

EAST RENFREWSHIRE COUNCILCABINET18 SEPTEMBER 2025REPORT BY DIRECTOR OF ENVIRONMENTBRIGHTER BARRHEAD 2050 VISION & ACTION PLAN AND  
ESTABLISHMENT OF BARRHEAD REGENERATION BOARD**PURPOSE OF REPORT**

1. This report presents the Brighter Barrhead 2050 Vision & Action Plan - a bold, blueprint for the town's future, shaped by its community. Developed through a year-long collaborative process, the plan sets out how Barrhead can evolve into a thriving, sustainable and inclusive Scottish town, rooted in its proud identity and natural setting.

**RECOMMENDATIONS**

2. It is recommended that the Cabinet:
- a) Notes the contents of this report and the Brighter Barrhead 2050 Vision & Plan;
  - b) Approves the Brighter Barrhead Action Plan as outlined in the Masterplan; and
  - c) Approves the principle of forming a Barrhead Regeneration Board to oversee the Masterplan's delivery.

**Figure 1:** Brighter Barrhead 2050

**BACKGROUND**

3. Barrhead is a town on the cusp of transformation. From its industrial heritage to its current role as an established residential and business area and growing commuter hub, the community has voiced a clear desire for a future that is vibrant, connected and resilient. East Renfrewshire Council commissioned the 'Brighter Barrhead 2050 Vision & Plan' project in February 2024, culminating in the final report, completed in July 2025 (see Figure 1).

4. The outcome of the commissioned project is the Brighter Barrhead Masterplan, which builds on this momentum, aligning with national ambitions such as NPF4 and East Renfrewshire's 'A Place to Grow' strategy, setting the stage for a new era of inclusive growth

and informing the ongoing Local Development Plan. The local community were the voices behind the vision set out in the masterplan.

**Figure 2: Community engagement**



## REPORT

5. The Brighter Barrhead Masterplan is the result of a collaborative journey, shaped by the voices of over 900 residents, school pupils, businesses and community groups (see Figure 2). Through workshops, drop-ins, school sessions and online engagement, the people of Barrhead have co-designed a vision that reflects their aspirations for a town that is proud, green, safe and full of opportunity. The plan is guided by four principles:

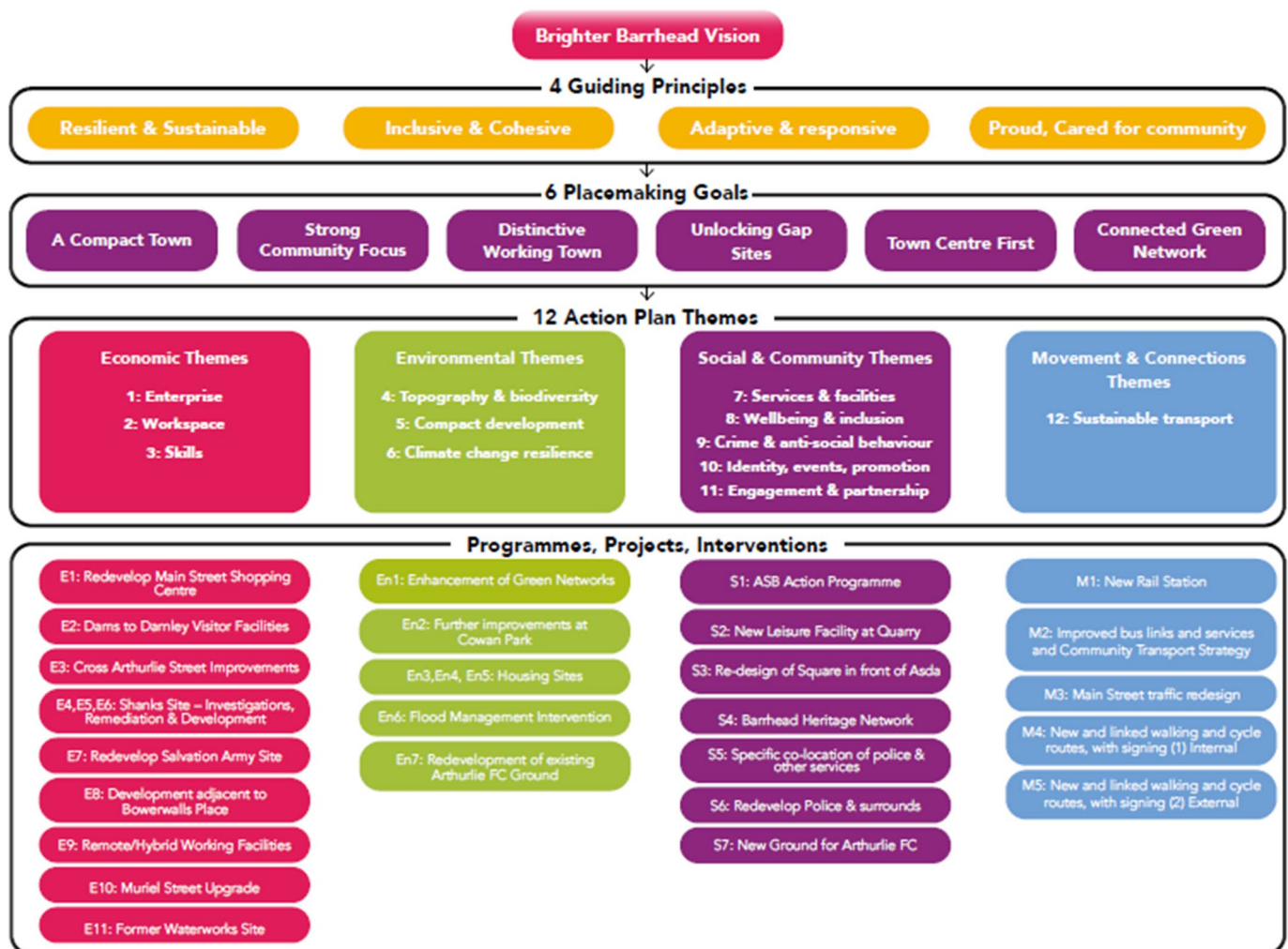
- Resilient & Sustainable
- Inclusive & Cohesive
- Adaptive & Responsive
- Proud & Cared-for Community

