



Glasgow City Council

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

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

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Item 5

5th March 2024

**GOVAN-PARTICK & RIVER CLYDE
STRATEGIC DEVELOPMENT FRAMEWORKS:
ACTION PROGRAMME DELIVERY 2023/24**

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.

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

Citywide:

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

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1.0 BACKGROUND

- 1.1 The [Govan-Partick Strategic Development Framework \(SDF\)](#) and the [River Clyde Strategic Development Framework \(SDF\)](#) were adopted as Supplementary Guidance to the Glasgow City Development Plan in 2020.
- 1.2 Strategic Development Frameworks (SDFs) have been prepared for six areas of the city and, to date, five have been adopted: River Clyde, Govan-Partick City Centre, North Glasgow and Inner East. A final draft of Easterhouse SDF will be presented to Committee in Spring 2024. The SDFs set out the long-term spatial vision for each area and are used to direct investment decisions and inform new development.
- 1.3 All the SDFs are underpinned by Action Programmes. Officers within the Spatial Strategy team of the Planning Service are responsible for coordinating delivery of the Action Programmes. This involves working with Officers across the full Council family and with external stakeholders, and aligning phasing, financing and infrastructure investment to realise the SDF vision. The Spatial Strategy team also leads delivery of regeneration programmes including City Deal Waterfront & West End Innovation Quarter, Central Govan Action Plan (CGAP) and Govan Cross Townscape Heritage Initiative (THI).
- 1.4 There is significant alignment and collaborative delivery across the Govan-Partick and River Clyde SDFs, and this report provides an update on the delivery of both Action Programmes in the year to end of March 2024.

2.0 AIMS AND VISION

2.1 GOVAN PARTICK SDF

The Govan-Partick SDF aims to coordinate investment and action to deliver a fundamental shift in the image and performance of this city district to achieve the following vision:

By 2030 Govan-Partick will be recognised as an urban district of well-connected but distinct neighbourhoods, which provide a very high quality of life, creating a context for nationally significant economic development and for a narrowing of social inequalities. The area will become recognised as a leading Innovation District, where technical excellence contributes to inclusive growth and the building of a liveable place.

2.2 RIVER CLYDE SDF

The River Clyde Development Corridor SDF provides a long-term, spatial vision for the River Corridor in Glasgow. It recognises that bold interventions and adaptation measures are required to unlock the sustainable development of vacant and derelict land and revitalisation of the river:

Our vision is for the River Corridor to become a vibrant, inclusive, liveable and well-connected place. It will be a world-class destination at the heart of the city, with an accessible waterfront and attractive spaces where people want to spend time. It will be climate-resilient and support a mix of uses. New houses and flats will be linked to existing neighbourhoods. The historic character will be protected and enhanced, while innovative design will help create a distinct identity. The River Corridor will form part of a wider network of urban waterways, will support continuous walking and cycling routes, and will be celebrated as the city's largest, continuous open space.

3.0 GOVAN PARTICK SDF ACTION PROGRAMME DELIVERY 2023

3.1 A Vibrant Place with a Growing Economy

Central Govan Action Plan

The Central Govan Action Plan (CGAP) programme has continued to prioritise the development of Govan's underutilised waterfront including the pivotal site at **Water Row**. Phase 1, which will provide 92 new homes and 6 ground floor commercial units is nearing completion with handover of properties ongoing from November 2023 to April 2024. Work is continuing to take the measures required to unlock delivery of Phase 2 which would result in delivery of a further 100 residential units.

Immediately adjacent to Water Row, the first phases of development to realise the **Govan Old Campus** started in 2021. The works to convert the vacant lower ground of the church is now complete. Funding for the installation of river-sourced heat pump to reduce future carbon reliance is now fully in place and installation will happen during 2024. The Phase 2 West Extension is delayed due to cost inflation. The former church will ultimately become a new cultural destination showcasing the Govan Stones on a campus providing high-quality office space and jobs on the riverside.

