

**Glasgow City Council****City Administration Committee****Report by Councillor Kenny McLean, City Convener for
Neighbourhoods, Housing and Public Realm****Contact: Richard Brown****Ext: 76000****CITY PLAN POLICY ENV 2 IMPLEMENTATION****Sauchiehall Street Avenue****Purpose of Report:**

To seek approval from City Administration Committee to utilise ENV 2 funding of £290,237 towards the Sauchiehall Street Avenue public realm improvements.

Recommendations:

It is recommended that Committee:

- i) notes the contents of the report; and
- ii) approves the funding sought from City Plan Policy ENV2 for investment in the public realm at Sauchiehall Street Avenue.

Ward No(s): 10

Citywide:

Local member(s) advised: Yes No consulted: Yes No **PLEASE NOTE THE FOLLOWING:**

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1. Purpose of Report

- 1.1 Members are asked to support a Developer Contribution of ENV2 (Public Realm) receipts towards the City Centre Avenues Programme and specifically towards the Sauchiehall Street Avenue.
- 1.2 The project will have a transformational impact on Sauchiehall Street through its delivery of an integrated placemaking agenda that has been developed through a collaborative process, and underpinned by the policy and strategic context governing the city centre. The project will deliver on the provision of a quality external environment and is directly responding to the requirements of commercial investors. It is in the final stages of construction and the works will be largely complete by the end of May 2019.
- 1.3 DRS has identified a Developer Contribution of £290,237.

2. Background

- 2.1 The strategic need for Sauchiehall Street Avenue has evolved as a consequence of a number of factors which can be traced back to the 2008 economic crisis which had a disproportionate effect on city centres, particularly in the retail and office sectors.
- 2.2 Recognising these effects it was agreed that failing to respond to the issues would leave Glasgow city centre at a competitive disadvantage and unable to fulfil its potential, respond to known risk, or be developed to full capacity thereby limiting investor confidence in the city which was likely to have further knock-on impact on the city and city-region.
- 2.3 The Sauchiehall Street Avenue project will significantly improve the physical environment of this east/west corridor of the city centre thereby creating a clear gateway at Charing Cross and improving connectivity and access between commercial sites and local services and transport hubs, and unlocking sites for employment space. In addition the provision of quality public realm will enhance the city centre's attractiveness for businesses to locate within as well as increasing visitor interest.
- 2.4 Sauchiehall Street Avenue will be delivered in two phases. The first phase, between Charing Cross and Rose St, is currently being constructed and the second phase, from Rose St to Buchanan St/Bath St, is being designed. The estimated cost for each of these phases is £5.7m and £3.4m respectively.
- 2.5 The work underway at Sauchiehall Street includes the provision of new public realm, surface water management infrastructure, enhanced public walkways, new cycle tracks, junction upgrades and new trees.

3. Proposal

- 3.1 The ENV2 policy states that Developer Contributions that are generated from city centre developments, must be allocated to public realm projects within the city centre.
- 3.2 A private development at Buchanan Street/Bath Street has generated £290,237 of Developer Contributions and DRS has identified Sauchiehall Street Avenue as a suitable project for these funds.
- 3.3 The ENV2 funding will specifically be used to support footway works on the northern side of Sauchiehall Street Avenue using Caithness stone and creating more space for pedestrians.
- 3.4 In accordance with established procedures relating to policy ENV2, the officer Project Assessment Group (PAG) of 19 March 2019 approved, in principle, the use of ENV2 funding for the above proposal. Subsequent consultation with elected members representing Ward 10 resulted in no objections to the proposed use of funds.

