

**Royston Action Workshop**

**Royston Vision and Strategy Review Report**

**May 2018**

The logo for Kevin Murray Associates, consisting of a solid blue square with the company name in white text.

Kevin  
Murray  
Associates

## Contents

Introduction .....	3
The Millburn Centre.....	4
Provanhill – Kyleforth – Royston Road .....	8
Glenconner Park .....	11
Actions .....	14
Appendix 1: Workshop Notes .....	17

## Introduction

This report is based on two workshops facilitated by Kevin Murray Associates for Rosemount Development Trust to review and revisit the Royston Vision and Strategy. The two workshops were firstly with the Board of Rosemount Development Trust, and secondly with members of the Royston Strategy Group.

The workshops reviewed the Vision and Strategy, discussed what had been achieved and considered how priorities may have been reshaped or refined in the interim period.

This report considers three core areas in Royston, around which the main parts of discussion in the workshops were focussed, and suggests ways forward for each of the areas.

The three areas are:

1. The Milburn Centre, Triangle site and surrounding areas
2. Provanhill Road – Kyleforth Site
3. Glenconner Park

## The Millburn Centre

### Current situation

Rosemount Development Trust are responsible for the insurance and upkeep of the building throughout the duration of the lease. Therefore, there is a current annual liability of £10's of thousands. This is an undesirable position and the Trust have sought release from the lease by City Property.

City Property have been willing to come to the table and discuss the situation with RDT and have suggested that they could

be willing to release RDT from the lease if it can be demonstrated through a masterplan that the redevelopment of the building would contribute to the overall regeneration of the area.

There is one remaining tenant in the building, a childcare provider operated by Rosemount Lifelong Learning. The situation has been discussed with them and RDT are willing to help relocate the nursery.

### Alternative options and viability

Using the Collective Architecture study, and the Shepherd Chartered Surveyors analysis of the options in the study as a basis for discussion. The options put forward in these studies were:

1. Retention of building and conversion into a care home
2. Retention of building and conversion into residential
3. Retention of building, conversion into residential, plus enabling development on the adjacent site.
4. Demolition of Milburn Centre and redevelopment of site with residential
  - a. Plus enabling development on the adjacent site.

Shepherd Chartered Surveyors analysis of these options suggest that the only viable option, based on the end market for housing be social rented, is option 4. The case for ruling out option 1 is that the building is not of sufficient scale for it to be viable for any operator, and the case for options 2 and 3 is that the cost of conversion of the existing centre is prohibitive.

Shepherd's assumption is that the it should be considered that the realistic end market for housing would be social rented housing.

## Local Organisation Views

### Royston Strategy Group

Through the workshop process these options and assessment have been discussed at length.

While demolition would be avoided, the Board of RDT recognise the position and on the whole believe that the better option for the Trust, and ultimately for the community would be to demolish and redevelop the site.

**Blochairn Housing Association** have expressed interest in developing the Millburn Centre as this adjoins current stock. **Copper Works Housing** has expressed interest in the redevelopment of the other areas of the site being explored.

**Rosemount Lifelong Learning** are being supported to relocate their childcare provision to other facilities in the

### Other Local Views

The idea of demolition of the Millburn building was raised at the time of the Royston Vision and Strategy consultation. There was some local concern expressed around this. Local concerns may still exist, but these have not been tested in the context of a coherent plan for the area around the centre and the top of the hill, and a changed context which has seen the development of the Rainbow Hall into a larger community centre, and the ability to therefore consolidate community services in the area.

RDT consider themselves to have a responsibility to take views on demolition

community. There is support for retaining and growing childcare in the area, therefore there has been coordinated action across organisations to ensure that there is a positive outcome for RLL and RDT.

It has been assumed within the strategy group that option 4 (demolition and redevelopment of Milburn and adjacent site as social housing) is the best approach

- Housing Associations and RDT have been in discussions for a while around the future of the site
- Talks with DRS and City Property are at an early stage
- City Property has expressed a willingness to review the lease on the Millburn Centre if plans for the building can be shown in the context of a wider strategy for the area.
- There is therefore a view to undertake a masterplan exercise – proposals and costings for this are being looked at.

of the building. City Property do not want to be left with any local issues around the redevelopment of the building.

Consultation would include providing a clear explanation to people of what the situation is and what can be achieved through the masterplan, demolition and redevelopment. Royston has a diverse community with a mix of connections to the building, so would expect mixed views, beyond the current use as a childcare facility there is not really a community use at present.

## Context

### Triangle land

Significant progress has been made, with ownership being traced and negotiations successfully entered. Copperworks Housing has secured funding from the Scottish Land fund. Copperworks acquisition of the site is contingent on a successful bid to the Vacant and Derelict Land Fund for remediation works.

Planning permission for a park would come later in the process. However, there is an idea and a proposal for the development of the space as a park that is pretty fixed.

### Rainbow Hall

Spire View have secured funding for the redevelopment of the Rainbow Hall into a multi-purpose community facility. This will allow for the consolidation and expansion of community activities on Roystonhill.