6. These principles underpin six placemaking goals, including a compact town, a strong community focus, and a connected green network. Together, they form the foundation for 28 transformative projects — from reimagining Main Street and further enhancing of Cowan Park, to building a new rail station and tackling antisocial behaviour. Figure 3 provides a summary of the Masterplan principles, goals, themes and action plan. The full Action Plan is presented in Appendix 1.

**Figure 3: Brighter Barrhead Summary**

### ESTABLISHING BARRHEAD REGENERATION BOARD

7. To turn vision into reality, a Barrhead Regeneration Board is proposed. This Board will



act as the strategic anchor for the long-term delivery of the masterplan, bringing together Council, community, business and public sector partners. It will champion the vision, coordinate funding as it becomes available, and ensure that delivery reflects the community's ambitions.

8. Barrhead Regeneration Board will facilitate the successful implementation of this Masterplan providing a coordinated and transparent delivery approach and ensure clear leadership, effective governance, and active stakeholder collaboration. As the projects require diverse inputs and collaboration, long term success requires a shared approach between ERC and a wide range of public, private and community stakeholders. It will also be necessary to



work with potential investment partners and grant funding bodies to seek the resources required to prioritise and implement the masterplan over the next 25 years.

9. A Barrhead Regeneration Board is proposed to oversee and co-ordinate the prioritisation and delivery process across a wide range of stakeholders, acting as the central body for strategic decision-making, resource and funding alignment, and performance and output monitoring.

