

Report

Report to:	Community and Enterprise Resources Committee
Date of Meeting:	19 March 2019
Report by:	Executive Director (Community and Enterprise Resources)

Subject:	Scottish Government Vacant and Derelict Land Fund Programme 2019/2020
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1. Purpose of Report

1.1. The purpose of the report is to:

- ◆ advise the Committee of progress made during 2018/2019 in implementing the South Lanarkshire Delivery Plan for the Scottish Government financed Vacant and Derelict Land Fund (VDLF) and to agree the VDLF Programme for 2019/2020.

2. Recommendation

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

- (1) that the progress made during 2018/2019 in delivering the agreed Vacant and Derelict Land Fund Programme in South Lanarkshire be noted; and
- (2) that the allocation of funds in the 2019/2020 Vacant and Derelict Land Fund Delivery Plan, as set out in paragraphs 5.1 to 6.6, be approved.

3. Background

3.1. The Scottish Government allocation to South Lanarkshire for the Vacant and Derelict Land Fund for the financial year 2018/2019 was £901,000. A Local Delivery Plan was produced and approved by Committee on 22 May 2018 to implement the key objectives of the Vacant and Derelict Land Fund which are to:-

- ◆ tackle long term vacant and derelict land
- ◆ stimulate economic growth and job creation
- ◆ develop a diverse sustainable environment with a focus on temporary and permanent greening
- ◆ support communities to flourish and tackle inequalities

Scottish Government subsequently approved the delivery plan on 26 July 2018.

3.2. In addition to the 2018/2019 VDLF allocation approval, the Scottish Government had also agreed to carry forward the 2017/18 VDLF grant of £1,081,921 which was allocated to a project located at Glen Esk, East Kilbride in December 2017. This took place after Clyde Gateway Urban Regeneration Company (URC) advised that they were unable to expend this grant money due to project delays associated with agreeing their remediation strategy with SEPA and associated procurement timescales at the Shawfield Phase 2 site.

3.3. The Council acknowledges that vacant, derelict and contaminated land acts as a major constraint to the re-development of land and impacts on the quality of life of many residents.

3.4. The VDLF programme currently being implemented can therefore be summarised as follows:

- ◆ 2017/2018 VDLF allocation £1,081,921: Glen Esk, East Kilbride greening project
- ◆ 2018/2019 VDLF allocation £901,000:-
 - £800,000 Clyde Gateway Shawfield Phase 2 Remediation
 - £101,000 Milton Tileworks, Carluke and Millburn Colliery, Larkhall site investigations and greening project.

4. Progress Achieved in 2018/2019

- 4.1. The 2018/2019 VDLF activity at Glen Esk has focused on the potential to develop quality greenspace in this location and establish a masterplan for the site. In January 2018, a series of site investigation works were completed and monitored. A design proposal incorporating improved path links, woodland management, tree planting, enhancement of natural habitat and creation of informal play areas has been the subject of community consultation and a planning application. Tenders for the project have been issued and will be accepted to allow the project to commence in summer 2019 and complete this financial year. Provision has been made to continue engagement with local community groups and involve South Lanarkshire College in expanding their horticultural and construction craft skills activities with students at the site. The College and local groups will have the opportunity to create and develop features to meet the aspirations and needs of the local community.
- 4.2. The activity at Milton Tileworks and Millburn Colliery sites in 2018/2019 has been limited to carrying out site investigations at each location. Initial scoping works for greening proposals have been prepared and will be developed following the detailed investigation results being available in May 2019.
- 4.3. From a VDLF perspective, addressing environmental problems is a key benefit. These works align with the VDLF 'greening' priority set out Section 3.1.
- 4.4. The 2018/2019 VDLF activity at the Clyde Gateway Shawfield Phase 2 site has made significant progress with a number of key milestones being met as follows:-
- ◆ Agreement with SEPA and the Council, as Regulator, on the site specific remediation criteria associated with the Chromium VI contamination.
 - ◆ Procurement of the Calcium Polysulphide and Ferrous Sulphate chemicals required to treat the Chromium VI residue has been completed at a cost of £3.18 million.
 - ◆ The contract to treat the Shawfield Phase 2 site with these chemicals has now been let at a cost of £2.08 million, with site mobilisation expected in May 2019.
- 4.5. From a VDLF perspective, these works aligned with the VDLF 'economic growth and job creation' priority set out at paragraph 3.1.

