

EAST RENFREWSHIRE COUNCILCABINET23 March 2023Report by Director of EnvironmentEAST RENFREWSHIRE COUNCIL CITY DEAL PROGRAMME UPDATE**PURPOSE OF REPORT**

1. The purpose of this report is to update Cabinet on the progress of East Renfrewshire Council's Glasgow City Region City Deal funded M77 Strategic Corridor Programme.

**RECOMMENDATIONS**

2. The Cabinet is asked to:
- a) note the success of the three completed City Deal projects;
  - b) note the progress of the remaining three City Deal projects;
  - c) agree to delegate authority to the Director of Environment for the submission of two Business Cases to Glasgow City Region Programme Management Office for approval and release of the next phase of project funds:
    - i. Aurs Road Improvement Full Business Case to be submitted to Glasgow City Region Chief Executives' Group, and
    - ii. New Rail Station in Barrhead South Outline Business Case to be submitted to Glasgow City Region Cabinet; and
  - d) note that Cabinet will receive further updates on progress.

**BACKGROUND**

3. The £1.13 billion City Deal infrastructure fund across the Glasgow City region is to enable a programme of works that will add to the value of the local regional economy over a number of years.

4. East Renfrewshire is benefiting from a £44 million investment package comprising £38million investment from the Scottish and UK Governments and co-funded by the Council with a £6 million capital contribution.

5. In terms of the City Deal investment, a programme of ambitious projects was approved (entitled the M77 Strategic Corridor Programme) by the Council in 2015 to stimulate economic growth, improve transport links, increase leisure opportunities, support business development, unlock residential land and generate economic benefits measured as additional Gross Value Added (GVA) and employment. The programme of projects is as follows:

- Lavern Works
- Greenlaw Business Centre (The Greenlaw Works)
- Balgraystone Rd improvements
- New Rail Station at Barrhead South

- Aurs Road Improvements
- Country Park Visitor Facilities.

6. A new road between Barrhead and Newton Mearns, the Lavern Link has been deferred and as a result is no longer included in the current programme.

## REPORT

7. Three City Deal projects are now complete. Appendix 1 contains images of the projects. Rising costs in recent times have been a challenge for the delivery of the projects and Cabinet agreed on [13 May 2021](#) to profile the City Deal programme for East Renfrewshire, deferring the Lavern Valley link road. This was subsequently approved by the Glasgow City Region Cabinet on 7 December 2021.

### Completed City Deal Projects

#### Lavern Works

8. Completed in 2016, this project prepared vacant land in Barrhead for business growth and commercial investment. The projects are both based within the Dunterlie ward which ranks within 4% most deprived in Scotland. It was jointly funded by City Deal funding and Scottish Government Regeneration Capital Grant Fund and comprises two elements:

- Crossmill Business Park - the development of ten 72sqm commercial units in Barrhead in 2016. The project is complete and all units have been fully let since 2017 enabling 10 small local businesses to grow.
- Former Nestle factory site at Glasgow Rd - preparation of part of the site for private sector investment. This investment attracted a major discount retail park to the site and the 6080sqm/65,500sqft retail park is currently being developed in conjunction with the private sector and is due to open Spring 2023. It is expected to boost economic growth and provide substantial local job opportunities in the region of 150-200 jobs.

9. Work EastRen, the Council's employability team, has been in discussion with six of the employers regarding upcoming vacancies (Starbucks, Card Factory, Baynes the Baker, Burger King, B&M Stores, Lidl). These employers have been offered assistance in terms of promoting vacancies, access to job fairs and to employer recruitment incentives. Work EastRen are also hosting several retail vocational training courses to residents to help prepare them for job opportunities which will cover aspects of Customer Service, Communication Skills and Employability as well as Accredited Certificates for Emergency First Aid and Food Hygiene.

#### The Greenlaw Works (Greenlaw Business Centre)

10. The provision of high quality office accommodation to meet a growing local demand, helping to stimulate local economic growth and create opportunities for start-up and small to medium sized businesses to develop within East Renfrewshire. The 20,000 sqft building comprises 35 office suites, meeting rooms, breakout areas, a co-working lounge, ample parking and a Business Gateway presence onsite. Located in Newton Mearns, adjacent to Junction 4 of the M77, it creates the final element of the existing retail and commercial centre at Greenlaw, providing employment opportunities.

