

# Report

Report to:	<b>Community and Enterprise Resources Committee</b>
Date of Meeting:	<b>29 August 2023</b>
Report by:	<b>Executive Director (Community and Enterprise Resources)</b>

Subject:	<b>Scottish Government Vacant and Derelict Land Fund Programme 2023/2024</b>
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## 1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ advise the Committee of progress made during 2022/2023 in implementing the South Lanarkshire Delivery Plan for the Scottish Government financed Vacant and Derelict Land Fund (VDLF)
- ◆ seek approval for the VDLF Programme for 2023/2024

## 2. Recommendation(s)

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

- (1) that the progress made during 2022/2023 in delivering the agreed Vacant and Derelict Land Fund Programme in South Lanarkshire be noted; and
- (2) that the allocation of funds in the 2023/2024 Vacant and Derelict Land Fund Delivery Plan, as set out in paragraphs 5.1 and 5.2, be approved.

## 3. Background

3.1. The Scottish Government allocation to South Lanarkshire for the Vacant and Derelict Land Fund (VDLF) for the financial year 2022/2023 was £737,000. A Local Delivery Plan was produced and approved by the Committee on 9 August 2022 to implement the key objectives of VDLF 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

3.2. 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.

3.3. The Scottish Government's VDLF is available to a small number of local authorities in Scotland – South Lanarkshire Council, Fife Council, Glasgow City Council, North Ayrshire Council, and North Lanarkshire Council. The eligibility criteria for projects require the following conditions to be met:-

- ◆ Sites have been on the Vacant and Derelict Land Register for a minimum of 15 years.
- ◆ Eligible sites must be more than 0.1 hectares in size.
- ◆ VDLF will not support housing related projects on eligible sites.
- ◆ Sites on the Vacant and Derelict Land Register which are privately owned are subject to State Aid / Subsidy Control rules on grant support amounts.

- 3.4. South Lanarkshire's continued inclusion on the short list of Councils who are in receipt of VDLF awards is primarily down to the existence of large and complex vacant and derelict sites within the Clyde Gateway boundary in our Council area.
- 3.5. Other funds such as Place Based Investment Fund, Town Centre Regeneration Fund, Clyde Mission and Vacant Derelict Land Investment Programme are being accessed by the Council and community-based organisations to tackle sites that are vacant and derelict but may not qualify for support under the VDLF criteria.

#### **4. Progress Achieved in 2022/2023**

- 4.1. The 2022/2023 Local Delivery Plan was designed to build on the work that has been undertaken over recent years on key projects located within South Lanarkshire as follows:

##### Cuningar Loop Woodland Park Phase 2

The successful development of the award-winning Cuningar Loop Woodland Park has been a collaboration between South Lanarkshire Council, Clyde Gateway Urban Regeneration Company (URC) and Forestry and Land Scotland over the last 10 years. The Phase 2 proposals were successful in attracting £4 million of funding from Clyde Mission and Green Infrastructure Fund. The site works did not commence until Autumn 2021 and the Phase 2 area was officially opened by the Deputy First Minister on 1 February 2023. Unique features in the Phase 2 area include:-

- ◆ linked woodland walkways with seating and picnic areas
- ◆ an orientation point with local maps highlighting zones for birds, bats and butterflies
- ◆ an art-walk with river viewpoints
- ◆ an education zone with interpretation points explaining and describing the site and its historical legacy

Additional spaces for car and mini-bus parking have now been provided and major improvements to the public access road and footpath for visitors were completed in June 2023.

- 4.2. From a VDLF perspective these works aligned with the VDLF 'sustainable environment and greening' priority set out in Section 3.1.

##### Cuningar Loop Woodland Park Phase 3

This project, to the south-east of the Phase 2 site, is being developed to provide much needed food growing space in the Rutherglen area.

This vacant and derelict former landfill site is being regenerated into food growing space, including, allotments and raised beds. The site development works were delayed as a result of delays experienced in implementing the Cuningar Phase 2 proposals and the upgrading works to the car park access road and footpath. Site investigations, ecological surveys and detail design work has been completed to enable the provision of a minimum of 50 allotments along with raised beds, a car park

for allotment users, storage provision and associated paths and shelters for users to utilise during inclement weather conditions. A planning application has been submitted and the project will be procured, constructed and completed during 2023/2024. The project will be managed by the Council on completion.

From a VDLF perspective the provision of allotments and food growing facilities align with the VDLF 'greening' and 'supporting communities' priorities set out in Section 3.1.

