

Report

Report to:	Community Wealth Building Commission
Date of Meeting:	6 September 2022
Report by:	Executive Director (Community and Enterprise Resources)

Subject:	Community Wealth Building – Town Centre Update
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1. Purpose of Report

1.1. The purpose of the report is to: -

- ◆ Update the commission on town centre project work which meets CWB objectives

2. Recommendation(s)

2.1. The Community Wealth Building Commission is asked to approve the following recommendations: -

- (1) that the way in which town centre activity supports CWB as set out in this report is noted

3. Background

- 3.1. The nature of town centres across the UK is in a transitional stage. The range of issues involved in the challenges town centres are facing are broad and complex. Factors such as the economic downturn, internet shopping, the growth of out of town shopping malls, changes in retailers' business models and consumer expectations have resulted in a decline in footfall.
- 3.2 Some of the issues are local and specific to individual towns, however, many are issues seen across the country influenced by wider economic patterns, consumer behaviour and corporate decisions. Supporting town centres remains a Council priority and officers continue to work in partnership with groups and organisations in each town to achieve our common goals.
- 3.3 The role town centres have in our communities is significant and therefore their role in CWB cannot be understated. Town centres support and contribute to each of the 5 community wealth building pillars and are often the location of many of the anchor organisations who are vital to the delivery of CWB objectives.
- 3.4 Around 70% of businesses and jobs in the economy are located in town centres and they are the principal location for leisure and hospitality. They retain a vital social importance as a meeting and events and performance space.

4. CWB In Action

- 4.1 The Council received funding from the Scottish Government, in common with all Local Authorities, to support our town centres to bring forward

transformational change for the communities they serve. Unlike many authorities South Lanarkshire chose to invite bids from communities to deliver the most effective programme of projects across our communities.

4.2 The outcome of this approach has been a number of innovative and community focussed projects which support the towns and their communities but are also delivering CWB objectives and supporting 20-minute neighbourhoods. These projects and initiatives are listed in appendix 1 and 2 to this report which shows the CWB pillars for each and include:

- In **Carnwath** the local Community Council have brought forward development proposals on a disused site at the edge of the town centre. The initial funding has allowed the site to be acquired and acted as a catalyst for other funders to get behind the project. The previous owner carried out decontamination works as part of the project and the community are now progressing to the delivery phase of their building prioritising local contractors where possible.

Following the success of this initial phase a subsequent application was supported under the Place Based Investment Programme to support the acquisition and refurbishment of an empty retail unit in the town which the community will run on a not for profit basis with any surplus reinvested in community events and initiatives. The combination of these initiatives will support this community over many years through the delivery of CWB.

- **Forth** – the Community Council applied to the Council to support their community cinema and café located in the hall of one of the churches at the centre of the town. The community have delivered all aspects of the project using local contractor and suppliers where possible.

The community are now in the process of delivering a second phase through the Place Based Investment Programme which will combine this facility with an outdoor community facility at the heart of the town centre and potentially buying the asset from the church.

- **Bothwell** – the Community Council applied to the Council to support the delivery of a community facility in the town library which was not being used to its full potential. The application covered the cost of refurbishing the property which has a number of backlog maintenance issues and acted as a catalyst to apply to other funders to cover the cost of a community asset transfer from the council and additional refurbishment / conversion works. The group have pulled together an extensive and ambitious scheme which will see the completed project become an important community facility generating income for a range of other community projects, events and initiatives. The community are delivering all aspects of the project using local contractor and suppliers where possible.
- **Hamilton Newcross** - The Hamilton Hub @ New Cross sees the development of a £1.5 million regeneration project which will transform 920sqm of vacant retail space into a thriving community and enterprise hub in the heart of Hamilton town centre. The Hamilton Hub will be a dynamic centre for business start-ups and local enterprise and will be a focal point for the delivery of projects, initiatives and services with an employment, skills and health and wellbeing focus and will have a

significant impact on the economic, physical and social regeneration of Hamilton Town Centre.

The Hamilton Hub @ New Cross, as a multi-agency centre, will ensure vital services and organisations are accessible for local people. As well as bespoke, dedicated office space, the hub will offer IT enabled meeting room, event and near to home working space for the wider community. The council has used its commercial property asset and the availability of funding from the Town Centre Capital Fund, Place Based Investment Programme and the Regeneration Capital Grant fund to deliver a facility which will become an important focal point for business, the community and the third sector.

