

# Report

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Report to:	<b>Hamilton Area Committee</b>
Date of Meeting:	<b>6 April 2011</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Subject:	<b>Regeneration Services Activity in the Hamilton Area Committee Area</b>
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## 1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ Provide an update on Regeneration Services activity within the Hamilton Area Committee area

## 2. Recommendation(s)

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

- (1) The Committee is asked to note the contents of the report

## 3. Background

3.1. As one of four services within Enterprise Resources, Regeneration Services is a multifunctional, cross cutting service committed to the regeneration of the communities of South Lanarkshire. It aims to promote employment, social inclusion, physical development and sustainability through working in partnership with local communities, voluntary sector bodies, the private sector and other public organisations. Regeneration services is responsible both for direct service delivery to businesses and residents as well as for services to other Council Resources. Within the Service there are four teams with responsibilities as outlined below:-

- **Regeneration and Inclusion** leads on the employability support and delivery programmes aimed at supporting people into work as well as the More Choices, More Chances programme designed to support 16/17 year olds into positive destinations. The team also has responsibility for external funding and development and support to the voluntary sector
- **Community Regeneration and Rural Development** manages the Fairer Scotland Fund programme and supporting work aimed at tackling poverty in South Lanarkshire. The team also manages the LEADER programme which provides support to rural communities and leads the Council's tourism support and development processes
- **Business Support and Property Information** undertakes business development, manages the development and implementation of asset management strategies and processes and is responsible for managing the Council's non-operational lease portfolio.
- **Property Development** carries out significant physical regeneration in towns and villages, implements commercial and industrial infrastructure projects and leads on derelict land reclamation and town centre management. It also manages the

Council's capital receipts programme and negotiates acquisitions and disposals of heritable property.

3.2 In the report provided to the Area Committee in March 2010, information relating to the profile for Hamilton showing population mix, housing tenure, etc was provided. This is repeated for information as an appendix to this report.

#### **4. Regeneration Services - Update on key areas of activity**

##### ***Community Regeneration and Rural Development***

##### **4.1 *Tackling Poverty***

Within the geographical approach adopted by South Lanarkshire in tackling poverty and disadvantage, the focus for support and programmes aimed at helping people into work, improving their life chances and tackling challenging issues has drawn largely on funding provided by the Scottish Government – the Fairer Scotland Fund. The Fairer Scotland Fund was established by the Scottish Government in April 2008 with allocations of £10.21 million, £8.164 million and £6.117 million to South Lanarkshire for 2008-9, 2009-10, and 2010-11 respectively.

4.2 Programme investment is concentrated on the datazones ranked in the most deprived 15% across Scotland. In the Scottish Index of Multiple Deprivation Report of 2009, 20 datazones within the Hamilton Area Committee catchment were identified. In a further analysis of data which contributed to the income deprivation domain, the Scottish Government identified errors which led to a recalculation and review of datazones affected by these errors. As a result, two additional Hamilton Area datazones – Stonefield West and Wheatlands North moved into the worst 15% category, bringing the total to 22.

4.3. The current FSF Programme is now in its third and final year of delivery. Within the Hamilton Area Committee catchment, the programmes supports a wide range of activity including;

- ◆ Diversionary activities for young people addressing anti-social behaviour in particular. These are delivered by Regen:fx in partnership with organisations such as Liber8, Terminal One, Hyper Cyber and Universal Connections;
- ◆ Health improvement programmes aimed at supporting local people to take steps to better health through Up For It, and in Larkhall support to local organisations to develop a community garden/allotments and food co-op that will amongst other things provide local people within two of the Councils most deprived areas access to low cost high quality food and vegetables
- ◆ First Steps: A programme of support for vulnerable first time mothers aimed at improving the life chances of their children which was recognised in the Cosla Excellence Awards in March 2010 as 'One to Watch'
- ◆ Contributory funding for education led initiatives in schools which aim to support young people to achieve their full potential such as Active Schools, mentoring, behavioural support and learning support;
- ◆ Support to expand credit union services in conjunction with Blantyre South Lanarkshire Credit Union and additional advice and information support to Hamilton Citizens Advice Bureau;
- ◆ Employability help and support programmes such as those promoted through Routes to Work South;
- ◆ Work with young people identified as within the More Choices More Chances category to assist them into positive destinations on leaving school.

- 4.4 All of the programmes funded through the Fairer Scotland Fund make substantial contributions to the targets within South Lanarkshire's Single Outcome Agreement. Further details on the outcome of the final years programme will be available in June of this year.

