



Glasgow City Council
City Administration Committee

Item 4

4th April 2019

Report by Councillor Kenny McLean, City Convener for
Neighbourhoods, Housing and Public Realm

Contact: Richard Brown Ext: 76000

UPDATE ON TRANSFORMING COMMUNITIES: GLASGOW

Purpose of Report:

To inform committee of the progress made by Transforming Communities: Glasgow in the delivery of the eight Transformational Regeneration Areas and to formally accept financial contributions from Transforming Communities: Glasgow for two projects; Maryhill TRA Land consolidation and Pollokshaws TRA Flood Prevention Works

Recommendations:

Committee is asked to:

1. note the content of this report; and
2. accept the grant funding contribution from Transforming Communities: Glasgow for two projects; Maryhill TRA Land consolidation; and Pollokshaws TRA Flood Prevention Works.

Ward No(s):

Citywide:

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

PLEASE NOTE THE FOLLOWING:

Any Ordnance Survey mapping included within this Report is provided by Glasgow City Council under licence from the Ordnance Survey in order to fulfil its public function to make available Council-held public domain information. Persons viewing this mapping should contact Ordnance Survey Copyright for advice where they wish to licence Ordnance Survey mapping/map data for their own use. The OS web site can be found at <http://www.ordnancesurvey.co.uk> "

If accessing this Report via the Internet, please note that any mapping is for illustrative purposes only and is not true to any marked scale

1 Introduction

- 1.1 The seventh anniversary of establishing the Transformational Regeneration Area (TRA) partnership between Glasgow City Council (GCC), Glasgow Housing Association (GHA) and the Scottish Government, now known as Transforming Communities: Glasgow (TC:G), will be marked during April 2019.
- 1.2 The purpose of this report is to note the considerable progress in all of the eight TRAs in the seven year period from April 2012 to April 2019 and to accept a funding contribution from TC:G for 2 key projects that will further progress the regeneration of TRAs.

2. Background

- 2.1 In March 2007, a report to the then Executive Committee set out the proposed new approach to the delivery of priority Regeneration Areas which included the requirement to create a Special Purpose Vehicle (SPV) with stakeholders. In December 2009, the Council, GHA and Scottish Government formally entered into this new strategic partnership in order to take forward the strategic planning and delivery of all eight TRAs. The TRA Partnership has since evolved into a formal legal entity, known as Transforming Communities: Glasgow (TC:G) in April 2012.
- 2.2 TC:G was established to deliver positive change in the TRAs through enabling sustainable regeneration and turning the eight areas into successful places. It was envisaged that the agents of that change would be existing communities with support and assistance from the public and private sectors. Most of the TRAs are located in parts of the city that were left behind in terms of previous investment and have failed to share in previous improvements in Glasgow's economy. The TRAs have previously been areas of declining popularity, poor physical condition, social decline and lack of housing choice.
- 2.3 One of the vital components of TC:G is that Scottish Ministers have agreed to set aside the stock transfer Disposals Clawback Arrangements for the TRA areas to allow receipts of sales of land within the areas to be recycled within the overall TRA programme.
- 2.4 All of the projects involve the replacement of high cost low value housing stock with no long term future. In many cases these units are in high rise blocks with extremely high management costs. The replacement stock will address issues of sustainability, quality and cost, and will improve the context for any future transfer valuations. The aggregate scale of the housing element involved in the programme includes the following:
 - GHA demolitions: 9,500 units;
 - Mixed tenure new homes: 5,000
 - Over 140 hectares of land for new housing
 - Total estimated programme expenditure of around £665m

