Item 7

25th April 2023

Glasgow Community Planning Partnership

Pollokshields Area Partnership

Report by Executive Director of Neighbourhoods, Regeneration and Sustainability (NRS)

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UPDATE REPORT ON THE EAST POLLOKSHIELDS RENAISSANCE FORUM

Purpose of Report:

To update the Area Partnership on ongoing work by Neighbourhoods, Regeneration and Sustainability (NRS) and partner organisations in East Pollokshields with particular reference to Albert Drive and Albert Cross as part of the East Pollokshields Renaissance Forum.

Recommendations:

The Area Partnership is asked to note

(1) progress on work by East Pollokshields Renaissance Forum.

1. Introduction

1.1 A report on work being undertaken by Neighbourhoods, Regeneration and Sustainability (NRS) in East Pollokshields was provided to the Partnership on 8th February 2022.

1.2 This report provides an update on the current work being undertaken in East Pollokshields with particular reference to Albert Drive and Albert Cross as part of the East Pollokshields Renaissance Forum (EPRF).

2. East Pollokshields Renaissance Forum (EPRF) - Set up

2.1 Since the February 2022 meeting of the Area Partnership, a further meeting of the East Pollokshields Renaissance Forum (EPRF) took place on 2nd August, 2022. This meeting was attended by Councillor Molyneux and Bailie MacLeod and included representation from a number of GCC Officers with remits covering Planning, Community Partnership, Neighbourhood Liaison, Liveable Neighbourhoods, as well as representation from Southside Housing Association.

2.2 The objectives of this meeting of the EPRF and the decisions on them have been summarised below.

- To re-establish the overall objective, which is the renaissance of East Pollokshields with a particular focus on Albert Drive and surrounding areas. It was agreed that this objective would be taken forward through an Action Programme.
- To develop the Action Programme - It was decided that the Action Programme would be informed by the vision and actions of the Make Your Mark Charette and the emerging South Central Local Development Framework (LDF).
- To set the role and remit of the Forum - It was decided that the role of the forum would be to coordinate works and actions towards the delivery of the Action Programme, and to find synergies and ways to complement current and planned works associated with this within the local area.
- To establish governance of the Forum - It was decided that at least initially Planning would coordinate the forum and set agendas and future meetings.
- To determine membership of the Forum - It was decided that officers from relevant GCC departments and external agencies would be invited to report on the progress of the relevant actions within the Action Programme. This includes GCC departments such as Planning, Liveable Neighbourhoods, Housing, Economic Development, Neighbourhood Liaison, Community Partnership, and People Make Glasgow Communities, and external agencies including Southside Housing Association and Glasgow City Heritage Trust.
- To set the frequency of meetings of the Forum – It was decided that the forum would meet every 6-8 weeks to report on the progress on the

Action Programme. Since the August meeting, a further 6 meetings of the forum have been held to date.

3. East Pollokshields Renaissance Forum (EPRF) – Action Programme

The Action Programme for the EPRF has been informed by the visions and actions of the 2016 Make Your Mark Charette and the emerging South Central LDF recognising new challenges for the area since the charette. The Action Programme focuses on Albert Drive and adjacent areas with a view to enhance the Local Town Centre.

3.1 The Action Programme has been subdivided into 'short or medium term' actions and 'long term, business as usual or ongoing' actions. A summary of these actions has been presented below:

Short – Medium Term Actions

1. *Planning* - Develop a Town Centre Action Plan for Albert Street Local Town Centre (action of South Central LDF).
2. *Town Centre Vacancies* - Address town centre vacancies through programmes for flexible/ meanwhile uses to test demand and suitability, promote local enterprise, and activate spaces.
3. *Business Association* - Support establishment of an East Pollokshields Business Owners Forum, progressing potentially to a Business Improvement District (BID).
4. *Built Heritage* - Enable shop front improvements and public realm works on Albert Drive and Maxwell Road.
5. *5.1 Albert Cross gap sites - Meanwhile / Temporary* - Liaise with landowners of gap sites to investigate opportunities for community-led temporary greenspace/activities to improve the area and surroundings.

