



Item 5

31st August 2021

Glasgow Community Planning Partnership

Pollokshields Area Partnership

**Report by Executive Director of Neighbourhoods,
Regeneration and Sustainability (NRS)**

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**UPDATE REPORT ON THE RENAISSANCE OF EAST POLLOKSHIELDS
WITH PARTICULAR REFERENCE TO ALBERT DRIVE AND ALBERT
CROSS**

Purpose of Report:

To update the Area Partnership on ongoing work by Neighbourhoods, Regeneration and Sustainability (NRS) in East Pollokshields with particular reference to Albert Drive and Albert Cross.

Recommendations:

The Area Partnership is asked to

- (1) note the activities described in the report;
- (2) note progress on the works at the fire damaged buildings at Albert Cross;
and
- (3) note future engagement opportunities.

1. Introduction

- 1.1 A report on work being undertaken by Neighbourhoods, Regeneration and Sustainability (NRS) in East Pollokshields was provided to the Partnership on 11th May 2021.
- 1.2 This report provides an update on the current work being undertaken in East Pollokshields with particular reference to Albert Drive and Albert Cross and includes detail on ongoing opportunities, challenges and future stakeholder engagement.

2. Pre 1919 tenements

- 2.1 Glasgow City Council (GCC) carried out a stock condition survey of the pre 1919 tenement stock in East Pollokshields in 2019/ early 2020. The condition of the older tenement stock in East Pollokshields was identified as a potential area of concern.
- 2.2 Glasgow City Council approached Southside Housing Association (SSHA) in 2019 and it was agreed that the Association would commission property condition surveys in the area focussing on tenement blocks which were not factored.
- 2.3 SSHA appointed JMP Construction and Property Consultants to survey around 120 tenement properties within area bounded by Nithsdale Rd/Darnley St/ St.Andrews Rd and Shields Rd in January 2020. Where properties were found to be in poor condition and requiring substantial repairs a more detailed survey was carried out.

3. Safeguarding of housing stock

- 3.1 GCC and SSHA are committed to tackling issues of poor property condition and management issues within the pre 1919 tenement housing stock in the area and are looking to enter into a partnership agreement.
- 3.2 GCC and SSHA are to agree a strategy and programme of works for tackling disrepair within the tenement stock and how we engage with private owners. This will include prioritising properties for action.
- 3.3 Around 60% of the tenement properties in the area are not factored and many private owners within these properties are unlikely to have suitable building insurance in place. SSHA will promote factoring services in non-factored tenements. Where required properties will be targeted for small scale repairs to bring them up to a factoring standard. Funding will be made available to private owners where they agree to appoint a factor, put future maintenance arrangements in place for their property and agree to common building insurance.

- 3.4 GCC will work with SSHA to develop a strategy for tenement properties requiring major repairs linking this to acquisition and enforcement.
- 3.5 GCC will provide investment to SSHA through the Affordable Housing programme, to support the regeneration of Albert Drive. SSHA has received funding for a feasibility Study to redevelop Albert Drive Church, through a mixture of conversion and new build housing.
- 3.6 As noted in a previous report to Pollokshields Area Partnership in February 2021 from the Director of Property and Land Services, following the emergency demolition by GCC Building Standards & Public Safety of 187-193 Albert Drive/159 Kenmure Street at Albert Cross, the former party walls with the adjoining tenements at 175-183 Albert Drive and 165 Kenmure Street were in need of permanent stabilisation. These were subject of dangerous building notices and an update on this is provided in Section 4.4.
- 3.7 In relation to Albert Cross, if owners/Insurers do not rebuild on the site of former demolished tenement at 187-193 Albert Drive/159 Kenmure Street then GCC would support investment for SSHA developing the site.

4. GCC Building Standards

- 4.1 GCC Building Standards main role is the consideration and approval of building warrants for the city. A building warrant is approved against national building regulations and are required for most forms of alterations, extensions, types of conversions and the erection of new properties. Advice can be given to residents, businesses and their representatives on the need or not for such consents under pre-application advice. Lists of warrant applications can also be viewed on the GCC website and concerns over possible unauthorised works can be investigated. When re-development of the demolition site moves ahead early building warrant discussions will be facilitated by GCC as part of the re-development process. This assists the designers in firming up the form of their intended building for its initial route through its Planning consent before later submission for building warrant.
- 4.2 There has been progress regarding the tenement properties which have been affected by the two major fires at Albert Cross.
- 4.3 The first fire was in November 2019. As noted in Section 3.6, this caused the demolition of 187-193 Albert Drive/159 Kenmure Street and the service of dangerous buildings notices on the former party walls at 175-183 Albert Drive and 165 Kenmure Street, referred to as Project 1.