### Blue Roof

The Blue Roof is currently under a key-holding arrangement Spire View until the Rainbow Hall development is complete. Copperworks Housing is carrying out a consultation and feasibility study on potential uses for the Blueroof when the

key-holding arrangement comes to an end, amongst the options is its use as a childcare facility/nursery.

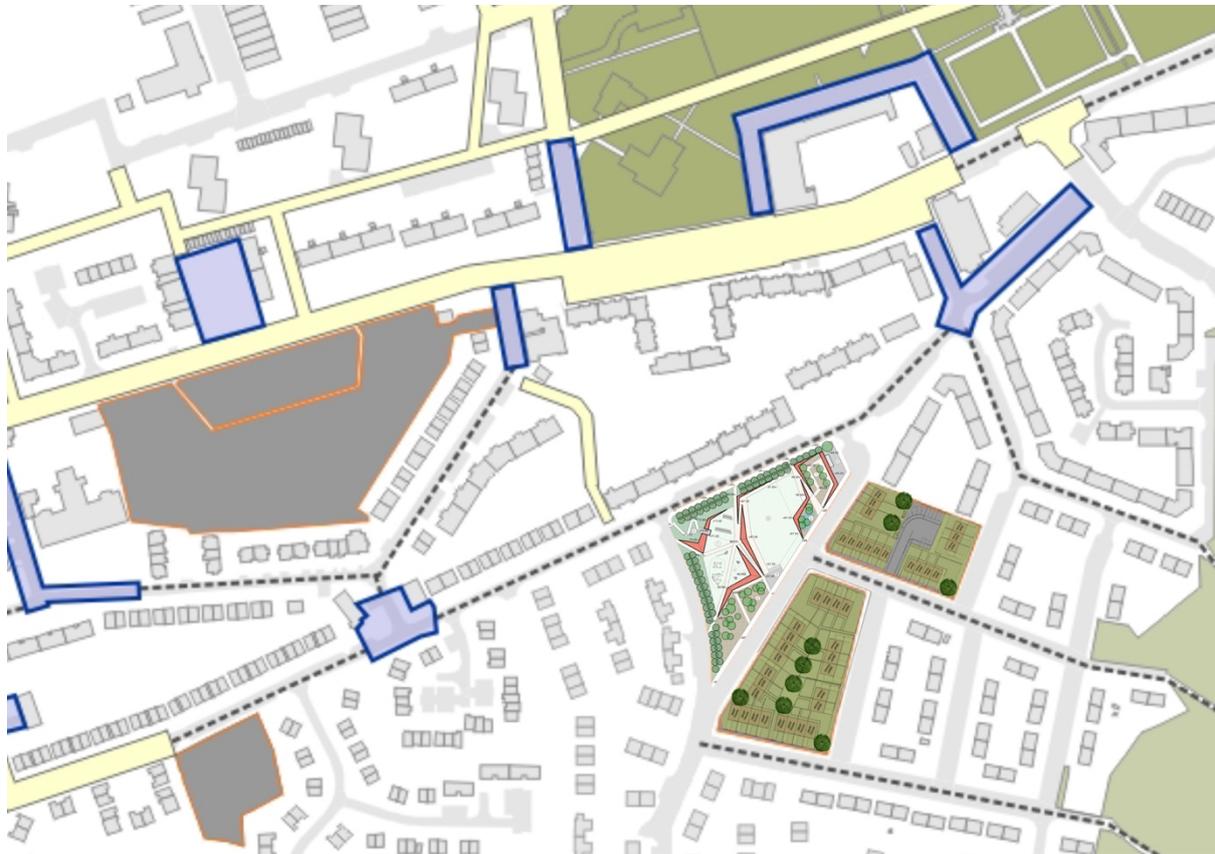
Overall, the context has shifted significantly since the Royston Vision and Strategy was produced. The Roystonhill high rise blocks have been demolished, and low-rise housing has been developed across the site creating a new urban area. Facilities are in the process of being dramatically improved with the redevelopment of the Rainbow Hall, and there is the potential for high quality open space on the Triangle Land.

This shift creates an opportunity for further housing development on Roystonhill, potentially adding to the mix of housing types and tenures that are currently in place. New health and fitness amenities are in the process of being built on the south side of the M8. With close proximity to the city centre and Royal Infirmary, and the ongoing regeneration of Roystonhill, the area is becoming a more attractive proposition and it may be worthwhile explore whether or not the end market for housing is as restricted as believed at the time of Shepherd's report.

## Proposed Plan of Action

1. Get joint commitment from partners (Housing Associations, other Strategy Group members) on the approach to the Millburn Centre of redevelopment for housing, and the need for a masterplan to demonstrate how this would benefit the area.
2. Site assembly – working in partnership with the Housing Associations, consider how the Millburn Centre and other parcels of land would be assembled into a single package, with consideration given as to how this may impact funding etc.
3. Masterplan and feasibility – develop a masterplan that demonstrates how the redevelopment of the Millburn Centre creates a coherent neighbourhood on Roystonhill within the context of renewed community facilities, open space and extensive new housing development. This phase should include approaching funders with Housing Associations.

