



Glasgow City Council

City Administration Committee

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

Contact: George Gillespie Ext: 79106

Item 1

27th February 2025

CITY DEAL: COLLEGELANDS CALTON BARRAS – MEAT MARKET PUBLIC REALM AND LISTED STRUCTURES GRANT AGREEMENT

Purpose of Report:

To seek Committee approval to award £4.486m of City Deal funding by way of a Grant Agreement to the Meat Market Regeneration Community Interest Company. The City Deal funding will support technical and construction costs for two work packages:

- Delivery of Linear Park / Public Realm works; and
- Development of Listed Shed Structure.

Recommendations:

It is recommended that Committee:

1. Notes the content of the report.
2. Authorises a grant of £4.486M to Meat Market Regeneration Community Interest Company.
3. Instructs the Executive Director of Neighbourhoods, Regeneration and Sustainability in consultation with the Director of Legal and Administration to agree detailed terms and conditions in relation to the Grant Agreement.

Ward No(s): 9 Calton

Citywide:

Local member(s) advised: Yes x No ☐

consulted: Yes ☐ No ☐

1. BACKGROUND

- 1.1 The City Deal: Collegelands Calton Barras (CCB) project is one of 5 major infrastructure sub-programmes, being delivered as part of the City Deal Programme.
- 1.2 City Deal infrastructure investment of £27M has been committed to the CCB sub-programme to support the following objectives:
- Unlock the development potential for sustainable regeneration;
 - Attract and enable the take up of high quality jobs in growth sectors/clusters to create an economically successful place;
 - Create a better connected place – enhancing the project area’s internal and external connections; and
 - Facilitate the continuation of economic activity from the City Centre to the Inner East End; and through this, support an attractive living and working environment and enhance resilience.
- 1.3 Since 2019, City Deal funding has supported a number of interventions within the CCB area, which are noted as follows:
- Calton Barras Action Plan – Barras Public Realm – Phase 1;
 - Meat Market - site remediation works;
 - Calton Barras Action Plan – Junction Improvements; and
 - Meat Market Roads & Infrastructure (Wellpark Link).
- 1.4 This report provides an update on the Meat Market Public Realm and Listed Structures project and seeks approval to award £4.486m of City Deal funding by way of a Grant Agreement. The project is being progressed by the Meat Market Regeneration Community Interest Company (MMR CIC) and is one of 2 remaining priority City Deal projects within the CCB sub-programme, which was approved by [City Administration Committee on 24th October 2024](#) and [Glasgow City Region Cabinet on 5th November 2024](#) as part of the City Deal Revision 10 re-programming exercise.

2. MEAT MARKET PUBLIC REALM AND LISTED STRUCTURES MASTERPLAN

- 2.1 The delivery of the Meat Market Public Realm and Listed Structures project will play a pivotal role in the regeneration of the CCB area. The Meat Market site on Duke Street has been vacant since the 1990's and is identified as one of the key vacant sites in the [Inner East Strategic Development Framework](#). In addition the B Listed Meat Market Shed is identified as a [Building at Risk](#) by Historic Environment Scotland and is of local importance in the historic development of the area.
- 2.2 A [masterplan](#) developed by the Council was approved in 2018 (18/01350/FUL). This integrated the site back into the surrounding neighbourhood by continuing the street pattern of Dennistoun with smaller residential blocks and a new, linear

greenspace with an active travel route linking Bellgrove to Collegelands then to the City Centre.

2.3 Officers from across Neighbourhoods, Regeneration and Sustainability (NRS) have been working with key local stakeholders to progress delivery of the masterplan. The City Deal Infrastructure Investment Programme has supported two interventions to date as part of the masterplan:

- The first phase of the City Deal funded works to remediate the Meat Market site was completed in 2020. This enabled HOME Group to complete a first phase of housing development on the eastern side of the site – 251 mid-market rental units.
- City Deal funded public realm works (Wellpark Links) are currently in active construction, with the aim of improving active travel connections between Melbourne Street on the west edge of the site to Collegelands. These works are scheduled to complete in Summer 2025.

3. CITY DEAL GRANT FUNDING

3.1 The City Deal Meat Market Public Realm and Listed Structures project is a critical element of the approved masterplan, which will ensure improved permeability across the site as well as creating a new community asset. The project is being progressed by the Meat Market Regeneration CIC, with the support of City Deal and other public funding partners.