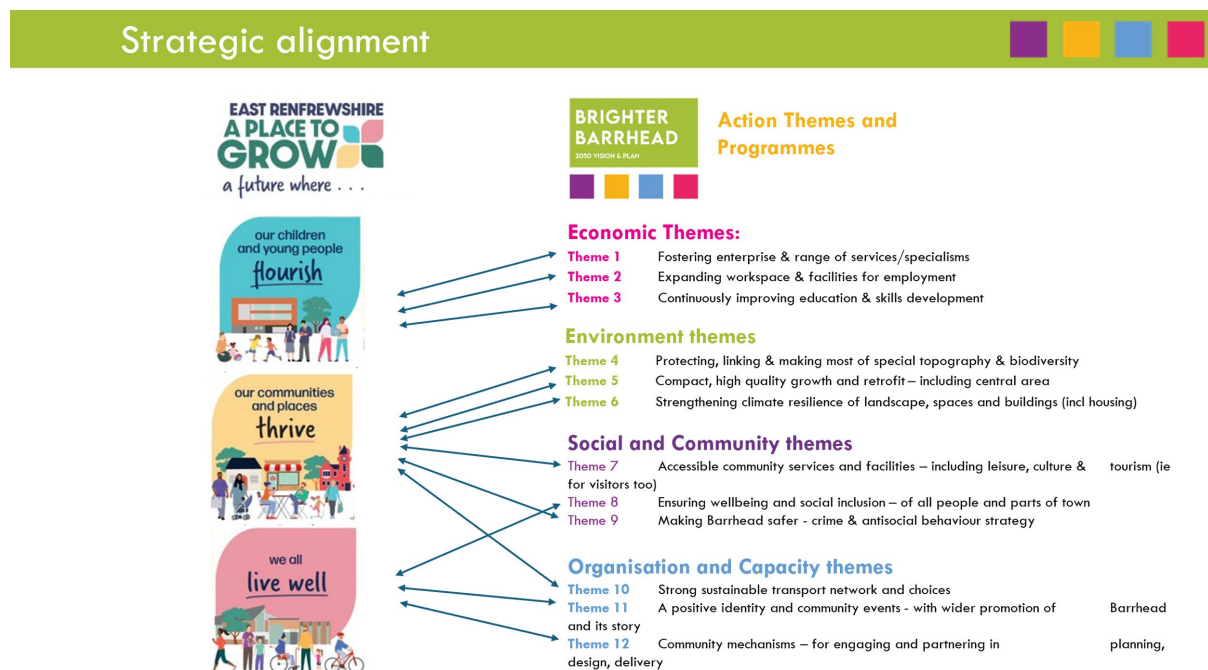
10. It is proposed that the Barrhead Regeneration Board will be constituted to serve as the primary governance mechanism responsible for driving the delivery of the masterplan. It is proposed that the board will meet at regular intervals to provide strategic direction, monitor progress, and resolve barriers to delivery. The overall delivery of the masterplan will unfold over time, as funding streams become available.

11. Key responsibilities of the Regeneration Board will include:

- a. Championing the vision and objectives of the Masterplan.
- b. Coordinating funding and investment bids and delivery streams.
- c. Overseeing programme phasing and delivery schedules.
- d. Supporting community engagement and ensuring inclusive participation.
- e. Providing accountability and transparency in decision-making.

12. It is proposed that the Barrhead Regeneration Board would work in collaboration with existing Community Planning and related governance structures (e.g. the BID). It will also link into the Council's work on delivering the objectives of a Place to Grow (see Figure 4). The specific constitution of the Board will be the subject of a future Cabinet paper.

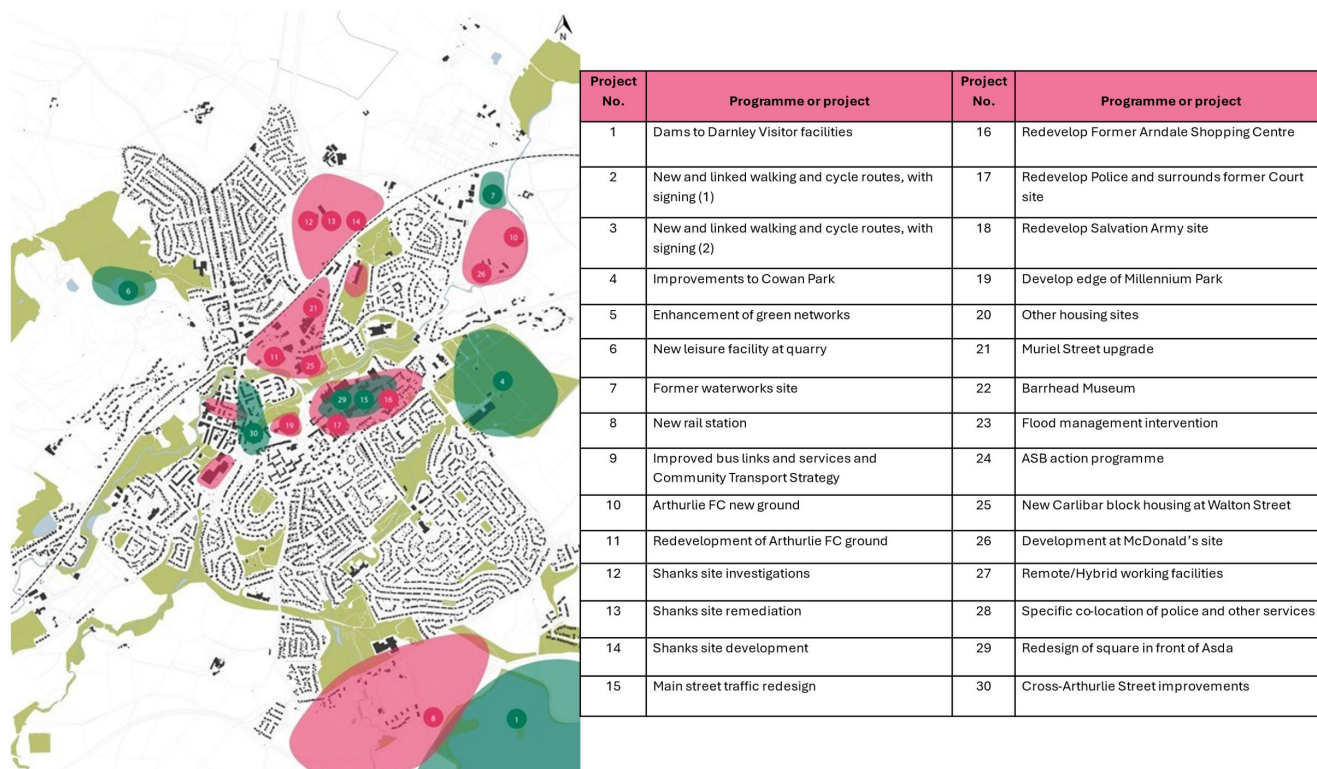
**Figure 4:** Strategic alignment with A Place to Grow