***Changing Places Blantyre/Hamilton/Larkhall Partnership***

- 4.5 Members will recall from the presentation at the March meeting by the local regeneration manager that as part of its approach to supporting local community involvement in the regeneration and improvement of their communities, there were three locally focused partnership Boards which met regularly to consider priorities and progress in their areas. The three partnership Boards covered Blantyre/Hamilton, Larkhall and Cambuslang/Rutherglen. As a result of staff restructuring within the Community Regeneration team, the support team for both Blantyre/Hamilton and Larkhall were merged and operate as one team, based in Blantyre.
- 4.6 The presentation on the work of the local partnership team highlighted the approaches being taken to tackle poverty and disadvantage within the local committee area's most deprived datazones. Since that meeting the Team has been working in partnership with a range of groups and organisations to deliver on the outcomes agreed by the local partnership boards. This has included
- ◆ Support for the phase two development of Redlees Quarry through community engagement and local consultation;
  - ◆ Working with colleagues in Sustrans and the Council to design, construct and market a cycle route from Uddingston to Larkhall (via Strathclyde and Chatelherault Country Park)
  - ◆ Working with colleagues and the Board of the David Livingston Centre on a range of options to redevelop the centre and increase the public foot fall;
  - ◆ Development of a pilot mentoring programme for target schools following a successful pilot with John Ogilvie High earlier this year;
  - ◆ Development of lunch clubs and a pilot handyperson scheme for the elderly through supporting local volunteering programmes in Larkhall;
  - ◆ Supporting a local community group to develop a social enterprise based on food production and horticulture.

***Tourism***

- 4.7 The Spring campaign has now been launched. The campaign will run from 7th March – 31st May utilising offline and online media to encourage visitors (day visitors, West of Scotland in particular) to enjoy 'great days out on your doorstep'. We aim to achieve similar results to last year's Spring Campaign results which included: 50,172 web visits, 200,076 page views, 1000 new registrations on the [www.visitlanarkshire.com](http://www.visitlanarkshire.com) website and 6002 downloaded vouchers.
- 4.8 The Great Days Out 2011 has now been launched. The guide features over 30 South Lanarkshire visitor attractions and leisure facilities. Other guides in the pipeline include Cycling in Lanarkshire, Walking in Lanarkshire (re-print) and Riding in Lanarkshire guides.
- 4.9 Working in partnership with organisations such as New Lanarkshire Limited, VisitScotland, Lanarkshire Accommodation Association and Lanarkshire Visitor Attraction Association a number of successful initiatives have been delivered. These have included:

- A Lanarkshire familiarisation trip for staff of local hotels and attractions in February. The trip included a guided ranger talk at Chatelherault and a tour of Hamilton Mausoleum. Representatives from 16 tourism related businesses and organisations took part on the tour.
- A scheme to encourage more businesses to sign up to VisitScotland's Quality Assurance (star grading) Scheme. The scheme will hopefully encourage business to increase the quality and efficiency of their operations and will also assist us in achieving some of the goals outlined in the Lanarkshire Tourism Action Plan relating to quality improvement.

- 4.10 South Lanarkshire now has 4 attractions with this 5 star grading with VisitScotland: Chatelherault, Low Parks, National Museum of Rural Life and now Scotkart.
- 4.11 A campaign of direct email communications to the confirmed International Children's Games organisers has commenced. The aim is to encourage potential visitors to come to Lanarkshire to the games and hopefully encourage them to stay longer.

### ***Regeneration & Inclusion Routes to Inclusion***

- 4.12 The challenge to reduce unemployment remains high on the agenda. The unemployment rate for South Lanarkshire is 4.6%, with Scotland 4.3% and the UK rate considerably better at 3.7%. The Council and its partners, notably Scottish Government, Jobcentre Plus/Dept of Work and Pensions and Europe are making significant investments to ensure all measures are in place to support people who want to return to work.
- 4.13 To support these efforts the Council continued to lead the delivery of the ambitious third phase of the European CPP programme. This investment is matched by the Council and represents over £2M investment in key client groups and employment sectors across South Lanarkshire. This investment will see the continued delivery of successful projects and initiatives including the introduction of a youth variation of the successful Connect 2 called Youth Connect and the expansion of the Youth Jobs Fund to offer the best start to working life for our young people. Focus remains on supporting individuals who may find difficulty in securing employment – these include people with health problems- including mental health and well being or addictions, parents including lone parents, people with no or limited qualifications or literacy/numeracy problems.
- 4.14 In 2010/ 2011 to the end of February in the Hamilton Area Committee area, there have been 1085 people engaged on Council-funded employability programmes, of these 545 have progressed into employment with a further 80 people benefiting from additional training. The following provides an overview of the achievements of the range of programmes operating in the area:-

