



**Glasgow City Council**  
**City Administration Committee**

**Item 4**

18th June 2026

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

**Contact: George Gillespie, Executive Director Ext: 79106**

## **IMPLEMENTATION OF PLANNING POLICY DEVELOPER CONTRIBUTIONS**

### **Purpose of Report:**

To seek approval from Committee to allocate outdoor sports funding from developer contributions to five locations in the City, to upgrade pitch provision and changing facilities. These proposals are presented together to provide a comprehensive overview of planned investment at the venues, ensuring Members are informed of works which collectively support the quality, capacity, inclusivity and accessibility of football provision at the City's strategically important outdoor sport venues.

### **Recommendations:**

The Committee is asked to:

- i) Note the content of the report; and
- ii) Approve the allocation of £315,820 of Outdoor Sport ENV2 receipts towards the conversion of an existing natural grass pitch to a dual-purpose, artificial grass 3G rugby / football pitch at Nethercraigs Sports Complex.
- iii) Approve the allocation of £258,077 of Outdoor Sport ENV2 / IPG12 Receipts towards the replacement and ongoing maintenance of the synthetic pitch at Palace of Art.
- iv) Approve the allocation of £601,967 of Outdoor Sport ENV2/IPG12 receipts towards the upgrade and ongoing maintenance of changing facilities at Toryglen Regional Football Centre and Crownpoint Sports Complex.
- v) Approve the allocation of £350,255 of Outdoor Sport ENV2/IPG12 receipts and other funding sources towards the upgrade of synthetic pitch provision and changing facilities at Glasgow Green Football Centre.
- vi) Approve the allocation of £162,840 of Outdoor Sport ENV2 receipts towards the replacement of the full-size synthetic grass pitch and upgrade of the adjacent pavilion at Springburn Park, conditional on all commercial matters being in order between Brunswick Community Development Trust and Glasgow Life.

Ward No(s): 2, 3, 4, 6, 7 9, 10, 17, 18  
and 20

Local member(s) advised: Yes X

Citywide:

consulted: Yes X

## **1. Allocation of funding for outdoor sports**

- 1.1 The City Development Plan and its predecessor City Plan 2 contain policies requiring developer contributions towards the provision of formal sport in circumstances where facilities are not provided on housing sites. Most formal sport facilities in the City are provided and maintained by Glasgow Life; although through the People Make Glasgow Communities programme some local sports bodies now maintain sporting facilities in the City. References below to Policy ENV2 refer to contributions received under City Plan 2, while Policy IPG12 refers to contributions gathered under the current City Development Plan.
- 1.2 Developer contributions under ENV2 and IPG12 are secured through legal agreements, namely Section 69 or Section 75 agreements. These agreements specify the purpose of each contribution and restrict expenditure to the defined purpose for which the contribution was obtained. The process for allocating these contributions is set out in a [briefing note](#) available on the Council's website.
- 1.3 Glasgow Life commissioned the services of specialists to assess the condition of the existing synthetic pitch surfaces within its portfolio and prepare technical proposals for their renewal. These assessments help Glasgow Life to schedule when major investment is required to replace pitch surfaces as part of its annual synthetic pitch replacement programme.
- 1.4 Separately, design consultants Space and Place were commissioned to undertake a feasibility study examining the condition, accessibility and functionality of key venues changing accommodation, including engagement with operational staff and key stakeholders.
- 1.5 The findings from both exercises identified a need for targeted physical interventions designed to improve accessibility, inclusivity and overall customer experience through the upgrade of synthetic pitch provision and changing facilities at the City's strategically important outdoor sport venues. This is in line with the adopted Sport Pitch Strategy approved in [November 2025](#).
- 1.6 All projects have been assessed as being in accordance with City Plan and City Development Plan policy for allocation of funds. In accordance with established procedures relating to policy ENV2/IPG12, the proposed use of the targeted receipts was approved in principle by the corporate Projects Assessment Group. Consultation with elected members representing relevant Wards resulted in one objection to the proposed use of a receipt at Glasgow Green, which Glasgow Life providing response to.

## **2. Nethercraigs Sports Complex**

- 2.1 Nethercraigs Sports Complex is a key centre for outdoor pitch sport provision in the south-west of Glasgow, supporting a high volume of football and rugby activity across community, youth and performance pathways. The site accommodates a mix of artificial and natural grass pitches and a 4-lane athletics track, all supported by floodlighting, changing facilities and ancillary

infrastructure, and is subject to consistently high levels of demand from multiple user groups throughout the week. This proposal seeks to convert the natural grass pitch and surrounding 4-lane athletics track into a full-size (112m x 68m) 3G synthetic pitch capable of better accommodating current and future demand from rugby, football and American Football.