4. Funding

- 4.1 Sauchiehall Street Avenue is part of the wider Avenues project which is funded by the Glasgow City Region City Deal. The City Deal Cabinet approved funding for the project on 13 December 2016.
- 4.2 This proposal represents a suitable opportunity to utilise ENV2 Public Realm funds on Council owned land for the intended purpose of improving the public realm.
- 4.3 The following Public Realm ENV2 receipts generated from Ward 10 is targeted for use in support of this proposal:-

Ref No	Address	Ward	TOTAL RECEIPT (£)
0581	Bath St, Buchanan St	10	290,237
	TOTAL		290,237

- 4.4 The refurbishment of the northern footway of Sauchiehall Street Avenue between Charing Cross and Rose Street has an estimated cost of £372,289. The allocation of Developer Contributions to the first phase of Sauchiehall Street Avenue will contribute to that figure, and allow a redistribution of an equivalent amount of City Deal funds to the second phase of Sauchiehall Street Avenue. This will permit a greater quality of intervention across the two phases of the Avenue.

5. Member Consultation

- 5.1 In accordance with established procedures relating to policy ENV2, consultation with local elected members representing the multi-member Ward 10 resulted in no objections to the proposed use of ENV2 Public Realm funds (£290,237).

6. Council Approvals

- 6.1 In accordance with ENV2 policy, the City Council's City Administration Committee has responsibility for approving requests for use of ENV2 funds in excess of £50,000.

7. Timeframe for Delivery

- 7.1 Construction work for phase one started on site in January 2018 and is due to complete by June 2019. Phase two is programmed to start on site in June 2020 and complete in November 2021.

8.0 Priority Programme for Action

- 8.1 Sauchiehall Street Avenue is the first in a programme of Avenues public realm works across the city centre. The Avenues programme will be used to identify suitable projects to allocate future city centre public realm ENV 2 receipts.

9. Policy & Resource Implications

Resource Implications

Financial: This proposal seeks approval for the use of £290,237 of ENV2 funds to help support the construction and maintenance of improved public realm facilities at Sauchiehall Street Avenue.

Legal: None.

Personnel: None.

Procurement: The works for phase one are being delivered by Rainton Construction as the main contractor, utilising the services of sub-contractors where appropriate. The phase two construction works have not yet been procured.

Council Strategic Plan: The Avenues programme supports the following themes:

- A Vibrant City, with specific outcomes:
- Glasgow is a world-class destination for tourism, culture, sports events and heritage;

- Glasgow acknowledges and promotes its history, heritage and culture

Priorities: 13, 15, 17, 19

- A Sustainable and Low Carbon City, with specific outcomes:
 - The city is clean and public spaces are well maintained;
 - Citizens use active travel including walking and cycling

Priorities: 54, 61, 65, 66

- Resilient and Empowered Neighbourhoods, with specific outcomes:
 - Citizens and neighbourhoods can influence how services are developed and budgets spent

Priorities: 77, 83

Equality and Socio-Economic Impacts:

Does the proposal support the Council's Equality Outcomes 2017-22?

Outcome 9: Barriers to participation in arts, learning, physical activity, learning and culture have been reduced for people with people with protected characteristics.

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

The design approach for the project has ensured inclusivity and accessibility are at the heart of the strategy, taking full cognisance of issues affecting people with disabilities, the elderly and other disadvantaged groups. A nominated officer will be allocated from the Project Team to lead on this engagement.

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

The proposal will promote accessibility, inclusivity and connectivity, providing positive benefits for all socio-economic groups.

Sustainability Impacts:

Environmental:

The project promotes the use of sustainable forms of travel and incorporates surface water management. Environmental impacts will be monitored and mitigated through various measures.

Social:

The project promotes outdoor quality places for people to connect with one another.

Economic:

The project helps support efforts to make Glasgow an attractive place to live, work and play.

**Privacy and Data
Protection Impacts**

A DPIA is required by law where the processing of personal data is likely to result in a high risk to the rights and freedoms of individuals.

This project will not collect personal data.

10.0 Recommendations

10.1 It is recommended that Committee:

- a) notes the content of the report; and
- b) approves the funding sought from City Plan Policy ENV 2 for investment in the public realm at Sauchiehall Street Avenue