

Report

Report to:	Enterprise Resources Committee
Date of Meeting:	15 June 2011
Report by:	Executive Director (Enterprise Resources)

Subject:	Scottish Government Vacant and Derelict Land Fund Programme 2011/2012
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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 2010/2011 in implementing the agreed South Lanarkshire Delivery Plan for the Scottish Government's Vacant and Derelict Land Fund and to agree the programme for 2011/2012
- ◆ Inform Committee of the progress that was made during 2010/2011 in implementing the Council's agreed Contaminated Land programme

2. Recommendation(s)

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

- (1) that the good progress achieved during 2010/2011 in delivering the agreed Vacant and Derelict Land Fund programme be noted and the allocation of funds for 2011/2012 as set out in paragraph 5.2. be approved
- (2) that the good progress achieved during 2010/2011 in the treatment of Contaminated Land in South Lanarkshire be noted

3. Background

3.1. The Scottish Government's allocation to South Lanarkshire through the Vacant and Derelict Land Fund for the three financial years 2008 to 2011 was £5.7 million.

3.2. A Local Delivery Plan was 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 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 2010/2011

- 4.1. *Scottish Government Vacant and Derelict Land Fund* - The Local Delivery Plan identified the key priorities for the 2008/2011 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

- 4.2. The approved delivery plan for the third year of the programme (2010/2011) set a budget of £2.259 million to be spent across the key project themes set out below. The expenditure achieved amounted to a total of £2,222,405. The balance of £36,340 falls due to be paid during 2011/12 on retention payments to contractors and consultants.

- ◆ Clyde Gateway – Investment focussed on potential relocation sites lying within or close to the Clyde Gateway regeneration project boundaries. Expenditure of £262,115 was spent on sites at locations including Shawfield Industrial Estate, Burgh Primary, Rutherglen, Cathcart Place, 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 £1,040,205 was spent on sites in Hamilton – Blackswell Lane, 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 £307,000 was spent on demolition and infrastructure 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 £313,234 was spent on sites at Canderside, Carlisle Road, Birkenshaw, Strutherhill and Larkhall Community Growth Area.
- ◆ 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 £299,851 was spent on the Phase 2 works implementing development plans for Redlees Quarry Urban Fringe Park.

- 4.3. *SLC Contaminated Land Programme* - The approved programme for 2010/2011 allocated resources of £255,570. The final expenditure was £256,640. The overspend of £1,070 has been managed in the context of the wider 2010/11 Enterprise Resources General Services capital programme budget.

The expenditure was incurred on the following projects:

Stage 1 Investigations to inform the Remediation Strategy	£65,000
Action Arising from Stage 1 Investigations	£26,995
Site Remediation, Peacock Cross, Hamilton	£52,421
Site Remediation, Cathcart Place, Rutherglen	£58,966
Demolitions and Site Investigations, Union St, Carluke	£33,342
Demolitions and Site Investigations, Delves Road, Lanark	<u>£19,916</u>
Total	<u>£256,640</u>

- 4.4. Key projects involved the remediation works including the removal of hydrocarbon contamination at Cathcart Place, Rutherglen, and Peacock Cross, Hamilton, and completion of demolition works at sites in Carluke and Lanark. There will be no separate budget for addressing contaminated land in 2011/12

5. Proposed Programme for 2011/2012

- 5.1. *Vacant and Derelict Land Fund 2011/12*- The Scottish Government has recently informed the Council that it intends funding a one year Vacant and Derelict Land Fund programme with resources shared among five local authority areas. The South Lanarkshire share is £1.558 million. A condition of the grant is that at least 50% of allocated funds must be spent supporting projects within the Clyde Gateway Urban Regeneration Company area. The formal award letter confirming the grant is awaited.

- 5.2. It is proposed that expenditure for 2011/2012 will be allocated as follows:

- Clyde Gateway URC area– Projects supported will include:
 - *Burgh Business Centre*
The final phase of the conversion of a Grade B listed former school building to 948 sq. metres of managed business space for new and relocating businesses setting up or operating in the Clyde Gateway URC area.
Project cost - £1 million. Proposed VDLF contribution - £275,000
 - *Remediation and creation of industrial space at Cathcart Place, Rutherglen.*
This will create 500 sq. metres of industrial accommodation for new and relocating businesses setting up or operating in the wider Clyde Gateway URC area.
Project cost - £1.25 million Proposed VDLF contribution – £350,760
 - *Acquisition, Infrastructure, Remediation and Masterplanning works at the National Business District, Shawfield.*
This work, currently being undertaken by Clyde Gateway URC, includes land remediation at the site of the National Business District, Shawfield, currently contaminated by Chromium waste and the construction of a new river crossing - the Shawfield 'Smart Bridge' - linking the National Business District with Dalrnarnock Rail Station and the Commonwealth Games National Indoor Sports Arena on the Glasgow City Council side of the River Clyde.
Project cost - £1,000,000 VDLF contribution - £300,000

- *Site Investigations, Masterplanning and Infrastructure Improvements at Rutherglen Low Carbon Zone - Farmloan Road, Downiebrae Road and Cuningar Loop, Rutherglen.*

This work, currently being undertaken by Clyde Gateway URC, is focussed on the Farmloan area of Rutherglen in a key location within Clyde Gateway, adjacent to Rutherglen rail station, the M74 and the Commonwealth Games athletes village area where proposals to link Cuningar Loop with the games village via a pedestrian and cycle footbridge are being explored. In overall terms the development will focus on the provision of high quality business space and residential development within a Low Carbon Zone development supplemented with outdoor leisure/greenspace at Cuningar Loop. Forestry Commission Scotland is working with Clyde Gateway and SLC on the greenspace element of the project (which will not be eligible for VDLF funding support).

Project cost - £800,000 VDLF contribution - £220,000

- Rural Industrial Sites – Caldwellside, Lanark – Proposed investment will amount to £413,000 and activity will focus on the acquisition, treatment and development of land to bring it back into active use. Potential projects have also been identified at other sites in Lesmahagow, Carluke and Strathaven.

6. Employee Implications

- 6.1. None

7. Financial Implications

- 7.1. The proposed 2011/2012 programme costing £1.558 million will be funded from the Scottish Government Vacant and Derelict Land Fund 2011/12 Programme allocation.

8. Other Implications

- 8.1. The risks associated with all projects are focussed on the potential for cost overruns or delays to the programme. These risks will be managed by Enterprise Resources in consultation where applicable with Clyde Gateway URC.

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 vacant and derelict land programme is monitored 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)

17 May 2011

Link(s) to Council Objectives/Improvement Themes/Values

- Support the local economy by providing the right conditions for growth, improving skills and employability

Previous References

None

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 02 June 2010

Contact for Further Information

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

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