

Case Study

Crossmill Business Units

Part of a series of case studies and pilot reports, this document sets out the process of completing the Capital Investment Health Impact Assessment (CHIA) for the Crossmill Business Units project at Crossmill Business Park, Barrhead. It includes details on the process of completing the CHIA, as well as the impacts identified and outcomes from the CHIA workshop.

The CHIA, developed by Glasgow City Region and Public Health Scotland, through the Health Foundation's Economies for Healthier Lives programme, is a toolkit to be used in the development and delivery of capital infrastructure projects that ensures that decisions made at every level – from design, to build and operate – focus on reducing health inequalities.

Lead contact: Lorna Wallace

Lead organisation: East Renfrewshire Council

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1 Background Information

The Crossmill Business Units project, located in Crossmill Business Park, Barrhead, aims to deliver two key outputs:

- The creation new, flexible commercial space for lease to market at land within the Council's ownership at Crossmill Business Park, known as Plots G and H; and
- The development of further commercial stock through land remediation and servicing of Plot D.

Aiming to serve small to medium sized commercial interests, the flexible and adaptable design of the space will be configured in a modern format to suit business needs from the Foundational Economy or for established businesses to grow and expand. The project seeks to offset property market failure in East Renfrewshire, and well recognised across most authorities in the Region, whereby developing new commercial space is not a viable commercial proposition for the private sector and generally requires public sector stimulus. The project's objectives include the following:

- Create additional business incubation space for new start-up businesses and small and medium-sized enterprises (SMEs) by 2028.

- Generate additional Gross Value Added (GVA) from the business park.
- Improve access to related employability and skills programmes for local people including those from disadvantaged or protected characteristic groups.
- The removal of Plot D from the vacant and derelict land register.
- Support the continuing regeneration of Barrhead and the development of employment support.

The project team hosted a CHIA screening workshop to help pilot the CHIA approach and identify health and equity impacts of their proposed new business space for the local community.

2 Overview: a brief overview of the process followed in undertaking the CHIA

The project team hosted a CHIA screening workshop, in person.

The impacts identified will feed into the Environmental Impact Assessment, Equality Impact Assessment (EqIA) and Traffic Impact Assessment for the proposal.

The workshop was hosted by the project team and facilitated by the Glasgow City Region Programme Management Office (GCR PMO).

Participants included representatives from community organisations; local businesses; the local health board health improvement team; Public Health Scotland; key council services such as planning, sustainability, health improvement, public health, equalities, business engagement, community planning, and economic development; and the project architect.

Prior to the screening workshop, the project team circulated the CHIA checklist, summary of the project proposal and agenda.

Following from the workshop, the project team shared the workshop report with participants and identified key impacts to be fed into project impact assessments such as EqIA, Traffic Impact Assessment and Environmental Impact Assessment.

3 Positive and Negative Impacts Identified

Key impacts identified include:

- The volume of traffic in the local area is a challenge, with roundabout and road junctions struggling to cope with existing vehicle traffic to access the business park, but also the retail park.
- Limited access to public transport, pedestrian or cycling infrastructure exacerbates the issue for local residents and users of the business park, including Me 2 service users, Waterworks visitors, families, local school children and other groups using the Waterworks facilities.
- Excess traffic and congestion impacts could be exacerbated by future new housing development residents, future Shanks development site users and new business unit users/visitors.
- Waterworks and green space around the business park is well used by local community, particularly families and young people who have additional support needs (Me 2), however it needs improved access – maintenance of the spaces is a challenge.
- In designing and operating the new business units, it will be important to consider existing community and business needs, particularly around active travel, safe pedestrian access, keeping community and leisure spaces well maintained and public transport.
- There is a Travellers' site near the business park and access may be impacted by increased traffic and disruption during construction. It will be important to consider engagement and additional signage to this community.
- The design and construction of the new business spaces must be sensitive to local community and business needs and with both the design of the space and procurement contracts, including community benefits, supporting the development and maintenance of a pleasant local environment to enhance perceptions of safety and reduce anti-social behaviour.
- There are high levels of multiple deprivation in the area, e.g. in Dunterlie, and new businesses have the potential to provide paid and unpaid employment opportunities for local community.
- Increased traffic and limited active travel or public transport provision may exacerbate existing safety concerns for residents and visitors, particularly those who don't have access to private vehicles and rely on affordable/reliable public transport.

4 Recommended Actions

The main recommendations resulting from the CHIA screening workshop include:

- Traffic management and improved access to residents, customers and businesses:
 - Roundabout and roads junctions currently busy with traffic, with impact on the community in Dunterlie estate and safe access to pedestrians, would benefit from a new traffic management system and from being upgraded for any additional traffic.
 - Introducing dual pavements would be an effective way to accommodate cycling and walking.
- Improve access to the new business units and enhance the facilities to attract high quality businesses – supporting the employment and retention of highly skilled workforce within East Renfrewshire, known for its high education attainment, but also considering the other end of the spectrum and providing opportunities for those with low attainment/low numeracy and literacy.
- Communication and engagement with the local community, including existing businesses, is essential prior to more construction works and the operation of the new business units.
- There is the potential for community art space to be considered, engaging local young people. It is important, however, to consider how existing and potential anti-social behaviour in the greenspace in and around the business park may have a negative impact on any community or art space.
- Consider how developers' contributions and community benefits can be used to fund a social enterprise that would maintain the outside spaces, reduce vandalism and littering and provide opportunities for paid and unpaid work for the local community.
- Consider how construction contracts and new business spaces can be made available to cooperatives of smaller micro and Small Medium Enterprises.
- Engage closely with East Renfrewshire Education department, Work East Ren, Business Gateway and third sector organisations to join up and align employment opportunities, supporting community wealth building approach and principles, while also ensuring wealth circulation in the local area.

5 What worked well?

Areas of the CHIA process or outcomes which worked well, were very straightforward, positive, or had good results include:

- Having a number of diverse stakeholders in the same room, participating and hearing different perspectives.
- Raising awareness and building understanding of health and equity issues in capital infrastructure.
- Strengthening relationships with internal and external partners.

6 What challenges were experienced?

Aspects of the CHIA process which didn't work as well as expected or which created barriers to achieving the desired outcome include:

- Some impacts identified were more relevant to the wider area and its regeneration rather than the project specifically, but still useful for reflection and awareness.
- The project has limited scope to address some of the wider issues identified and, at an early stage in development, to offer more certainty or enable more specific impacts to be identified.

7 Key Learning

The following key learning was identified as helpful to support other teams aiming to undertake the CHIA process and experience:

- It would potentially be helpful to have an overview of public health challenges and priorities for the local area, particularly if this was detailed or granular enough to cover local communities around the proposed new road.

8 Outcomes and Impact

- The main output was a set of recommendations included in the workshop report. These will be further explored by the Equality Impact Assessment, Environmental Impact Assessment and wider outline business case.
- Some of the key recommendations more relevant to the operation stage of the commercial space or wider regeneration and will be communicated to key internal stakeholders as part of ongoing engagement.