

# Report

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| Report to:       | <b>Enterprise Services Committee</b>                           |
| Date of Meeting: | <b>12 July 2016</b>  |
| Report by:       | <b>Executive Director (Community and Enterprise Resources)</b> |

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| Subject: | <b>Scottish Government Vacant and Derelict Land Fund Programme 2016/2017</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 2015/2016 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 2016/2017

## 2. Recommendation(s)

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

- (1) that the good progress achieved during 2015/2016 in delivering the agreed Vacant and Derelict Land Fund Programme in South Lanarkshire be noted.
- (2) that the allocation of funds in the 2016/2017 Vacant and Derelict Land Fund Delivery Plan, as set out in paragraphs 5.1 to 5.3, be approved.

## 3. Background

3.1. The Scottish Government allocation to South Lanarkshire for the Vacant and Derelict Land Fund for the financial year 2015/2016 was £1,665,990. Unlike some previous awards which have been committed across two or three year programmes this award was offered for one financial year.

3.2. A Local Delivery Plan was produced in February 2015 to implement 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 job creation
- ◆ Promote environmental justice and improved quality of life

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. To contribute and address these issues the Council implements a programme of remediation of vacant, derelict and contaminated land sites. The section below sets out the progress made in implementing this programme.

#### **4. Progress Achieved in 2015/2016**

- 4.1. The agreed Local Delivery Plan identified the key priority for the programme as:-  
'To tackle long term vacant and derelict land and stimulate economic growth and wealth creation in key locations within the Clyde Gateway URC area.' This statement re-affirms the Council's commitment to maintaining the momentum built up by Clyde Gateway at key locations in Shawfield, and Farmecross, Rutherglen.
- 4.2. Good progress has been achieved and the full budget was expended on a programme of work at the National Business District, Shawfield and Cuningar Loop, Farmecross. The locations are shown on the plan at appendix 1 and works carried out included:

- National Business District, Shawfield - Closing off activity on the Phase 1 site associated with the Chromium VI contamination remediation works remaining with the legacy of the former Whites Chemical Works. The site will be subject to long term monitoring to track progress and confirm the success of the measures that have been implemented.

These remediation works are also closely linked to the £5 million contract to divert existing culverts and improve surface water drainage. This project was completed in May 2015 and will prevent Chromium VI from entering watercourses that flow into the River Clyde. The preparatory works for the remediation of the Shawfield Phase 2 site are also now underway. This site is bounded by the A730 Glasgow Road, Southcroft Road and the M74.

- Cuningar Loop, Farmecross - Cuningar Loop is 27 hectares (67 acres) of vacant and derelict land adjacent to the River Clyde, opposite the former Commonwealth Games Athletes Village on the western side of the River bank. The site was acquired by the Council a number of years ago and transferred to Clyde Gateway URC. A flagship partnership initiative is bringing it back into productive use through the creation of an inspiring and accessible riverside woodland park. Located on the boundary of South Lanarkshire Council (SLC) and Glasgow City Council (GCC) and connected by a new pedestrian and cycle river crossing the park is projected to attract between 125,000 and 175,000 visitors annually. The construction of the new river crossing has experienced significant challenges including buried asbestos and very poor ground conditions. The financial support provided from VDLF has contributed to overcome these issues. The Park has opened to the public and the footbridge will be completed later this year.

#### **5. Proposed Programme for 2016/2017**

- 5.1. On 11 January 2016, the Scottish Government advised the Council that it intended to award a VDLF grant for 2016/2017 of £936,000. Following consultation with Clyde Gateway URC, a 2016/2017 VDLF Delivery Plan was prepared and submitted to the Scottish Government on 01 March 2016. Scottish Government's acceptance of the Delivery Plan and their formal offer of grant is awaited. Nonetheless, it is considered appropriate to seek Committee approval to allocate the funds as set out in paragraphs 5.2 and 5.3 below on the basis that the formal offer is confirmed.
- 5.2. The Delivery Plan proposes to focus activity on the second phase of the Shawfield National Business District around the Southcroft Road area. To compliment the Phase One development, which will accommodate office and business use, the Phase Two area will provide serviced industrial development sites. In order to achieve this, the same package of works that were implemented on the Phase 1 site

will be required - remediation, infrastructure, drainage and public realm improvements.

- 5.3. Initial site investigations have been undertaken and have recorded Chromium VI levels up to 5 times that experienced within the Phase 1 site. Additional intrusive site investigations have been procured and the results of these investigations will inform the Remediation Strategy and will allow for calibration of similar remediation works to those which were successfully implemented on the Phase 1 site. It is estimated that the project cost for the Phase 2 works will be £24m and will be delivered in phases over the next 2-3 years. Vacant and Derelict Land Funding is vital to kick start delivery and leverage in other funding streams.

