



**Glasgow City Council**

**City Administration Committee**

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

**Item 4**

**19th June 2025**

**Contact: Executive Director, George Gillespie Ext: 79061**

## **PROPOSED GRANT FUNDING FOR EGYPTIAN HALLS DEVELOPMENT**

### **Purpose of Report:**

To seek Committee approval for payment of £150,000 grant funding to the successful completion of renovation, refurbishment and re-use of Egyptian Halls, 84-100 Union Street, Glasgow.

### **Recommendations:**

It is recommended that Members:

- (i) Consider the contents of the report.
- (ii) Approve the award of revenue funding by way of a grant of £150,000 payable at the appropriate point during the redevelopment, repurposing, and re-use of 84-100 Union Street (Egyptian Halls).
- (iii) Authorise the Executive Director of Neighbourhoods, Regeneration and Sustainability in consultation with the Director of Legal and Administration to approve the grant of £150,000 and to enter into the necessary agreements to document the conditions attached to payment of the grant.

Ward No(s): 10 Anderston/City/Yorkhill Citywide:

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

## **1 Introduction**

This report seeks approval to make an initial grant of £150,000 from revenue funding towards the successful redevelopment of this asset. This would be payable to the developer at the appropriate point – based on agreed milestones – during the renovation, refurbishment and re-use of Egyptian Halls, 84-100 Union Street, Glasgow.

## **2 Background**

- 2.1 On 6th February 2025 the Contracts and Property Committee approved a report recommending the investigation of the use of CPO powers in respect of the property at 84-100 Union Street (Egyptian Halls). This included approval to seek proposals for the repair, repurposing and re-use of the property, and the development of an open, fair and transparent process, aligned with statutory tests, with which to assess proposals received.
- 2.2 The Council is currently preparing a development brief which will seek proposals from interested parties. The existing owners of the property will also be invited to submit proposals.

## **3 Proposed Egyptian Halls Grant Funding**

- 3.1 The expenditure proposed in this report will be met with funds made available from the 'Bringing Property into Productive Use' revenue budget. In recognition of the importance of the Egyptian Halls to the fabric of the city centre, Glasgow City Council's commitment to the built heritage of the city, and to provide support for a successful development proposal, the Council will make available an initial grant of £150,000 towards the costs incurred by the developer, payable at an appropriate point – based on agreed milestones – during the renovation, refurbishment and purposeful re-use of the property. This fund provides support to assist progress in bringing empty heritage buildings to secure futures for these buildings including support for CPO and re-purposing.
- 3.2 A detailed options appraisal was undertaken to assess a variety of ways in which Glasgow City Council could signal its support for heritage restoration projects and incentivise the development community to demonstrate an interest in this project. The outcome of the options appraisal identified a simple contribution towards the project costs would be the most appropriate mechanism.
- 3.3 Any grant will require to be compliant with subsidy control rules and would be payable in accordance with terms which will be approved by the Executive Director of Neighbourhoods, Regeneration and Sustainability in consultation with the Director of Legal and Administration.
- 3.4 Details of the grant will be included in the Development Brief being prepared by the Council. The Egyptian Halls are deemed to be an important and appropriate project and an example of which the above fund was created for.

- 3.5 The grant will support policies set out in the City Development Plan, and the City Centre Strategic Development Framework which prioritise and encourage the retention of historic assets for purposeful re-use.

#### 4 Next Steps

- 4.1 The Development Brief will be issued in June 2025. A period of 12 weeks will be given for submission of proposals, and following evaluation of the proposals, a report will be submitted to Contracts and Property Committee to making a recommendation on the outcome of that assessment and to seek any further authority necessary.
- 4.2 The Contracts & Property Committee Paper dated 6.2.2025 provides further details of the next steps: [Authority To Investigate The Use Of Compulsory Purchase Powers \(CPO\) And To Seek A Development Proposal For Egyptian Halls](#)

#### 5 Policy And Resource Implications

##### Resource Implications:

*Financial:* The expenditure proposed in this report will be met with funds made available from 'Bringing Property into Productive Use' revenue budget.

*Legal:* All transactions will be subject to review and conclusion by Glasgow City Council's Corporate and Property Law section and any external resources they may require.

*Personnel:* No anticipated impact on personnel

*Procurement:* The proposals as currently anticipated would not give rise to relevant procurement issues. This will be kept under review at later stages. A satisfactory subsidy control assessment will be required in advance of any grant being paid.

**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

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

### **Equality and Socio-Economic Impacts:**

*Does the proposal support the Council's Equality Outcomes 2021-25? Please specify.* In preparing any future report for committee, the proposals will be assessed against the Council's Equality Outcomes and its statutory obligations

*What are the potential equality impacts as a result of this report?* No significant impact at this stage but to be re-considered and assessed as appropriate in due course including by reference to specific proposals once developed.

*Please highlight if the policy/proposal will help address socio-economic disadvantage.* N/A at this stage but to be re-considered and assessed as appropriate in due course including by reference to specific proposals once developed.

### **Climate Impacts:**

*Does the proposal support any Climate Plan actions? Please specify:* An assessment will be carried out once proposals for the repair, repurposing and future active reuse of the property have been received

*What are the potential climate impacts as a result of this proposal?* An assessment will be carried out once proposals for the repair, repurposing and future active reuse of the property have been received

*Will the proposal contribute to Glasgow's net zero carbon target?* To be assessed and reported on at a later stage

### **Privacy and Data Protection Impacts:**

None

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

## **6 Recommendations**

6.1 It is recommended that Members:

- (i) Consider the contents of the report.
- (ii) Approve the award of revenue funding by way of a grant of £150,000 payable at the appropriate point during the redevelopment, repurposing, and re-use of 84-100 Union Street (Egyptian Halls).
- (iii) Authorise the Executive Director of Neighbourhoods, Regeneration and Sustainability in consultation with the Director of Legal and Administration to approve the grant of £150,000 and to enter into the necessary agreements to document the conditions attached to payment of the grant.