Item 4

5th November 2026

Glasgow City Council

City Administration Committee

Report by Councillor Ruairi Kelly, Depute Leader of the Council and City Convener for Housing and Development

Contact: George Gillespie Ext: 79106

GRANT FUNDING FOR ASSISTANCE TO FURTHER THE DEVELOPMENT OF THE EGYPTIAN HALLS, 84-100 UNION STREET, GLASGOW

Purpose of Report:
To seek Committee approval to award up to £600,000 grant funding to assist in the development of proposals for the repurposing of the Egyptian Halls.

Recommendations:
It is recommended that Members:

(i) Consider the contents of the report;

(ii) Approve the award of funding by way of grant of up to £600,000 to assist the preferred developer to further develop their proposals for the repurposing of Egyptian Halls; and

(iii) Authorise the Executive Director of Neighbourhoods, Regeneration and Sustainability in consultation with the Director of Legal and Administration to enter into the necessary agreements and make all necessary arrangements to award the grant.

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

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

1 INTRODUCTION

1.1 This report seeks the approval of grant funding of up to £600,000 from Bringing Property and Land Back Into Productive Use funding budget to Ediston, the preferred developer for Egyptian Halls.

2 BACKGROUND & CONTEXT

2.1 In February 2025, Contracts and Property Committee (C&P report February 2025) approved investigation of the potential use of Compulsory Purchase Order (CPO) powers in relation to the Egyptian Halls building on Union Street. The building is a category A listed Georgian era heritage property which has been in disrepair for a number of years. To identify whether there was a credible development proposal capable of supporting any future CPO process, the Committee also approved an open call for proposals for the future development and repurposing of the building.

2.2 The open call was issued via Ryden, the Council's agents, in August 2025. Three submissions were received, and they were all reviewed using the same criteria and independent evaluation process.

2.3 Each submission was scored independently by Council officers from relevant service areas before the evaluators met to moderate and agree the final scores. Ediston achieved the highest score and was identified as the preferred proposal.

2.4 The evaluation and assessment process provided information on Ediston's funding strategy, delivery timescale and proposed future use of the heritage building. Ediston's submission identified the need for public funding alongside private investment to enable the repurposing of the building.

2.5 The Contracts and Property Committee approved the selection of Ediston as preferred developer for the site in February 2026. (C&P report February 2026). The Committee also authorised officers to enter into negotiations with Ediston to agree terms for a back-to-back CPO agreement and to continue investigating the use of CPO powers.

2.6 To progress negotiations on the back-to-back CPO agreement, Ediston must undertake further technical and professional work which includes property and engineering surveys to further develop its initial proposal and support any future consideration of the use of CPO powers.

3 BRINGING PROPERTY AND LAND BACK INTO PRODUCTIVE USE FUND

3.1 The Council's 2025-26 Budget created a new Bringing Property and Land back into Productive Use Fund of £10 million.

3.2 The Productive Use Fund was established as a strategic capital and investment programme supporting a range of interventions across Council-owned assets, privately owned properties and wider regeneration opportunities where there are demonstrable public interest and clear alignment with Council priorities.

3.3 The current City Development Plan (CDP), the emerging CDP 2 and the City Centre Strategic Development Framework all prioritise and encourage retention of historic assets. The Proposed CDP 2 states the importance of Union Street and sets out policy on repurposing underoccupied buildings, specifically including Egyptian Halls. The Central District Regeneration Framework and its Action Plan identify the Egyptian Halls as a 'high profile, architecturally significant Building at Risk that must be prioritised to find a sustainable long-term use that respects (these) important buildings'. The Action Plan supports early focus on the Egyptian Halls as a building at risk as an "Immediate Action".

3.4 In addition, the City Centre Strategy and Central District Regeneration Framework both promote the repair and repurposing of heritage assets and seek to reinforce the distinctive character and identity of the Central District of the city centre. The Central District Regeneration Framework's key objectives include the retention and improvement of the competitive edge of Glasgow city centre, repopulation of the centre and an increase in city density and function mix, create more attractive and remarkable spaces, create a seamless transition from a daytime to night-time economy – vibrant, safe, family friendly. The repair and reuse of Egyptian Halls will create vibrancy, improve safety and provide a more attractive place within Union Street and the city centre.

3.5 The proposed award is consistent with the purpose of the Fund, as it would support the development of a viable proposal to bring a long-term vacant and deteriorating privately owned heritage asset back into productive use.

4. PROPOSAL

4.1 It is proposed that Committee approves the funding award to Ediston of up to £600,000 from the Productive Use Fund to undertake the agreed technical and professional work required to develop the preferred proposal and inform negotiations on the back-to-back CPO agreement, and support any future consideration of the use of CPO powers.

4.2 The award will be subject to a grant agreement which will set out appropriate terms to govern the relationship with Ediston and in particular to ensure proper use of funds at all times.

4.3 Any grant funding will be processed in compliance with subsidy control requirements and placed on a subsidy register.

5. POLICY AND RESOURCE IMPLICATIONS

Resource Implications:

Financial:	The investment proposed in this report will come from the Council 2025-2026 Budget Capital Investment Options
Legal:	All transactions will be subject to review and conclusion by Glasgow City Council's Corporate and Property Law section
Personnel:	No anticipated impact on personnel
Procurement:	No anticipated impact

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
Mission – Support Glasgow residents into sustainable and fair work.
Mission – Support the growth of an innovative, resilient, and net zero carbon economy.
Grand Challenge 4
Mission – Create safe, clean, and thriving neighbourhoods.

Equality and Socio-Economic Impacts:

Does the proposal support the Council's Equality Outcomes 2025-29? Please specify.	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.
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-	Regeneration of key sites and distressed properties will encourage an increase in population which will have a positive effect on

economic disadvantage.	socio-economic outcomes given more inward investment into the city

Climate Impacts:

Does the proposal support any Climate Plan actions? Please specify:	**Climate Plan Theme 1:** Communication and Community Empowerment Aim: To foster participation and collaboration. **Climate Plan Theme 2:** Just and Inclusive Place Aim: Ensure that the transition to a net-zero society is a catalyst for building a fairer, healthier, prosperous, resilient, and greener city for all. **Climate Plan Theme 3:** Well Connected and Thriving City Aim: Support decarbonisation of transport systems by helping to improve infrastructure for walking, cycling, wheeling, and reducing the need to travel. **Climate Plan Theme 4:** Health and Wellbeing Aim: To support equitable access to good quality open space and green infrastructure in the city. **Climate Plan Theme 5:** Green recovery Aim: Supporting improved infrastructure for walking, cycling, and remote working.
What are the potential climate impacts as a result of this proposal?	The measures outlined in this report are not expected to have any direct climate impacts.
Will the proposal contribute to Glasgow's net zero carbon target?	Any new development should look to adopt a zero-carbon approach and re-use of heritage buildings will result in better carbon capture overall.

Privacy and Data Protection Impacts: Are there any potential data protection impacts as a result of this report Y/N	None

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

6. Recommendations

6.1 It is recommended that Members:

(i) Consider the contents of the report;

(ii) Approve the award of funding by way of grant of up to £600,000 to assist the preferred developer to further develop their proposals for the repurposing of Egyptian Halls; and

(iii) Authorise the Executive Director of Neighbourhoods, Regeneration and Sustainability in consultation with the Director of Legal and Administration to enter into the necessary agreements and make all necessary arrangements to award the grant.