13. Consideration should be given to identifying a Delivery Manager to support the day-to-day operations of the board, supported by a virtual multidisciplinary delivery team including planning, housing, infrastructure, and community engagement specialists, who will be involved at key points in the process of delivering the vision that underpins the plan.

14. Clear lines of accountability and decision-making will be established, supported by a Delivery Framework outlining roles, responsibilities, and key milestones. Figure 5 summarises the aspirations of the masterplan.

**Figure 5: Brighter Barrhead Aspirations**



## FINANCE AND EFFICIENCY

15. The Masterplan is ambitious and aspirational. Its success will depend on securing funding and investment from a mix of public, private and community sources. The plan provides a strategic framework to attract investment and deliver projects efficiently, leveraging existing assets and partnerships.

## PARTNERSHIP WORKING

16. The Brighter Barrhead Vision and Plan is built on partnership. The process has already united Council departments, consultants, schools, businesses, the HSCP and community groups. The Regeneration Board will formalise this collaboration, ensuring shared ownership and delivery. The Board's purpose will be to be the driving force behind ongoing engagement and shared responsibility for delivery across public, private, and community sectors.

## IMPLICATIONS OF THE PROPOSALS

17. The following are the considered implications for the proposal should it be approved:

- **Staffing:** Ongoing commitment and potential resource allocation will be required within relevant Council departments and partner organisations to deliver the Masterplan.

- **Property:** The Masterplan identifies opportunities for redevelopment and repurposing of key sites, impacting Council and privately-owned property.
- **ICT:** There is potential for integrating smart technology solutions in new developments and public spaces to support services and connectivity.
- **Sustainability/Climate:** The Masterplan strongly aligns with NPF4's emphasis on tackling climate and nature crises. It promotes sustainable development, brownfield regeneration, active travel, energy efficiency, and safeguarding natural resources. Projects like flood management interventions and green network enhancements directly address climate resilience and biodiversity.
- **Economy:** Aims to enhance Barrhead's economic contribution through fostering enterprise, expanding workspace, and improving skills development opportunities. This could potentially create local employment.

18. **Equalities, Fairness & Rights Impact Assessment:** A screening process was undertaken. It is anticipated that the Brighter Barrhead Masterplan will have a positive impact on equalities, fairness, and rights. It emphasises inclusivity, cohesive communities, wellbeing, and accessible services for all residents across different parts of town. Any specific project within the Action Plan requiring detailed assessment will undergo this at the appropriate stage.

19. **Climate Change Impact Assessment:** The Brighter Barrhead Masterplan has been developed with climate change resilience and sustainability as core guiding principles, aligning with NPF4. The plan includes specific projects and themes aimed at strengthening climate resilience of landscape, spaces, and buildings, and making the most of special topography and biodiversity. Flood management interventions and green network enhancements directly contribute to climate adaptation and mitigation.