Clyde Waterfront Innovation Campus

In November 2023, Kadans Science Partner began construction of a Health Innovation Hub at Linthouse Road. The facility which is due for completion in Summer 2025 represents the first phase of the Clyde Waterfront Innovation Campus (CWIC). The Hub is a flagship investment within the Glasgow Riverside Innovation District (GRID). 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. Officers are currently working with colleagues in the University of Glasgow to prepare a masterplan that will support future phases of development in the area.

3.2 A Thriving Sustainable Place to Live and Work

Repair and Restoration of the Historic Built Environment

The repair and restoration of the historic built environment will enable Govan to thrive as an important urban centre within the cross-river Innovation District. **Govan Cross THI/CARS** (the THI) invested £4.3M in the area between 2016 and 2023. The THI investment programme is now complete.

Work is ongoing to secure a further 5-year, area-based, heritage investment programme called **Govan Heritage**. Funding has been secured from Historic Environment Scotland (HES) and National Lottery Heritage Fund (NLHF) to support preparation of a full Delivery Phase application for submission by the end of 2024. If the Delivery Phase application is approved this will secure a further £5M of investment in Govan's heritage-based regeneration. The Govan Heritage bid is being prepared in partnership with a wide range of local stakeholders through the CGAP Steering Group, including a process of public consultation. The Delivery Phase of Govan Heritage will invest in bringing vacant floorspace in listed buildings back into use, provide grant funding to support the repair and restoration of historic buildings including pre-1919 tenements, a further shopfront improvement scheme and improvements to the public realm in historic areas. The Govan Heritage programme will also deliver community heritage activities and a traditional skills training plan.

A major £3.9m partnership project to safeguard and repurpose the category 'A' listed **Elder Park Library** building as a Community Hub and Learning Centre serving Central Govan is approaching completion. Glasgow Life are expected to take control of the building in spring 2024.

Clyde Mission

The Scottish Government Clyde Mission Fund was launched in November 2020. Approximately £5 million of funding was secured for 5 projects, all of which align with the objectives of the SDF and will help to re-position the river as the urban heart of the area. Completed projects include a programme of shopfront improvements in Govan town centre, advance ground works at Water Row and the creation of an accessible greenspace at SWG3. Work is ongoing to deliver fabric repairs to the Finnieston Crane and a renewable energy scheme at Govan Old with completion due in 2024.

In August 2023, lead responsibility for Clyde Mission was transferred to the Glasgow City Region and Argyll and Bute local authorities. As part of this, the Scottish Government has confirmed it will provide £1.5 million resource investment over three years (2023-26) for the development of a masterplan which will set out plans for stimulating growth of a sustainable, wellbeing economy in the Clyde Mission area and wider city region. An earlier commitment of £25 million capital investment will be focused on Heat Decarbonisation projects in the Clyde Mission area.

Clyde Mission is also prominent in the National Planning Framework and the Scottish Government's National Strategy for Economic Transformation.

Govan Graving Docks

A planning application for reactivation of Dock 1 as a working Dry Dock for ship repair and refurbishment was submitted in July 2023. The application is under consideration with a decision expected in early 2024.

A planning application for residential development of the site was submitted in December 2023. The application, which will be subject to statutory consultation in early 2024, proposes development of 304 new homes on 20% of the total area along the southern edges of the site. The intention is for the balance of the site to pass to community ownership.

In October 2023 the Govan Graving Docks Working Group was established as a forum to support the regeneration of Govan Graving Docks and facilitate the creation of a Community Body for the purpose of taking ownership and management of those parts of the site not identified for residential development. In the meantime, Council Officers continue to work with the owner of the site and local stakeholders to support delivery of an initial round of investment to facilitate safe public access to the site. Funding has been awarded from the Scottish Government's Vacant and Derelict Land Investment Programme and Sustrans' Places for Everyone programme ([City Administration Committee 12 October 2023](#)).

