

# Report

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| Report to:       | <b>Cambuslang and Rutherglen Area Committee</b>  |
| Date of Meeting: | <b>24 May 2011</b>                               |
| Report by:       | <b>Executive Director (Enterprise Resources)</b> |

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| Subject: | <b>Regeneration Services Activity in the Cambuslang and Rutherglen 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 in the Cambuslang and Rutherglen Area Committee area.

## 2. Recommendation(s)

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

- (1) that the contents of the report are noted

## 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. The Service delivers a range of functions currently organised around the following teams:-

3.2. **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.

3.3. **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.

3.4. **Business Support and Property Information** undertakes business development including tourism support, manages the development and implementation of asset management strategies and processes and is responsible for managing the Council's non-operational lease portfolio.

3.5. **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.

3.6. Structural change within Regeneration Services is anticipated during the coming months following staff changes and as a result of the outcome of service reviews.

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

##### *Community Regeneration and Rural Development - Tackling Poverty*

4.1. Within the geographical approach adopted by South Lanarkshire Council in tackling poverty and disadvantage, the focus for support and programmes aimed at supporting people into work, improve their life chances and tackle challenging issues has previously drawn largely on funding provided by the Scottish Government – the Fairer Scotland Fund. This fund was subsumed into the Council's budget with effect from 1<sup>st</sup> April 2010.

4.2. In recognition of the importance of maintaining support for the most disadvantaged people and communities in South Lanarkshire, the Council has committed to retaining a focus on supporting those most in need. The Tackling Poverty Programme, introduced in April 2011, will deliver £4.9M of services, supports and programmes across an agreed range of priorities which include Employability; Early Years/Early Intervention; Vulnerable Families; Financial Inclusion and Health Improvement. All of the programmes funded through the Tackling Poverty Programme make substantial contributions to the targets within South Lanarkshire's Single Outcome Agreement.

4.3. As part of the restructure within Regeneration Services, the locally based Changing Places teams have been merged into a smaller strategically focused Tackling Poverty team with effect from April 2011. However the approach to supporting the most disadvantaged communities within South Lanarkshire will continue with a particular focus on Burnhill, Whitlawburn and Springhall. In addition, ongoing connections between Clyde Gateway and the Rutherglen and Cambuslang communities will continue to be a priority for the team.

4.4. Over the winter months, a number of activities were taken forward in the Cambuslang and Rutherglen Area which demonstrate the value of supporting our most disadvantaged communities. Over 300 local residents, workers, volunteers and school pupils attended a Jack Black "Healthy Glasgow, Healthy Minds" event in October 2010 sponsored by Clyde Gateway with a further 90 young people attending a follow up event in March this year which focussed on improving exam performance in advance of the 4<sup>th</sup>, 5<sup>th</sup> and 6<sup>th</sup> year exams.

4.5. Following the community research work undertaken in Burnhill, a group of local residents now meet weekly to progress plans to improve the area. To date these have included a very successful community clean up during the Easter holidays involving 37 local people, while a new mother and toddlers group has also been set up by local mums. Funding was provided for lighting to enable informal football/sports on the grassed area behind the sports centre following a request from local young people. In return, some of the young people involved have invested their time putting right fencing that had been vandalised last year.

4.6. The team worked closely with Whitebox Digital – a new training/employment provider, to identify community project placements for their 60 apprentices. Westburn Nursery's forest school site has been selected, with others being explored,

bringing considerable benefits to groups and communities as well as to the apprentices.

