

# Report

Report to:	<b>Community Wealth Building Commission</b>
Date of Meeting:	<b>11 June 2024</b>
Report by:	<b>Executive Director (Housing and Technical Resources)</b>

Subject:	<b>Community Wealth Building through Gypsy/Traveller Site Investment</b>
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## 1. Purpose of Report

1.1. The purpose of the report is to: -

- ♦ provide an overview of community wealth building achieved through South Lanarkshire Council's investment on the council's Gypsy/Traveller sites

## 2. Recommendations

2.1. The Commission is asked to note the following recommendation(s): -

- (1) that the overview of community wealth building achieved through South Lanarkshire Council's investment on the council's Gypsy/Traveller sites, be noted

## 3. Background

- 3.1. South Lanarkshire Council's Housing and Technical Resources currently operates 2 Gypsy/Traveller sites at Shawlands Crescent in Larkhall, and Springbank Park in East Kilbride.
- 3.2. A range of improvement work is taking place at both sites, delivering on investment priorities agreed with residents as part of the site-specific masterplans to ensure the sites continue to exceed relevant accommodation standards and meet the cultural needs of the Gypsy/Traveller community.
- 3.3. In line with Community Wealth Building aspirations to boost local spend, a significant proportion of the investment in these sites has been completed by Lanarkshire based contractors, or internally through Council services.
- 3.4. The Council's approach to investment in the sites also aligns with actions contained within the current Community Wealth Building Strategy, aiming to ensure positive outcomes from both internal capital spend and through attracting external funding are maximised to improve housing options across South Lanarkshire.

## 4. Overview of progress to date

- 4.1. These masterplans are being delivered in phases, with projects prioritised through discussions with residents. Phase one was completed 2022/2023 for both sites and included a range of projects including new community facility, pitch extensions and upgrades to utilities. Phase 2 is currently underway and includes upgrades to existing amenity units, new amenity units and new play areas across both sites.

- 4.2. Throughout all projects completed on the sites to date, residents have not only had the opportunity to prioritise their delivery through the masterplan approach, but also have their say on key elements within each.
- 4.3. Funding for the work has predominantly been provided through the Council's Housing Revenue Account, with grants also successfully attracted through the Scottish Government's Additional Accommodation Fund for Gypsy/Travellers and through the annual grant received by the Scottish Procurement Alliance.
- 4.4. The Council's approach has been recognised nationally, with awards from both COSLA and the UK wide Municipal Journal in 2022, and the engagement practices utilised shared across Scotland as a model of best practice.

## 5. Local focus of investment

- 5.1. The investment completed to date across both sites amounts to £1.9m, a significant proportion of this has been completed by Lanarkshire based contractors, or internally through Council services. This has been achieved through a variety of procurement routes, including Quick Quote and mini competitions within frameworks that focus on smaller scale building projects.
- 5.2. The tables below provide an overview of the key projects, procurement route, location of contractor and banded value across each site.

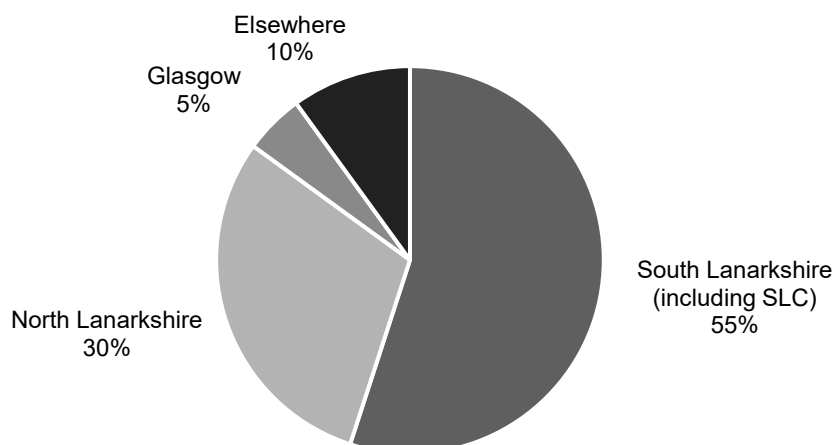
<b>Shawlands Crescent, Larkhall</b>			
<b>Project</b>	<b>Procurement route</b>	<b>Contractor location</b>	<b>Banded value</b>
Pitch extensions and ground works	JTC Framework	Coatbridge and Hamilton	£500,000 to £999,000
Amenity unit reconfigurations	JTC Framework	Coatbridge	£100,000 to £499,000
Community facility	JTC Framework	Blantyre and Hamilton	£100,000 to £499,000
Sewage upgrades	JTC Framework	Hamilton	£100,000 to £499,000
Ground works for new play area	NEC Roads/Infrastructure Framework	Hamilton	£0 to £99,000
Security fencing	Quick Quote	Larkhall and Hamilton	£0 to £99,000
Free to access Wi-fi	Quick Quote	Glasgow	£0 to £99,000