4. Community buy-in to approach – consultation and explanation of proposed approach in masterplan.
5. Present masterplan for area, with partnership and community backing, to City Property as argument for release from lease.
6. Development by HAs and partners



High level example masterplan demonstrating the shift from the Millburn Centre to a more complete urban fabric that provides housing, usable space and community uses. **This is for illustrative purposes only – the Blue Roof would remain in situ.**

## Provanhill – Kyleforth – Royston Road



### Current situation

The Kyleforth development on Royston Road continues to present an issue to the area. It has not been maintained, there are issues with refuse and is a consistent location in Royston requiring police call outs for anti-social behaviour and drug related issues. Discussions with the owners have been difficult and there does not appear to be a willingness from them to engage positively with change in the local area. As things stand, this block sterilises potential change on the Provanhill site and along Royston Road.

The Provanhill site remains as it was at the time of the Royston Strategy and Vision. While it is a technically challenging site due to its topography, it was previously a fully occupied street. Prior to any development meanwhile uses could be considered as any development is likely to be in the future rather than imminent. A portion of land on the edge of the site was recently marketed as a housing opportunity, however there are no planning consents for the site. It is understood that the site is under offer, although any sale may take longer than

normal to be completed as the site is being sold off under a proceeds of crime order. Both Rosemount Development Trust and Rosemount Lifelong Learning (the site is adjacent to their new building on Royston Road) had expressed interest in the site.

The Janitor's House on Royston Road is another opportunity site. Rosemount Development Trust are submitting an application to the Architectural Heritage Fund for funding to look at options for the building. These options could range from bringing the building back into use as some sort of studio that the community could use, or should the building not be viable for use, it can be turned into a feature using lighting.

On Royston Road itself, RDT are investigating two projects that they could undertake to enhance the street without needing to wait for Glasgow City Council to fund larger scale interventions.

The first is for planting in baskets and other displays along Royston Road. This has been inspired from a visit to

Linlithgow where community groups are leading the way with planting baskets and have developed a model where they cultivate all of the plants for baskets and displays in a nursery. The two elements would be the roadside planting, and this accompanied by utilising some of the open space available, possible on the Provanhill site to have a nursery for cultivating the plants.

The second project is based on seasonal lighting along Royston Road. This would primarily be a Christmas Light display, like attached to lamp posts along the street. This would give the area a visual lift in the darker months and add a sense of quality to the place.

### **Local organisation views**

Within the Royston Strategy Group there has been a long-held desire to get the Kyleforth development up to the same standard as other areas that have been regenerated in Royston.

Provanhill site is technically challenging and would benefit from a meantime use until such time the site could be

### **Site Options**

The Provanhill-Kyleforth site ought to be considered as a whole redevelopment site. It is unlikely that the value to justify redevelopment could be found in the Provanhill site alone, the addition of redevelopment on the road front Kyleforth site could however. Therefore a masterplan for this area that creates the value could ultimately be used as the justification for a buy-out of the Kyleforth site with a view to its redevelopment.

The last area under consideration is Royston Square, the small commercial area at the base of the Charles Street flats. This area is under GHA control, and it is unknown what the future plans for this area. It is understood that the area has an increasing number of vacant units. There is concern that this exacerbates the issue of the quality of shops and services in Royston, but it is also acknowledged that this area is currently less accessible anyway. Further discussions with GHA are required to understand the plans for the future of this area. It should however be considered as part of any plans for Royston Road, as there is scope for it to provide additional amenity to the area, with improved access.

developed. However, the scale of the site also presents challenges for funding for meantime uses. Stalled Space funding is small in comparison to the area that would need attention. This is not to say that there is not support for doing something potentially transformational with the site, even considering longer term options.

A greater strategic argument for the redevelopment of the area can be built through the inclusion of any regeneration plans for Royston Square. This forms a more complete picture of the potential for a quality “town centre” along Royston Road.

Alternative approaches may come through infrastructure projects that may be planned for the north of Glasgow. The South City Way, a cycling infrastructure

project, has been developed by the City Council (likely with financial support from Sustrans). Ensuring that Royston is under consideration for any similar projects in the north of the city could open up alternative placemaking funding streams.

All the above should be accompanied by the proposed planting and lighting interventions led by RDT to continue to enhance the area.

### **Proposed Plan of Action**

1. Meanwhile Use for Provanhill – develop options for meanwhile uses (or potentially longer term) that would provide quality open space, or growing space for Royston (potentially connected to 3. Below as a nursery/cultivation space.
2. Lighting project – RDT continue to pursue lighting projects, including seasonal/Christmas lighting to enhance the quality of Royston Road.
3. Planting project – develop a model similar to Linlithgow, with community-led roadside baskets and planting. This could be allied to a nursery/cultivation space that utilises some of the open space in Royston.
4. Develop a masterplan for Provanhill, Kyleforth and Royston Square that demonstrates the strategic argument for redevelopment of the area, and the creation of value that would facilitate buying out the Kyleforth development.
  - a. Understand GHA plans for Royston Square, and if necessary get buy in to a masterplan and the changes that this might propose.
5. Ensure Royston is positioned to be considered for any future infrastructure or placemaking funding that might be related to projects such as a north Glasgow equivalent of the South City Way.