3.3 A Connected Low Carbon Place

Govan-Partick Bridge

The bridge was recognised as a key infrastructure requirement within the SDF. The new opening footbridge will span from Water Row in Govan to an extended quay wall at the Riverside Museum. City Deal funds were approved in November 2021. Works commenced in April 2022. A major milestone was achieved in October 2023 with the arrival of the bridge deck. Works are currently scheduled for completion in September 2024.

Byres Road

The contract for Byres Road Phase 1 (Partick Cross to University Avenue) was awarded in November 2022. Works commenced in January 2023 and are currently scheduled for completion in July 2024. Works on Byres Road Phase 2 (University Avenue to Great Western Road) are currently scheduled to start in early 2025.

Liveable Neighbourhoods & Active Travel Network

A contract is currently out to tender to develop the city network plan on selected streets in Govan up to technical design and a separate report will be made to Contracts and Property Committee in February 2024 in that regard. When the technical design stage is complete the Council will bid for construction funding. It is anticipated that the completion of the design stage and bid documents will take up to 2 years following the award of the contract.

4. GOVAN-PARTICK ACTION PROGRAMME 2024 PRIORITIES

- 4.1 The following additional actions are considered a priority for 2024:

A vibrant place with a growing economy - Officers will support the preparation of a Delivery Phase application for the Govan Heritage project, working in partnership with local stakeholders through the CGAP Steering Group.

5. RIVER CLYDE SDF ACTION PROGRAMME DELIVERY 2024

- 5.1 The River Clyde vision is being realised through the delivery of actions under the following SDF outcomes:

5.2 A Sustainable River

River Clyde Tidal Flood Model and Design Guidance

As reported previously, the Council, in collaboration with SEPA, has produced a new River Clyde Tidal Flood Model to support a proportionate, plan-led, approach to managing flood risk along the tidal reach catchment.

For new development, a catchment management approach is proposed to ensure no net loss of functional floodplain storage for the tidal reach of the river, thereby allowing and supporting appropriate development within that tidal reach.

Development sites along the Clyde, many of which have lain vacant for many years, should be developed in a way that recognises the challenge of increased flood risk due to climate change. This challenge can be addressed, in part, through sensitive design, and the River Design Guidance prepared last year ([Designing with Water](#)) supports the decision-making process and embeds the Tidal Clyde Development Masterplan Principles.

The River Clyde Tidal Flood Model will continue to be updated and discussions are ongoing as to new parameters on changes to potential nationwide flood risk. This work will ensure that new development as it is approved through the planning system, will accord with a model which is both current and is the best available source of flood risk information for the Clyde to the year 2100. Further discussions are ongoing with Scottish Government and SEPA in relation to National Planning Framework 4 and how this affects the masterplan principles.

City Deal investment in Quay Walls

Approximately £50m has been allocated to address 'Access and Integrity of the Waterfront'. This funding will be used to unlock development potential at the

city's river edge, by addressing structural integrity of quay walls, enhancing connectivity, and improving place quality. The **Custom House Quay and Carlton Place** project area is in a significant location. Its site regeneration will support the future regeneration and attraction of Glasgow's City Centre and a step towards the aspired River Park. A masterplan is being developed, with conceptual design studies recently completed. A second project is at **Windmillcroft Quay**, with the proposal to form a new quay wall and re-establish a section of the river path. The project's design is concluded and currently tendering the works contract.

5.3 A Connected River

Glasgow City Region Clyde Metro & Liveable Neighbourhoods

Officers continue to collaborate with the Council's Liveable Neighbourhoods team and the Glasgow City Region Clyde Metro Team to align the River SDF aims and support connectivity along the River Corridor with regards to: current development plans in progress or in the pipeline, building upon existing strengths of the area, understanding the objectives and aspirations of the current Glasgow Transport Strategy and Regional Transport Strategy. understanding planned initiatives linked to nearby river based energy schemes incorporating the areas unique heritage into any potential clyde metro transport corridors.