**Future Jobs Fund:** in the third phase of the contract, 232 people from the area secured employment. From October 2009 to date, nearly 1200 young and disadvantaged people have benefited from this £7.8M, 18 month DWP contract offering 6 month wage subsidy/ community benefit programme.

**Routes to Work South** is funded by the Council and Europe to identify, engage and progress people into work. The organisation has successfully engaged 625 people with 221 securing employment and a further 62 undergoing training.

**Connect 2** –continues to deliver significant outcomes for local people with considerable barriers and issues. The most recent programme recruited 26 people on to the Social Care training programme.

**Rebuilding Opportunities** – another initiative targeting key economic sectors this time focussing on construction has recruited 33 people with 7 progressing into work. **Youth Jobs Fund:** this programme is designed to offer the dual benefit of helping young people struggling to find a job in the current economic climate as well as supporting local small businesses with their recruitment needs. This provides a 50% wage subsidy for 50 weeks. There are currently 68 16-17 year olds from the area working in a wide range of local companies.

**Community & Voluntary Sector**

4.15 **VOLUNTARY SECTOR**

The new single voluntary sector Interface, Voluntary Action South Lanarkshire (VASLAN) is now fully established and all staff from the existing organisations will transfer to VASLAN with effect from 1 April 2011. VASLAN is actively considering how it will practically deliver services to the community and voluntary sector across all of South Lanarkshire, with a clear ambition to deliver more and better support services to the sector. VASLAN will be delivering support to the sector to:-

- increase volunteering opportunities
- support organisations to provide better volunteering experiences
- support organisations to be better at fundraising, governance and training
- encourage organisations to be more enterprising and to generate more funds from contracting or tendering opportunities
- provide employability and volunteering opportunities to help those furthest from the labour market
- provide a link between the Community Planning Partnership and the community and voluntary sector

**Business Support and Property Information**

4.16 Business support measures play a vital role in the Council’s response to the economic downturn and include working with Business Gateway; measures to support businesses through programmes such as the West of Scotland Loan Fund, Rural Capital Grant, training and consultancy grants; promoting the Small Business Rates Relief Scheme to ensure maximum uptake and hosting targeted events such as Meet the Buyer, Good Food Show and Lanarkshire Business Excellence Awards.

4.17 The Supplier Development Programme has been focusing on developing closer links between local businesses and the public sector including South Lanarkshire Councils procurement department.

4.18 Up to the 1<sup>st</sup> March 2011 Business Support through these various schemes has been provided on the following basis for the Hamilton area and we anticipate achieving the year end targets in respect of the Business Gateway Contract.

Initiative	No of businesses assisted	No of Jobs Created or safeguarded	Additional Sales
West of Scotland Loan Fund	4	25	£1,410,672
Lanarkshire Sustainable Business Programme	44	263	£3,674,200
Lanarkshire Property Advice Service	Out of 622 enquiries 38 satisfied within the Hamilton Area		

Lanarkshire Business Training Support	27	105	£3,208,000
<b>Totals</b>	82	288	£8,292,872

4.19 Business Support now includes the team responsible for the management of the Council's industrial and commercial property portfolio and within the Hamilton Area between April 2010 and end of February 2011, the team concluded 91 leases with a value of £1,630,219 p.a. under delegated powers.

4.20 The Lanarkshire Business Excellence Awards took place on 11<sup>th</sup> March 2011 with a number of South Lanarkshire based businesses being short leeted in the various award categories including, ProVista UK Ltd, Lightbodies and Hamilton Park Race Course

### **Property Development**

4.21 The Property Development Team continues to support partners with the promotion and implementation of important projects designed to enhance the attractiveness of the area as a place to live, work and do business. Within the Hamilton Area Committee Area, projects currently being taken forward include:-

