

EDC PLACE AND GROWTH PROGRAMME CITY DEAL FULL BUSINESS CASE: **BISHOPBRIGGS CIVIC SPACE**

EAST DUNBARTONSHIRE COUNCIL

DECEMBER 2025 (Rev B: February 2026)



EXECUTIVE SUMMARY

Introduction: Bishopbriggs Town Centre Civic Space

The new Civic Space will play a key role in the regeneration of Bishopbriggs to create a more attractive and vibrant town centre.

The new space will provide a high-quality, flexible and welcoming public space that is sustainable over the long term and improves quality of life for residents and attracts investment to the area.

East Dunbartonshire Council’s Bishopbriggs Town Centre (BTC) Civic Space Project (the ‘Project’) will support the objectives, challenges and needs identified in the Council’s approved City Deal Programme Outline Business Case (OBC) which relate to supporting national, regional and local strategies for business and economic development, infrastructure and spatial planning.

The City Deal Programme OBC in 2024 prioritised projects with the greatest economic impact and deferred or removed the less affordable elements – namely the A803 Route Corridor Improvement scheme. The approved scope of the Programme now focuses City Deal funding on delivering the Westerhill Development Road and Bishopbriggs Town Centre Civic Space. (Refer to the separate FBC for the Westerhill Development Road Project)

Full Business Case

This Full Business Case (FBC) demonstrates that a comprehensive appraisal of each element of the Project has been undertaken prior to the public sector funding commitment of Glasgow City Region City Deal and East Dunbartonshire Council (EDC) as a Member Authority (MA) of Glasgow City Region (GCR).

The GCR City Deal Programme Management Toolkit v1.3 (2020) (‘Toolkit’) is the main guidance for developing the Project FBC. The Toolkit is based on the principles of the HM Treasury Green Book (2020) which requires this FBC to follow the ‘Five Case’ format of the HM Treasury Green Book.

| | |
|-----------------|--|
| Strategic Case | Demonstrates the rationale for intervention, alignment with national, regional, and local policies, and contribution to City Deal objectives. Confirms continued validity of OBC assumptions and SMART objectives, addressing strategic need and consequences of non-delivery |
| Economic Case | Reviews OBC options appraisal, confirms preferred option remains optimal, and updates cost-benefit analysis. Includes sensitivity testing, optimism bias adjustments, and evidence that benefits, and value-for-money calculations, remain robust against risks and assumptions. |
| Commercial Case | Details procurement outcomes, contractual arrangements, and risk allocation. Confirms compliance with City Deal procurement strategy and regulations and addresses any changes since OBC. Provides assurance that delivery mechanisms and market engagement remain viable. |
| Financial Case | Sets out total project costs, funding sources, and phasing. Confirms 86/14% City Deal split, updates on contingency and optimism bias, and demonstrates affordability. Includes treatment of VAT, financial risks, and any changes impacting value-for-money ratios. |
| Management Case | Finalises governance, roles, and responsibilities. Confirms project schedule, monitoring and evaluation plans, and risk management arrangements. Details community benefits, legal compliance, and sustainability considerations to ensure deliverability and alignment with Programme objectives. |

Figure 1: Five Case Business Case Model at FBC Stage

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Project Need

Bishopbriggs town centre faces ongoing decline, marked by vacant units, poor public realm, congestion, and limited pedestrian connectivity. Despite recent retail investment, the area lacks attractive civic spaces to encourage public use and local spending.

The Project aims to create a high-quality, accessible civic space to boost economic activity, attract visitors, and foster community engagement.

Without intervention, the town risks further economic stagnation and reduced appeal for residents and investors. Public sector investment is essential to address market failure and deliver long-term regeneration benefits. This is detailed in the Strategic Case at 1.1.

The Project aligns with national and local strategies promoting placemaking, active travel, and town centre regeneration to boost economic vitality and accessibility – refer to 1.2 of the Strategic Case for further evidence.

Project Objectives

Its objectives include:

- **Attracting investment and reducing vacancy rates** – businesses value proximity to public space and the quality of the streetscape to attract customers or tenants
- **Attracting visitors** – people are more likely to want to shop in a well-designed and more aesthetic environment.
- **Increasing tourism** – investment in the physical environment is critical for attracting tourists.
- **Enhancing image and civic pride** – high-quality public realm can improve perceptions and investor confidence in an area, building a positive image and reputation, and consequently providing a basis for growth.