## Glenconner Park



### Current Situation

Glenconner Park covers the open parkland, the old bowling green, the play park area and the caged football area. The park was gifted to the people of Glasgow by the Glenconner Family. The title had certain conditions, but due to the passing of a sunset clause these conditions have expired. There is no desire locally to see this continue as anything other than parkland, however the expiry of these conditions opens up the opportunity for further development of the facilities in the park, particularly sports and community facilities to support the use of the park for sports, health and well-being.

Play equipment was upgraded in the last 5 years, but this has suffered from vandalism.

Currently the football area has a lease with Blochairn FC, but there are some concerns that this is not to be renewed. If the lease is not renewed there is a risk

that Glasgow Life mothball the caged football pitch.

The old bowling green has been out of use for a long time. Bowling club membership has been falling nationally, so the viability of a club would be difficult to prove.

Following the Royston Vision and Strategy a sub-group was established to look at developing a sports hub for the park. A study was undertaken by Collective Architecture that has produced a sports hub facility with community uses that would serve the park. This is a large-scale project that has been costed at £10million. While funding could be identified for the capital costs of the project, the greater issue is around whether a sports hub of this scale could generate the revenue to fund the ongoing operational costs.

## Local Views

Previous proposals to develop community facilities in the park were met with opposition, a mix of local and interest groups from elsewhere. The opposition was based on the title conditions from the Glenconner family which have now expired.

Use of the park is lower than it might be as people are put off from historic vandalism to play equipment and general mistreatment of the park. Through the

Royston Vision and Strategy community members shared views on using the park more if it was better maintained. Use of the football pitch has also been considered as less than ideal due to a lack of any dedicated facilities to accompany it. Currently groups using the pitch are using Royston Youth Action, but this arrangement is dependent on RYA staying in that location and is less optimal than a dedicated facility would be.

## Site Options

The short-term goal is to ensure that there is an ongoing use for the football pitch, particularly if the current let is ended. Having a well-used football pitch is an important aspect of keeping the park a used and active amenity in the community.

Should the current long standing let with Glasgow Life for the football pitch end, Royston Youth Action would look into a key-holding arrangement and carry some of the costs of the pitch in order to ensure it remained as an active resource in the community. The idea would be that with active management the pitch could cover its costs. Alongside this, arguments could be made to Glasgow Life to continue the maintenance of the pitch.

The sports hub facility could be a long-term ambition for Glenconner Park, however at the moment, the current feeling is that there is an unknown with

regards to what groups and organisations might use the sports hub to generate the required revenues to fund the operational costs. There is no immediately obvious anchor tenant who could provide some stability to the income. In addition to these challenges, to get a project of this scale moving would require a development worker role that was committed to the project.

Providing lower cost facilities at Glenconner Park was discussed. Pinkston Watersports have successfully used converted shipping containers to provide facilities and create an attractive environment. Something similar could be done at Glenconner Park to provide changing and team facilities at a lower cost, and could be used as a testing ground to prove what level of demand their might be for better quality facilities in Royston.

## **Proposed Plan of Action**

1. Glenconner Park pitches are kept available for regular/long term use – either through ensuring Glasgow Life retain responsibility, or allow a local organisation such as Royston Youth Action to take on management.
2. Lower cost provision of facilities – possibly looking at a Pinkston Watersports model for providing facilities.
3. Prove the demand for use of the facilities and scale up the provision based on the demand and value that has been created.

## Actions

Millburn Centre		
Action	Timescale	Involvement
1. Get joint commitment from partners (Housing Associations, other Strategy Group members) on the approach to the Millburn Centre of redevelopment for housing, and the need for a masterplan to demonstrate how this would benefit the area.	Immediate	RDT Spire View Blochairn Copper Works Other Strategy Group members
2. Site assembly – working in partnership with the Housing Associations, consider how the Millburn Centre and other parcels of land would be assembled into a single package, with consideration given as to how this may impact funding etc.	Within 3 months – ensure those funding land acquisition are aware of site assembly purpose.  6-12 months – site assembly underway	RDT Blochairn Copper Works Spire View  Vacant and Derelict Land Fund Scottish Land Fund
3. Masterplan and feasibility – develop a masterplan that demonstrates how the redevelopment of the Millburn Centre creates a coherent neighbourhood on Roystonhill within the context of renewed community facilities, open space and extensive new housing development. This phase should include approaching funders with Housing Associations.	Within 3 months – establish level of detail City Property would be looking for. Higher level detail will enable a masterplan to be produced more quickly.  3-6 months – completion of masterplan work	RDT Blochairn Copper Works Spire View  Glasgow City Council – DRS – masterplan funding
4. Community buy-in to approach – consultation and explanation of proposed approach in masterplan.	3-6 months – within the same timeframe as production of masterplan.	RDT

5. Present masterplan for area, with partnership and community backing, to City Property as argument for release from lease. Conditions on handing a cleared site back on termination of the lease are anticipated.	6-8 months.	RDT Blochairn Copper Works Spire View  Glasgow City Council – DRS City Property
6. Development by HAs and partners	Following vacant possession of Millburn Centre	Blochairn Copper Works Glasgow City Council

