



**Glasgow City Council**

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

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

**Contact: Jennifer Sheddan Ext:**

**Item 7**

**15th August 2023**

**GLASGOW'S TRANSFORMATIONAL REGENERATION AREA PROGRAMME  
10 YEAR ANNIVERSARY UPDATE**

**Purpose of Report:**

To update members on the delivery of Glasgow's Transformational Regeneration Area programme including the key milestones that have been achieved by the Transforming Communities: Glasgow partnership and planned actions going forward.

**Recommendations:**

The committee is asked to consider and note:

- a) Progress by Transforming Communities: Glasgow to deliver the Transformational Regeneration Area Programme including key highlights/milestones.
- b) The future housing regeneration programme that Transforming Communities: Glasgow will work towards delivering going forward.

Ward No(s):

Citywide: ✓

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

## **1 Introduction**

- 1.1 The 10-year anniversary of establishing Glasgow's Transformational Regeneration Area (TRA) programme was marked during April 2022. The programme is being delivered through a strategic partnership known as Transforming Communities: Glasgow (TC:G). Partners include Glasgow City Council (GCC), Wheatley Homes Glasgow (WHG) (formerly known as Glasgow Housing Association) and the Scottish Government. TC:G oversees the delivery of a regeneration programme across the TRAs.
- 1.2 The purpose of this report is to outline the progress and key achievements in delivering regeneration projects across the TRA programme. The report also outlines future activities that will be progressed going forward by TC:G.

## **2 Background**

- 2.1 In 2009, GCC WHG and the Scottish Government created a strategic partnership and agreed to progress the delivery of eight priority regeneration areas within Glasgow. This partnership has since evolved into a formal legal entity and a Special Purpose Vehicle (SPV), known as TC:G, was created during April 2012. Due to the scale of investment and activity, the TRA Programme represents one of the most ambitious programmes of urban renewal in the United Kingdom.
- 2.2 As a result of the second stage housing transfer programme, New Gorbals Housing Association and Maryhill Housing Association are also partners in delivering housing led regeneration activities in their respective areas, which are part of the TRA programme.
- 2.3 TC:G oversees the delivery of a housing led regeneration and development programme across the eight TRAs, which include:
  - East Govan/Ibrox.
  - Gallowgate.
  - Laurieston.
  - Maryhill.
  - North Toryglen.
  - Pollokshaws.
  - Red Road/Barmulloch.
  - Sighthill.
- 2.4 The eight neighbourhoods had previously experienced declining popularity, poor quality housing, a lack of housing tenure choice and included some of the most deprived communities in Scotland, which had failed to share in the social economic improvements that other neighbourhoods in Glasgow experienced.
- 2.5 The key purpose of TC:G is to create sustainable place transformation through housing led regeneration including new affordable and private homes for sale, mixed-use development, tackling infrastructure issues and engaging and working with communities to design and implement change.

2.6 The TRA programme has delivered:

- £627m in regeneration investment including £330m towards the development of 2,573 new homes across the eight areas.
- New community facilities, green spaces and commercial units.
- Improvements to walking and cycling infrastructure, which have addressed issues relating to poor connectivity.

2.7 TC:G works towards delivering the following key principles:

- Creating places that are well-designed, safe and functional where residents can access a range of local facilities.
- Involving and engaging communities in the planning and delivery of regeneration activities.
- Ensuring that significant community benefits are derived from initiatives in the form of employment and training opportunities, developing the capacity of Small and Medium-sized Enterprises (SMEs) to participate in construction and other activities associated with the TRA Programme.
- Improving residents' wellbeing and access to opportunities through the development and implementation of local action plans. These plans include partners coordinating interventions and tackling issues such as anti-social behavior and poor health and educational outcomes.
- Meeting priorities outlined in Glasgow City Council's Local Housing Strategy and City Development Plan.

### **3 Milestones Achieved by TC:G**

3.1 This section of the paper outlines a summary of the key milestones that have been achieved by TC:G through the TRA Programme.