5.4 A Vibrant River

Govan Graving Docks

As noted at 3.2, Officers will support the Govan Graving Docks Working Group to work with the owner of the site bring forward a sustainable development strategy for the historic dock complex.

River Activation Programme

The River Activation Programme promotes the re-use of vacant and derelict land and underused spaces along the River Corridor. The Programme provides funding, via the Scottish Government's Vacant and Derelict Land Fund, to support local groups and organisations to deliver meanwhile projects on vacant and underused sites along the River Corridor. There have been two funding rounds:

The first round of funding was launched in Autumn 2021 and two projects were successful:

- Clydeside Gardens, Glasgow Harbour £20,000.00 (Phase 1 Complete)
- Halo Garden, Yoker £20,000.00 (Phase 1 Complete).

The second round of funding took place in summer 2022 and the following projects were offered funding:

- Yoker Spring Festival £20,000.00 (complete)
- Riverside Mural Project, Glasgow Harbour £20,000.00 (complete)

- The Great Big Govan Gala, Pacific Quay £20,000.00 (complete)
- Community Greenspace, Canting Way £16,580.00 (ongoing)
- Community Greenspace, Govan Road £13,250.00 (unable to progress on this site).

A further funding round was opened to those projects progressing on site in July 2023. As a result, additional funding of £15,978.90 was offered to Clydeside Gardens (Phase 2) and £11,810.00 to Halo Garden (Phase 2) to support continuation of the projects.

6. RIVER CLYDE SDF ACTION PROGRAMME 2022/23 PRIORITIES

6.1 The following actions are considered priorities for delivery in 2024:

- **Governance** – Officers 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.
- **River Park** - The River Design Guidance supports delivery of the River Park. This will be progressed, in part, by the development of vacant sites and by creating new/enhancing existing open space.
- **Govan Graving Docks** - As noted at 3.2, officers will support the Govan Graving Docks Working Group to work with the owner of the site bring forward a sustainable development strategy for the historic dock complex.

7.0 Policy and Resource Implications

Resource Implications:

<i>Financial:</i>	Implementation of Action Programmes will require a combination of private and public sector investment, which is being raised.
<i>Legal:</i>	Projects will be delivered in line with the legal requirements of various funders.
<i>Personnel:</i>	Officers within GCC will support delivery of SDF Action Programmes.
<i>Procurement:</i>	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):

GC3 M2 C30: Deliver place-based interventions and key local regeneration projects.

GC3 M1 C20: Ensure planning policy supports development in areas with good links to the public transport system and active travel routes.

Equality and Socio-Economic Impacts:

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

N/A this paper provides an update on a programme of regeneration activity.

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

N/A this paper provides an update on a programme of regeneration activity. 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:*

Yes, interventions respond to the following actions: 23. & 24. Require Glasgow's Gold Hybrid plus 20% low and zero carbon generating technologies (LZCGT) or better, to be achieved for all new build homes and new non-domestic development; 29. Ensure that historic buildings are resilient to the impacts of climate change, protecting Glasgow's rich heritage; 36. Accelerate Implementation of the Glasgow and Clyde Valley Blueprint for a Green Network to create green & biodiversity corridors in the city by improving open space provision and increasing tree cover, while also providing opportunities for active travel corridor; 37. Identify and utilise Vacant and Derelict Land for greening and rewilding in combination with renewable energy generation measures and reducing flood risk. 51. Deliver a comprehensive

active travel network, incorporating the spaces for people measures (following consultation) and enabling 20-minute neighbourhoods through the liveable neighbourhoods plan; 60. Increase the amount of renewable energy such as solar thermal, PV or heat pumps in the city to represent 20% of total energy demand.

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

Overall, the projects will provide an increase in active travel, greenspace, renewable energy and reduce vacant and derelict land in the Govan Partick area and along the river corridor.

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

Yes

Privacy and Data Protection impacts:

N/A

8.0 Recommendations

The Committee is asked to

- 1) Note the annual progress and future plans.