5. 2019/2020 Delivery Plan Proposal

- 5.1. The Scottish Government allocation to South Lanarkshire for the Vacant and Derelict Land Fund for the financial year 2019/2020 is £1,120,000. A Local Delivery Plan (LDP) has now been produced to implement the key objectives of the Vacant and Derelict Land Fund
5. The 2019/2020 Local Delivery Plan proposes to build on the work that has been undertaken over the last year on key projects located across South Lanarkshire as follows:-

- ◆ Support the implementation of further remediation works at Clyde Gateway URC's Shawfield Phase 2 project which will help reduce the level of Chromium VI entering local watercourses and the River Clyde.
- ◆ Implementing a series of environmental improvements and accessibility works at the former Milton Brick and Tile Works site, Carluke which will address any issues identified by the site investigation works and improve the area's attractiveness for informal physical activity. These works will be subject to community consultation.
- ◆ Implementing a series of environmental improvements and accessibility works at the former Millburn Chemical and Oil Works and Millburn Colliery site, Larkhall which will address any issues identified by the site investigation works and improve the area's attractiveness for informal physical activity. These works will be subject to community consultation.

5.3. The above projects represent a balanced programme of activities which address a number of Scottish Government priorities. The allocation of funding on these projects is proposed as:-

- ◆ £800,000 - Clyde Gateway, Shawfield Phase 2
- ◆ £320,000 - Milton, Carluke and Millburn, Larkhall

6. Delivery Plan Project Summaries

- 6.1. *Shawfield Phase 2* - Clyde Gateway have undertaken site investigations, laboratory trials and site based remediation testing at Shawfield Phase 2 (former Greggs Bakery site) since 2015. A masterplan has also been developed aimed at creating a new spine road and new industrial/business platforms in the location. Remediation of Chromium VI contamination is crucial to the delivery of the scheme. The results of the site investigations have identified a number of contamination 'hotspots' with levels of chromium many times higher than those experienced on the Shawfield Phase 1 site.
- 6.2. A remediation strategy which meets SEPA environmental targets for water quality and that meets the agreement of the Council as regulator has been agreed. The project has been procured and can commence on site in May 2019 at a cost of over £5 million.
- 6.3. *Milton Brick and Tile Works, Carluke* - The works were opened in 1905 and closed in 1975. A pit associated with the works was subsequently infilled with wastes in the late 1980's and 1990's. Site investigations have been carried out and the final results are awaited, however, current concerns relate to the lack of sufficient inert capping material. The site also offers good potential for greening and improved accessibility for the local community which would be subject to further consultation.
- 6.4. *Millburn Chemical and Oil Works/Millburn Colliery, Larkhall* – The Oil Works operated from 1884, producing crude oil and the Colliery site was subject to open cast mining operations until the late 1980's after which it was filled in. Pits associated with the works were subsequently infilled with wastes in the 1980's and 1990's. Site investigations have been carried out and it is expected that additional measures will be required to address the results coupled with proposals to 'green' the site and improve accessibility for the local community which would be subject to further consultation.
- 6.5. Both these sites lie on the edge of urban settlements with the Carluke site being close to Carluke Rail Station and Carluke Park and Ride and have a low amenity value with the added complications associated with their former uses.

7. Employee Implications

- 7.1. There are no employee implications. Proposed work streams can be managed using existing staff resources.

8. Financial Implications

- 8.1. The VDLF programmes will be funded from the Scottish Government Vacant and Derelict Land Fund allocation.

9. Other Implications

- 9.1. The key risks associated with this project is focused on the potential for cost overruns or delays to the programme. These risks will be managed by Clyde Gateway URC in respect of the Shawfield project, and Planning and Economic Development Services in consultation with other Resources for the other projects.
- 9.2. There are no significant issues in terms of sustainability arising from the recommendations in this report. Indeed, the project will lead to significant environmental improvements with a focus on sustainable development.

10. Equality Impact Assessment and Consultation Arrangements

- 10.1. This report does not introduce a new policy, function or strategy and, therefore, no impact assessment is required.
- 10.2. The Vacant and Derelict Land programme is monitored by officers from Community and Enterprise Resources in consultation with other Resources as appropriate. The proposed Local Delivery Plan was prepared in consultation with them.

Michael McGlynn

Executive Director (Community and Enterprise Resources)

19 February 2019

Link(s) to Council Values/Ambitions/Objectives

- ◆ Focused on people and their needs.
- ◆ Fair open and sustainable
- ◆ Work with communities and partners to promote high quality, thriving and sustainable communities
- ◆ Support our communities by tackling disadvantage and deprivation and supporting aspiration.

Previous References

- ◆ Community and Enterprise Resources Committee of 22 May 2018

List of Background Papers

- ◆ South Lanarkshire Council Revised VDLF 2017/2018 Delivery Plan – October 2017
- ◆ South Lanarkshire Council 2018/19 Proposed VDLF Delivery Plan – February 2018
- ◆ South Lanarkshire Council 2019/2020 Proposed VDLF Delivery Plan – March 2019

Contact for Further Information

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

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