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| Report to: | Enterprise Resources Committee |
| Date of Meeting: | 2 June 2010 |
| Report by: | Executive Director (Enterprise Resources) |

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| Subject: | Vacant/Derelict Land Fund Programme and Contaminated Land Programme 2010/2011 |
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1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ inform Committee of the progress that was made during 2009/2010 in implementing the agreed South Lanarkshire Delivery Plan for the Scottish Government's financed Vacant and Derelict Land Fund and to agree the programme for 2010/2011.
- ◆ inform Committee of the progress that was made during 2009/10 in implementing the Council's agreed Contaminated Land programme to address the issue of contaminated land in South Lanarkshire, and to agree the programme for 2010/2011.

2. Recommendation(s)

2.1. The Committee is asked to approve the following recommendation(s):-

- (1) that the good progress that was achieved during 2009/10 in delivering the agreed Vacant and Derelict Land Fund programme in South Lanarkshire is noted and the allocation of funds in the 2010/2011 Vacant and Derelict Land Fund Delivery Plan as set out in paragraph 5.1 is approved
- (2) that the good progress that was achieved during 2009/10 in the treatment of Contaminated Land in South Lanarkshire and the allocation of funds in 2010/11 Contaminated Land in South Lanarkshire is noted and the allocation of funds in the 2010/11 Contaminated Land programme as set out in paragraph 5.2 is approved

3. Background

- 3.1. The Scottish Government allocation to South Lanarkshire for the Vacant and Derelict Land Fund for the three financial years 2008 to 2011 was £5.7 million.
- 3.2. A Local Delivery Plan is required to deliver the key objectives of the Vacant and Derelict Land Fund (VDLF) which are to:
 - Tackle long term vacant and derelict land
 - Stimulate economic growth and wealth creation
 - Promote environmental justice and improved quality of life
- 3.3. The Council also has a statutory duty to review its area to identify contaminated land. It is further required to produce a strategy detailing how it will undertake site

investigations in order to identify the contaminated sites and then how it will use its regulatory powers to achieve the required level of remediation.

- 3.4. The Council acknowledges that vacant, derelict and contaminated land acts as a major constraint to regeneration and impacts on the quality of life of many residents. The South Lanarkshire Council Plan 2007/2012 recognises the improvement of environmental quality as one of five key priorities to be addressed by the Council and its partners.
- 3.5. The Council implements a programme of remediation of vacant, derelict and contaminated land sites, using a combination of its own resources and external funding from the Scottish Government. The section below examines progress made in implementing these programmes.

4. Progress Achieved in 2009/2010

- 4.1. *Scottish Government Vacant and Derelict Land Fund* - The Local Delivery Plan identifies the key priorities for the current three year programme as:

- Town and Village Centres
- Area Regeneration Partnerships and Settlements included in the worst 15% of the Scottish Index of Multiple Deprivation
- Housing / Neighbourhood Regeneration areas
- Major regeneration initiatives – Clyde Gateway

The approved delivery plan for the second year of the programme (2009/2010) set a budget of £2.115 million to be spent across the following key project themes. The expenditure achieved amounted to a total of £2,352,255:

- Clyde Gateway – Investment focussed on potential relocation sites lying within or close to the Clyde Gateway regeneration project boundaries. Expenditure of £124,812 was spent on sites at locations including Shawfield Industrial Estate, Burgh Primary, Rutherglen and Cuningar Loop.
- Town and Village Centres – Investment focussed on the acquisition, treatment and development of land to bring it back into active use. Expenditure of £1,223,791 was spent on sites in Hamilton – Bothwell Lodge, Quarry Street, Low Waters Road and Keith Street; Lanark – North Vennel; Cambuslang – Miners Welfare, Mill Road and Lesmahagow – Langdykeside.
- Housing / Neighbourhood Regeneration – Investment focussed on facilitating the development and provision, in accordance with South Lanarkshire Local Housing Strategy, of affordable housing (for rent and sale) in priority areas of South Lanarkshire. Expenditure of £200,000 was spent on demolition works at Cairns, Fernhill and Cathkin.
- South Larkhall – Investment focussed on a number of key locations in the area including Canderside, Birkenshaw and Strutherhill. Expenditure of £677,043 was spent on sites at Canderside, Carlisle Road, Birkenshaw and Strutherhill.
- Redlees Quarry – Investment focussed on improving the physical environment associated with this disused quarry and the creation of up to 27 hectares of usable open space for local residents of Blantyre and beyond.

Expenditure of £126,635 was spent on the Phase 1 works implementing development plans for Redlees Quarry Urban Fringe Park.

- 4.2. *SLC Contaminated Land Programme* - The approved programme for 2009/2010 allocated resources of £376,418. The final expenditure was £401,851. The overspend of £25,433 has been carried forward to 2010/11.