- Peacock Cross, Wellhall Road Link Road: the link road from Wellhall Road to Burnbank Road has been constructed and has been in use since 19<sup>th</sup> February 2011. The remaining traffic management and engineering works at Peacock Cross and surrounding roads are nearly complete, will be fully in use by the end of March and improve traffic flow and reduce peak time congestion especially. The Property Development team have project managed the whole project including the construction and demolition phases and the acquisition of necessary land interests by voluntary and compulsory purchase means. This £5million improvements project also includes a park and ride car park and the beneficial effects on traffic will be experienced over the wider central Hamilton roads network.
- Hamilton Towers: progress in letting both retail and office accommodation continues to be difficult against the backdrop of a stagnant commercial property market. While terms have been agreed for lease of 3,120 square feet of space to Next, as part of their expansion proposals for their existing operation in the earlier Towers development phase, the proposed lease to NHS Lanarkshire for 2,155 square feet of office accommodation has been cancelled in the face of public service cut backs.
- Hamilton Marketing Group: The first Halloween Spectacular, in partnership with the St Andrews Hospice charity appeal received a good level of support from town centre businesses, went well and provided a good foundation from which to develop this event in future years. Currently the group is developing social networking sites, on Facebook and Twitter, to promote the town centre and are examining opportunities to develop initiatives based around the forthcoming Children's International Games. The established events programme including Mothers Day attractions, the Classic Car rally, Music Festival will be held again this year and the group will continue to explore additional new ventures.
- Hillhouse Industrial Estate: work is well underway in the construction of new business space at Argyle Crescent to provide starter industrial units to compliment the existing Hillhouse Business Centre. The project will provide some 7,000 square feet in 7 units capable of individual let or in combinations to

meet tenant demand. The project represents an investment of approximately £900,000 in regeneration in Hamilton, funded by the reinvestment of the proceeds of the sale, to the sitting tenants, of existing leased units, Small Business Infrastructure capital and Vacant and Derelict Land Fund. The completed units will be available for occupation at the end of June 2011 with advanced marketing commencing shortly.

- McCarthy and Stone, Blackswell Lane: The site has been sold by the Council to McCarthy & Stone for the development of 64 retirement flats which will include bringing a longstanding derelict, listed building back into use. The site is situated at the entrance to Hamilton from Motherwell and the M74 and the development will add a significant presence to the townscape. The site has presented both the developer and the Council with several challenges in getting it ready to develop, however, strong partnership working and effective use of the Vacant and Derelict Land Fund has allowed a proposal, which may otherwise have proven unviable in the current economy, to go ahead. Construction started in January 2011 and completion is targeted in spring 2012.
- Hamilton Community Growth Area: A residential development opportunity which extends to 25.5 hectares (63 acres) is currently being marketed to established developers to secure the rights to contribute to its master planning and development. The site is zoned for residential development in the South Lanarkshire Local Plan, adopted March 2009, as part of a major new Community Growth Area on the south west edge of Hamilton to meet Glasgow and Clyde Valley Structure Plan requirements for a release of 2,000 new houses, including affordable housing, and is the subject of a planning application as part of the wider Hamilton Community Growth Area, for permission in principle, expected to be determined in 2011.

4.22 In the Hamilton Area between September 2010 and March 2011 the team concluded negotiations in respect of 9 property disposals worth £647,003 and 7 acquisitions worth £1,083,391.

## **5. Concluding Remarks**

5.1 Within the comprehensive portfolio of Regeneration Services it is clear there are a number of programmes and services that make significant contributions to supporting both South Lanarkshire's economy and its people. All areas of the Service continue to make substantial contributions to the delivery of the values and priorities of the Council Plan, "**Connect**" and to the objectives of the Community Plan and the Single Outcome Agreement.

## **6. Financial Implications**

6.1 There are no direct financial implications arising from this report with all activities being met from within existing budgets held by Enterprise Resources.

## **7. Other Implications**

7.1 There are no other implications.

## **8. Equality Impact Assessment and Consultation Arrangements**

8.1 This report does not introduce a new policy, function or strategy or recommend a change to existing policy, function or strategy and, therefore, no impact assessment is required.

## **9. Consultation**

- 9.1 Partners, local communities, service users, employers and local delivery organisations have been consulted in the design and development of the relevant components of Regeneration Services' projects and programmes.

**Colin McDowall**  
**Executive Director (Enterprise Resources)**

14 March 2011

### **Link(s) to Council Objectives and Values**

- Tackling disadvantage and deprivation
- Supporting the local economy by providing the right conditions for growth, improving skills and employability

### **Previous References**

- Relevant Enterprise Committee reports

### **Contact for Further Information**

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

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