



Glasgow City Council
City Administration Committee

Item 3

4th September 2025

Report by Councillor Ruairi Kelly, City Convener for Housing, Development, Built Heritage and Land Use

Contact: George Gillespie, Executive Director Ext 79106

IMPLEMENTATION OF CITY PLAN POLICY DEVELOPER CONTRIBUTIONS

Purpose of Report:

1. To seek Committee approval to allocate ENV2 Children's Play funding in support of the renewal of play facilities at Yoker Park Play Area.
2. To seek Committee approval to allocate ENV2/IPG12 Children's Play funding to support the renewal of play facilities at Kelvingrove Park (East) Play Area.
3. To seek Committee approval to allocate IPG12 developer contribution funding for Fastlink towards the acquisition of land for Fastlink North Bank, or an alternative public transport scheme.

Recommendations:

The committee is asked to:

- i) Note the content of the report.
- ii) Note the contribution from the Scottish Government Play Area Renewal and Parks and Open Spaces Funds,
- iii) Approve the allocation of £53,754 of ENV2 Children's Play funds in support of the renewal of play facilities at Yoker Park and £63,850 in support of the renewal of play facilities at Kelvingrove Park Play Area, and
- iv) Approve the allocation of funding from developer contributions collected under Development Plan policy for acquisition of land for Fastlink North Bank, or an alternative public transport scheme.

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

Citywide:

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

1. Allocation of funding for play area renewal

- 1.1 These play areas are some of 160+ citywide sites which have been allocated Scottish Government Play Renewal funding as part of Glasgow City Council's programme of Play Renewal, approved by the Environment and Liveable Neighbourhoods City Policy Committee in August 2023. Details of allocations, as well as background information on the approach to renewal are available online: [Play Area Renewal - Committee Info](#).
- 1.2 The cost of refurbishing a play area is dependent on several factors including the condition of existing equipment, whether there is a local requirement to maintain or to upgrade the play value and the durability/longevity of the equipment installed. The average cost to refurbish a play area is currently estimated at £130,000 and is based on the experience of collating actual contractual costs submitted by equipment suppliers and specialist installation contractors. PAG Bids have been made to enhance existing Scottish Government budgets.

2. Yoker Play Area

- 2.1 Members are asked to support the allocation of ENV2 Children's Play funds towards the renewal of play facilities at Yoker Park Play Area. This bid has been made to support the upcoming package of works for the Scottish Play Area Renewal programme.
- 2.2 The total allocation of £53,754 ENV2 Children's Play funds is included in the Yoker Play Area bid (Ward 13). The allocation comprises of £43,003 **capital** and £10,751 revenue (contribution towards maintenance over a 10-year period).
- 2.3 In accordance with established procedures relating to policy ENV2 these proposals were approved by the Projects Assessment Group (PAG) on 26th June 2025 and subsequent consultation took place with elected members representing Ward 13.
- 2.4 It is recommended that £43,003 of Capital from Developer Contributions is allocated to maximise play provision within the eastern Play Area.
- 2.5 **Capital Funding**

| CAPITAL Funding Source | (£) |
|---------------------------------------|----------------|
| GCC ENV2 (Children's Play) | 43,003 |
| Scottish Government Play Area Renewal | 68,700 |
| TOTAL | 111,703 |

- 2.6 It is proposed that a total ENV2 / IPG12 sum of £53,754 be sourced from the following Children’s Play receipts from Ward 13.

| Ref No | Address | Ward | Children’s Play Capital | Children’s Play Revenue | TOTAL (£) |
|-----------|------------------|------|-------------------------|-------------------------|----------------|
| ENV2 0870 | 8 Greenlaw Court | 13 | £43,003 | £10,751 | £53,754 |
| Totals | | | £43,003 | £10,751 | £53,754 |

- 2.7. This proposal supports the wider delivery of Play Area Renewal citywide.
- 2.8. In accordance with established procedures relating to policy ENV2, the proposed use of the targeted ENV2 receipts was approved in principle by the corporate Projects Assessment Group on 26th June 2025. Consultation conducted in July/Aug 2025 with elected members representing Ward 13 resulted in no material objections to the proposed use of ENV2 receipts.