## **6. Employee Implications**

- 6.1. None.

## **7. Financial Implications**

- 7.1. The 2016/2017 programme costing £936,000 will be funded from the Scottish Government Vacant and Derelict Land Fund allocation with further funding to be provided by Clyde Gateway URC.

## **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 Planning and Economic Development Services in consultation with Clyde Gateway URC.
- 8.2. There are no significant issues in terms of sustainability arising from the recommendations in this report, indeed, the projects will lead to significant environmental improvements with a focus on sustainable development.

## **9. Equality Impact Assessment 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 officers from Community and Enterprise Resources in consultation with our partners in the Clyde Gateway URC. The Local Delivery Plan was prepared in consultation with these partners.

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

**22 June 2016**

## **Link(s) to Council Objectives and 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 30 June 2015

**List of Background Papers**

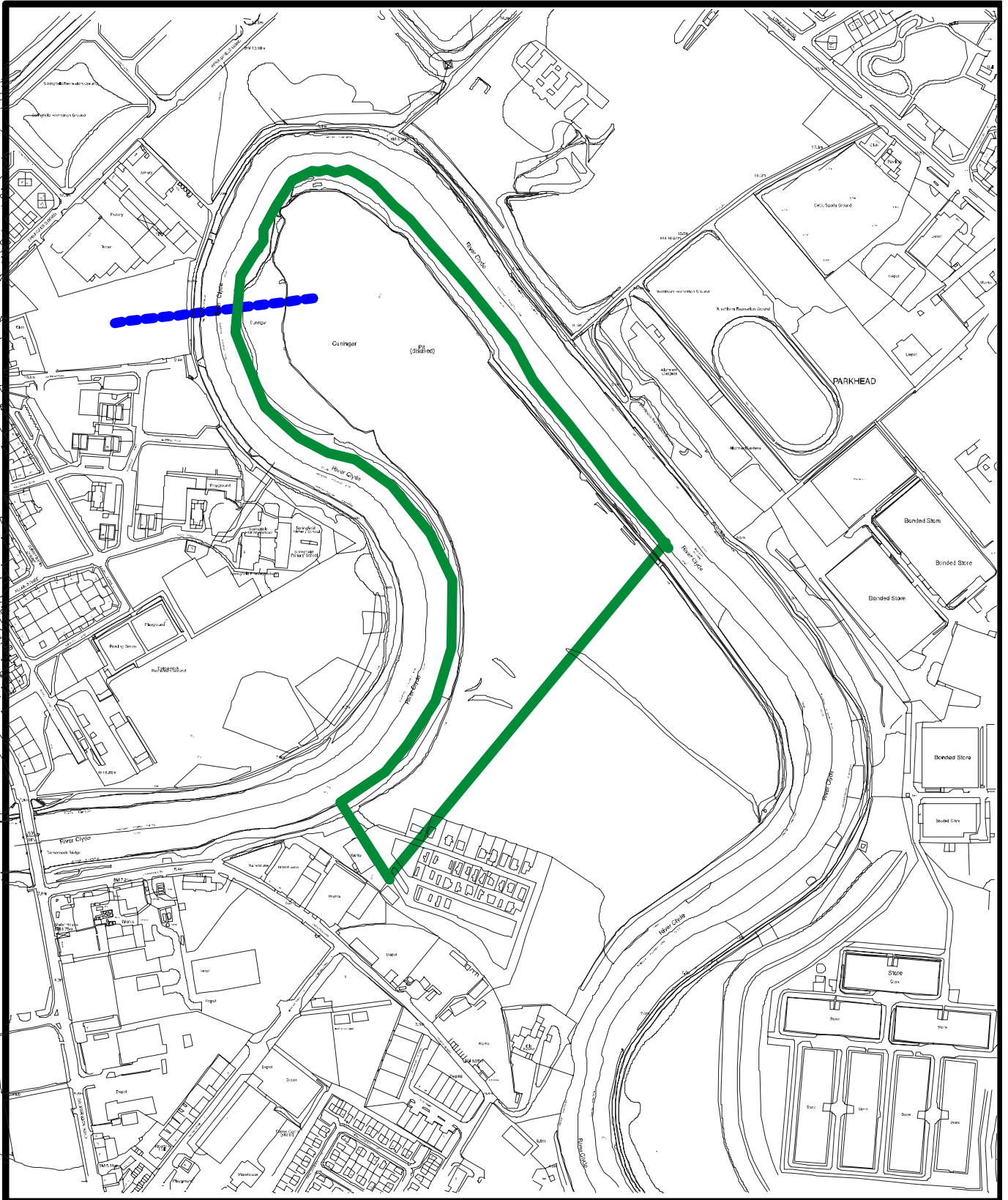
- None

**Contact for Further Information**


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

Stephen Keating, Property Development Manager, Planning and Economic Development Services. Telephone 01698 455191, email [stephen.keating@southlanarkshire.gov.uk](mailto:stephen.keating@southlanarkshire.gov.uk)