5. CWB Pillars in town centres

5.1 The work in town centres which supports CWB is broad and links directly to each of the CWB pillars. While town centres are more directly tied to the delivery of some pillars. The examples below illustrate practical delivery under each pillar.

- Building a Generative Economy - Community assets funded through town centre funding which will give communities an asset to support community projects – see Carnwath, Forth and Bothwell above
- Finance - supporting the introduction of the Scottish Government's Scotland Loves Local Gift Card aimed at keeping spend in local communities
- Land and Property - use of Public assets such as the Newcross centre and the Vogue in Hamilton to bring forward development and improve wellbeing in town centres
- Spending - focus on local procurement for construction and other contracts. Use of the Council's financial scale to support the relocation of UWS to a new campus in South Lanarkshire with a South Lanarkshire based development partner and
- Workforce - working with the Landlords in East Kilbride to ensure new leases in developments have clauses designed to increase engagement with local employment markets and training programmes

6. Town Centre Action Plan (TCAP) in South Lanarkshire supporting CWB

6.1. The TCAP presents an opportunity to continue to build on the work of Local and Scottish Government to prioritise town centres in a way which has not previously happened, with the goal of positioning them as a central economic objective.

6.2 Officers continue to work closely with all our communities to tailor solutions to the specific challenges to each of our towns. It is widely recognised that there is no single approach which will address the challenges of all towns and while the TCAP provides a useful baseline, officers and communities must tailor our approach to maximise the opportunities based on local need. To date actions plans have been delivered for Cambuslang, Hamilton, Blantyre and Larkhall.

6.3 Town centre priorities are at the heart of the Community Plan and Community Wealth Building strategies and the TCAP gives strong support to the delivery of these wider objectives.

6.4 Officers in Economic Development are working with all key stakeholders across our towns and have commissioned 2 key pieces of work to set the direction of the Council's work around town centres going forward. These will

inform and align with existing and emerging funding opportunities around town centres

- Town Centre Visioning – this will set out how the Council delivers on the strategic aims and objectives at a local level. As noted above, while all towns have similar challenges, the solutions are not always the same. This work will set out how the Council, communities and partners should deliver meaningful and sustainable change within our town centres through a series of projects and action plans.
- Transition to Net Zero – town centres are major contributors to pollution and although a number of early wins have been achieved, the ways to deliver long term meaningful and sustainable reductions are complex and not always palatable to business or customers. This work will set out a practical approach to working towards net zero across our towns.

6.5 In parallel, officers across Planning and Economic Development and Roads and Transportation services are liaising to consider how the delivery of the Council's statutory services can complement the ever-changing requirements of our town centres.

7. Next Steps

7.1. The town centre strategies and action plans and the delivery of capital projects along with our ongoing engagement with appropriate partners across each of our town centres is complementary to the objectives of the TCAP. The format used for our 4 Town Centre Strategies and Action Plans (Hamilton, Cambuslang, Larkhall and Blantyre) is likely to evolve moving forward to reflect the changes in planning legislation and increased alignment to the CWB strategy.

7.2. The delivery of exiting projects funded through the Town Centre Capital Fund, Regeneration Capital Grant Fund and Place Based Investment Programme are key to supporting the continued recovery and realignment of our town centres.

7.3 Continued engagement with the key stakeholders and communities in each town is also vital in the delivery of projects and initiatives.

7.4 The continued roll out and promotion of the InsideOut app will support business and communities allowing them to communicate and engage in ways not previously possible.

7.5 There are also a number of other emerging initiatives at a regional and national level which could have a positive impact on our town centres not least the Shaping Places for Wellbeing initiative recently confirmed in Rutherglen on which officers across the Council are working with colleagues in NHS Lanarkshire and the third sector to look at how we can deliver meaningful change in our communities.

8. Employee Implications

8.1. There are no employee implications associated with this report.

9. Financial Implications

9.1. There are no financial implications associated with this report.

10. Climate Change, Sustainability and Environmental Implications

10.1. There are no implications for climate change, sustainability or the environment in terms of the information contained within this report.

11. Other Implications

11.1. Failure to demonstrate that risk is actively considered and managed could adversely affect the delivery of the CWB strategy and could affect the reputation of the council. The work undertaken to identify and review the risks and monitor the progress of the risk control actions will enable the CWB Group to effectively manage the impact of these risks.