### Provanhill – Kyleforth – Royston Road

Action	Timescale	Involvement
1. Meanwhile Use for Provanhill – develop options for meanwhile uses (or potentially longer term) that would provide quality open space, or growing space for Royston (potentially connected to 3. Below as a nursery/cultivation space.	Commence investigating options: now – 3months  Meanwhile use: 3-6 months	RDT  Funders – DRS, Vacant and Derelict Land Fund
2. Lighting project – RDT continue to pursue lighting projects, including seasonal/Christmas lighting to enhance the quality of Royston Road.	In progress, looking at delivery in November/December 2018	RDT GCC
3. Planting project – develop a model similar to Linlithgow, with community-led roadside baskets and planting. This could be allied to a nursery/cultivation space that utilises some of the open space in Royston.	In progress, delivery TBD	RDT Community volunteers
4. Develop a masterplan for Provanhill, Kyleforth and Royston Square that demonstrates the strategic argument for redevelopment of the area, and the creation of value that would facilitate	Commence in 6-12 months  Deliver masterplan 12-18 months	Royston Strategy Group GHA

<p>buying out the Kyleforth development.</p> <p>a. Understand GHA plans for Royston Square, and if necessary get buy in to a masterplan and the changes that this might propose.</p>		
<p>5. Ensure Royston is positioned to be considered for any future infrastructure or placemaking funding that might be related to projects such as a north Glasgow equivalent of the South City Way.</p>	Ongoing	<p>Royston Strategy Group Local Councillors GCC Sustrans</p>
<b>Glenconner Park</b>		
<b>Action</b>	<b>Timescale</b>	<b>Involvement</b>
<p>1. Glenconner Park pitches are kept available for regular/long term use – either through ensuring Glasgow Life retain responsibility, or allow a local organisation such as Royston Youth Action to take on management.</p>	<p>Immediate – establish current position of long-term lets as this will determine actions.</p>	<p>Local Councillors Royston Youth Action Glasgow Life</p>
<p>2. Lower cost provision of facilities – possibly looking at a Pinkston Watersports model for providing facilities.</p>	<p>18-24 months</p>	<p>Royston Strategy Group Royston Youth Action Glasgow Life</p>
<p>3. Prove the demand for use of the facilities and scale up the provision based on the demand and value that has been created.</p>	<p>24 – 36 months</p>	<p>Facility management (RYA?) Users</p>

## Appendix 1: Workshop Notes

# Royston Action and Strategy Planning Workshop

## Workshop 1 Note

March 2018

The logo for Kevin Murray Associates, featuring the company name in white text on a blue square background.

Kevin  
Murray  
Associates

## Royston Action and Strategy Planning Workshop

This is a note of the discussion at the first workshop, with the Rosemount Development Trust on 15 February 2018.

### What has changed in Royston since the Royston Vision and Strategy was produced?

This first part of the discussion provided a mutual update on what progress has been made in the area to date.

**Triangle site** - Copperworks have funding but to get this properly in place the site needs to be decontaminated, therefore extra funding needs to be sought. Likely source of funding is the GCC Vacant and Derelict Land Fund.

**Kyleforth** - some improvements have been made, but there is still some progress required. Rear access bins would improve the situation. Housing Associations have arranged community pick-ups to improve the area.

**Blochairn Triangle** - a gateway site for Royston. Whose ownership is this under? Church of Scotland or GCC? It could be the place for a stalled space project, a concept was developed previously.

**Piggery/Doocot** - drainage works have been carried out on this with a view to future development

**Glenconner Park** – development of new facilities has been explored, led by Royston Youth Action, including space for new child care provision

**Training and skills** – the Rosemount Lifelong Learning centre facility as opened

**Spire Community Hub** - land deals have been agreed, funding has been secured and works are commencing. Significant step forwards.

**Underpass** at Townhead has got worse in the interim period. The M8 footbridge needs repairs and is closed.

**Roystonhill parking** is still an issue.

**Play space** improvements have been made at Glenconner Park, but have been vandalised.

### Millburn Centre

A key focus for discussion. The issues facing RDT with the Millburn Centre were outlined, including past feasibility studies. Regarding the lease with City Property, 27 years have gone on the lease with

10 years to go. As it stands the building is costing RDT around £70,000/annum. There is one remaining tenant.

Discussions have been entered into with City Property about terminating the lease early. City Property have expressed some interest in the idea of terminating the lease if it can be demonstrated that there is a positive future for the site through the development of a plan for the area.

### **Option of planning for disposal for housing development**

- Mixed tenure approach - attraction of being located close to the hospital
- Funding could require that some units are up for private sale to get receipts - James Nesbitt Street as an example
- Changing context of people buying north of the M8 (Dundas Hill, Sighthill? etc)
- Germiston, private housing has worked
- Access to Cathedral Street sports facility
- Key is to develop a proposition that has merit, and leave the detail of tenure etc to Housing Associations.
- Use positive relationship with Housing Associations to give any plan further leverage through their endorsement/backing
- Contingent on a high quality job on the triangle - creating a village green area
- Build the case for an attractive housing proposition close to work places, amenities, attractive areas (triangle green) etc
- Student housing in the area? Some in St Joseph's Court
- Blue Roof site - could this be drawn in to a plan area? Blue Roof functions are going to the new community hub, therefore redundant and can draw this area into the site plan.
- RDT - what could RDT fund? Masterplan? Demolition? Do something to facilitate change on the site.
- Consult with Copperworks and Blochairn on developing a masterplan brief for an architect and costing study, plus the compelling story to present to City Property.