3.2 Table 1 provides a summary of the new and improved homes that have been delivered in each of the eight TRAs. A total of 2,573 homes have been developed (2,429 new homes and 144 refurbished homes (for mid-market rent)). The proportion of homes delivered includes 2,270 affordable homes (84%) and 423 homes for private sale (16%). This has resulted in a total of 23 hectares of vacant and derelict land being brought back into use.

**Table 1 – New and Improved Homes Developed Through TRA Programme**

TRA	Social Rent	Mid-Market Rent	New Shared Equity	Private Sale	Total
E.Govan/Ibrox	278	199	32		509
Gallowgate	175	26	4		205
Laurieston	310	45	9	177	541
Maryhill	193		19	73	285
N. Toryglen	100			173	273
Pollokshaws	181	64			245
Red Road/Barmulloch	374				374
Sighthill	141				141
Total	1,752	334	64	423	2,573

- 3.3 A summary of the total funding that has been invested in the eight TRAs is outlined in Table 2. Over £626m was invested in the TRA programme to date. Private sector investment includes funding that has been contributed by Registered Social Landlords (RSL) and private housing developers. TC:G has previously and continues to work closely with partners to secure investment from other available funding sources (such as City Deal, Regeneration Capital Grant Fund, Vacant and Derelict Land Fund and Sustrans) to deliver projects across the programme. A summary of the investment in non-housing projects (for example investment in community facilities and green and active travel infrastructure projects) is also included in Table 2 and further details are outlined in Table 3.

**Table 2 – Total Funding Invested in Glasgow’s TRA Programme**

TRA	Public Sector £m	Private Sector £m	Total Investment £m
E. Govan/Ibrox	£36.114m	£27.937m	£64.051m
Gallowgate	£31.810m	£11.848m	£43.658m
Laurieston	£44.777m	£48.154m	£92.931m
Maryhill	£25.996m	£20.070m	£46.066m
N. Toryglen	£12.171m	£28.918m	£41.089m
Pollokshaws	£24.061m	£16.290m	£40.351m
Red Road/Barmulloch	£46.976m	£7.037m	£54.013m
Sighthill	£208.353m	£36.316m	£244.669m
Total	£430.258m	£196.570m	£626.828m

**Table 3 – Funding Breakdown Between Housing and Non-Housing Projects**

<b>TRA</b>	<b>Housing Projects £m</b>	<b>Non Housing Projects £m</b>	<b>Total Investment £m</b>
E. Govan/Ibrox	£51.851m	£12.200m	£64.051m
Gallowgate	£28.008m	£15.650m	£43.658m
Laurieston	£59.646m	£33.285m	£92.931m
Maryhill	£39.562m	£6.504m	£46.066m
N. Toryglen	£33.429m	£7.660m	£41.089m
Pollokshaws	£28.308m	£12.043m	£40.351m
Red Road/Barmulloch	£37.071m	£16.942m	£54.013m
Sighthill	£52.269m	£192.400m	£244.669m
<b>Total</b>	<b>£330.144m</b>	<b>£296.684m</b>	<b>£626.828m</b>

3.4 Non-housing projects delivered as part of the TRA programme include:

- The Design with Nature ‘Excellent’ accredited Toryglen Park, opened in 2021.
- The Laurieston TRA Linear Park.
- Flood prevention works at Pollokshaws TRA.
- The new community campus and St Rollox Church at Sighthill.

3.5 At the start of the programme, TRA areas were characterised by poor quality, low demand and high-density housing. To put this in context, during 2003 when stock transfer occurred and the start of the TRA programme was initiated, there was a surplus of social rented housing in the city that did not meet housing needs of the city. During 2003 at the time of housing stock from Glasgow City Council to Glasgow Housing Association, the city’s population was 572,270 people. The city’s population decreased further to 568,460 people in 2006. In order to deliver on the objectives of the TRA programme, the housing that was poor quality and low demand was demolished to enable opportunities for new homes to be developed that would meet the needs of local communities.

3.6 These cleared sites have provided the opportunity to work towards delivering new mixed tenure housing in sustainable communities that is in accordance with place making planning policies. As part of these plans, TC:G has been committed to ensuring communities who were affected by the demolition programme had the opportunity to remain and live in their neighbourhoods through the various new build housing reprovisioning projects that have been delivered. A total of 1,395 new homes for social rent have been completed as part of the reprovisioning programme.