# Cuningar Loop, Rutherglen



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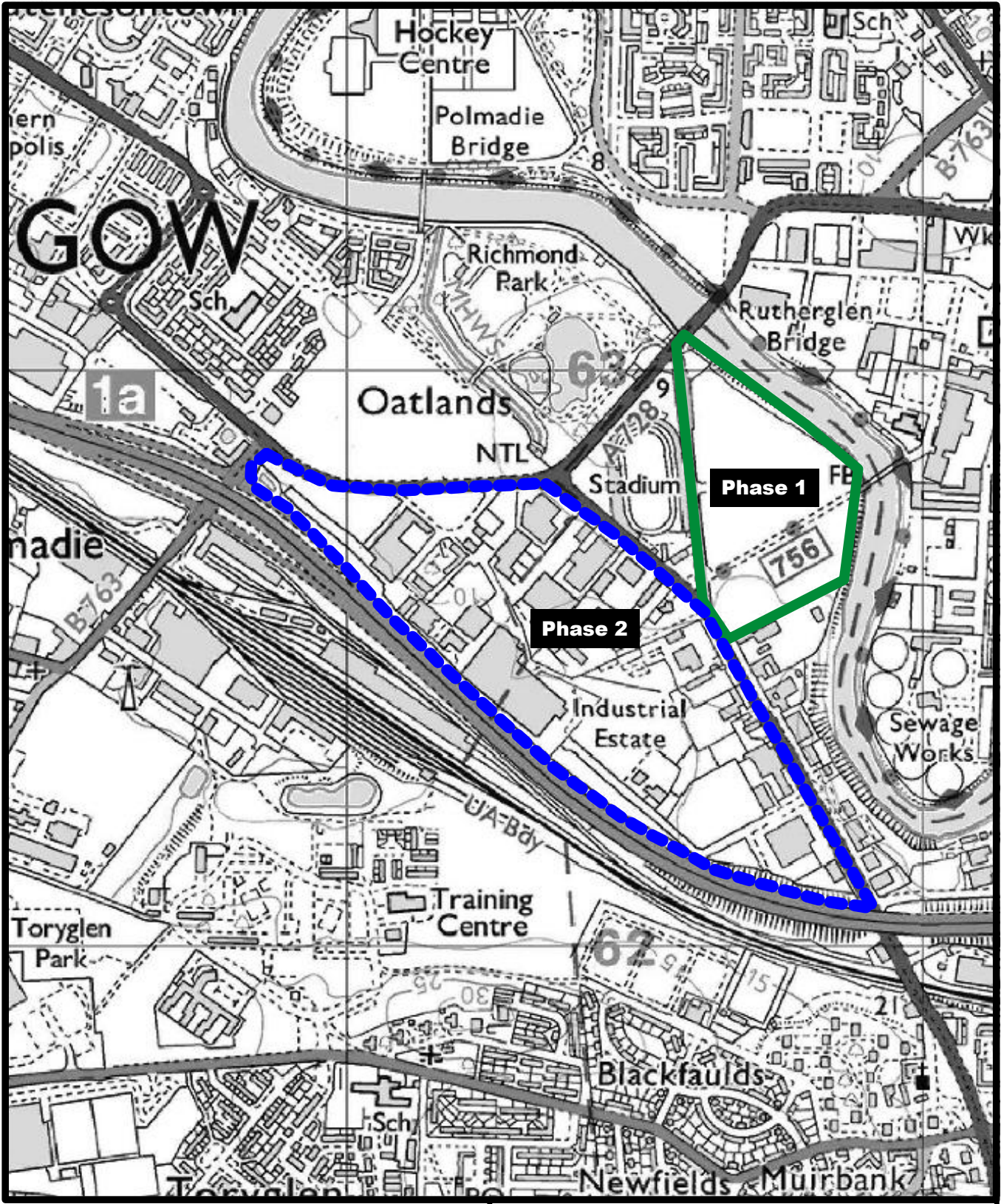
 Woodland Park boundary

 Bridge site

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# Shawfield Phasing



**KEY**

- Phase 1
- - - - - Phase 2

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