- 2.2 The project is proposed to be funded through a combination of ENV2/IPG12 developer contribution receipts, the UK Government (DCMS), SportScotland and with a significant funding contribution from Pollok United SCIO who hold the site on a long lease from Glasgow City Council.
- 2.3 It is proposed that a capital sum of £252,656 would be allocated along with the revenue sum of £63,164 to assist Pollok Utd SCIO with ongoing maintenance of the new pitch surfaces over 10 years. The total of £315,820 will be sourced from a series of ENV2/IPG12 Outdoor Sport Receipts originating from Wards 3 within City Plan Sector South.

### **3. The Palace of Art**

- 3.1 The Palace of Art (POA) acts as one of the key pitch sport venues serving the south-west of the city. Provision consists of a FIFA Quality full-size 3G synthetic pitch, supported by indoor changing accommodation. The pitch is heavily used for the full range of football demand including match play, club training and recreational and casual use.
- 3.2 The proposed works will include the replacement of the synthetic turf, the upgrading of the perimeter fencing behind the two goal ends to incorporate a more robust panel system, and the full replacement of the now unsafe spectator rail along the north elevation. These improvements are essential to restoring the pitch to a safe, FIFA Quality standard, that will continue to support year-round use for structured football activity.
- 3.3 Glasgow Life's own Revenue Business Plan is allocating £100,000 towards the renewal of the synthetic surface at Palace of Art in 2026/27. This represents 34% of the total cost. The balance of funding required, £206,462, is sought from a combination of ENV2/IPG12 outdoor sport receipts originating from the South Sector of the city.

### **4. Toryglen Regional Football Centre and Crownpoint Sports Complex**

- 4.1 Toryglen Regional Football Centre and Crownpoint Sports Complex are among the most intensively used outdoor sport venues within Glasgow's sporting estate, supporting thousands of participants each week through grassroots clubs, schools, community programmes and player development pathways. Both venues serve communities experiencing some of the highest levels of deprivation in Scotland and are identified within the Sports Pitch Strategy as strategically important football hubs requiring continued investment in quality, accessibility and capacity.

- 4.2 The proposal will deliver targeted internal refurbishment works at both Toryglen Regional Football Centre and Crownpoint Sports Complex, focusing on improving the quality, accessibility and functionality of existing changing accommodation, circulation spaces and key arrival areas.
- 4.3 The project is proposed to be funded through a combination of Glasgow Life capital funding, ENV2/IPG12 receipts and applications to the Scottish FA / DCMS “Pitching In” Fund. It is proposed that a capital sum of £481,574 would be allocated along with the revenue sum of £120,393 to contribute towards the ongoing maintenance and lifecycle upkeep of the upgraded facilities. The total of £601,967 will be sourced from a series of ENV2/IPG12 Outdoor Sport Receipts originating from Wards 2, 7 and 20.

## **5 Glasgow Green Football Centre**

- 5.1 Glasgow Green Football Centre is one of the city’s most strategically important football venues, supporting a wide range of activity including match play, training, schools use, community programmes and player development pathways. The facility accommodates both natural grass and synthetic pitches and is identified within the Sports Pitch Strategy as a priority venue for ongoing investment in quality and capacity. Due to sustained high levels of use, both pitch provision and support accommodation now require renewal and upgrade.
- 5.2 The pitch refresh proposal will deliver the replacement of one full-size floodlit 3G synthetic pitch and four floodlit 5-a-side synthetic courts. The changing accommodation proposal will focus on the refurbishment of two communal changing suites located on the first floor of the facility, primarily used by female participants, together with the upgrade of referee changing accommodation.
- 5.3 The project is proposed to be funded through a combination of Glasgow Life capital funding, ENV2/IPG12 and Sport Pitch Compensation sources. It is proposed that a capital sum of £291,332 would be allocated along with the revenue sum of £58,923 to contribute towards the ongoing maintenance and lifecycle upkeep of the upgraded facilities. The funds will be sourced from a series of ENV2/IPG12 Outdoor Sport Receipts and other funding sources originating from Wards 9, 10, 18 and 20.