## 4 Community Benefits

- 4.1 TC:G endeavors to ensure community benefits are derived from activity across the TRAs. Community benefits are either mandatory (as part of a contract) or delivered voluntarily in the local area through activities provided by contractors. This could include targeted recruitment and training, small business and social enterprise development and community engagement. Community Benefits delivered across the TRA programme have been provided against key themes and are outlined in Table 4.

**Table 4 – Summary of Community Benefits Delivered Through TRA Programme**

<b>TRA</b>	<b>Recruitment &amp; Employment</b>	<b>Skills &amp; Training</b>	<b>Supply Chain Development</b>	<b>Total Outcomes</b>
Laurieston	70	129		199
Maryhill	30	92		122
N. Toryglen	11	6		11
Pollokshaws	1	2	1	4
Sighthill	31	146	22	199
<b>Grand Total</b>	<b>143</b>	<b>375</b>	<b>23</b>	<b>541</b>

- 4.2 Recruitment and employment represents access to work, including full and part time employment, apprenticeships, graduate positions. Under a duty to advance equality of opportunity, delivery of outcomes supporting positive impact for local priority groups are recorded by suppliers. A total of 102 outcomes have been delivered for priority groups. Priority groups are defined by Glasgow City Council's Sustainable Procurement Supplier Guidance and include, for example, people who are unemployed (6 months +), lone parents, people with a disability and people affected by homelessness.
- 4.3 Skills and training represents mentoring, school engagements and work experience to engage school pupils including mentoring programmes, career events and workplace visit/experience placements.
- 4.4 Supply chain development represents engagement with SMEs through briefings and mentoring to build capacity and preparation for future opportunities.
- 4.5 Community engagement represents financial and non-financial support for local activities. A total of £0.330m has been invested in community initiatives to date across the TRA programme.

## **5 Stakeholder Engagement**

5.1 Local Delivery Groups (LDGs) have facilitated the active involvement of communities in relation to informing the design and delivery of the TRA programme in areas that an activation agreement is in place. There are six activated TRAs at present. East Govan Ibrox and Red Road/Barmulloch are currently not activated and do not have LDGs, however, community consultation has been undertaken to inform masterplanning and design activities in these areas with further communication and engagement planned during 2023/24 prior to activation.

5.2 The membership of LDGs include:

- Elected members (group chairs).
- Neighbourhoods Regeneration and Sustainability (NRS) officers.
- Tenants from RSLs.
- Representatives from community organisations.
- Development partners (including RSLs).
- Partner organisations including community organisations.

5.3 An Annual General meeting is held by partners to review the progress of the TRA programme.

## **6 Key Highlights**

### **6.1 East Govan/Ibrox**

6.1.1 East Govan/Ibrox is geographically the largest of the eight TRAs (76 hectares) and bounded to the north by the River Clyde, to the east by Pacific Quay, to the south by the M8 Motorway and the west by Broomloan Road. This TRA covers a large and disparate area that includes commercial and industrial land. A considerably large part of the area is out with the ownership of TC:G and the actual cleared area of vacant land available for development within the TRA is relatively small.

6.1.2 A total of 509 new affordable homes have been completed in the area. Key projects include the delivery of new affordable homes at Hinshelwood Drive and Ibroxholm Oval and the redevelopment of the tower block of MSFs at 15 Ibroxholm Oval into 98 homes for mid-market rent, all delivered by WHG.

6.1.3 Further work is currently being undertaken by TC:G to identify potential solutions that would address existing technical issues and develop a delivery strategy, which will focus on reducing vacant and derelict land within the central area of the TRA.