   5.2 Albert Cross gap sites - Long Term - Redevelop gap sites to stitch back the area's urban fabric.
6. *Public Realm & Accessibility* - Improve accessibility and public realm in the local town centre, improve gateways to area from east and north.
7. *Community Centre/ Hub* - Explore opportunity for a Community Hub in the Area.

Long term, Business as usual or Ongoing Actions

1. *Diversity of businesses* - Encourage greater diversity and scope of businesses and retail with the extents of the Albert Drive town centre (incl. Forth Street).
2. *Built Heritage* - Ensure better enforcement of improvements/ alterations to existing properties in the Conservation Area.
3. *Active Travel, safety, accessibility* - Re-design streets to accommodate safe travel for all users, with prioritisation for pedestrians, cyclists, and wheelchair users.

4. *Housing Maintenance* - Better enforce factoring and maintenance of existing housing in the area.
5. *Cleanliness & Waste Management* - Develop strategy for backcourt improvements, including refuse strategy and enhance opportunities for amenity/play in rear gardens. Improve street cleaning, refuse collection.
6. *Employment* - Provide greater opportunities for training and improved economic outcomes for the local community.
7. *Community Engagement* - Develop programme of local events taking place on the streets, promotion of ethnic quarter and offer.

4. East Pollokshields Renaissance Forum (EPRF) – Updates on Action Programme

4.1 Planning

Planning have put together the Action Programme in consultation with other members of the forum. They have been tasked with coordinating the EPRF to progress the Action Programme and support partnership working. In addition, staff from the Spatial Strategy team in Planning are leading on the preparation of the South Central Local Development Framework that sets out supplementary spatial guidance for the south central area of Glasgow, including East Pollokshields. Staff are currently working towards the preparation of the final document which will be submitted to the Scottish Government, subject to Council approval, for consent to adopt as Supplementary Guidance to the City Development Plan.

Planning are also looking to map and coordinate funding bids across a series of actions for the area by different departments (heritage, public realm, housing, etc.) to streamline efforts, ensure match funding required is maximized, promote partnership working and ensure best value and outcomes.

4.2 Housing

Housing are leading on the effort of redevelopment of the two gap sites on Albert Cross following recent fires (143-147 Kenmure Street /196-198 Albert Drive and 187-193 Albert Drive/159 Kenmure Street). They have been working towards tracking and getting in touch with all the owners of both sites and are currently in discussions with them with a view to acquire the sites for redevelopment. All owners for the two sites have now been contacted and most owners have indicated willingness to sell their interests in the sites. Only one commercial owner has expressed interest in returning to the site. Housing are also working with Southside Housing Association to coordinate and support the eventual acquisition and redevelopment of both sites.

4.3 Southside Housing Association

Southside Housing Association have indicated interest in acquiring and redeveloping both gap sites on albert Cross for social housing. They have instructed a valuer to determine the current value of the property at 143-147

Kenmure Street /196-198 Albert Drive and its component parts. They have also appointed consultants to conduct a feasibility study on both sites, funded by Glasgow City Council. This feasibility study is intended to include two options of redevelopment - both including and excluding commercial units on the ground floor. The feasibility study is due to be completed by August, depending on how quickly they can get the input from various agencies including GCC Planning and Historic Environment Scotland.

Southside Housing Association report on the action of housing maintenance as well. SHA have completed Phase 2 of their factoring initiative, and moving to Phase 3, to increase coverage of factoring in the area. They were not successful in their recent Place Fund bid for the refurbishment of close entrances on Albert Drive.

Southside Housing Association are also coordinating 'Sustain Pollokshields' partnership - an emerging group of third sector organisations working in Pollokshields. SHA had submitted a bid to the 'Communities and Place Fund' for taking the group forward but were not successful in getting funding.

4.4 Liveable Neighbourhoods (LN)

East Pollokshields falls within the ongoing second tranche of the Liveable Neighbourhoods Programme in the Pollokshields East to Gorbals LN Area. This covers Greater Gorbals, Govanhill and Pollokshields East. The consultants for this area are Atkins who have been recently undertaking consultations in the area. This has been via surveys (translations available) engagement events, on-street pop-ups, a bespoke digital platform and briefings with elected members. They concluded the first phase of community engagement at the end of February and are currently finalising their RIBA Stage 0-1 report. This will identify a long list of projects, from which priority projects will be selected (by internal officers and ward members) to be taken to concept design, with a RIBA Stage 2 (Concept report) expected in the autumn.