3. Progress of TRA Programme

- 3.1 This section of the report highlights progress and key milestones relating to the planning and delivery of each TRA during the seven years between 2012 and 2019. A map outlining the location of each TRA in Glasgow is provided as **Appendix 1** to this report.
- 3.2 A total of 1,291 new homes have been constructed across the 8 TRAs during this period along with 138 refurbished units for mid-market rent. With a further 511 new homes planned for completion in 2019. This has resulted in 23ha of vacant and derelict land been brought back into use. £1.37m of Capital Receipts has also been received to date.
- 3.3 So far the programme has also resulted in £199.51m investment in new homes along with £108.1m in demolitions and infrastructure works.
- 3.4 A formal local delivery group has been established to manage arrangements for the delivery of projects in six of the areas. The groups are chaired by a local Elected Member and comprise of representatives from GCC, GHA, local housing associations and 2/3 local residents. These groups are charged with overseeing the delivery of the programme at a local level. The remaining two areas are beginning to progress and local delivery groups are programmed to be established in the next 12 months.
- 3.5 Construction work undertaken in the TRAs has resulted in a number of key community benefits being achieved through the delivery of
- 58 apprenticeships;
 - 69 work experience placements;
 - 95 new entrants; and
 - 72 trainees participating in New Start/Get Ready for Work training programmes.
- 3.6 Activation Agreements are legal agreements between the three partners the Council, the Scottish Government and Glasgow Housing Association which sets out formally the delivery plan and programme for each individual area. Activation Agreements have been signed for Gallowgate, Laurieston, Maryhill, North Toryglen, Sighthill and Pollokshaws. Red Road/Barmulloch and East Govan/Ibrox TRAs are beginning to progress and it is anticipated that they can be activated within the next 12 months.
- 3.7 In June 2015 Transforming Communities: Glasgow was awarded Charitable Status and the first capital receipt of the programme was received in March 2015. To date the Receipts received total £1.37m and the TC:G board are currently planning how these receipts can best be re-invested into the programme in line with the Members Agreement.

4 TC:G Capital Receipts

- 4.1 The programme approach set out by TC:G is key to the delivery of regeneration across all of the eight TRAs and is embedded in the 2012 Members Agreement. Land receipts received from any TRA go into a central pot for use across the whole programme.
- 4.2 The TC:G Board have set out clear principles for the use of these capital receipts along with robust procedures for approving grant funding contributions from the capital receipts pot to projects. These are:-
- That all opportunities identified fit with the strategic aims and objectives of the partnership;
 - That all opportunities identified are linked to the TC:G Business Plan;
 - That funding provided to a project should add value and not be used to substitute any partner funding requirements;
 - That all opportunities identified falls out of scope of any other funding sources available;
 - That funding could be provided to a project that has attracted other funding sources but where “match funding” is required to enable or unlock an opportunity;
 - That all opportunities identified will be capital projects and will not contribute to revenue funding of a project;
 - That all opportunities will comply with a monitoring and evaluation framework; and
 - All decisions on where and when funding of recycled receipts will be directed will be made by the TC:G Board
- 4.3 Any project, that a funding contribution is directed to, must remove barriers to development and ensure delivery of the programme across all areas.

5 Grant Funding Projects

5.1 Maryhill TRA Land Consolidation

- 5.1.1 Regeneration is progressing well in the Maryhill TRA with two phases of new homes for social rent (194 units) and shared equity (19 units) delivered as well as one phase of homes for private sale (40 units) delivered through BIGG Regeneration
- 5.1.2 The TC:G partners are preparing to market via City Property, a key development site within the Maryhill TRA which will provide a potential 130 homes for private sale. For the betterment of the development of this phase of housing it was agreed that we should consolidate some small areas of open space that Maryhill HA and 19 Shared Equity owners had rights to through the completion of Phase 2.
- 5.1.4 A request was made to the TC:G Board to consider making a grant funding contribution to the Council towards the legal costs associated with the land consolidation. At the TC:G Board on 5th December 2017 approval was given

for a grant funding contribution of up to £30k towards the legal costs of Maryhill HA and the 19 Shared Equity owners to encourage them to sign over the rights to the open space. **Appendix 2** shows a map of these areas which had no value to Maryhill HA or the 19 Shared Equity owners.