## **5. 2023/2024 VDLF Proposal**

- 5.1. The Scottish Government allocation to South Lanarkshire from the for the financial year 2023/2024 is £687,000. A Local Delivery Plan (LDP), compiled following a review of opportunities that comply with the eligibility criteria for the Fund, has now been produced and submitted to Scottish Government to implement the key objectives of as follows:

### Langlands West Strategic Industrial Development Site, East Kilbride

Langlands West is situated on the south-side of Greenhills Road, in the heart of the established Langlands industrial area on the southern edge of East Kilbride. The whole site was originally earmarked for industrial development in 2004 as part of a joint venture between South Lanarkshire Council and Scottish Enterprise. Infrastructure works were undertaken between 2005 and 2007 with the site split into 2 areas. Site A has a developable area of 11.81 hectares and Site B a developable area of 9.24 hectares. The financial crash of 2008 severely restricted any development opportunities, however, following the completion of the City Deal funded Greenhills Road project and reinstatement works to the area utilised as a contractors site compound for those works, project proposals are being developed to include:-

- ◆ bulk earthworks / platforming
- ◆ structural landscaping / improvements to biodiversity
- ◆ improved access provision relating to on-site roads infrastructure
- ◆ upgraded site servicing (power/ drainage/ water supply/ telecoms)
- ◆ sustainable drainage (SUDS) improvements

The Langlands West project will be promoted as a strategic employment location for advanced manufacturing and engineering activity, suitable for both indigenous business and inward investment.

### Clyde Cycle Park Phase 2 – Development of Community Cycling / Active Travel Facilities

Clyde Cycle Park (CCP) is an ambitious project that is creating a high-quality combination of cycle circuits (for skills training, road-race, cyclo-cross, BMX, cycle speedway) on the River Clyde in Cambuslang to promote community, commuter and competition cycling. CCP has developed a first skills cycling circuit and associated facilities which are now being used by cycle clubs and for community coaching programmes. A further 1 km of track has been created utilising grants from Sportscotland and the Scottish Government's Vacant and Derelict Land Investment Programme. Further development works now planned include:-

- ◆ installation of floodlighting
- ◆ installation of boundary fencing with associated access gates
- ◆ creation of an enlarged car parking for users
- ◆ installation of modular building accommodation (changing rooms, lockers and toilet facilities for visitors)

### Carnwath Community and Business Enterprise Hub – Town Centre Community and Business Space

This transformational project will be developed in Carnwath village centre and is a long-time ambition of the local community. It is focused on a long-term former petrol station site, recently purchased by the community group, that has been on the vacant and derelict land register for many years. The new hub will deliver a range of facilities including:-

- ◆ meeting spaces
- ◆ multi-purpose rooms
- ◆ business units
- ◆ outdoor space
- ◆ office space
- ◆ digital infrastructure

Residents of all ages, community groups and businesses will have access to advice, information and guidance as well as business opportunities, educational, social and leisure activities.

### Clyde Gateway URC, Shawfield Remediation and Development

In August 2022 Community and Enterprise Resources Committee allocated £500,000 towards a greening project at Cuningar Loop Phase 3 focused on a site adjacent to the current Council food growing allotments site. Match funding to implement proposals, currently being developed by Clyde Gateway URC, remains to be identified and it will be some time before firm proposals for the site are developed to a point where they can be delivered. To ensure that VDLF funding is not lost it is proposed that the Cuningar Phase 3 allocation be re-directed to the ongoing remediation and development activity at Shawfield, Rutherglen. These proposed works include:-

- ◆ site investigation
- ◆ design fees
- ◆ remediation of Chromium VI contamination
- ◆ site stabilization
- ◆ treatment of abnormal site conditions including watercourses and culverts
- ◆ provision of infrastructure, buildings, services and utilities

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

- ◆ £500,000 - Langlands West Strategic Industrial Development Site, East Kilbride
- ◆ £87,000 – Clyde Cycle Park Phase 2
- ◆ £100,000 - Carnwath Community and Business Enterprise Hub
- ◆ £500,000 - Re-allocation of 2022/2023 VDLF funding from Clyde Gateway's Cuningar Phase 3 project to Clyde Gateway's Shawfield Remediation and GRID project.

## **6. Employee Implications**

6.1. There are no employee implications. Proposed workstreams can be managed using existing staff resources.

## **7. Financial Implications**

- 7.1. The programme will be funded from the Scottish Government Vacant and Derelict Land Fund allocation.

## **8. Climate Change, Sustainability and Environmental Implications**

- 8.1. The initiative identified in this report will be delivered using a range of sustainable techniques and models, having regard to best practice and current construction industry guidance

## **9. Other Implications**

- 9.1. The key risks associated with these projects are focussed 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 by Community and Enterprise Resources on the other projects in partnership with Clyde Cycle Park and Carnwath Community and Business Enterprise Hub. An appropriate level of contingency funding is included in the project budget to mitigate risk.

## **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. This report has been prepared in consultation with Finance and Corporate Resources. Liaison with Clyde Gateway URC will continue utilising the Council's existing monitoring arrangements and attendance at URC Stakeholder meetings and Board meetings.

**David Booth**

**Executive Director (Community and Enterprise Resources)**

7 August 2023

## **Link(s) to Council Values/Priorities/Outcomes**

- ◆ Caring, connected, sustainable communities
- ◆ People live the healthiest lives possible
- ◆ Good quality, suitable and sustainable places to live

## **Previous References**

- ◆ None

## **List of Background Papers**

- ◆ Community and Enterprise Resources Committee - 9 August 2022
- ◆ South Lanarkshire Council 2023/24 Proposed VDLF Delivery Plan – June 2023

## **Contact for Further Information**

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

Ken Meek, Project Manager

Email: [ken.meek@southlanarkshire.gov.uk](mailto:ken.meek@southlanarkshire.gov.uk)