## **6. Springburn Park Synthetic Pitch and Pavilion**

- 6.1 Springburn Park Synthetic Pitch and Pavilion is located at Broomfield Road, Springburn, and serves a large and diverse area across Springburn, Balornock, and Barmulloch — areas that rank among the most deprived in Glasgow in terms of health, income, and access to recreational space. The venue is a key focus for football in the north of the city. The site comprises a full-size 3G synthetic football pitch (last resurfaced in 2014) and an adjoining pavilion with changing facilities. Brunswick Community Development Trust (BCDT) — a local charity with a strong community presence — has been successfully operating the venue and signed a 25-year long lease with GCC in April 2025.

- 6.2 The proposed pitch works will include replacement of the synthetic turf, upgrade of perimeter fencing where needed, and purchase of specialist maintenance equipment to protect the long-term condition of the new surface. The scope of pavilion works includes full re-wiring, plumbing/sanitary ware replacement, new fire doors, new finishes, and DDA-compliant measures both internally and externally.
- 6.3 The project is proposed to be funded through a combination of ENV2/IPG12 receipts, the UK Government (DCMS/Scottish FA), the Scottish Football Partnership Trust, and the Area Partnership (NIIF). It is proposed that a capital sum of £130,272 would be allocated along with the revenue sum of £32,568 to assist BCDT with the ongoing maintenance and lifecycle upkeep of the upgraded facilities. The funds will be sourced from a series of ENV2/IPG12 Outdoor Sport Receipts originating from Ward 17.

## 7. Council Approval Process

- 7.1 In accordance with ENV2 / IPG12 policy, the City Council's City Administration Committee is responsible for approving requests for use of ENV2/IPG12 funding more than £150,000.

## 8. Policy and Resource Implications

### Resource Implications:

*Financial:* This proposal seeks approval for the allocation of £1,688,959 of Outdoor Sport ENV2/IPG12 and Sport Compensation (capital and revenue) towards the upgrade and ongoing maintenance of changing facilities at Toryglen Regional Football Centre, Palace of Art, Glasgow Green Football Centre, Crownpoint Sports Complex, Nethercraigs Sports Complex and Springburn Park Synthetic Pitch and Pavilion

*Legal:* There are no known legal implications associated with these proposals.

*Personnel:* None

*Procurement:* Procurement routes for construction works will be progressed in accordance with Glasgow Life and Glasgow City Council procurement procedures.

**Council Strategic Plan:** Grand Challenge 1: Maintain Glasgow's reputation as a world-class city for sport and events, providing an

affordable and accessible space for the local and wider community to enjoy football and other pitch-based activities. Providing these activities will promote the importance of health and wellbeing, particularly in areas of high deprivation.

Grand Challenge 2:

Barriers to participation in physical activities are reduced for everyone, including people with protected characteristics.

Support provision that will encourage early intervention and result in Glasgow becoming a healthier city.

The proposals will widen access to sport for a range of different groups including women and girls.

**Equality and Socio-Economic Impacts:**

*Does the proposal support the Council's Equality Outcomes 2025-29? Please specify.*

Outcome No 6:- The proposal will help tackle social exclusion by improving access to high-quality, inclusive outdoor sport facilities within communities experiencing significant socio-economic disadvantage.

Outcome No 3:- The proposal will support improved accessibility, dignity and safeguarding within changing accommodation, helping to reduce barriers to participation for people with protected characteristics.

Outcome 1:- The proposal will support opportunities for participation, volunteering and community development through football activity, contributing towards improved health and wellbeing outcomes.

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

The proposed improvements are expected to have a positive impact by improving accessibility, safety, privacy and overall user experience for all

participants, particularly women and girls, while helping to reduce barriers to participation.

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

Venues serve communities experiencing significant socio-economic disadvantages. The proposed investment will support continued affordable access to high-quality football infrastructure and associated health and wellbeing benefits.

### **Climate Impacts:**

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

Theme No2 – Just and Inclusive Place  
The proposal supports the continued use and long-term sustainability of strategically important community sport facilities, helping to ensure that accessible, high-quality infrastructure remains available within local communities.

Theme 5 – Green Recovery  
The proposal focuses on the refurbishment, renewal and extension of the operational life of existing infrastructure, reducing the need for new-build development and associated embodied carbon impacts while supporting sustainable asset management.

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

No adverse impacts are envisaged.

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

The refurbishment of existing provision represents a sustainable approach to asset management and supports the long-term operational efficiency of venues.

Energy-efficient improvements including roof insulation and upgraded building fabric will contribute to reducing the venue's carbon footprint. Floodlighting hours will be controlled and only activated when bookings require it.

**Privacy and Data  
Protection Impacts:**

No impacts identified.

**9. Recommendations**

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