

Report

Report to:	Community and Enterprise Resources Committee
Date of Meeting:	12 December 2017
Report by:	Executive Director (Community and Enterprise Resources)

Subject:	Scottish Government Vacant and Derelict Land Fund Programme 2016/2017
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1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ Advise the Committee of progress made during 2016/2017 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 2017/2018.

2. Recommendation(s)

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

- (1) that the progress made during 2016/2017 in delivering the agreed Vacant and Derelict Land Fund Programme in South Lanarkshire be noted.
- (2) that the allocation of funds in the 2017/2018 Vacant and Derelict Land Fund Delivery Plan, as set out in paragraphs 7.1 to 7.4 and Appendix 1, 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 2017/2018 is £1,081,921. A Local Delivery Plan was produced in February 2017 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

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. The Local Delivery Plan submitted in February 2017 proposed to allocate the VDLF funding to Clyde Gateway URC's Shawfield Phase 2 project which is focused on remediation of sites affected by Chromium VI.

4 Progress achieved in 2016/2017

- 4.1. The 2016/2017 Delivery Plan focused activity on the second phase of the Shawfield National Business District around the former Greggs Bakery site, Southcroft Road. To complement the Phase One development, which will accommodate office and business use, the Phase Two area will provide serviced industrial sites. In order to achieve this, the same package of works that were implemented on the Phase 1 site are required - remediation, infrastructure, drainage and public realm improvements.
- 4.2. During 2016/2017, Clyde Gateway has undertaken site investigations, laboratory trials and site based remediation testing at Shawfield Phase 2. A masterplan has also been developed aimed at creating a new spine road and new industrial/business platforms in the location.
- 4.3. 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. Site remediation trials have indicated that the chromium contamination in these hotspots can be significantly reduced by up to 95% with chemical treatment. However, a remediation strategy which meets SEPA environmental targets for water quality has not yet been agreed with SEPA and this has delayed the full programme of activity that was expected in 2016/2017.
- 4.4. As a result of this delay, only £381,000 of VDLF grant was expended by the end of 2016/2017, with £555,000 being carried forward into 2017/2018.

5. Original 2017/2018 Delivery Plan Proposal

- 5.1. As noted in Section 3.2, the Delivery Plan submitted to the Scottish Government was focused on Clyde Gateway URC activity at Shawfield Phase 2. After a delay, due to negotiations with other VDLF eligible local authorities on grant conditions, the Scottish Government issued the VDLF grant offer on 29 August 2017.
- 5.2. On 18 September, Clyde Gateway URC formally advised they would not be in a position to spend the 2017/2018 VDLF grant monies. The Clyde Gateway URC project activity which was expected to take place this financial year has been delayed whilst further remediation options are developed and tested and a remediation strategy agreed.

6. Alternative VDLF Project Site Locations

- 6.1. Following discussion with Planning Services, Housing and Technical Resources and Environmental Services on potential alternative sites for VDLF activity, a site located at Glen Esk, East Kilbride which was historically a land fill location in the 60's and 70's was identified as the only suitable alternative as it met VDLF eligible criteria and was in Council ownership. It is adjacent to the former St. Leonards Primary School site which is earmarked for development by the Council for social/affordable housing.
- 6.2. Following an approach to the Scottish Government, they have agreed that the Glen Esk site can be included in a revised delivery plan proposal.

7. Revised VDLF Local Delivery Plan 2017/2018

- 7.1. A revised draft Local Delivery Plan has now been prepared. The focus of the plan is remediation of contamination, removal of environmental hazards and ability to develop quality greenspace in the Glen Esk location. Whilst the site offers potential to increase the number of new homes to be developed, it would be premature to identify this as an end use until all of the options on site uses, ground conditions and remediation plans are explored.

- 7.2. From a VDLF perspective, the removal of environmental problems is a key benefit. The re-use of the site will then become the next priority. The bid, at this stage, seeks to align with the VDLF 'greening' priority set out Section 3.1.
- 7.3. A summary of the Local Delivery Plan is attached in Appendix 1. Scottish Government has indicated that they will seek Scottish Ministers' approval to the revised plan.
- 7.4. The VDLF for this year will be utilised to determine the exact nature of the problems at the site and then seek to address them within the funding available. It will also allow a masterplanning exercise to be undertaken to assess/consider what areas are suitable for 'greenspace' type uses and what areas could be 'developable'.
- 8. Employee Implications**
- 8.1. There are no employee implications. Proposed workstreams associated with Glen Esk can be managed using existing staff resources.
- 9. Financial Implications**
- 9.1. The 2017/2018 programme costing £1,081,921 will be funded from the Scottish Government Vacant and Derelict Land Fund allocation.
- 10. Other Implications**
- 10.1. 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 Planning and Economic Development Services in consultation with Housing and Technical Resources.
- 10.2. 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.
- 11. Equality Impact Arrangements and Consultation Arrangements**
- 11.1. This report does not introduce a new policy, function or strategy and, therefore, no impact assessment is required.
- 11.2. The vacant and derelict land programme is monitored by officers from Community and Enterprise Resources in consultation with Housing and Technical Resources. Local Delivery Plan was prepared in consultation with them.

Michael McGlynn
Executive Director (Community and Enterprise Resources)

21 November 2017

Link(s) to Council Objectives/Values

- Support the local economy by providing the right conditions for growth, improving skills and employability.
- Strengthen partnership working, community leadership and engagement.

Previous References

- Enterprise Services Committee of 12 July 2016

List of Background Papers

- South Lanarkshire Council VDLF Delivery Plan – February 2017
- South Lanarkshire Council Revised VDLF Delivery Plan – October 2017

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:- Ken Meek, Project Manager, Planning and Economic Development Services.

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