnership to connect the SDF on a regional level.

The River SDF supports the climate plan through the following Actions:

Action 13-17 promote outcomes leading to a connected river improving transport connectivity and promoting active travel.

Actions 20 seeks to deliver the concept of a River Park to enhance open space.

	Action 21 seeks to carry out biodiversity studies to understand the quality and identifies places for improvement.
What are the potential climate impacts as a result of this proposal?	Overall, the projects will provide an increase in active travel and connectivity, greenspace, and reduce vacant and derelict land within Govan and Partick and along the river Clyde corridor.
Will the proposal contribute to Glasgow's net zero carbon target?	The SDFs and the LDFs have the potential to contribute to Glasgow's net zero carbon target by supporting a more sustainable urban form and the 20-minute neighbourhood principle, where it is easier to meet day-to-day needs locally, through improved access by active travel and public transport.
Privacy and Data Protection Impacts:	
Are there any potential data protection impacts as a result of this report Y/N	No. There are not considered to be any potential data protection impacts as a result of this report.

5 Recommendations

The Committee is asked to:

- 1) Note the annual progress and future plans.
- 2) Note that key funding programmes are fully committed.
- 3) Acknowledge the need to explore and identify additional funding to support the ongoing delivery of action programmes.

Appendix 1: Completed Works

Govan Partick Bridge and Water Row



Above: Govan Partick Bridge looking south with Water Row

Below: Govan Partick Bridge on opening Day



Elder Park Library



Above: Elder Park Library front elevation completed

Below: Elder Park Library interior completed



Byres Road Public Realm



Byres Road completed public realm works looking south from University Avenue