The confirmed objectives of EDC's City Deal Place & Growth Programme, the full Project SMART objectives and its Critical Success Factors are outlined in the Strategic Case at 1.3 and 1.5.5 respectively.

Project Outputs

The Project will provide flexible, accessible public space with a stage, canopy, seating, garden, bike stands, lighting and power. The outputs of the Project relating to defined GCR benefit categories are given in Figure 2.

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| GCR Code | Output | Measurement | Quantity |
|-----------|------------------------------|-------------|----------|
| ENV_01_CD | Blue Green Infrastructure | sqm | 110 |
| ENV_03_CD | Public Realm (New) | Ha | 0.18 |
| ENV_09_CD | Trees | nr | 24 |
| TR_10_CD | Pedestrian Routes (New) | km | 0.07 |
| TR_11_CD | Pedestrian Routes (Enhanced) | km | 0.14 |
| TR_19_CD | Parking Spaces for Bikes | nr | 10 |
| TR_20_CD | Lighting (new) | nr | 7 |

Figure 2: BTC Project Outputs

Project Outcomes

The new Bishopbriggs Town Centre Civic Space project will seek to deliver positive impact in three key areas:

- Uplift in economic output through creation of employment during construction
- Long-term increase in job opportunities through town centre businesses and events
- Amenity value from new usable landscaped area
- Increases in town centre footfall, duration of visit, retail spend, and visitor spend (in turn supporting economic development and jobs)
- Increases in community events and cultural activity.

More broadly, the new Civic Space will support improvements targeted by wider attempts at town centre regeneration, but which are less directly attributable to the Project:

- Increases in land values, reduction in property vacancies and lower risk of town centre blight.
- Improved accessibility around the town centre and the Westerhill Regeneration Area.
- Community benefits delivered through delivery contracts.

The below table (Figure 3) sets out the measurable benefits to be achieved during the Project life cycle and the date when the Outcome is likely to be achieved, or realised, in full. Refer to Appendix F for a more detailed description of each outcome, and Appendix P for the associated economic assumptions. A Benefit Tracker for each individual outcome is included in Appendix F and sets out the monitoring and evaluation arrangements for each up to, and beyond, 2035 as appropriate.

| Code | Outcome | Measure | Quantity | Date |
|---------|---------------------------------------|---------|----------|------|
| EDC-E01 | Total jobs created - construction | nr | 40 | 2026 |
| EDC-E02 | Total jobs created – operational | nr | 4 | 2030 |
| EDC-E05 | Increased footfall in the town centre | nr | TBC* | 2030 |
| EDC-C02 | New events held in town centre | nr | TBC* | 2030 |

Figure 3: BTC Civic Space Project Outputs

*The Project is targeting any increase from the baseline – the data from which is yet to be finalised.

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Project Location

Figure 4 shows the location of both projects being delivered as part of the City Deal Programme in relation to Bishopbriggs.

Figures 5 & 6 shows an overview of the BTC Civic Space Project, which is located in the centre of the town, near the train station and the key traffic corridor (A803) that connect the town to the Westerhill Regeneration Area. Existing residents and those working in the town centre and the wider Bishopbriggs area (including Westerhill) will be able to make use of the Civic Space and attend events held within the newly built community facility.