### **Community Right To Buy**

- time factor is an issue, but could be a route to ensuring the land is not sold out from under RDT, or acquiring and self-disposal.

### **Other options:**

- Approach a builder/developer for a joint development venture
- Workspace development opportunity? Rosemount Workspace in the business of developing and operating workspace, so should doing something within this remit be considered? Purchase and have more control over the destiny of the site - however the high price is an issue. What would be the lowest offer accepted?
- What users could there be for workspace in that location? Office?
- Addition of retail unit, pharmacy, GP
- Demonstrate a 'true value' to City Property through detailed masterplan and costing
- If DRS negotiate with City Property is there room for better value on the site to be found?

### **Community consultation**

- RDT has a responsibility to take views on demolition of the building. City Property do not want to be left with any sticky issues.
- Plan to tell people what the situation is and what can be achieved through the masterplan and demolition
- Diverse community with a mix of connections to the building, so would expect mixed views, however there is not really a community use at present.
- There is an acceptance for the need to move to demolition within RDT.
  
- Time is important - exposed money continues to be an issue.
- Best opportunity through a masterplan and approach with the HAs - gives some pre-emptive powers and coupled with a Community Right To buy application prevents land from being sold out from underneath.

### **Outline Plan of Action**

7. Get joint approach commitment from partners (Housing Associations, other Strategy Group members).
8. Feasibility and masterplan - including approach funders with HAs
9. Community buy-in to approach
  - a. Register Community Right To Buy
10. Present masterplan for area, with partnership and community backing to City Property as argument for release from lease
  - a. Potentially twin track with negotiations for RDT to make acquisition
11. Development by HAs and partners

### **Triangle Site**

- "Park on the Hill" a village green that could greatly enhance the quality of the area, including for any potential new housing on the Millburn Centre and adjacent sites.
- Connect to the masterplan, Spire View Hub and other projects that are positively changing the area.
- A more cared for area

### **Provanhill - Kyleforth Site**

- Make an offer for Janitor's House - link between the school and community.
- Community Links are looking at the building and funding opportunities
  - Firstly, is it structurally sound, secondly, what are the use options (dance studio, recording studio, something that fits with community workspace.
  - Scottish Land Fund as potential.
- Look at this together with the plot of land for sale
- Inspired by the planting at Linlithgow - a community growing nursery, training, etc
  - Based on a lot of volunteers
- Lighting project at Janitor's House, plus Christmas street lightint through Field and Lawn.
  - Get young people buying into the community
  - RDT role
- Plot of land between RLL and Provanhill Street.
  - Nursery for cultivation

- What value do we put on it? Offer lower site price, Brian could negotiate something?
- Is there any outline planning?
- What do Rosemount Learning think?
- Add this with temporary/stalled space use of the Provanhill site
- Draw in Royston Square, persuade GHA to get involved with refurbishment and reanimating the area.
- These elements together make a strong plan for rejuvenating this central area of Royston.

### **Glenconner Park**

- Project has been progressed by a working group led by Royston Youth Action.
- Study has been conducted by Collective Architecture for a large scale facility, with an estimated project capital cost of £10million.
- Sunset clause on the original gift deeds from the Glenconner family means that ownership has now reverted to the City.
- Bowling Green has suffered and will be difficult to revive, physically, but also as a club. Current trend is that only licensed clubs are surviving due to the social nature of these places, otherwise clubs are generally struggling.
- To move the project forwards, RYA tried to get funding for a Development Worker, which Blochairn offered to host. RDT previously offered to fund a Development Worker, but would look to host them.
- Scale of project is massive – preference would be to start smaller and scale the project up as it proves its viability and ability to cover the operating costs over time.
- Major challenge is the funding to operate year on year. Part of the operational funding can come through finding tenants (e.g. re-home RYA, a child care facility etc)
- Community Links Business Plan – for this scale of facility it does not stack up
- Friends of Glenconner Park no longer have a stake
  
- Options for RDT:
  - 1 Do Nothing and allow other local organisations to progress as they are able.
  - 2 Basic Provision – changing rooms and access improvements
  - 3 Next level of provision with a new home for RYA and other organisations.
- Involvement is based on being able to become fully engaged if RDT can be released from the Millburn Centre lease.
- Partners involved should include: Royston Youth Action, Michael Carberry/Blochairn, Glasgow Life, Sportscotland (also potential funding contributors).
- RDT options:
  - 1. Support the principle of provision of facilities at Glenconner Park
  - 2. Cannot commit to the large scheme (current Collective Architecture study)
  - 3. Discuss a staged process with key partners.

