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Report to:	Clydesdale Area Committee
Date of Meeting:	5 April 2011
Report by:	Executive Director (Enterprise Resources)

Subject:	Regeneration Services Activity in the Clydesdale Area Committee Area
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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 Clydesdale 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. 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.

4. Regeneration Services - Update on key areas of activity Community Regeneration and Rural Development

4.1. Tackling Poverty

The approach to tackling poverty in South Lanarkshire focuses on those datazones within the worst 15% of deprivation in Scotland. Reflecting this in the rural area, activity is focused mainly on Rigside/Douglas Water, Douglas Central, Lesmahagow South, Smyllum Park, Carluke East and Law North. However, it is recognised that the size of rural datazones can often mask poverty and that ancillary data and intelligence is required to form an accurate picture of deprivation in rural areas.

- 4.2. Alongside mainstream services and resources, specific activity funded through the Fairer Scotland Fund provides additional support for community transport, youth diversionary activity, community health improvement programmes, financial inclusion services and a range of programmes led by Education Resources which target vulnerable young people. Through additional European Funding, a substantial programme aimed at supporting people into work and those young people needing more choices, more chances aims to improve the employment prospects for people in the Clydesdale area both for the immediate future and the longer term.

- 4.3. Previously, the Fairer Scotland Fund was a ring-fenced fund but became part of the Council's allocation with effect from 1 April 2010. In recognition of the value of continued investment in support for those experiencing the effects of poverty, the Council has confirmed retention of a budget for tackling poverty for 2011/12.

- 4.4. The new Tackling Poverty Programme comes into effect from 1 April 2011 and will direct support towards early intervention, employability support, vulnerable families, financial inclusion and health improvement. The programme will, therefore, continue to deliver outcomes in line with the Single Outcome Agreement and which contribute towards closing the gap between those in the worst 15% datazones and the better performing parts of South Lanarkshire.

4.5. Rural Development

The successful South Lanarkshire LEADER programme continues to provide valuable resources for the rural area. The original programme of £1.47 million has been supplemented with an additional award from Scottish Government of £510,000. These funds were transferred from the former Rural Priorities measures 321 and 341 and will supplement the support the LEADER programme delivers in rural South Lanarkshire.

- 4.6. South Lanarkshire LEADER was also successful in its bid for additional resources to provide access to broadband services for the Gilkerscleugh, Crawfordjohn area. An award of £45,000 has been made to deliver broadband services to homes and businesses in the area, which will provide increased opportunities for marketing and development.

- 4.7. In May 2010, the Heritage Lottery Fund approved £100,000 for the development year of the Clyde & Avon Valley Landscape Partnership and has earmarked a further £1.9M grant for the stage 2 bid 2012 – 2016. Despite a delay in getting the development year off the ground due to recruitment and project base set up issues,

good progress is being made with a number of studies and surveys commissioned to ensure the information and detail required for the stage 2 submission is available. The second stage application together with a Landscape Conservation Action Plan is due for submission in August 2011.

4.8. **Tourism**

Spring Campaign

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 website and 6002 downloaded vouchers.

4.9. Staff Familiarisation Trip

Working in partnership with New Lanarkshire Limited, we carried out 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.

4.10. Quality Assurance Scheme

Working in partnership with VisitScotland we have launched 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.

4.12. Lanarkshire Accommodation Association/Lanarkshire Visitor Attractions Association

Both associations held their AGMs at the end of January. Both bodies continue to grow in strength. In the past year 60 businesses paid their membership with the office bearers all come from the tourism sector (we help to facilitate the meetings).

4.13. Publications

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.

4.14 International Children's Games (ICG)

In the next week we intend sending direct email communications to the confirmed ICG organisers. The aim is to encourage potential visitors to come to Lanarkshire to the Games and hopefully encourage them to stay longer.

4.15. Lanarkshire Tourism and Leisure Business Excellence Award

Nine businesses submitted applications for this year's award. Three South Lanarkshire based businesses: Hamilton Park Racecourse, Scotkart and The Elphinstone Hotel constitute the three shortlisted businesses.

4.16. **Regeneration and Inclusion** **Routes to Inclusion**

4.17. 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.

- 4.18. 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.
- 4.19. For financial year 2010/ 2011 as at the end of February in the Clydesdale Area Committee area there have been 768 people engaged on Council-funded employability programmes. Of this 342 have progressed into employment with a further 60 benefiting from additional training. The following provides an overview of the achievements of the range of programmes operating in the area:
- 4.20. **Future Jobs Fund** – in the third phase of the contract, 192 people from the area secured employment. From October 09 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 – are funded by the Council and Europe to identify, engage and progress people into work. They have engaged with 495 local people with 149 securing employment and a further 49 undergoing training.

Connect 2 – continues to deliver significant outcomes for local people with significant barriers and issues. The most recent programme recruited 14 people onto the Social Care training programme.

Youth Jobs Fund – designed to offer the dual benefit of helping young people, who in the current economic climate are struggling to find a job, and supporting local small businesses with their recruitment needs. This provides a 50% wage subsidy for 50 weeks. There are currently 53 16-17 year olds from the area working in a wide range of local companies.