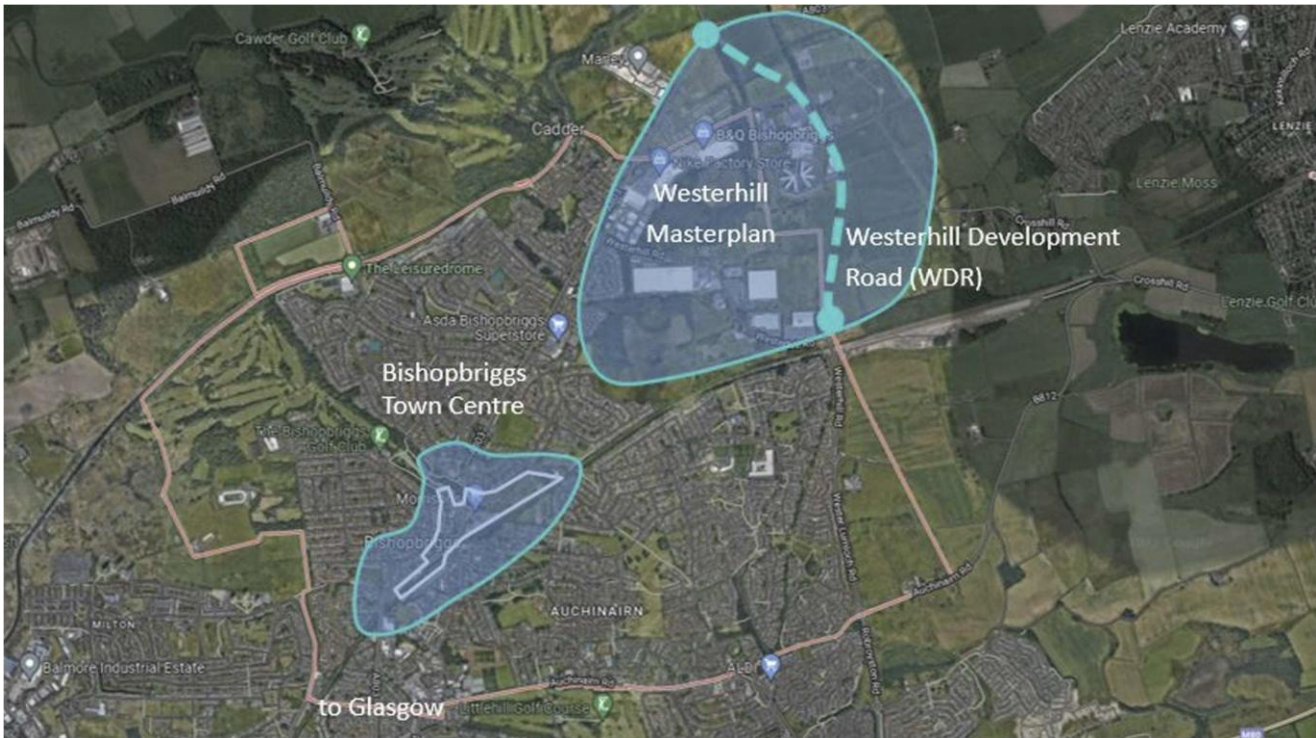


Figure 4: Location Plan of East Dunbartonshire City Deal Projects

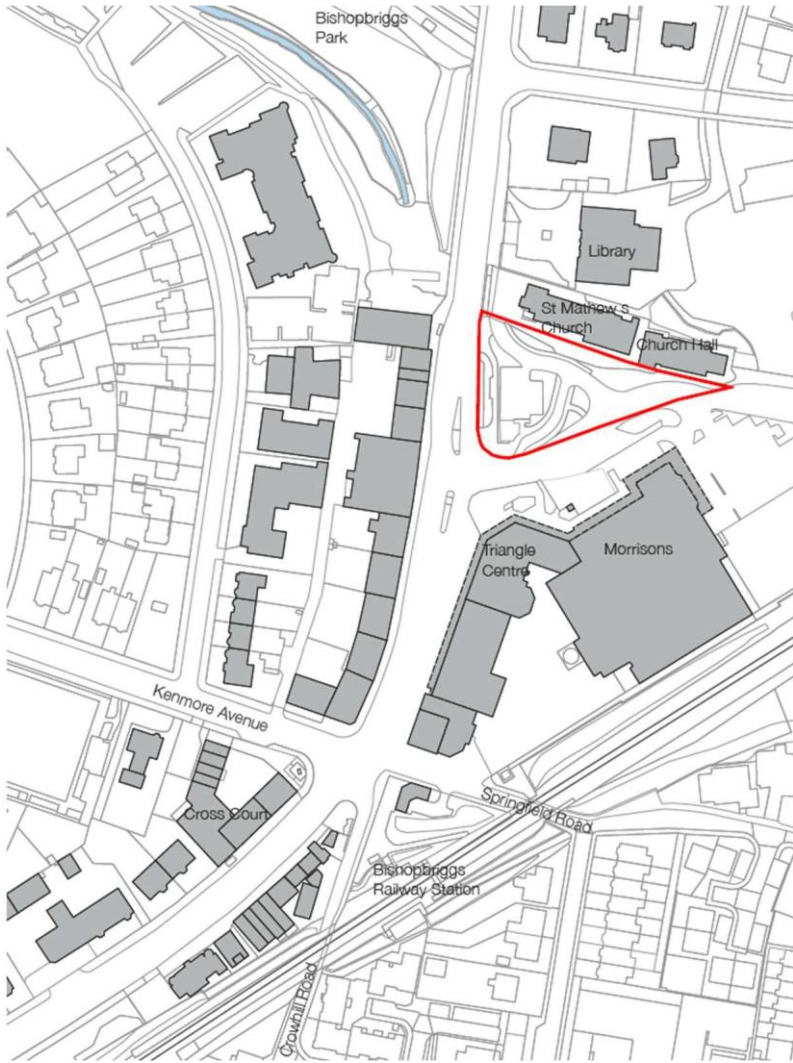


Figure 5: Location Plan of the BTC Civic Space Project

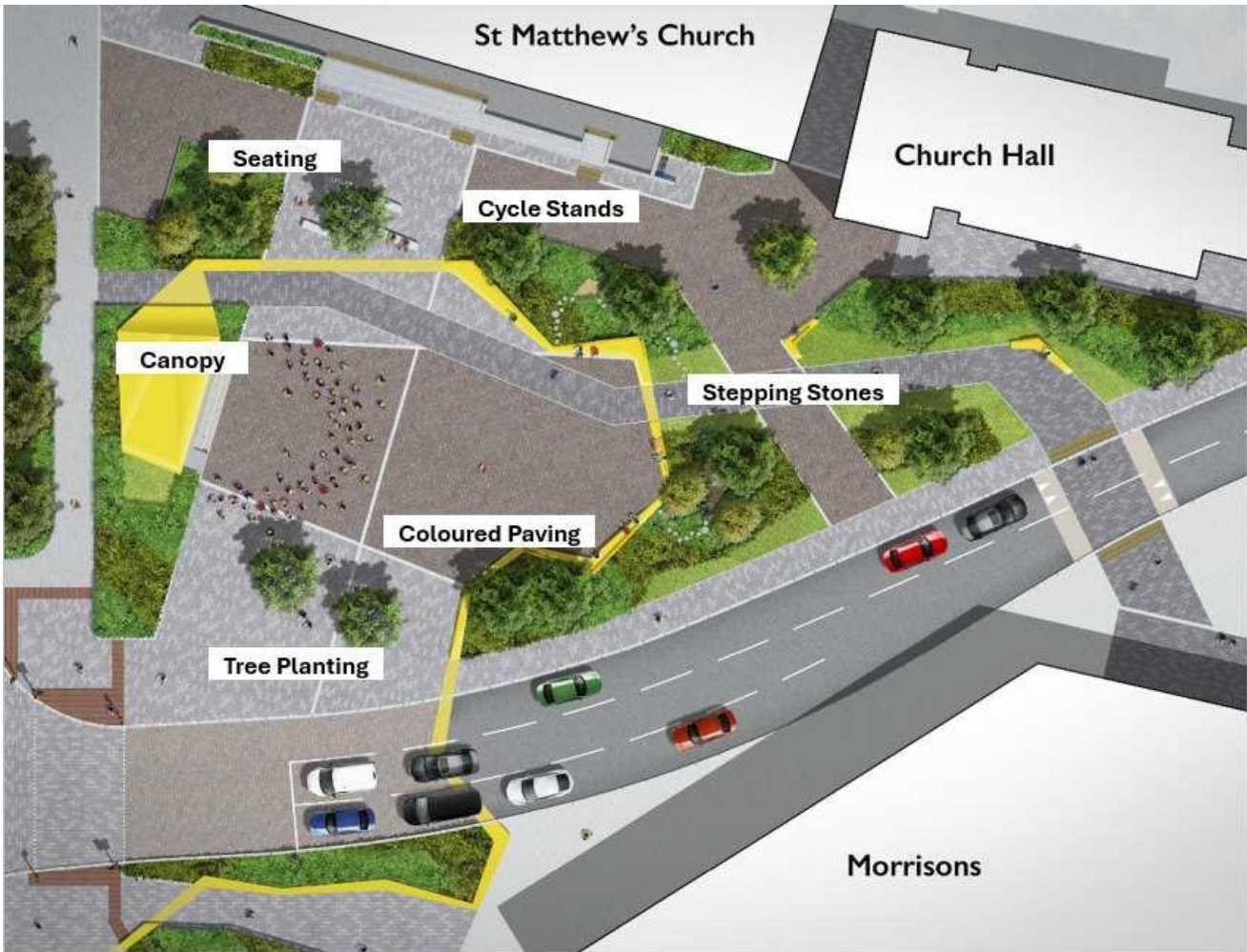


Figure 6: Location of Civic Space in Bishopbriggs Town Centre

Project Benefits & Impacts

Benefits of investing in the Project include:

- **High-Quality Public Realm:** an attractive, vibrant and accessible environment for residents and visitors offering 0.18ha of new public space.
- **Environmental:** new trees; sustainable drainage and modern blue-green infrastructure and improved air quality within the space.
- **Active Travel:** better pedestrian and cycling infrastructure in the town centre encouraging active modes of travel.
- **Economic Impact:** increased footfall leading to increased retail spend, amenity value (worth £145,000 per hectare annually), a land/property value uplift and creation of new employment opportunities.

Wider impacts include an improved image for Bishopbriggs Town Centre which will foster community pride and vitality, support events and markets, and encourage active travel.

Dis-benefits include the release of carbon during construction and are otherwise limited to temporary construction-phase disruption and minor displacement of economic activity, which will be mitigated through careful planning and stakeholder engagement.