3. Kelvingrove Play Area (East)

- 3.1 There has already been some work done in previous phases at the western play area. There are further funds remaining for future works at the western play area, which will be carried out as per the scheduled order defined by SIMD (Scottish Index of Multiple Deprivation) for child poverty. The remaining Scottish Government Play Area Renewal funding allocation for the western play area is £100,851.
- 3.2 Members are asked to support the allocation of ENV2/ IPG Children’s Play funds towards the renewal of play facilities at Kelvingrove Play Area (East). This bid has been made to support the upcoming package of works for the Scottish Play Area Renewal programme.
- 3.3 A total allocation of £63,850 ENV2/IPG Children’s Play funds is included in the Kelvingrove Park Play Area bid (Wards 10 & 11). The allocation comprises £51,080 capital and £12,770 revenue.

3.4 Capital Funding

| CAPITAL Funding Source | (£) |
|---------------------------------------|---------------|
| GCC ENV2 (Children’s Play) | 51,080 |
| Scottish Government Play Area Renewal | 5,000 |
| TOTAL | 56,080 |

- 3.5. It is proposed that a total ENV2 / IPG sum of £63,850 be sourced from the following Children’s Play receipts from Ward 10 & 11.

| Ref No | Address | Ward | Children's Play Capital | Children's Play Revenue | TOTAL (£) |
|-----------|--------------------------|------|-------------------------|-------------------------|----------------|
| IPG 0075 | 1 Somerset Place | 10 | £6,496 | £1,624 | £8,120 |
| ENV2 0796 | Park Circus Lane | 11 | £38,312 | £9,578 | £47,890 |
| IPG 0047 | 7 North Claremont Street | 10 | £6,272 | £1,568 | £7,840 |
| Totals | | | £51,080 | £12,770 | £63,850 |

- 3.6 This proposal supports the wider delivery of Play Area Renewal citywide.
- 3.7 In accordance with established procedures relating to policy ENV2/IPG, the proposed use of the targeted ENV2 receipts was approved in principle by the corporate Projects Assessment Group on 26th June 2025. Consultation conducted in July/Aug 2025 with elected members representing multi-member Wards 10 & 11 resulted in no material objections to the proposed use of ENV2/IPG receipts.

4. Fastlink

- 4.1 Many major developments in the Clyde Waterfront area have significant transport impacts that can only be addressed by a step change in public transport provision. Several sections of the area have poor public transport accessibility or inadequate public transport accessibility to support high trip generating and/or high density proposals. Without the provision of a high quality public transport system to the Clyde Waterfront area, high levels of traffic generation are likely to impact on the regeneration aspirations for this strategic priority corridor. Such traffic generation would also add to continuing traffic level growth in Glasgow and lead to further congestion with disbenefits to the economy, the environment and local communities.
- 4.2 Since the introduction of an approach to secure developer contributions for Clyde Fastlink was introduced in City Plan 2, the first phase of Clyde Fastlink has been completed and is now operational, connecting the City Centre via the Clyde Arc bridge on the north bank, and Queen Elizabeth University Hospital via Govan on the south bank. An upgrade of the bus stops and bus gate on Union Street and signal priority enhancements to increase journey time reliability has also been delivered.
- 4.3 Whilst sections of Clyde Fastlink have been completed, there remain sections to be delivered. In support of this approach, Policy CDP 11 also safeguards the route for Clyde Fastlink from the City Centre to Clydebank on the north bank and to Renfrew on the south bank.
- 4.4 Contributions to Clyde Fastlink are held in ringfenced accounts for the north and south bank routes. Funding held in the holding accounts will be released to SPT, as project sponsor of Clyde Fastlink, or Glasgow City Council. In the event

of an alternative public transport scheme, funding will be released to either Glasgow City Council or SPT as appropriate at the relevant stage. Such contributions should be used only for the capital cost of the Clyde Fastlink, or an alternative public transport scheme.