## **6.2 Gallowgate**

- 6.2.1 The Gallowgate TRA is bound by Gallowgate, Millerston Street, Bellgrove Street and the North Clyde railway line. Key aims of the Gallowgate TRA include developing a sustainable community through delivering mixed tenure residential developments, environmental enhancements and improving connectivity through investing in walking/cycling infrastructure to/from the wider area.
- 6.2.2 The masterplan sets out four phases of redevelopment and includes plans for a total 430 new homes in the TRA. The demolition programme was completed during 2 phases during 2016 and 2021. A total of 205 new affordable homes (99 social rent re-provisioning, 76 social rent, 26 mid-market rent and 4 for shared equity) have been completed by WHG.
- 6.2.3 The Bellgrove Hotel was acquired by Wheatley Group during March 2021. Wheatley Group (Wheatley Homes Glasgow) is leading on developing proposals to convert part of the Bellgrove Hotel building into an affordable housing development. Future regeneration activity is planned in other areas of the TRA including the proposed development of 225 new homes.
- 6.2.4 Internal and external works have been undertaken to the former Whitevale Baths building including an art and lighting installation to the façade and security fencing to the rear. TC:G is supportive of a local community organisation working with Glasgow Building Preservation Trust to undertake a feasibility study, which will aim to establish a viable future use of the building.

## **6.3 Laurieston**

- 6.3.1 The Laurieston TRA is situated in the Gorbals area on the southside of the River Clyde and is bounded by the Union Line Railway to the south and east and Eglington Street to the west.
- 6.3.2 Up to 900 new homes will be delivered in Laurieston through the TRA programme. A total of 364 new affordable homes having been developed within the Laurieston TRA to date. Urban Union, who are the private sector development partner, completed 177 homes towards Gorbals Street for private sale. Urban Union has recently started construction of the next phase, which will deliver a further 349 homes for private sale and nine new commercial units. These homes will be complemented by the recently opened Linear Park and the regeneration of the Citizens Theatre.

## **6.4 Maryhill**

- 6.4.1 The Maryhill TRA relates to two areas separated by Maryhill Locks on the Forth and Clyde Canal. The two areas are located to the south of Maryhill Road and north of Maryhill Road at Gilshochill. A key aim of this TRA is to provide a new sustainable mixed tenure community that can benefit from links to the canal and River Kelvin.

6.4.2 Maryhill Housing Association and WHG have completed a total of 212 new affordable homes adjacent to Maryhill Locks. BIGG Regeneration has also completed 73 homes for private sale in the area.

6.4.3 Maryhill Housing Association is currently on site delivering the Botany (Phase 7) development, which will include 62 homes (for social rent, mid-market rent and shared equity). The self-build project at Bantaskin Street is also progressing and is currently on site. There are plans for a future phase of private housing development of 100 new homes with the site to be marketed by City Property and plans to improve the green infrastructure in North Maryhill.

## **6.5 North Toryglen**

6.5.1 North Toryglen is a 24 hectares area located between Mount Florida, Rutherglen and north of Prospecthill Road. A total of 50 homes that were constructed during the 1960s have been retained and 400 new mixed tenure homes will be developed.

6.5.2 Phase 1 comprised of 100 new homes that were developed by WHG for social rent. Crudens, who are the development partner for the North Toryglen TRA, has completed a total of 173 homes for private sale.

6.5.3 As part of Glasgow City Council's 'Tomorrow's Residential and Day Care Service' a new elderly persons care home (120 bedrooms) has also been constructed within the TRA. Clyde Gateway completed an Integrated Green Infrastructure project during September 2022. The project provides a mixed-use park, which incorporates wetland habitats, play parks and gym equipment, a network of footpaths and cycle routes, a woodland educational facility, and many other significant wildlife and landscape enhancements.

## **6.6 Pollokshaws**

6.6.1 Pollokshaws is a 13 hectare area that is bounded by Shawbridge Street, Pollokshaws Road, Ashtree Road/Riverford Road and Nether Auldhouse. The Pollokshaws TRA seeks to create a successful city suburb in the local area by focusing on housing renewal within a landscape and open space framework, which fits with place making principles and incorporates wider regeneration opportunities including new commercial and civic facilities.

6.6.2 RSL partners (including WHG, Loretto Housing Association and Home in Scotland) have delivered 181 homes for social rent and 64 homes for mid-market rent. WHG, through Lowther Homes, is progressing plans to develop new homes for mid-market rent at Shawbridge Street. Development partner Urban Union is on site to the south of White Cart River and constructing 137 new homes for private sale.