11. The facility was completed and due to open in Spring 2020 but remained temporarily closed due to the global pandemic, with the carpark serving as a Covid testing centre.

12. Since opening in September 2022, 80% of floorspace is now occupied by 27 businesses from a diverse range of sectors including finance, law, architecture, marketing and logistics. Marketing activity is ongoing to secure tenants for the remaining office spaces with activity including social media, signage, targeted TV and print advertising.

13. An event to mark the official opening of The Greenlaw Works took place on 16 February 2023 and was attended by both UK and Scottish Government Ministers.

#### Balgraystone Road Improvement

14. This road improvement project has accelerated residential development in Barrhead and improved accessibility to the Country Park and planned rail station. The project is complete and the road opened in October 2020. It was subject of a full report to the Cabinet in February 2021. The following added value has been achieved:

- New residential development opportunities have been developed to support the regeneration of Barrhead. The first phase of which includes a development of around 47 Council homes.
- 336 new homes have been built in Barrhead South including 71 social rented homes, 26 entry level homes and 239 privately owned homes creating new residential community with affordable homes prioritised.
- The Council's land at Barrhead South is currently being marketed with a closing date of the end of March this year. The enhanced infrastructure will assist the marketing of the 60-acre Council owned site as access and utility services to the new housing developments have been enabled.
- Improved access to Dams to Darnley Country Park and the proposed new rail station has been created further enabling a future rail and bus interchange and active travel infrastructure to the new rail station and Country Park from Barrhead.
- Along with planned improvements to Aurs Road, this project will support the wider long term economic objective of delivering a new sustainable community.

### **Projects in Progress**

#### New Railway Station at Barrhead

15. The delivery of a new railway station at Barrhead South will support the new community at Barrhead South and enhance the sustainable travel options for existing and new residents. The new railway station will also improve access to jobs, services and communities. The provision of the new rail station on the existing Glasgow to Neilston line will also support increased visitor numbers to the Dams to Darnley Country Park from both East Renfrewshire and the wider City Region. The access road and bus-turning circle are already in situ as part of the Balgraystone Road works.

16. The new station will provide easy, direct and sustainable transport access to Glasgow and the Country Park for local residents. It will help to achieve increased visitor numbers to the Country Park as well as promote increased health and wellbeing associated with the enhanced parks and green spaces offering within the area. This sustainable transport alongside the improved access to the new rail station with active travel options will assist the Council to achieve the transition to reduced car journeys and modal shift onto public transport.

17. Network Rail provided outline design options for the station layout in November 2022 and progress will be reported to Glasgow City Region Cabinet in Spring 2023 as part of the Outline Business Case (OBC). An artist's impression of the proposed Rail Station is attached which shows the scale of ambition (Appendix 1).

18. Transport Scotland formally commented on and endorsed the Stage 2 Detailed Strategic Transport Appraisal (STAG2) in January 2023. These comments are informing the contents of the augmented OBC. It is anticipated that the Glasgow City Region Cabinet will approve the OBC and release the next tranche of funding in August 2023. Construction is estimated to start in Spring 2024 with a 12-18 month build.

### Aurs Rd Improvements

19. This project will improve local connections between Newton Mearns and Barrhead and enable visitor facilities at the Country Park. It will upgrade and realign 2km of Aurs Road from the junction of Springfield Road in Barrhead to Stewarton Road in Newton Mearns and includes the installation of a promenade and active travel route. An artist's impression of the project is attached (Appendix 1). The Council is working in partnership with Scottish Water to deliver this project comprising:

- Road improvements
  - two sections of new road to provide improved alignment
  - a new bridge to replace an existing weak road bridge
  - a narrowing of Aurs road to one lane and associated traffic signal control as it passes beneath the railway bridge
  - the installation of new roundabout
  - the resurfacing of the full stretch of road
  - The release of land to enable the construction of Country Park Visitor Facilities and associated off road parking provision. Site layouts and park provision will be determined separately as part of the Visitor Facilities Business Case accommodation works within neighbouring farm land
- Pedestrian and Active Travel provision
  - a new Promenade on dam face of Balgray Reservoir providing pedestrian and cycle connectivity
  - a new 2 km active travel link between Barrhead and Newton Mearns
  - a new foot bridge over Brock Burn to serve the Active Travel route
  - the partial alteration of the existing walkway bridge to Scottish Water's drawdown tower
- Works to Balgray Reservoir structure
  - the installation of replacement culvert between Balgray Reservoir and Brock Burn by undertaking deep cut through the existing dam structure (on behalf of Scottish Water);
  - the removal and infill of the existing Brock Burn overflow weir which enables footpath improvements.