- 4.7. Work is now underway in Cambuslang Park following awards from the Heritage Lottery Fund and The Naked Heart Foundation. Additional SLC investments will enable a wide range of improvements to take place including a new playpark, adult outdoor gym equipment, fencing and pathway improvements.
- 4.8. Pride of Place (POP) has continued to support a wide range of environmental projects in Rutherglen and Cambuslang. Recently, gateway features at Springhall and Fernhill have been installed, a sensory garden in Burnhill developed and the parkland around the Caledonian Centre has been much improved. Funding was also provided to the Overton Particip8 programme - a small scale community budgeting programme lead by Housing & Technical Resources in conjunction with the Scottish Government. POP funding was also used to enhance landscaping around the Mill Road area.
- 4.9. *Regeneration & Inclusion  
Routes to Inclusion*
- 4.10. The challenge to reduce unemployment remains high on the agenda. There are currently 1,744 unemployed people in receipt of Jobseekers Allowance with a claimant unemployment rate of 5.5% - the South Lanarkshire equivalent figure is 4.5%, Scotland is 4.3% and the UK rate is considerably better at 3.8%. The Council and its partners, notably Scottish Government, Jobcentre Plus/Dept of Work and Pensions and the European Union are making significant investments to ensure all measures are in place to support people who want to return to work.
- 4.11. To support these efforts the Council continued to lead the delivery of the ambitious third phase of the European Union 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.
- 4.12. In the Cambuslang/Rutherglen Area Committee area during 2010/ 2011 there were 826 people engaged on Council-funded employability programmes, of these 473 have progressed into employment with a further 217 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, 136 people from the area secured employment. From October 2009 to date, 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 (CIO)** is funded by the Council and the European Union to identify, engage and progress people into work. The organisation has successfully engaged 504 people with 208 securing employment and a further 145 undergoing training.

**Connect 2** –continues to deliver significant outcomes for local people with considerable barriers and issues. The most recent programme has recruited 2 people to employment and 2 into training or further education.

**Rebuilding Opportunities** – another initiative targeting key economic sectors this time focussing on construction has recruited 54 people with 23 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 64 16-17 year olds from the area working in a wide range of local companies.

#### *Community & Voluntary Sector*

4.13. The new single voluntary sector Interface, Voluntary Action South Lanarkshire (VASLAN) is now fully established and all staff from the existing organisations have transferred 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

Larger and more suitable premises have been acquired next to CTEC (previously SJ Kennedy and Boots) and this will provide a shop front presence for the organisation in the Cambuslang/Rutherglen area.

4.14. Infobase is a database of voluntary organisations within South Lanarkshire which is currently being developed. It provides a one stop shop for accurate and up to date information on a wide range of organisations including those in Cambuslang and Rutherglen. There are presently some 255 organisations registered on Infobase which can be accessed on:

[www.infobasesouthlanarkshire.org](http://www.infobasesouthlanarkshire.org)

*Business Support and Property Information*  
*Tourism*

- 4.15. 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.
- 4.16. 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.
- 4.17. 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.
- 4.18. South Lanarkshire now has 4 attractions with this 5 star grading with VisitScotland: Chatelherault, Low Parks, National Museum of Rural Life and now Scotkart at Cambuslang.
- 4.19. 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.

*Business Support and Property Information*

- 4.20. 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.
- 4.21. The Supplier Development Programme has been focusing on developing closer links between local businesses and the public sector including South Lanarkshire Councils procurement department and has organised a number of successful events giving businesses the opportunity to highlight their concerns directly with procurement staff.
- 4.22. During 2010/2011 Business Support, through the various schemes detailed below,

has been provided on the following basis for the Cambuslang and Rutherglen area and year end targets in respect of the Business Gateway Contract were delivered.

| Initiative                                 | No of businesses assisted   | No of Jobs Created or safeguarded | Additional Sales |
|--|---|-----------------------------------|------------------|
| West of Scotland Loan Fund                 | 6   | 102                               | £4,512,082       |
| Lanarkshire Sustainable Business Programme | 30  | 226                               | £3,112,000       |
| Lanarkshire Property Advice Service        | Out of 55 enquiries 8 satisfied within the Cambuslang/Rutherglen area | N/A                               | N/A              |
| Lanarkshire Business Training Support      | 10  | 39                                | £1,291,000       |
| <b>Totals</b>                              | 101   | 367                               | £8,915,082       |

4.23. Business Support now includes the team responsible for the management of the Council's industrial and commercial property portfolio and within the Cambuslang and Rutherglen Area during 2010/11 the team concluded 34 leases with a value of £175,994 per annum under delegated powers.

4.24. The Lanarkshire Business Excellence Awards took place on 11<sup>th</sup> March 2011 with a number of South Lanarkshire based businesses winning awards in the various award categories. Scotkart were a finalist in the Innovation in Business Award.