### **Priorities, other than Millburn Centre**

- Making Royston Road more attractive
  - Quick win through lighting and planting on main street
  - Planters like Linlithgow
  - Janitor's House lighting project, plus Christmas lighting

- Related to this Spire lighting – Field and Lawn may be able to come up with proposal for the spire.
- Related to Linlithgow planting, creating own nursery for cultivating plants, place for community to learn skills etc, enhance the area.
  - Plot of land by RLL
  - Temporary use of Provanhill site (meadow, trees, etc)
  - Work with NGCFI
- Royston Rail halt
  - Longer term idea, but needs idea to be planted now
  - Find out who to talk to to being making the argument for reinstating a station (growing residential population etc)
  - SPT, Scotrail Abellio, Network Rail
  - Local Councillors, MSP, MP
- Mural or sculpture work on retaining wall owned by Copperworks
  - Joint funding bids from RDT and Copperworks
  - Planting
  - Gateway sculpture outside Blochairn Housing Association.

### **Risks**

1. Millburn Centre – cannot contemplate other big projects until this has been resolved
2. Lighting and planting not big risk projects
3. Operating costs of any projects
4. Reputation – RDT’s purpose is to make a difference in the Royston community and must be seen to be doing so. There is a scale of ambition in RDT that people want to meet.

### **Benefits**

1. Help the Royston community continue to develop
2. Recycle profit from Rosemount Workspace into the community
3. Build a greater wealth base to invest more into the community
4. Continue to uplift the quality of Royston
5. Support other organisations
6. Grow reputation as a community development trust.

## **Royston Action Workshop**

### **Royston Strategy Group Workshop Note - Draft**

**20 April 2018**  
**Rosemount Workspace Offices**  
**Charles Street, Royston**

The logo for Kevin Murray Associates, featuring the company name in white text on a blue square background.

Kevin  
Murray  
Associates

**In Attendance:**

Alan Brown – Spire View  
Margaret Brownlee – Copperworks Spire View  
Michael Carberry – Blochairn Housing Association  
Cllr Alan Casey - GCC  
Maureen Flynn – RDT  
Sharon Keenan – Royston Youth Action  
Cllr Kim Long - GCC  
Charlie Lunn – Spire View  
Angela MacDonald– Blochairn Housing Association  
Iain MacPherson – KMA  
Alison Mason – RLL  
Fiona Murphy – Copperworks Spire View  
Kevin Murray – KMA

**Discussion 1 – Taking Stock of Priorities**

**This was a discussion on areas of progress on priorities from the Vision and Strategy document. Plus updates on additional developments.**

**Blue Roof –**

- Spire View have a key-holding arrangement with Glasgow Life for this.
- Copperworks have secured £10k in funding for an options appraisal to consider the future of the building.
- Aware of demand for nursery provision in the area
- Groups use the space frequently (Guides, etc), but these uses will transfer to the new Roystonhill community centre
- Not exploring shop as alternate use, but a community use that would blend with existing residential surroundings.
- Glasgow Life would be happy to see asset transfer and a community use.

**Sports Hub**

- RYA are going to the Rainbow Hall, would not be able to afford being the anchor tenant, funding would be required and therefore not guaranteed.
- Community would like to see a nursery as part of these plans
- Demand for childcare of the size that RLL operate at, i.e. not a huge nursery would not be able to pay a large rent. People tend to use nursery locally therefore not easy to get something of significant scale
- What scale of childcare would be needed to fund an anchor tenant? Possibly not the scale that is planned by RLL or that there is demand for in Royston (local provision sought, therefore not something of scale)
- Can't build significant demand around uniformed groups as the limit for these is around community capacity and the volunteer hours. Who is left as potential anchor tenants?

### **Triangle land**

- Significant progress has been made, funding has been secured from the Scottish Land fund.
- Scottish Land funding is contingent on site being cleaned up, an application for funding to carry this out is in for the Vacant and Derelict Land Fund.
- Planning permission for a park would come later in the process. However, there is an idea and a proposal for the development of the space as a park that is pretty fixed.

**City Property** – meetings arranged to discuss Blue Roof and Milburn Centre.

### **Royston Social Work Area offices**

- Spire View have acquired the old offices for 24 units of social housing

### **Piggery Site**

- housing, site being prepared. Application likely for 124 houses.
- Previously it had been held off due to proposals to link the two rail lines through the land. However as this does not appear to be progressing into the next City Plan the landowner has enough confidence to progress an application and seems reasonably confident.

### **Childcare provision**

- RLL looking at a building on Charles Street, had been looking at the land on Provanhill Road, but this is now under offer. GCC are keen to support childcare provision in the area.

## **Discussion 2 – Next stage of actions/delivery**

### **Millburn Centre**

- It has been assumed within the strategy group that option 4 (demolition and redevelopment of Milburn and adjacent site as social housing) is the best approach
- Housing Associations and RDT have been in discussions for a while around the future of the site
- Talks with DRS and City Property are at an early stage
- City Property has expressed a willingness to review the lease on the Milburn Centre if plans for the building can be shown in the context of a wider strategy for the area.
- There is therefore a view to undertake a masterplan exercise – proposals and costings for this are being looked at.
  