The expenditure was incurred on the following projects:

| | £ |
|---|--------------|
| Stage 1 Investigations to inform the Remediation Strategy | 65,000 |
| Action Arising from Stage 1 Investigations | 33,082 |
| Site Investigation and Demolitions at Cairns / Fernhill | 52,969 |
| Strutherhill Industrial Estate | 50,000 |
| Bothwell Lodge, Hamilton | 155,999 |
| Site Investigations, Cathcart Place, Rutherglen | 20,113 |
| Demolitions and Site Investigations, Union St, Carluke | 12,150 |
| Demolitions and Site Investigations, Delves Road, Lanark | 9,818 |
| Demolition of Honeywell House, East Kilbride | <u>2,720</u> |
| Total | 401,851 |

Key projects involved the completion of site investigations at Cathcart Place, Rutherglen, demolitions at sites in Cairns, Cambuslang and completion of essential repairs to Bothwell Lodge, Hamilton which has created a unique opportunity for new business space in that location.

5. **Proposed Programmes for 2010/2011**

- 5.1. *Scottish Government Vacant and Derelict Land Fund* - The delivery plan for the final year of the programme anticipates expenditure of £2.258 million to be spent across the same key project themes. It is proposed that expenditure for 2010/2011 will be split as follows:

- Clyde Gateway – Proposed expenditure of £620,000 to be focussed on sites at Shawfield, Rutherglen and Clydesmill, Cambuslang.
- Town and Village Centres – Proposed expenditure of £453,000 to be focussed on sites at Hamilton, Lanark and Lesmahagow.
- Housing/Neighbourhood Regeneration - Proposed expenditure of £307,000 to be focussed on priority areas identified within the South Lanarkshire Local Housing Strategy eg. Cairns, Fernhill, Cathkin, etc.
- South Larkhall - Proposed expenditure of £481,000 to be focussed on sites at Canderside.
- Redlees Quarry - Proposed expenditure of £397,000 to be spent on the completion of site works at the disused quarry to create an Urban Fringe Park.

- 5.2. *SLC Contaminated Land Programme* - The resources available for 2010/11 will be £255,567, comprising £281,000 SLC Capital Allocation less the £25,433 overspend from 2009/2010.

The proposed programme for 2010/11 is as follows:

| | £ |
|---|--------|
| Stage 1 Investigations to inform the Remediation Strategy | 65,000 |
| Action Arising from Stage 1 Investigations | 35,000 |

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| Site Remediation, Peacock Cross, Hamilton | 50,000 |
| Site Remediation, Cathcart Place, Rutherglen | 57,533 |
| Demolitions and Site Investigations, Union St, Carluke | 32,850 |
| Demolitions and Site Investigations, Delves Road, Lanark | <u>15,184</u> |
| Total | 255,567 |

- The Stage 1 Investigations and any Action Arising allow the Council to discharge its statutory duty to investigate and secure the remediation of contaminated land.
- The projects at Peacock Cross, Hamilton and Cathcart Place, Rutherglen demolition works and treatment of hydrocarbon contamination which has been found on site following site investigation works.
- The completion of demolition work of the vacant property at Delves Road, Lanark and 9-11 Union Street, Carluke is designed to create future development sites. The existing buildings are in a very poor state of repair and refurbishment is not an option. In the short-term, the Carluke site may offer an opportunity to create a car park close to the town centre.

6 Employee Implications

6.1 None

7. Financial Implications

7.1 *Scottish Government Vacant and Derelict Land Fund* - The 2010/2011 programme costing £2.258 million will be funded from the Scottish Government Vacant and Derelict Land Fund 2008 to 2011 Programme allocation.

7.2 *SLC Contaminated Land Programme* - The programme costing £255,567 will be funded from the Council's capital programme 2010/2011 allocation.

8. Other Implications

8.1 There are no other implications.

9. Equality Impact Arrangements and Consultation Arrangements

9.1 This report does not introduce a new policy, function or strategy and, therefore, no impact assessment is required.

9.2 The Council's vacant, derelict and contaminated land programmes are implemented by a Corporate Working Group comprising officers from Enterprise, Community and Housing and Technical Resources. The Local Delivery Plan has been prepared in consultation with these Resources.

Colin McDowall

Executive Director (Enterprise Resources)

10 May 2010

Links to Council Objectives/Values

- Support the local economy by providing the right conditions for growth, improving skills and employability
- Improving the quality of the physical environment.

List of Background Papers

- Scottish Vacant and Derelict Land Fund – South Lanarkshire Local Delivery Plan 2008-2011 - May 2008
- Minute of Enterprise Resources Committee of 07 July 2009
- South Lanarkshire VDLF Local Delivery Plan 2008-11

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

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