4.21. **Community and Voluntary Sector**

The new single voluntary sector Interface, Voluntary Action South Lanarkshire (VASLAN) awarded the rural support contract to Community Enterprise (CES) in conjunction with a number of local suppliers including Coalburn One-Stop Shop for the period August 2010 to 31 March 2011. VASLAN are now reviewing how this contract went and to learn the lessons for future delivery of service for rural South Lanarkshire. Initial feed back suggests that CES met the targets set and ran a number of successful workshops on funding and governance for voluntary organisations. 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 South Lanarkshire, with a clear ambition to deliver more and better support services to the sector in rural South Lanarkshire.

4.22. **Business Support and Property Information**

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.

4.23. Rural Capital Grant Scheme is specifically designed to support the businesses within the rural area in response to their unique issues. A diverse range of businesses have been supported via this programme, from plant hire companies through to manufacturers of fire protection equipment.

4.24. Up to the 1 March 2011 Business Support through these various schemes has been provided on the following basis for the Clydesdale 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	5	118	£6,367,290
Lanarkshire Sustainable Business Programme	19	255	£1,156,000
Lanarkshire Property Advice Service	622 enquiries 13 satisfied for Clydesdale	-	-
Lanarkshire Business Training Support	9	44	£2,606,000
Rural Capital Grant	8	30	£1,046,216
Totals	54	447	£11,175,216

4.25. The Lanarkshire Business Excellence Awards took place on 11th March 2011 with a number of South Lanarkshire based businesses being short leeted in the various award categories including The Elphinstone Hotel, and Simple Simon Perfect Pies.

4.26. Business Support is now included within the team responsible for the management of the Council's industrial and commercial property portfolio and within the Clydesdale Area between March 2010 and February 2011, concluded 32 leases with a value of £207,991 per annum under delegated powers.

4.27 **Property Development**

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 Clydesdale Area Committee Area, projects currently being taken forward include:-

Carluker:

- ◆ The new John Cumming sports stadium officially opened on 7 March 2010 and the sale of the former home of Carluker Rovers at Loch Park Stadium to Tesco settled on 4 March 2011. Work on their proposed 40,000square feet supermarket, meeting the needs of consumers and providing job opportunities will begin shortly. The sale provided the Council with a capital receipt of over £10million which will support its capital programme of investment in modern infrastructure and amenities.

- ◆ The site of a former Community Resources depot at Moor Park has been advertised for sale for commercial or residential development with offers invited prior to a closing date of 25 March and, at the time of writing, three parties have registered an interest of their intention to bid for the site. Additional development opportunities, including the cleared site of the former Carluke Primary School, are being prepared for marketing for development.

Lanark:

- ◆ Following the opening of the new Lanark pool, the demolition of the old pool has been concluded and the cleared site will provide temporary additional town centre car parking pending its marketing for sale for development. A planning brief is being prepared and the cleared site will be marketed with offers invited for the purchase of the site for development consistent with its town centre location.
- ◆ The team have negotiated a series of wayleaves with adjoining owners to permit temporary access to private ground surrounding the Lanark Memorial Hall to facilitate its refurbishment by Community Resources.
- ◆ Following the opening of a new primary school the original Kirkfieldbank Primary School has been declared surplus at Executive Committee and will shortly be advertised for sale. While other potential uses may be considered acceptable, a planning brief considers the site suitable for residential development, restricted to a maximum of five dwellings by the quality and nature of access to the site.

Rural Business Space; Lesmahagow, Lanark and Biggar:

- ◆ The refurbishment and conversion of the former Community Resources depot in Langdykeside into new business space has been completed and marketing of the property is being undertaken by the Business Support team. A number of parties have viewed the property and these interests are being nurtured.
- ◆ The former Winston Squash Club in North Vennel is the subject of feasibility study into its potential refurbishment and conversion to alternative uses, such as a business centre for new enterprises starting up or office accommodation for expanding businesses.
- ◆ A feasibility study is at an advanced stage and is considering the preparation of a soon to be vacated Community Resources depot at Lindsaylands Road for business use. This would take the form of creation of industrial yards capable of small scale development to meet the specific requirements of individual businesses.

Clyde Windfarm: Scottish & Southern Energy is making significant progress with the provision of the basic infrastructure complete and installation of the turbines progressing. Subject to the interim radar solution being accepted, the first phase of turbines will be generating power by September 2011 and, in turn, generating income for the Community Fund for investment in local community led projects. The developer has agreed however to accelerate a portion of the phase 1 funding and this will allow the Community Fund to open for applications during the course of May 2011. An officer of the Property Development team has been meeting various groups in the eligible rural area to advise on the scope, nature and processes for bringing forward proposals to the fund for financial assistance.

- 4.28. The Property Development Team negotiate the sale and purchase of land and buildings, and other property interests, in the Clydesdale Area and, (excluding the Tesco site in Carluke) between September 2010 and early March 2011, negotiations in respect of the following property transactions were concluded:-

- ◆ 5 disposals with a value of £252,502
- ◆ 9 acquisitions valued at £343,498

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. Employee Implications

6.1. There are no direct employee implications.

7. Financial Implications

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

8. Other Implications

8.1. The only risk associated with this report relates to the ongoing provision of funding streams, such as European Union monies, which contribute to the delivery of a number of Regeneration Services' programmes.

9. Equality Impact Assessment and Consultation Arrangements

9.1. 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.

9.2. 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.

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Executive Director (Enterprise Resources)

11 March 2011

Link(s) to Council Objectives/Improvement Themes/Values

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

Previous References

Report to Clydesdale Area Committee of 23 March 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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