- 4.4 For Project 1 the works under the dangerous buildings notices to stabilise the former party walls are now complete. At the time of writing the report the process was underway of the contractor beginning to dismantle their scaffolds and remove from site. This includes the removal of the temporary fencing on the footpath and the pavement will return to its full width against the hoarding on the line of the site of the demolished building. The owners representatives are also being advised that the properties are now back in the control of their clients.
- 4.5 The owners of the demolished building at 187-193 Albert Drive/159 Kenmure Street have yet to make a decision on whether or not to rebuild their demolished property. As previously advised, the loss adjustor has indicated that once there is agreement, in which ever form, they will seek permission from the owners to provide the council with a full update
- 4.6 For Project 2, which arose from the second fire in April 2020 at 147 Kenmure Street and 196-198 Albert Drive, consultants lodged a building warrant for re-instatement work. Following initial response to that at the end of April, the agent was recently in touch with Building Standards to discuss the queries raised with the expectation they would forward formal replies in the near future. There has been no indication as to when they intend to commence the reinstatement works once the building warrant consent is approved.

5. Planning Activity in Pollokshields

- 5.1 Staff in the Spatial Strategy Team with NRS Planning & Building Standards Division are currently working toward the development of a Local Development Framework (LDF) for the South Central area. Although it covers a larger area of the Southside, it encompasses within its boundary the Pollokshields area. The purpose of the LDF is to create a planning framework to guide and support future spatial planning and regeneration activity in the South Central area. Once approved it will be adopted as Supplementary Guidance to the City Development Plan.
- 5.2 A report of the outcomes of the consultation process has been prepared and has been placed online and can be viewed [here](#). This report and the previous analysis will be used to prepare the consultation draft of the LDF. It is anticipated that the consultation draft will be completed in the autumn of this year. This will then be subject to a further round of consultation, before preparation of the final version which will be submitted to Council for approval to submit to Scottish Government for final approval to adopt as Supplementary

Guidance to the Development Plan. The LDF will also include a supporting Action Plan which will identify key projects and activities required to support the delivery of the aims and objectives of the LDF.

5.3 At this stage, key issues identified relative, but not exclusive to Pollokshields include:

- the impact of traffic, connectivity and active travel. Including improved links between neighbourhoods and the City Centre and the activation of key routes
- the improvement of local high streets and town centres, including specific reference to Albert Drive
- improvements to existing public realm and open space provision and identification of areas where new provision is required
- importance of local participation in the regeneration process
- building on areas of strength in terms of local character and identity
- planning for climate change, including flood management and mitigation

5.4 The planning team continue to work on the consultation draft of the LDF based on the input received from key stakeholders and wider community. The key priorities emerging from the input and informing the LDF are detailed below:

A thriving local economy

- Enhance the local economy;
- Promote vitality of the local high streets and town centres;
- Improve the area's attractiveness to new businesses - encourage new investment and start-ups;
- Promote diversity in the services on offer and mix of uses;
- Support training and skill-building opportunities;
- Build on proximity to the City Centre.

A liveable and quality place

- Enhance liveability through better provision of and access to services, amenities, activities and green spaces, upholding Scotland's 20-minute neighbourhood concept;
- Address the issue of severance and disconnect between neighbourhoods;
- Repair the urban fabric and promote regeneration;
- Development of Vacant Derelict Land and activation of stalled/underused spaces;
- Enhance the built form and place quality through 'place nourishment' - investment in the improvement of high streets

and local centres, enhancement of public realm, and protection and improvement of the built heritage.

A connected and accessible place

- Improve accessibility to key amenities, jobs and services within the district and outside, through connected, safe and pleasant walking and cycling routes;
- Address issues of severance caused by regional transport infrastructure and vacant and derelict land;
- Discourage auto-travel and high volumes of traffic in/through the area, promote low-traffic neighbourhoods and prioritise active travel and use of public transport in space allocation.

A climate conscious and resilient place

- Support actions to improve resilience to climate impacts and promote low carbon, sustainable development;
- Enhance provision of and access to quality green spaces;
- Reduce reliance on motorised modes of transport;
- Improve energy efficiency of the historic and new built form;
- Promote nature-based solutions to address climate impacts such as local flooding and urban heat islands.

- 5.5 Once the first draft of the LDF is completed, it will be presented to the Council's Neighbourhood, Housing and Public Realm Policy Development Committee. Following this, the document will be placed on the Council's consultation hub to allow for representations to be made for a period of 10 weeks. During this period, it will also be presented to relevant area partnerships and other groups as required to allow for full participation in the next stage of consultation. Representations received during this period will help to inform the preparation of final document which will be submitted to the Scottish Government, subject to Council approval, for consent to adopt as supplementary guidance to the City Development Plan.

6. Recommendations

The Area Partnership is asked to

1. note the activities described in the report;
2. note progress on the works at the fire damaged buildings at Albert Cross; and
3. note future engagement opportunities.