Liveable Neighbourhoods also instructed a bespoke consultation for Albert Drive to support the Action Programme as well as further bids for the improvement of the area, especially the Heritage for Place fund. The consultation, called '(Re)Imagining Albert Drive' was carried out by Collective Architecture, who also did the initial Make Your Mark Charette in East Pollokshields in 2016. Engagement was carried out from December to February. This included a series of on-street surveys on Albert Drive and drop-in sessions/ workshops, in addition to an online survey. For all in-person activities, translator services were made available through local volunteers in a series of different languages spoken locally. The consultation received a good response from the area residents and was broadly representative of local demographics. A final report with recommendations has now been submitted by Collective Architecture.

4.5 Heritage

Glasgow City Heritage Trust were unsuccessful in their recent bid to the Historic Environment Scotland's Heritage & Place Programme for the improvement of

heritage around Albert Drive. They received feedback on needing to build a community case through consultation. The Liveable Neighbourhood's bespoke consultation for Albert Drive by Collective Architecture will include questions around community support for conservation and local built heritage enhancement, to support future heritage bids.

4.6 Economic Development

Economic Development have offered support via their Community Business Boost Programme that offers rent subsidy for empty shopfronts. They have also offered to assign business advisors to support local businesses in the area if there is interest and support any emerging interest for a business association.

4.7 Neighbourhood Liaison

The Neighbourhood Coordinator for East Pollokshields is working with a local business owner to progress the establishment of a business association, picking up on previous work done in this regard. A coordination meeting for the same was organised by them, with Council officers from planning, business growth, economic development attending to offer advice on next steps, including the process to register as a CIC and business association. The plan going forward is to visit all businesses in the area, gauge interest, set out terms of reference, etc. and set up a first forum meeting.

Neighbourhood Liaison team are also working with local residents and Tramway to coordinate various ideas in the community including a proposal for a temporary parklet at Albert Cross, and events such as mini-mela, celebration of the Indian Independence Day, etc.

With regards to safety and accessibility, the Neighbourhood Liaison team receive interrogating area reports through their monthly environmental meetings (ETAC) to identify East Pollokshields hotspots. They are working with Police Scotland on area issues and will formulate an action plan from this. The team are also looking at possibility of partnership working with Southside HA on a number of environmental issues regarding environmental improvements/ bulk waste and general refuse for example.

In the week of 20th February, the Neighbourhood Liaison team carried out a Pollokshields East environmental week of action with the aim of trying to reduce litter, fly tipping, weeds, etc. and give the area a good clean-up. The teams involved in this initiative included Roads, Cleansing, Deep Clean Team, Lighting, Community Payback, Public Health, Commercial Waste, and Community Enforcement, among others. A Partner Stall was also set outside Pollokshields Library on Thursday, 23rd February, from 10am -12 noon, to provide advice/ guidance on any local issues to members of the public.

Neighbourhood Liaison are supporting the GCC Project Team that are looking at rolling out a new bin hub pilot in the East Pollokshields area. These will replace the large bins on the pavements, and are proposed to be installed on the roadside, taking up some on-street car parking space. The project is aimed towards reducing fly tipping, freeing up back courts, improving waste collection

and increasing servicing. The team are currently at the communications and consultation stage and are looking to start installation by end of May 2023.

4.8 People Make Glasgow Communities

The People Make Glasgow Communities Hub assessment process has just started. The team are currently investigating available information and have visited the area. They are looking to understand the community and service needs and the assets available, which will then be used to write a business case for the community hub. They have started some initial stakeholder engagement, which will inform the community engagement going forward. They also had a separate briefing session with elected members in February.

5. Recommendations

5.1 The Area Partnership is asked to note

(1) the activities described in the report and progress on work by East Pollokshields Renaissance Forum.