20. This is a complex project involving ten stakeholders / partners, working across a wide range of government and crown agencies and collaborating with reservoir and roads engineers, legal and property experts as well as roads and planning. This project will go out to tender with construction contractors in Spring 2023.

21. The Council is in discussions with Scottish Water (SW) related to a range of different interest including wayleaves, servitudes and leases. This partnership is progressing towards

a legal document, which will be part of a future report to Cabinet setting out the terms of the legal document.

22. It is anticipated that the Glasgow City Region Chief Executives' Group will approve the Full Business Case in Summer 2023 under delegated authority. This 12-month construction project is due to commence late summer / autumn 2023.

## **Future Projects**

### Country Park Visitor Facilities

23. This project will create visitor facilities sympathetic to the surroundings at Dams to Darnley Country Park. This will be the final project in the programme sequential to the straightening of Aurs Road because it releases sufficient land for the construction for visitor facilities and will be situated adjacent to the new promenade. Some initial feasibility and site investigations have been undertaken and will inform the final design. The detailed design stage of this project will commence once the Aurs Road project has completed. The Strategic Business Case will be informed by discussion with key partners, potential stakeholders, with development work likely to commence in 2023 as the Aurs Road project progresses.

24. The aim of this project is to create much needed visitor facilities and utilities within the park to increase visitor numbers (currently approximately 100,000 per annum). The facilities will provide enhanced leisure and recreational opportunities for the benefit of all visitors. The visitor facilities aim to stimulate and attract complementary commercial and leisure opportunities to the park, which could include non-motorised water sports such as wake boarding. Ultimately, the project will enhance the park and green spaces offering within the area providing increased health and wellbeing benefits.

## **FINANCE AND EFFICIENCY**

25. East Renfrewshire is benefiting from a £44 million investment package comprising £38million investment from the Scottish and UK Governments and co-funded by the Council through a £6 million capital contribution.

26. No additional funding is requested.

## **CONSULTATION**

27. Since inception in 2015, the Council has undertaken a number of consultations at various stages of project development involving a wide range of stakeholders.

## **PARTNERSHIP WORKING**

28. With regard to partnership working, details are set out in paragraph 21 above for the Aurs Road realignment project. In addition there has been consultation with the Glasgow City Region City Deal Programme Management Office, Scottish Water, Sustrans, Transport Scotland, Roads and Transportation, Dams to Darnley Country Park Officer, local landowners and other Council teams.

## IMPLICATIONS OF THE PROPOSALS

29. An equalities impact assessment in accordance with the Equality Act 2010 has been undertaken for this project, to supplement the Equalities and Human Rights Impact Assessment (E&HRIA) that was prepared alongside the East Renfrewshire Proposed Local Development Plan. The E&HRIA sets out what positive and negative impacts for the plan or its policies might have. Individual City Deal funded projects are assessed individually at the appropriate time within the preparation of each business case and in conjunction relevant Council colleagues.

30. A Climate Change Impact Assessment (CCIA) Stage 1 has been completed. A stage 2 report will be prepared alongside the preparation of the Augmented Outline Business Case for the proposed New Rail Station in Barrhead South in due course.

31. For the Aurs Road Improvements project, a CCIA Stage 2 Report was undertaken in November 2022 which concluded that the project will have a moderate detrimental impact on Council Operations achieving Get to Zero which will be limited to the years of construction with no long-term detrimental impact beyond the supply-chain emissions. The project will have a small positive effect on climate impacts and a small positive effect on climate adaptation with the delivery of active travel routes and the possibility of using which solar street lighting would reduce impact on electricity emissions.

## CONCLUSIONS

32. East Renfrewshire's £44 million City Deal programme is a clear example of long-term planning by the Council to stimulate sustainable inclusive economic growth. Significant economic benefits have already been achieved with a number of projects now complete.

33. The delivery of the City Deal Programme and its individual strategic projects has been more complex given the different processes for gaining consents and permissions from partners such as Scottish Water, Network Rail and Transport Scotland. However good progress has been made to date.