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The Council has not undertaken a CHIA for the City Deal Project. The Council confirmed to the PMO in June 2025 it is not in a position currently to adopt the CHIA on its Capital Projects. An Equality Impact Assessment has been undertaken and a range of consultation as part of the development of the Project, as listed below:

- Walking, Cycling and Horse-Riding Assessment and Review (WCHAR)
- Environmental Impact Assessment
- Heritage Impact Assessment
- Equality Impact Assessment
- Landscape and Visual Impact Assessment
- Stakeholder and public engagement, including local schools, and both local and regional accessibility groups.

These are covered further at 2.3 of the Economic Case.

The Sustainability Case at 5.6 provides an overview of how the Project addresses environmental and climate considerations.

Project Procurement

Procurement for the Project followed a structured options appraisal to ensure compliance with City Deal and Council procurement strategies. EDC evaluated delivery models and risks, concluding that external expertise was essential for design and construction. An open tender process via Public Contracts Scotland was undertaken for the main works, using NEC4 Engineering and Construction Contract Option A.

Client-side roles, including Project Manager and Supervisor, were procured through the Scotland Excel framework. Following competitive evaluation, the most economically advantageous tender was identified, securing a contractor (Luddon) experienced in public realm works to deliver the scheme to the programme and budget. Refer to 3.2 of the Commercial Case.

Project Costs

The total cost of delivering the Project is **£4.69million**, which reflects the November 2025 tender price plus known costs for design and business case development.

This investment in the Project also covers internal Council management fees, external professional services, specific costed risk allowances, and a contingency sum that accounts for optimism bias.

This remains under the approved OBC budget.

To this point all funding claims have been made at a programme level, therefore the total amount claimed for needs to be considered along with the funding requirements for the WDR.

This is explained further in the Financial Case (4.1.1-4.1.13).

Benefit-Cost Ratio

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Set against a total net discounted cost of £4,277,987 (based on the capital costs detailed in Figure 27) over the 25-year period, the Project is expected to deliver £10,644,890 of net discounted monetary benefits – producing a Benefit-Cost Ratio of **2.49**.

The Project is considered able to deliver ‘value for money’ as noted in the Economic Case at 2.4.3 and 2.6.2.