#### *Property Development*

4.25. The Property Development Team continue to support partners and the community with the promotion and implementation of a number of important projects designed to enhance and promote the attractiveness of Cambuslang and Rutherglen as a place to work, live and conduct business.

#### *Clyde Gateway*

4.26. Urban Regeneration Company activity within South Lanarkshire is currently focussed at Shawfield and Rutherglen Town Centre. At Shawfield the URC have now appointed a team of specialist masterplanning consultants who will take forward the remediation strategy aimed at neutralising the Chromium contamination affecting the area and implementing ambitious plans for the creation of the National Business District. Plans to build a new pedestrian footbridge across the Clyde took a major step forward recently with the award of ERDF support which should see the project completed by 2014. This will place Dalmarnock Rail Station within a 10 minute walk of the new National Business District site.

4.27. The URC's new business suites, Red Tree Business Centre, located within the former SLC Housing Office in Stonelaw Road, is scheduled to open in June 2011 and has already secured one tenant.

#### *Cathcart Place Industrial Space*

- 4.28. Located on the boundary of the Clyde Gateway URC area this project has now been completed and provides 6 new modern industrial units totalling approx.18,000 sq ft. The site was subject to extensive remediation works to remove hydrocarbon contamination within the subsoil which affected groundwater going into the nearby Cityford Burn. The units will be available for lease and are aimed at local businesses seeking to expand and companies within the Clyde Gateway URC are displaced by infrastructure and remediation works in areas earmarked for redevelopment. A further phase of industrial development is planned for the area.

#### *Burgh Business Centre*

- 4.29. Work continues on the development of a business centre at the former Burgh Primary School in King Street, Rutherglen. Phase 2 works– Stonework and Window Repairs, are nearing completion following the successful completion of essential roof repairs in 2010. The final construction phase – Internal Conversion and Fitting Out - is out to tender with works expected to commence in the summer with completion of the new facility expected in January 2012. The project will provide around 10,000 sq.ft of new business space at affordable cost on flexible lease terms managed by SLC.

#### *Clydesmill*

- 4.30. The disposal of the final three industrial plots at Clydesmill Business Park is progressing well:-

Plot 1a has been sold to Communicate Mailing who have moved from Farmecastle Industrial Estate to this site in order to build their new expanded operations centre. Construction works have commenced on site.

Plot 1b is under offer to Cleehill Plant Ltd who are currently based at Downiebrae Road, Rutherglen.

Plot 1c is being marketed and we are hopeful that, despite the depressed market conditions, interest from local companies will generate further economic activity in the area.

- 4.31. Despite the continued shortage of development funding and the recession in the property market, work continues in marketing surplus assets to developers and associated agents. Some £80million has been achieved by the team in Capital Receipts since 2000. A marketing schedule has been prepared and circulated to developers, agents and interested parties, identifying a variety of sites and properties which are surplus and available for sale and seeking expressions of interest. A range of sites of various size and locations are being market tested with closing dates, to assess the current climate and inform the future marketing programme. In addition there is a pilot “Community Asset Transfer scheme” in progress looking at the demand for surplus property from parties, including community groups to minimise liability for vacant property, which may have a very limited market value.
- 4.32. In support of Housing Services’ area regeneration projects, negotiations were successfully concluded for the disposal of four plots of land in Fernhill, Rutherglen, to West of Scotland Housing Association, taking account of abnormal ground conditions, for the sum of £1.074million. The Housing Association will develop a range of affordable housing comprising 82 new homes for rent and 15 homes for shared equity sale.

- 4.33. The redundant fire station at Clydeford Road, Cambuslang has been purchased from Strathclyde Fire and Rescue for £245,000 and will be demolished to provide much needed sheltered housing.
- 4.34. In addition, the Property Development Team concluded negotiations in respect of smaller transactions; 1 minor disposal worth £1,200; 2 acquisitions worth £91,700 and 2 servitudes between 1 October 2010 and the present.

#### *Concluding Remarks*

- 4.35. 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 Single Outcome Agreement.

### **5. Employee Implications**

- 5.1. There are no employee implications.

### **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.
- 8.2. 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)**

3 May 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**

- Report to Cambuslang and Rutherglen Area Committee of 5 October 2010

#### **Background Papers**

None

#### **Contact for Further Information**



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

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