- City Property looking to RDT to instigate the approach
  - o Does partnership approach help the strategic case? It should help. DRS are looking for this, so it puts the question to City Property.
  
- Housing types
  - o Need to look at demands that are on the lists of Housing Associations plus what will stack up financially.

- Scale that matches adjacent housing should the Milburn Centre be demolished, grading up to match.
- Triangle and new housing are mutually beneficial - Triangle would benefit from further passive surveillance if housing were to be developed, and housing would benefit from amenity of a park.
- Develop a plan that reflects:
  - 1. Issues and aspiration of each partner
  - 2. Justification and advocacy for the are.

### Provanhill-Kyleforth

- Pocket of land on Provanhill is under offer – although sale may take some time to go through as it is being sold under proceeds of crime. Details of the buyer are not yet known, nor the intention.
- Janitor's House – RDT are actively looking at this with an options appraisal for community use (recording or dance studio). Architectural Heritage Funding will be applied for to undertake this.
  - At worst RDT could create a feature if the building is unsuitable or unviable for bringing back into use. or use the process to put pressure onto CP to do something positive with the building.
- Provanhill sterilised by Kyleforth – development of the vacant site probably would not stack up on its own, would need the road front site too.
  - Outdoor play use? Especially if it was near a new nursery facility?
  - Stalled space potential, although stalled space funding a small fund and unlikely to cover this scale of site.
- Shopfronts are deteriorating – no deliveries to the rear of the building, therefore no investment from shopkeepers until that is resolved
- Council view is that they've met the basic standards
- No resource for enforcement
- Central location impinges on development for the area
  - Investment would be wasted without radical action on the site

### New approaches to the site

- **Schemes that uses up all the land – creates enough value to buy them out**
- Across Royston Road in the square there is potential loss of shopping
  - Strategic argument must include across the road from Kyleforth
- New cycle infrastructure - A different way in to thinking about regeneration of the area
  - Royston Road – Kyleforth plus Square, what positive impact might new cycle infrastructure have if this is on the route (New North City Way?)
- GHA allow scope for local organisations to work – but this means that they hold back where they are needed to take action.
- Plan for it – 10 top quality shops, 50-100 units housing
  - Clear alternative with community buy-in, partnership buy in
- Get back to the original plan for this area, prior to Kyleforth being sold out.

## Actions

- 1. High level masterplan that makes the case for reconfiguration to put something new on the agenda (Lead by Spire View and RDT)
- 2. Establish what has happened with sale of small site and future plans
- 4. What are GHA planning? Accessibility is poor anyway, an update for the square is needed. It may be conversion to residential?

## Glenconner Park Pavilion/Sports Hub/Football pitches

- Local team has withdrawn regular lease
  - o So likely that there is a threat the football pitch is mothballed by Glasgow Life
  - o Current team manager does not have capacity to continue running the team (Blochairn FC)
- St Roch's Jrs use for training
- RYA could take on costs, would there be a user?
- Play space beyond the park does not really exist, the pitch is the only place.
  - o RYA short term goal is to secure the continuation of the pitch as something that can be used
- Explore a key holding arrangement (like with the Blue Roof)?
- 1. How do we maintain this? Glasgow Life's issue - Councillors can ask the question of Glasgow Life about keeping things going.
- 2. Pressure (on Glasgow Life) to negotiate is stronger if pressure has been put on and avenues such as key-holding explored
- 3. Container facilities – tests the demand, trial period before going for anything bigger
  - o Learning opportunity for operation of a pitch/sports facility etc.
- Does St Roch's school pitch upgrade change the situation?
  - o No floodlights although could be put in
  - o Evening lets could provide funding for lighting but who is providing this?
  - o Previous plans for professional grade 4G rugby and football
- Opportunity for more than one facility in the area, as there appears to be city-wide demand for facilities.

## Actions

- A. Save pitches and provide for regular/long-term use
- B. Explore putting some provision in (e.g. container changing facilities)
- C. Scale from demand
- Community sports hub idea (of joining /networking sports) escalated, difficult to manage the scale of facility proposed.
  - o £10m project, is this achievable?
  - o Should we revisit the original sports hub idea, sportscotland.
- Who is going to lead this project?
  - o Needs full time development worker
    - RDT cannot do more to support until the Milburn Centre is resolved,

### **Risks and Benefits**

- Risks – organisations gets squeezed out of premises and are unable to come back, losing valuable community capacity,
- Benefits – grow the population (area better able to support shops and services), improved amenity, improved health and well-being

### **Challenges**

- **Timing**
- Challenge of timing for RDT, need to be free from Milburn Centre obligations prior to heavy involvement with other projects
- Timing for RYA with regard to funding and capacity
- DRS funding for Milburn Masterplan
  - o Time working up specification and brief for going to tender
- Vacant and Derelict Land Fund – this funding central to getting triangle and tennis courts, blue roof and Milburn Centre to tie together.
  - o Partnership approach from Copperworks, Blochairn and RDT
- Spire view, RDT, RLL on Provanhill-Kyleforth – need to know what GHA are doing?