3.2 This report seeks Committee approval to award £4.486m of City Deal funding by way of a Grant Agreement. The City Deal funding forms part of a larger funding package for the overall project, as set out in the table below:

Funder	£m
National Lottery Heritage Fund	3.037
Regeneration Capital Grant Funding	3.333
Vacant and Derelict Land Fund	0.049
Vacant and Derelict Land Investment Programme	0.450
Historic Environment Scotland	0.500
City Deal funding	4.486
Total Funding	£11.855

Note – all of the contributions from funders have been approved and are therefore considered as being secured.

3.3 City Deal funding will: contribute towards the re-development of the B-Listed Shed, including services, hard and soft landscaping, and construction of enterprise centre; cover full construction costs of the Linear Park; and make safe the B-Listed Superintendent's House on Melbourne Street.

3.4 Maintenance of the park and the new facilities including the B-listed structures will be carried out by Meat Market Heritage Trust Scottish Charitable Incorporated Organisation (SCIO) who will operate the site.

4. OBSERVATIONS

- 4.1 The City Deal funding was approved by the Glasgow City Region: City Deal on 13th November 2024, following submission and appraisal of a Full Business Case for the Meat Market Public Realm and Listed Structures project. As the delivery of the project is through a third-party (the MMR CIC noted in section 1.4 above) approval is also required from the Council's City Administration Committee to award the £4.486m of City Deal funding by way of a Grant Agreement.
- 4.2 Officers are satisfied that a Grant Agreement is the most appropriate mechanism for this funding as it provides a practical means of delivering the project, which is being led by a third party, also ensuring that Glasgow City Council's Strategic Plan and City Deal objectives are being met. The grant agreement will be monitored through the existing City Deal governance.
- 4.3 Release of grant funding will be linked to contractual milestones and subject to ongoing monitoring and evaluation of outcomes to ensure that the project continues to deliver the objectives of the Council.
- 4.4 Updates on project delivery will be provided as part of City Deal progress reports that are presented to the Economy, Housing, Transport and Regeneration City Policy Committee.

5. Policy and Resource Implications

Resource Implications:

<i>Financial:</i>	The capital investment proposed in this report will be met through funds secured via the Glasgow City Region: City Deal.
<i>Legal:</i>	Dedicated Legal resources are already in place to support this work
<i>Personnel:</i>	There are no direct personnel issues
<i>Procurement:</i>	There are no direct procurement issues

Council Strategic Plan: Specify which Grand Challenge (s) and Mission (s) the proposal supports. Where appropriate the relevant Commitment can also be listed.

Grand Challenge 1 - Reduce poverty and inequality in our communities

Mission – Improve the health and wellbeing of our local communities

Mission – Support Glasgow to be a city that is active and culturally vibrant.

Grand Challenge 2 – Increase opportunity and prosperity for all our citizens

Mission – Support Glasgow residents into sustainable and fair work

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

Grand Challenge 3 - Fight the climate emergency in a just transition to a net zero Glasgow

Mission - Become a net zero carbon city by 2030.

Equality and Socio-Economic Impacts:

<i>Does the proposal support the Council's Equality Outcomes 2021-25? Please specify.</i>	Delivery of the project will support people with protected characteristics by: <ul style="list-style-type: none">• Tackling poverty;• Reducing health inequality; and• Empowering communities
<i>What are the potential equality</i>	The project will have a positive impact on improving equality.

impacts as a result of this report?

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

The project will support inclusive economic growth by improving access to employment and training opportunities for the local community located in an area of multiple deprivation. The project has been developed based on significant consultation and stakeholder engagement.

Climate Impacts:

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

The project will contribute to Climate Plan actions: 18; 29; 37; 40; 51; and 59.

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

The project will have positive climate impact and it will address all of the five Climate Plan's themes:

- Theme 1 – Communication and Community Engagement
- Theme 2 – Just and Inclusive Place
- Theme 3 – Well Connected and Thriving City
- Theme 4- Health and Wellbeing
- Theme 5 – Green Recovery

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

Delivery of the project will contribute to Glasgow's net zero carbon targets by bringing an existing heritage asset back into meaningful, sustainable and resilient use; it will support active travel modes and it will create a greenspace including sustainable surface water management systems.

Privacy and Data Protection Impacts:

Are there any potential data protection impacts as a result of this report
Y/N

No - there are no Privacy or Data Protection matters associated with this report.

If Yes, please confirm that a Data Protection Impact Assessment (DPIA) has been carried out

6. Recommendations

It is recommended that Committee:

1. Notes the content of the report.
2. Authorises a grant of £4.486M to Meat Market Regeneration Community Interest Company.
3. Instructs the Executive Director of Neighbourhoods, Regeneration and Sustainability in consultation with the Director of Legal and Administration to agree detailed terms and conditions in relation to the Grant Agreement.