## **6.7 Red Road/Barmulloch**

- 6.7.1 Red Road/Barmulloch TRA activity has predominately focused on managing a significant demolition programme of MSFs, which completed during 2018. Prior to the completion of the demolition programme, WHG completed new homes for social rent at the site of the former Barmulloch Primary School. A total of 374 new homes for social rent have been completed in the TRA and TC:G is focused on progressing regeneration plans for the area.
- 6.7.2 Following a period of community and stakeholder consultation, a masterplan, which sets a vision for a mixed tenure housing led re-development of the Red Road site was finalised during March 2018. The delivery of the proposals is, however, subject to addressing technical challenges relating to infrastructure and site remediation.

## **6.8 Sighthill**

- 6.8.1 The Sighthill TRA is one of the key infrastructure projects within Glasgow City Region's City Deal. The TRA is bound by the M8 motorway (to the south) the railway (to the west), the Sighthill Cemetery (to the north) and Springburn Road (to the east). Key to the development of the Sighthill Masterplan is the delivery of infrastructure works, which started in 2016. These works include the demolition of existing structures/related infrastructures and extensive cut and fill remodelling including substantial ground remediation works with sustainable drainage systems, services and roads. The infrastructure works has enabled delivery of a new public park, public realm, school campus, bridge and will support the development of circa. 800 homes.
- 6.8.2 The first phase of the £250 million masterplan for the area delivered 141 new homes for social rent by WHG during 2015. The new Sighthill Community Campus, which includes a range of facilities, opened during November 2019 and replaced the former schools, nursery, and youth centre.
- 6.8.3 The landmark Sighthill Bridge opened to the public during March 2023. This significant infrastructure project has enhanced active travel connectivity between the area and city centre. The new gateway also provides access to National Cycle Network (754), is highly visible, welcoming and fully accessible to a variety of users.
- 6.8.4 Keepmoat Homes was appointed in March 2018 as the development partner and will deliver 198 homes for mid-market rent on behalf of Wheatley Group (Lowther Homes) and 626 homes for private sale. Keepmoat Homes is currently nearing completion with the first phase of 154 new homes (86 Mid-Market rent and 68 for private sale) and plans to start on-site for the next phase during summer 2023.

## 7. Going Forward

- 7.1 Despite the extensive milestones achieved, there is still a significant programme of regeneration activity required across the TRAs that TC:G will continue to direct going forward.
- 7.2 Table 5 outlines a summary of housing projects that have either completed or scheduled to complete between 2022/23 and 2023/24 as part of the TRA programme.

**Table 5 – TRA Housing Projects Scheduled to Complete 2022/23 to 2023/24**

TRA	Affordable Homes				Private			Grand Total
	SR	MMR	NSSE	Total		Sale	Total	
Laurieston	27			27				27
Maryhill	26	17	18	61			6	67
Pollokshaws						137	137	137
Sighthill		86		86		69	69	155
<b>Total</b>	<b>53</b>	<b>103</b>	<b>18</b>	<b>174</b>		<b>206</b>	<b>212</b>	<b>386</b>

- 7.3 Going forward, there is potential for TC:G to work with partners to deliver an additional 2,691 new homes across the TRA programme. Table 6 outlines a summary of the number and tenure of new homes that could be delivered as part of the programme beyond 2023/24 based on existing assumptions. The TRAs are part of a long term regeneration programme and therefore, will develop to respond to new needs and new policy objectives as progress continues.