34. Since early 2022, the Covid-19 pandemic, Brexit impacts and the current financial crisis have impacted on the delivery timescales of projects. The full impact of these events on the ongoing projects will become clearer as the projects move through the tendering process in the first half of 2023.

## RECOMMENDATIONS

35. The Cabinet is asked to:

- a) note the success of the three completed City Deal projects;
- b) note the progress of the remaining three City Deal projects;
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- d) note that Cabinet will receive further updates on progress.

Director of Environment

Further information can be obtained from: Gillian McCarney, Head of Environment (Chief Planning Officer), [Gillian.McCarney@eastrenfrewshire.gov.uk](mailto:Gillian.McCarney@eastrenfrewshire.gov.uk)

March 2023

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# 1. East Renfrewshire Council's six City Deal funded projects

## East Renfrewshire – M77 Strategic Corridor

**Balgraystone Road Improvement**  
Accelerated residential development in Barrhead and improved accessibility to the Country Park and planned rail station.

**Aurs Road Improvement**  
Improving local connections between Newton Meams and Barrhead and enabling visitor facilities at the Country Park.

**New Rail Station: Barrhead**  
New purpose built rail station and bus interchanges at Barrhead South improving access to jobs, services and communities.

**Visitor Facilities**  
Creating much needed visitor facilities at Dams to Darnley Country Park.

**Levern Works**  
New commercial units developed at Crossmill Business Park, Barrhead. Vacant land prepared for private retail park development.

**The Greenlaw Works**  
Quality office building delivered in Newton Meams to boost business growth.

Map labels: Barrhead North, NEW HOUSING, Levern Works, BUSINESS REGENERATION SITE, CROSSMILL BUSINESS PARK, JUNCTION 3, M77, Barrhead, NEW HOUSING, New Railway Station, Barrhead South, Balgraystone Road, Visitor Facilities, PROMENADE, Aurs Road, JUNCTION 4, The Greenlaw Works, Newton Meams, NEW HOUSING Maidenhill, JUNCTION 5, G50.

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East Renfrewshire COUNCIL

GLASGOW CITY REGIONAL City Deal

## 2. Crossmill Business Park, Glasgow Rd, Barrhead



3. Site layout of new Barrhead Retail, Glasgow Rd, opening Spring 2023

**TO LET**

**BARRHEAD RETAIL PARK**  
GLASGOW ROAD, BARRHEAD G78 1BF

98% PRE-LET/  
UNDER OFFER  
AVAILABLE  
SPRING 2023

POPETEYES  
bm  
Indigo sun  
cardfactory  
BAYNE'S  
Gateway  
Health  
TO LET UNIT #  
1,430 SQ FT

PRE-LETS AGREED WITH

bm  
POPETEYES  
SANTITAS KITCHEN  
BURGER KING  
STARBUCKS COFFEE

**C 71,607 SQ FT RETAIL PARK**  
WITH 98% PRE-LET/UNDER OFFER

A DEVELOPMENT BY  
**LSPIM**  
PROPERTY

**LAST REMAINING UNIT TO LET: 1,430 SQ FT**  
SUITABLE FOR A VARIETY OF USES



4. The purpose built Greenlaw Works completed 2019



5. The Greenlaw Works welcoming occupants since August 2022





**6. Balgraystone Road - looking South on new stretch of Balgraystone Road**



**7. Balgraystone Road - crossing point at new access road created off newly formed Balgraystone Road. This access road provides a link into the future rail station car park**



**8. Balgraystone Road - opening ceremony for newly built 47 No. homes for rent. The development is part of ERC's social housing stock and was made possible by the installation and upgrade of Balgraystone Road.**



**9. New rail station at Barrhead South on Glasgow to Neilston line**



**10. New rail station and bus interchange at Barrhead South on Glasgow to Neilston line**



**11. Aurs Road Improvements - view looking south towards Newton Mearns**



**12. Aurs Road Improvements - view looking north towards Barrhead**





**13. Aurs Road Improvements - view looking North towards Barrhead at point where Aurs Road crosses Brock Burn**



**14. Aurs Road Improvements - mid-way along the Promenade**



**15. Aurs Road Improvements - This is a typical section through the Promenade showing the arrangement of spaces (vehicle heading South)**



**16. Area of land release for Visitor Facilities and car park following realignment of Aurs Rd**



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