5.2 Pollokshaws TRA Flood Prevention Works

- 5.2.1 The Pollokshaws TRA Masterplan and Development Framework completed in 2013 assessed the flood risk from the White Cart Water which runs through the TRA development sites. The report concludes that the site north of the White Cart (Bengal Street, shown in **Appendix 3**, would require flood prevention measures to be implemented before housing can be constructed in this area.
- 5.2.2 By carrying out these works it will significantly de-risks the site and allow this to be taken forward as a development opportunity which will in turn drive forward the regeneration in the Pollokshaws TRA.
- 5.2.3 A request was made to TC: G Board to consider making a grant funding contribution towards the implementation of the flood prevention measures. At the TC:G Board on 20 March 2018 approval was given for a grant funding contribution of up to £880k to fully fund the flood prevention works at Bengal Street, Pollokshaws TRA.
- 5.2.4 The Council is already carrying out phase 3 of flood prevention measures along the White Cart Water with a contractor appointed to carry out similar works within the vicinity. As a result we have been able to approach them as an extension to this existing project rather than a stand-alone project which has allowed us to achieve economies of scale.

6 Policy and Resource Implications

Resource Implications:

<i>Financial:</i>	Acceptance of £910k of Transforming Communities: Glasgow funding.
<i>Legal:</i>	All transactions will be subject to review and conclusion by Glasgow City Council Corporate Services
<i>Personnel:</i>	There are no direct personnel implications
<i>Procurement:</i>	There are no relevant procurement issues

Council Strategic Plan: The TRA Programme supports the following themes: -

- A Healthier City
- A Sustainable and Low Carbon City, and

- Resilient and Empowered Neighbourhoods

And the following priorities: -

- No. 49 – Build on our Age Friendly City Strategy and Action Plan
- No. 68 – Meet our commitments to the national target of ensuring heat, transport and electricity needs are met by renewables in 2030
- No. 80 – Deliver the Glasgow Housing Strategy, including utilising funding from the Scottish Government and development partners to step up progress on the city’s priority Transformational Regeneration Areas and Development Framework Areas
- No. 81 – Support registered social landlords and the private sector to provide 15,000 new homes across the city, maximizing delivery of homes for social rent, promoting use of the city’s vacant and derelict land, bringing empty homes back into use, encouraging city centre living and creating opportunities for self-build. Bringing the city’s vacant and derelict land back into productive use is a key opportunity for inclusive growth that the council wants to encourage.

Equality and Socio-Economic Impacts:

Does the proposal support the Council’s Equality Outcomes 2017-22

The TRA Programme is a delivery programme for Glasgow’s Housing Strategy 2017 to 2022, which has been subject to an EQIA. The full report can be viewed on Glasgow City Council website [here](#)

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

The TRA outcomes were assessed under the Glasgow Housing Strategy Aim “Promote Area Regeneration and Enable Investment in New Build Housing”. The assessment concluded that this impacts all groups positively.

Please highlight if the policy/proposal will help address socio

Having access to better quality and different types of housing has a positive impact in general on people’s health and quality of life.

economic disadvantage.

New build housing will provide opportunities for adapted properties to meet the needs of physical disability and older people.

Sustainability Impacts:

Environmental:

Re-use of brownfield sites contributes positively to sustainability. Homes delivered through the TRA programme will have high energy efficiency resulting in low carbon emissions and low running costs for residents.

Social, including Article 19 opportunities:

The new housing delivered via the TRA Programme will contribute to the continuing regeneration of Glasgow's neighbourhoods. It will provide opportunities for people to access much needed high quality homes across a range of tenures, helping to promote sustainable mixed tenure neighbourhoods

Economic:

The SHIP will facilitate significant investment in the construction industry, with additional associated community benefits in the form of jobs and training opportunities and benefits to SMEs via the supply chain.

Privacy and Data Protection impacts:

None

7 Recommendations

7.1 That Committee:-

1. notes the content of this report; and
2. accept the grant funding contribution from Transforming Communities: Glasgow for 2 projects; Maryhill TRA Land consolidation; and Pollokshaws TRA Flood Prevention Works.