12. Equality Impact Assessment and Consultation Arrangements

12.1. There are no Equality Impact Assessment or consultation arrangement implications associated with this report.

David Booth

Executive Director (Community and Enterprise Resources)

25 July 2022

Contact for Further Information

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

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Appendix 1
Years 2021/2022 – Curent Progress Report

Project Number FUND	Name	Summary	Update	Project Value Grant / project value	GE	Fin	L&P	Spd	WF
1 TCCF	Royal Oak, Lanark	Social rented housing development on the site of a derelict hotel.	Development has all statutory consents in place and work began on site in April 2021 with completion expected in mid-2022	£345k / c£4m	✓	✓	✓	✓	
2 TCCF	Former Hamilton Advertiser Building, Hamilton	Social rented housing development on the site of a former print works	Demolition works are complete, and the main works are progressing well. Completion spring 2022.	£300k / £3.2m	✓	✓	✓	✓	
3 TCCF	East Kilbride Shared Workspace	To create 10,000 sq. ft. of business start-up space on floor 7 of Plaza Tower.	Private sector match funding could not be secured,	n/a					

Project Number FUND	Name	Summary	Update	Project Value Grant / project value	GE	Fin	L&P	Spd	WF
		Funds of £200k reallocated to the Civic Centre feasibility project	project not proceeding						
4 TCCF	Vogue Site, Hamilton	<p>Social rented housing development on the site of a former bingo hall</p> <p>Progress has been slower than anticipated due to COVID restrictions and changes in personnel however programme should still be achievable.</p>	<p>Planning application lodged. Site investigations and essential repairs carried out. Contracts in place to proceed. Council approval to dispose of site to RSL obtained March 2021.</p>	£440k c£4.3m	✓	✓	✓	✓	
5 TCCF	Former Poundstretcher, Hamilton	<p>Redevelop the Poundstretcher site as a mixed use residential/retail development.</p> <p>Funds of £180k put back into the</p>	Property could not be secured - project not proceeding	n/a					

Project Number FUND	Name	Summary	Update	Project Value Grant / project value	GE	Fin	L&P	Spd	WF
		programme to support phase 1 delivery.							
6 TCCF	Cambuslang Streetscape	Streetscape improvements including pavement resurfacing.	Works progressing well despite some delays around materials. Completion mid 2022	£845k	✓	✓	✓	✓	✓
7 TCCF	South Lanarkshire Heritage App	Development of a South Lanarkshire wider town centre app.	Second phase role out in progress with the 7 more towns part of the launch. Promotional activity underway.	£150k / £240k	✓		✓		
8 TCCF	Forth Café and Cinema	To create a cinema and kitchen café in town centre hall for community town centre events and increase town centre footfall.	Works complete	£60k	✓	✓	✓		

Project Number FUND	Name	Summary	Update	Project Value Grant / project value	GE	Fin	L&P	Spd	WF
9 TCCF	Carnwath site assembly	Acquisition of a derelict site to facilitate a community project	Acquisition will be finalised on completion of remediation works by existing owner. Development subject to other funding which is now in place.	£336k / £650k	✓	✓	✓		
10 TCCF	Hunters Close, Lanark	Removal of a derelict building and creation of town centre car parking / market space.	Works complete	£275k			✓	✓	
11 PBIP	Rankin Gait, Carluke	Regenerate the Rankin Gait Precinct creating the Rankin Gaitway Community Space.	Design and procurement work progressing in line with programme	£100k				✓	
12 PBIP	Carnwath Community and Enterprise Hub)	Acquire retail premises and hold for the future benefit of the community.	Initial delay regarding issues in relation to ownership issues. Checked and	£25k	✓	✓	✓	✓	

Project Number FUND	Name	Summary	Update	Project Value Grant / project value	GE	Fin	L&P	Spd	WF
			corrected. Negotiations and legal work being finalised.						
13 PBIP	Forth Business and Outdoor Development	Creation of an outdoor space to expand the Rainforest Cafe at Forth St Paul's church and provide a safe space for various activities	Design complete and procurement works progressing. legal search uncovered sale issue. Being progressed	£95k	✓	✓	✓		
14 PBIP	Welcome to Larkhall	The project aims to improve the appearance of the main shopping street, making it more attractive to shoppers and visitors.	Project 1 heating complete Project 2 streetscape – Progressing material hold up. Project 3 – consultation on John street completed	£100k				✓	
15 PBIP	Rutherglen Town Centre Business	Creation of a business hub providing space for	Works completed April 2021	£100k	✓	✓			✓