Project Funding

The BTC Civic Space Project is funded through Glasgow City Region City Deal (86%) and East Dunbartonshire Council (14%), with additional allocations for inflation and contingency. The budget (for approval with this FBC) of £4.69 million includes allocations from developer contributions received by EDC which are able to fund local public realm improvement.

Figure 7 below sets out how the funding is structured across the Place and Growth Programme Projects.

| | WDR | BTC | A803 | Totals |
|-----------------------------|------------|-----------|------------|-------------------|
| SBC Funding | 25,400,000 | 2,201,000 | 7,280,000 | 34,881,000 |
| Inflation fund | 1,570,786 | 392,696 | | 1,963,482 |
| Transfer (A803) | 3,717,067 | 2,663,726 | -6,380,791 | 0 |
| OBC Funding | 30,687,851 | 5,257,422 | 899,209 | 36,844,482 |
| Additional MA contribution | 7,500,000 | | | 7,500,000 |
| Additional external funding | 826,000 | | | 826,000 |
| Additional MA contribution | 1,600,598 | | | 1,600,598 |
| Transfer (BTC) | 570,189 | -570,189 | | 0 |
| FBC Funding | 41,184,638 | 4,687,233 | 899,209 | 46,771,080 |

Figure 7: Place and Growth Programme funding

This is a significant overall Council capital contribution to the Place and Growth Programme of £13,981,598, plus £826,000 external funding in Council Developer Contributions, matched by the £31,963,482 capital funding from the GCR City Deal Programme. This equates to a total investment of £46,771,079.83 towards the EDC Place and Growth Programme.

At SBC £700,000, and at OBC £9,861,178 was approved to spend on development and management costs up to FBC across the EDC Programme. EDC now requests approval to spend against the remainder of the allocated £36,844,482 Programme funding of £26,283,305, of which £22,358,856 will be allocated to the WDR Project and £3,924,445 to the BTC Civic Space Project, refer to Figure 8 below.

Full details are provided in the Financial Case at 4.1.4-5 and financial risks are described at 4.1.13.

| Approval stage | WDR | BTC | A803 | Totals |
|-------------------|------------|-----------|--------------|-------------------|
| SBC Approved sum | 233,334 | 233,333 | 233,333 | 700,000 |
| OBC Approved sum | 8,665,850 | 529,455 | 665,873 | 9,861,178 |
| FBC requested sum | 22,358,856 | 3,924,445 | n/a | 26,283,304 |
| | | | TOTAL | 36,844,482 |

Figure 8: Business Case Approval Sums

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Project Timeline

The key milestone dates of the Project are stated below:

| Milestone | Date |
|---|---------|
| FBC submission | 12/2025 |
| Handover of Site from Morrisons group company (Optimisation Investments Limited) to EDC | 01/2026 |
| FBC GCR Cabinet approval | 02/2026 |
| Start of Construction contract signed | 03/2026 |
| Pre-construction/Mobilisation | 04/2026 |
| Construction period starts | 05/2026 |
| Stage 2 Building Warrant Canopy Cladding (requires Contractor Design) | 09/2026 |
| Construction completion | 12/2026 |
| Defects period completion | 12/2027 |
| Monitoring and Evaluation | 12/2035 |

Figure 9: Key Delivery Milestones

Project Management Arrangements

The Project is managed under EDC's City Deal governance structure using PRINCE2 methodology. A dedicated project team oversees delivery, supported by client-side roles for design, quantity surveying, and supervision.

Risk management follows the GCR Project Management Toolkit, with risks logged, scored, and reviewed regularly, and escalation through the Programme Board. Change control procedures ensure scope and cost variations are managed transparently.

Benefit monitoring and evaluation aligns with the GCR PM Toolkit and will track outputs through a structured Benefits Register and trackers, to be reported to the PMO until 2035. Reporting will flow through the City Deal Programme Board, ensuring accountability and timely interventions. Refer to the Management Case (5.1-5.4)

FBC Approval

This FBC seeks GCR City Deal funding to deliver the Bishopbriggs Town Centre Civic Space Project. Approval of the FBC by the GCR Chief Executives Group would allow drawdown of the City Deal funding to enable construction to start as planned in March 2026.