- 4.5 Approval is sought for the allocation of £169,421 from developer contribution funding generated from City Development Plan CDP 12 / IPG 12 policies towards the acquisition of land for Fastlink North Bank. The area of land at Castlebank Street, Glasgow is within the safeguarded route and would be required to deliver Clyde Fastlink from the City Centre to Clydebank on the north bank of the Clyde. The land is being pursued for acquisition at this time following the landowner's service of a purchase notice on the Council.
- 4.6 It is proposed that this allocation will be drawn from the developer contribution towards Fastlink secured through planning consent 14/00135/DC for the site formerly known as Beith Street / Castlebank Street / Anderson Street, within Ward 23. As set out in IPG 12 and the associated legal agreement, this contribution must be committed by November 2027.

| Planning Application Ref No | Address | Ward | Contribution | Drawdown | Remaining |
|-----------------------------|--|------|--------------|-------------|-------------|
| 14/00135/DC | Beith Street / Castlebank Street / Anderson Street | 23 | £279,709.27 | £169,421.00 | £110,288.27 |

5. Council Approvals

- 5.1 In accordance with ENV2 policy, the City Council's City Administration Committee has responsibility for approving requests for use of developer contribution funds equal to £50,000 and above.

6. Policy & Resource Implications

Resource Implications:

Financial: This proposal seeks approval for the use of £104,654 of ENV2 funds (capital and revenue) to complement sources of funding already secured. It also seeks approval of use of £169,421 of Fastlink funds already secured by developer contributions.

Legal: The procurement and delivery methods will be undertaken in line with current policies and guidelines.

Personnel: None.

Procurement:

Procurement will be through the standard approved mechanisms for this type of work.

**Council Strategic Plan
2022-2027:**

Grand Challenge 1: Reduce Poverty and Inequality in our Communities

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

Work with partners to promote and support people in Glasgow to achieve improved physical, mental and emotional health and well-being.

Grand Challenge 2: Increase Opportunity and Prosperity for all Our Citizens

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

Work with the Scottish Government to deliver the Clyde Mission, focused on transforming vacant and derelict land and investing in communities along the Clyde, and ensure a focus on climate adaptation and community wealth building in Clydeside regeneration.

Grand Challenge 3: Fight the Climate Emergency in a Just Transition to a Net Zero

Mission 1: Deliver Sustainable Transport and Travel Aligned with the City Region:

Support the development of business cases for the Clyde Metro project, using this as an opportunity to deliver fully integrated sustainable public transport in the Glasgow City Region and with a view to meaningfully connecting the most disadvantaged and under-served communities.

Work with partners in the Bus Partnership to ensure buses meet more people's needs.

Equality and Socio-Economic Impacts

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

Outcome No 6: The importance of tackling social isolation and loneliness is recognised and prioritised by the City Council. The enhancement of play facilities at Kelvingrove Park will provide opportunities for social interaction for both children and their carers.

Outcome No 10: Improvements in the mental and physical health and wellbeing of the city's workforce and wider population is a core cross-service priority for GCC and its ALEO partners. Participation in healthy outdoor activity will be supported by investment in play at Kelvingrove Park.

What are the potential equality impacts as a result of this report? Please highlight if the policy/proposal will help address socio-economic disadvantage.

No adverse impacts are expected from this proposal. Proposals will seek to increase provision of inclusive and accessible play equipment

Climate Impacts:

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

Theme 3 (Well Connected and Thriving City): This proposal will support the reduction in the number of private vehicles on the road, as well as increase access to equitable, affordable, clean and reliable public transport.

Theme 4 (Health and Well-Being): This proposal will support equitable access to good quality open space and associated infrastructure.

No adverse impacts are expected from this proposal.

What are the potential climate impacts as a result of this proposal? Will the proposal contribute to Glasgow's net zero carbon target?

This proposal will support the reduction in the number of private vehicles on the road, as well as increase access to equitable, affordable, clean and reliable public transport.

Privacy and Data Protection impacts:

Are there any data protection impacts as a result of this report?

None

7. Recommendations

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