Project Number FUND	Name	Summary	Update	Project Value Grant / project value	GE	Fin	L&P	Spd	WF
	Support	new starts and/or existing business. A design improvement to extend the frontage of the shopping centre to include all shops.							
16 PBIP	Development of the Thomson Suite in the Town Mill, Strathaven	Development of the Thomson Suite in the Town Mill, provision of a tourist information point in the town centre and further development of the Strathaven InsideOut app.	Strathaven Mill 90%complete Tourist point 50% complete Strathaven heritage app addition 100% complete	£100k				✓	
17 TCCF PBIP RCGF	Newcross Centre Hub	Community/business/enterprise hub which will include office space, private and shared facilities for businesses, a community café, youth activities and business start -up space Cost saving exercise required which has delayed programme	Design complete and works out to tender	£550k / 1.57m	✓	✓	✓	✓	✓

Project Number FUND	Name	Summary	Update	Project Value Grant / project value	GE	Fin	L&P	Spd	WF
18 TCCF	EK Civic Masterplan	Feasibility work regarding the potential to move out of the Civic Centre which is underutilised and no longer fit-for-purpose investigate, and commission design work aimed at relocating remaining Council services into the East Kilbride shopping mall.	Negotiations proceeding with Town Centre Owners and design progressing Following a period of transition, the new asset team representing the Town Centre have renewed the commitment to working with the council to deliver on this programme.	£201k / TBC			✓		
19 TCCF	Near to Home Working	Pilot project to provide flexible business space for people who are working from home	Transport Scotland have put the project on hold due to concerns over budget and the availability and cost of materials.	£175k					

Project Number FUND	Name	Summary	Update	Project Value Grant / project value	GE	Fin	L&P	Spd	WF
20 RCGF	EK Zone	Community / business / enterprise business space alongside other public and voluntary sector partners	Funding application unsuccessful. Project on hold until alternative funding secured. Refreshed application being prepared for RCGF 2021	N/A					
21/1 PBIP (feasibility)	Lesmahagow	Lesmahagow Development Trust	Feasibility planning for Mc Curdy Park and town centre streetscape improvements. Group not able to complete application and works in required timescale, slipped to 2022/23 program	Now in 2022/23 project costs				✓	
21/2	Rutherglen	Grow 73	Feasibility of additional community	£10k	✓		✓		

Project Number FUND	Name	Summary	Update	Project Value Grant / project value	GE	Fin	L&P	Spd	WF
PBIP (feasibility)			garden at allotment site						
21/3 PBIP (feasibility)	Blackwood	Blackwood Estate Community Organisation	Delivery of access to outdoor learning areas at Loch Wood, Blackwood Estate	£10k			✓		
21/4 PBIP (feasibility)	Lanark	Discover Lanark –	Feasibility on options for outdoor seating	£10k					
21/5 PBIP (feasibility)	East Kilbride	Kirktonholme pavilion	Feasibility for improvements to make DDA compliant –	£10k					
21/6 PBIP (feasibility)	Hamilton	Regent Centre	Master-planning project	£50k					
21/7 PBIP (feasibility)	Cambuslang	Silverbank car park – Adjacent to Cambuslang town centre.	Car Park Resurfacing	£50k		✓			✓
21/8	Bothwell	Library CAT	Asset transfer agreed	£28k	✓	✓	✓		

Project Number FUND	Name	Summary	Update	Project Value Grant / project value	GE	Fin	L&P	Spd	WF
PBIP (feasibility)									
21/10 PBIP (feasibility)	Allanshaw Industrial Estate	Entrance Signage Improvements	Specialist legal issues re existing signage, procurement delayed by 12 months. Currently being costed	Now in 2022/23 project costs					
21/11 PBIP (feasibility)	Allanshaw Industrial Estate	Roads design and repair	Completed	£25k		✓			✓
21/12 PBIP (feasibility)	Biggar	Solar energy pilot	Community group not in a position to complete	n/a					
21/13 PBIP	SLLC Bid	Avon Bridge design and procurement –	Survey of structure to assess repair needs. Specialist procurement delayed by 12 months.	Now in 2022/23 project costs		✓			✓