<b>Springbank Park, East Kilbride</b>			
<b>Project</b>	<b>Procurement route</b>	<b>Contractor location</b>	<b>Banded value</b>
Pitch extensions and tree clearance	Quick quote	East Kilbride	£100,000 to £499,000
Car park improvements	JTC Framework	Hamilton	£0 to £99,000
Drainage improvements	JTC Framework	Hamilton	£0 to £99,000

Free to access Wi-fi	Quick Quote	Glasgow	£0 to £99,000
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5.3. Projects or key aspects of projects have also been delivered internally by the Council's own services. This includes the design of the reconfigured amenity units, pitch extensions and play area alongside electrical and heating upgrades and new street lighting and CCTV.

5.4. The graph below provides an illustration of the proportion of total spend to date across contractor locations for projects completed at both sites.



*Graph 1: Spend to date across contractor locations (%)*

5.5. Recognising the unique nature of working on an active Gypsy/Traveller site, additional considerations have been given to ensuring contractors are aware of and able to respect the culture and traditions of the community. This included incorporating questions within the procurement process of previous involvement of working with the community and arranging pre-contract visits to help establish relationships with residents.

5.6. In addition, opportunities for residents to contribute to projects have also been provided, aiming to ensure the community benefit further. This has included them arranging for the removal of scrap metal and rubble, with income generated from this shared amongst residents, managed through the Shawlands Crescent Residents Association.

## 6. Next Steps

6.1. Through its Local Housing Strategy 2022 to 2027, South Lanarkshire Council are committed to improving the lives of Gypsy/Travellers across South Lanarkshire and will continue to implement site masterplans in line with residents wishes whilst also considering how this can align with Community Wealth Building ambitions.

6.2. Projects currently proposed for delivery within 2024/2025 include:

- Extensions and upgrades to amenity units at Shawlands Crescent, with residents offered choice of design and layout, designed by the Council, and installed by a Lanarkshire based contractor.
- A new play area at Springbank Park, offering residents the opportunity to select design and agree layout, designed by the Council's Amenity Services.

- New solar PV systems with storage to reduce fuel costs for residents within amenity units, designed and installed by the Council's Building Services.

- 6.3. In addition, the council is working with North Lanarkshire Council and NHS Lanarkshire to develop joint understanding of accommodation needs for Gypsy/Travellers, aiming to help ensure the right type and amount of accommodation is available to meet the needs of all Gypsy/Travellers who currently reside or wish to reside in Lanarkshire. The Council will also continue to work closely with COSLA and the Scottish Government to progress key actions from the national joint action plan.
- 6.4. Further reporting on this will be provided to Executive Committee on 26 June 2024 as part of the annual review of the Local Housing Strategy, as well as agreed reporting structures provided through the Resource Plan and Community Plan.

## **7. Employee Implications**

- 7.1. There are no employee implications associated with this report.

## **8. Financial Implications**

- 8.1. There are no financial implications for the Council associated with this report. All projects detailed within the report have been funded through agreed capital budgets and grant funding awards.

## **9. Climate Change, Sustainability and Environmental Implications**

- 9.1. This report does not currently introduce a new policy, function or strategy or recommend a change to an existing policy, function, or strategy and, therefore, no strategic environmental assessment is required.

## **10. Other Implications**

- 10.1. The content of this report will contribute to the evidence to support the requirements of the Annual Assurance Statement.

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

- 11.1. This report does not currently introduce a new policy, function or strategy or recommend a change to an existing policy, function, or strategy and, therefore, no equality impact assessment is required.
- 11.2. Consultation with site residents takes place across Shawlands Crescent and Springbank Park on a regular basis, ensuring residents have their say on how investment projects are delivered, and services are provided. This includes through scheduled residents' meetings, annual satisfaction surveys and individual engagement with dedicated site officers.

**Jonathan Read**

**Strategy and Policy Advisor (Housing and Technical Resources)**

23 May 2024

## **Link(s) to Council Values/Priorities/Outcomes**

### Values

- ◆ Focused on people and their needs
- ◆ Working with and respecting others
- ◆ Accountable, effective, efficient, and transparent

- ◆ Ambitious, self-aware and improving.
- ◆ Fair, open and sustainable.
- ◆ Excellent employer.

#### Priorities

- ◆ We will work to recover, progress, and improve.
- ◆ We will work towards a sustainable future in sustainable places.

#### Outcomes

- ◆ Good quality, suitable and sustainable places to live.
- ◆ Thriving business, fair jobs and vibrant town centres.
- ◆ Inspiring learners, transforming learning, strengthening partnerships.

#### **Previous References**

None

#### **List of Background Papers**

- ◆ South Lanarkshire Local Housing Strategy 2022 to 2027

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

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

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