## CONCLUSIONS

20. The Brighter Barrhead 2050 Vision & Plan is more than a strategy — it is a shared commitment to a better future. It reflects the hopes and ideas of local people and provides a roadmap to realise them. Through the establishment of the Barrhead Regeneration Board and a suite of transformative projects, Barrhead is poised to become a model of sustainable, community-led regeneration in Scotland.

## RECOMMENDATIONS

21. It is recommended that Cabinet:

- Note the contents of this report and the Brighter Barrhead 2050 Vision & Plan;
- Approve the Brighter Barrhead Action Plan as outlined in the Masterplan; and
- Approve the principle of forming a Barrhead Regeneration Board to oversee the Masterplan's delivery.

Director of Environment

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AUGUST 2025

## APPENDIX 1: BRIGHTER BARRHEAD ACTION PLAN

PROJECT NO.	PROGRAMME OR PROJECT	PURPOSE & SCOPE	LEAD ACTORS & SUPPORT PARTNERS	COST/ VALUE SCALE (EST)	FUNDING SOURCES	SUGGESTED EARLY ACTION	LEVEL 1 PLACEMAKING	LEVEL 2 ACTION THEMES
E1	Redevelop Main Street Shopping Centre	Redevelop all or part to provide housing-led, retail & mixed use development	East Renfrewshire Council (ERC), Private, Barrhead Housing Association (HA), All About Barrhead BID	£10-20m	Private, ERC, Place based improvement fund, UK shared prosperity Fund, Regeneration capital grant fund	Make contact with landowners to discuss the future potential of their holding. Get the owners on board	B,D	1,2,5,7
E2	Dams to Darnley Visitor facilities	Existing ERC Initiative to add social, visitor and economic benefits: café, facilities, information	ERC, East Renfrewshire Culture & Leisure Trust (ERCL), Visit Scotland, SPT, D2D Park Rangers	£3-5m	City Deal Fund, Private Sector, Heritage Lottery		B,C	1,2,4, 7,10
E3	Cross-Arthurlie Street improvements	Shop front improvements schemes, lighting	ERC HA, All About Barrhead BID	£1-2m	Place based improvement fund, UK Shared Prosperity Fund, Regeneration capital grant fund		A,B, D,F	1,2,8,9
E4	Shanks site investigations	To assess conditions, contamination, remediation	Scottish Government (SG) ERC, Private	£1-2m	Scottish Government, Westminster, Government regeneration funding that could be the successor to the Levelling Up Fund	Feasibility study	B,E	1,2,3,5, 7,10

<b>E5</b>	<b>Shanks site remediation</b>	To prepare for future economic/social use	SG, Private	£5-15m			B,E	1,2,3,5,7,10
<b>E6</b>	<b>Shanks site development</b>	To add new development, uses, role, connections & outcomes	ERC SG, Private Barrhead HA, Dunterlie Action Group	£250-£400m			A,B,E	1,2,3,5,7,10,12
<b>E7</b>	<b>Redevelop Salvation Army site</b>	To provide a major landmark public facing employment and services site	ERC, Private, Barrhead HA	£10-20m	City Deal, Town Centre Fund, UK Shared Prosperity Fund	Feasibility study, talking to the owners	B	1,2,5,7
<b>E8</b>	<b>Development adjacent to Bowerwalls Place (site opposite McDonald's)</b>	Increased business concentration on the North East edge of town	ERC, Private, BID	£2-3m	City Deal	Feasibility study and market study	A,B	1,5
<b>E9</b>	<b>Remote/Hybrid working facilities</b>	Promote Barrhead as a modern, forward thinking place to live and work	ERC, Private	£2-5m	Private	Market research and viability study, location and affordability are key to make it happen	A,B,D,F	2,5,7
<b>E10</b>	<b>Muriel Street upgrade</b>	Upgraded employment sites for new types of services, employment	ERC, Private owners, Education and college links to specific courses	£5-£15m		Engage with existing businesses	A,B	2,5,7
<b>E11</b>	<b>Former waterworks site</b>	Renewed programme of biodiversity, growing, visiting	ERC, Community, Corra Foundation, Dunterlie Action Group, ERA	£0.5-£1m	Place based investment programme, Lottery Fund	Encourage more community groups	B,C,F	3,4,7