Project Number FUND	Name	Summary	Update	Project Value Grant / project value	GE	Fin	L&P	Spd	WF
22 PBIP	Halfway Community Council	Park refurbishment at Halfway Park including play equipment, drainage, and paths	Design and procurement work progressing. Material and tendering delay post Covid due to price	£100k			✓	✓	
23 PBIP	David Livingston Centre	Allow works which had to be removed from the original scope to achieve cost savings to be reinstated. These include external features such as landscaping, play and picnic areas and paths linking to the Clyde and town centre.	Design and procurement work progressing in line with programme	£400k	✓	✓	✓	✓	✓
24 PBIP	Mitchell Arcade Rutherglen	Bring forward a package of improvements which will support the town centre, business and social enterprise.	Design and procurement work progressing in line with programme	£370k	✓	✓	✓		✓
25	Newcross Centre HUB (Project 17)	Allow works which had to be removed from the original	See project 17		✓	✓	✓	✓	✓

Project Number FUND	Name	Summary	Update	Project Value Grant / project value	GE	Fin	L&P	Spd	WF
PBIP		scope to achieve cost savings to be reinstated.							
26 PBIP	Bothwell Community Council	Support projects in the Bothwell Futures community plan.	Design and procurement work progressing in line with programme	£150k	✓	✓	✓		

**Appendix 2 –
2022/2023 - Proposed Project List**

Project Number FUND	Name	Summary	Update	Project Value Grant / project value	GE	Fin	L&P	Spnd	WF
30 - PBIP	Larkhall	SLLC - Larkhall Liesure Centre	Support for construction of new Leisure Centre on site of existing pool facility.	£550,000	✓	✓	✓	✓	✓
31 -PBIP	Carluke	Carluke Development Trust- Feasibility	Feasibility study of town centre derelict properties for Asset Transfer and refurbishment.	£10,000			✓		
32 - PBIP	East Kilbride	East Kilbride United – Kirktonholme pitches	Kirktonholme all-weather sports field designed specifically for use by disabled athletes. (Now potential 23-24 project)	£ -			✓		

Project Number FUND	Name	Summary	Update	Project Value Grant / project value	GE	Fin	L&P	Spnd	WF
33 - PBIP	East Kilbride	East Kilbride United – Kirktonholme - changing rooms	Upgrade and environmental improvements to separate the showers and toilet areas to allow full use by male, female, older and disabled members, athletes and visiting clubs.	£185,000					
34 - PBIP	Biggar	Feasibility - Biggar Youth Project -	Biggar Youth Project (BYP) 's premises refurbishment to improve insulation and energy efficiency and redesign the internal space.	£55,000			✓		
35 - PBIP	Lanark	Discover Lanark - Outdoor space construction on High Street	The construction of an outdoor community space in the town centre.	£289,000				✓	

Project Number FUND	Name	Summary	Update	Project Value Grant / project value	GE	Fin	L&P	Spnd	WF
			Successfully trialled during COVID.						
37 - PBIP	Hamilton	SLC - Allanshaw	Signage Project brought forward from 2021	£50,000					
38 - PBIP	Hamilton	SLC - Avon Bridge	Assessment and repair project brought forward from 2021.	£126,000				✓	
39 - PBIP	Rutherglen	Grow 73 - Allotment space	New community growing space (now 23-24 potential project)	£ -					
40 - PBIP	Forth	Forth Development Trust – Asset Transfer and improvements	Asset transfer from the church of Scotland to the community and roof repair of church hall	£160,000	✓	✓	✓		
41 - PBIP	Hamilton	SLC - Quarry Street	18 – 22 Quarry Street purchase	£75,000		✓	✓	✓	

Project Number FUND	Name	Summary	Update	Project Value Grant / project value	GE	Fin	L&P	Spnd	WF
42 - PBIP	Rutherglen	SLC - Fernbrae	Enlargement of the car park	£60,000					
43 -PBIP	Lesmahagow	Feasibility - Lesmahagow Development Trust –	Upgrade and environmental improvements to Billy's store. Development trust owned asset on Main Street to RIBA Stage 4. Moved from 21/22	£60,000					
22 - PBIP	Halfway Community Council	SLC - Park refurbishment at Halfway Park including play equipment, drainage, and paths	Design and procurement work progressing. Material and tendering delay post Covid due to price. Moved from 21/22	£100,000			✓	✓	
44 - PBIP	Lanark	SLC - Lanark racecourse Masterplan	Support delivery of a masterplan for Lanark Racecourse site.	£20,000			✓		