**Table 6 – TRA Proposed Housing Development Programme Beyond 2023/24**

TRA	Affordable Homes			Private Homes for Sale	Total
	SR	MMR	Total		
East Govan/Ibrox	50		50	200	250
Gallowgate		70	70	225	295
Laurieston	106		106	375	481
Maryhill	67	15	82	284	366
North Toryglen				118	118
Pollokshaws	24	83	107	142	249
Red Road/Barmulloch	50		50	211	261
Sighthill		112	112	559	671

<b>Total</b>	<b>297</b>	<b>280</b>	<b>577</b>	<b>2,114</b>	<b>2,691</b>
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- 7.4 As well as developing new mixed tenure homes, wider regeneration plans include the implementation of a green infrastructure masterplan in Maryhill, development of a masterplan for the North Laurieston area and supporting the redevelopment of the former Whitevale Baths building into a potential community use.
- 7.5 The eight TRAs will continue to feature as key regeneration priorities in Glasgow City Council's forthcoming Strategic Housing Investment Plan, which will relate to the five-year period between 2024/25 and 2028/29. The plan will also include specific references to future phases of affordable housing development that are planned for delivery across the TRA programme. NRS officers are currently preparing the plan and will present this to the City Administration Committee during October 2023 for consideration.

## 8. Policy and Resource Implications

### Resource Implications:

*Financial:* There are no direct financial implications arising from the report.

*Legal:* There are no direct legal implications arising from the report.

*Personnel:* There are no direct personnel implications arising from the report.

*Procurement:* There are no direct procurement implications arising from the report.

**Council Strategic Plan:** The TRA Programme supports the following Grand Challenges and Missions:

#### **Grand Challenge 1 – Reduce poverty and inequality in our communities:**

Mission 3 – Improve the health and wellbeing of our local communities.

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

Mission 2 – 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 2 – Become a net zero carbon city by 2030.

**Grand Challenge 4 – Enable staff to deliver essential services in a sustainable, innovative and efficient way for our communities:**

Mission 1 – Create safe, clean and thriving neighbourhoods.

Mission 2 – Run an open, well governed council in partnership with all our communities.

**Equality and Socio-Economic Impacts:**

*Does the proposal support the Council's Equality Outcomes 2021-25? Please specify.*

Yes, specifically: Tackling Poverty; and, Empowering Communities

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

The TRA Programme has a positive equality impact through continuous engagement with LDG Stakeholders. Equality impacts are considered by RSLs and development partners through the programme.

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

Delivery of the TRA Programme is included as a key action within Glasgow's draft LHS (2023-2028). The TRA programme has and continues to contribute significantly towards addressing socio-economic disadvantage in terms of targeted investment to provide new affordable homes as well as ensuring community benefits, including training and employment opportunities, are created through planned investment.

## Climate Impacts:

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

Yes, the TRA Programme directly supports:

Action 20: Implement the Fairer Scotland Duty in decisions and actions made in response to the Climate Emergency, ensuring that strategic decision-making helps to tackle socio-economic inequality by following Fairer Scotland Duty's guidance for public bodies.

Action 23: Require Glasgow's Gold Hybrid plus 20% low and zero carbon generating technologies (LZCGT) or better, to be achieved for all new build new homes.

Action 29: Ensure that historic buildings are resilient to the impacts of climate change, protecting Glasgow's rich heritage.

Action 37: Identify and utilise Vacant and Derelict Land for greening and rewilding in combination with renewable energy generation measures and reducing flood risk.

Action 38: Support new and further extensions to Local Nature Reserves in the city, protecting and enhancing biodiversity and habitat connectivity.

Action 39: Encourage and enable retrofit of all existing owner-occupied housing to EPC level C or above, and to reduce flood risk (where appropriate).

Action 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.

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

Positive impacts. New homes constructed to higher sustainability, low and zero carbon standards. Housing development design and delivery incorporating adaptation and mitigation measures for flood and other climate risks, retrofit priorities decarbonizing existing homes.

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

The TRA Programme has and will continue to contribute towards Glasgow's net zero carbon target. This has been achieved through the development of new energy efficient homes across the regeneration areas. Improvements to active travel and green infrastructure in the areas will also contribute towards the city's net zero carbon target.

**Privacy and Data Protection Impacts:**

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

No privacy or data protection impact identified.

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

**9. Recommendations**

The committee is asked to consider and note:

- a) Progress by Transforming Communities: Glasgow to deliver the Transformational Regeneration Area Programme including key highlights/milestones.
- b) The future housing regeneration programme that Transforming Communities: Glasgow will work towards delivering going forward.