EN1	<b>Enhancement of green networks</b>	Including biodiversity planting, run-off management, safe routes	ERC, Sustrans, Green Action Trust, Clyde Climate Forest, Police, ERC Culture & Leisure Trust, Historic Environment Scotland	£1-3m	Sustrans, Developer Contributions, Woodland Grants, Nature Restoration Fund, Climate Fund, Private investment for events, Heritage Lottery, Lottery Community based fund, ASDA community fund		B,C,D,F	4,6,12
EN2	<b>Further improvements to Cowan Park</b>	Existing ERC Initiative More upgrade to facilities	ERC, Include Me 2, Police, Culture & Leisure Trust, Barrhead Youth Football, Tennis Club at the Ark	£1-3m			B,C,F	5,7
EN3	<b>Develop edge of Millennium Park</b>	Housing near Asda roundabout	ERC, HA	£15-30m			B,F	5
EN4	<b>New Carlibar block housing at Walton Street</b>	Near the park and Lavern Water – provide higher density homes – 3-4 stories	ERC, HA	£5-15m			B,F	5
EN5	<b>Other housing sites</b>	From Barrhead HA list, ERC Housing	HA	£25-100m			B,F	5
EN6	<b>Flood management intervention</b>	Strategy and action to mitigate run-off impacts with SUDS, ponds etc	ERC, SEPA, Emergency services	£3-5m	Climate Fund		B,C	5,6

<b>EN7</b>	<b>Redevelopment of existing Arthurlie FC ground</b>	Reuse of Arthurlie ground, will need SI due to previous use	Private, HA, ERC, Arthurlie Juniors Football Club	£10-15m			B,D	5
<b>S1</b>	<b>ASB action programme</b>	To address youth problem behaviour and make safe for all	Community, Police, ERC, Schools, NHS, out of school activity, Youth Clubs, ER Leisure & Culture Trust, Wardens, Social Workers	£1-2m	Multi-agency		D,F	8,9
<b>S2</b>	<b>New leisure facility at quarry</b>	New leisure climbing and related facility at quarry – for all ages	ERC, Private, Schools and Education Dept, ER Leisure & Culture Trust	£1.5-£2m	Sports Scotland, Creative Scotland		B	5,7
<b>S3</b>	<b>Barrhead Heritage Network</b>	Create a network of heritage features and trails with QR codes that celebrate the heritage and identity of Barrhead	ERC, Community Groups, HES, ER Leisure & Culture Trust	£1-5m	Sustrans		B	3,7,10
<b>S4</b>	<b>Redesign of square in front of Asda</b>	Better use of space, improving public realm, potential for community events, footfall in town centre, consider safety	ERC, ASDA	£2-4m	Sustrans, BID	Feasibility study	D,F	7,8,9,10

<b>S5</b>	<b>Specific co-location of police and other services</b>	More appropriate facilities, greater visibility and cooperation between key services	ERC, Police Scotland, Statutory Services	£10-20m			A,B,D	7,8,9
<b>S6</b>	<b>Redevelop Police and surrounds former Court site</b>	To provide new public services hub	ERC HA	£10-20m			A,C, D,F	5,7,8
<b>S7</b>	<b>New Ground for Arthurlie FC</b>	Plan, design, deliver new football facility with Boxing Club capability	Private, ERC, Community, Sport Scotland, Scottish Football Federation, Barrhead HA, ER Leisure & Culture Trust (Community Sports)	£5-15m			B,F	7,10
<b>M1</b>	<b>New rail station</b>	On mainline, with strong connections to housing areas and school – and ideally centre	ERC & Network Rail	£18m	NR, Transport Scotland, SPT, Scotrail, EV Charging		B	7,12
<b>M2</b>	<b>Improved bus links, services and Community Transport Strategy</b>	Stronger access and connectivity for all – internal and external	Operators, Voluntary Action, ERC, DAC	£3-5m	Social Enterprise SPT		B,F	7,8,12
<b>M3</b>	<b>Main Street traffic redesign</b>	Stronger access and connectivity for all – internal and external	ERC, BID	£5-10m	SPT, Transport Scotland		D	5,12
<b>M4</b>	<b>New and linked walking and cycle routes, with signing (1)</b>	Connecting facilities, service, shops, stations, schools with safe routes	ERC, Sustrans	£1-3m	Sustrans		B,C	4,7,8
<b>M5</b>	<b>New and linked walking and cycle routes, with signing (2)</b>	Around town exterior, including to attractions	ERC, Sustrans	£1-3m	Transport Scotland		B,C	4,7,8

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