

# Report

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Report to:	<b>Cambuslang and Rutherglen Area Committee</b>
Date of Meeting:	<b>5 October 2010</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

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 within 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 Committee notes 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 receipt programme and negotiates acquisitions and disposals of heritable property.

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

- Activities for young people aimed at diversionary approaches to address anti-social behaviour identified through Problem Solving Groups and delivered in conjunction with Regen:fx as well as other organisations such as Liber8, Hyper Cyber and Universal Connections;
- Health improvement programmes aimed at supporting local people to take steps to better health through Rutherglen & Cambuslang Community Health Initiative
- 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, transitions and behavioural programmes and learning support;
- Support to expand credit union services and additional advice and information support to Rutherglen & Cambuslang 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.

4.3 All of the programmes funded through the Fairer Scotland Fund make substantial contributions to the targets within South Lanarkshire's Single Outcome Agreement.

***Changing Places Cambuslang/Rutherglen Partnership***

4.4. Changing Places, part funded by Clyde Gateway, is working with Cambuslang & Rutherglen Community Health Initiative to undertake community research work in Burnhill. The aim of the research is to improve partners' understanding of local issues and barriers to services whilst engaging with residents to get involved in their community, access services and opportunities available to them.

4.5 Lanarkshire Drug and Alcohol partnership has also awarded Changing Places funding in recognition of the high levels of substance misuse in Cambuslang/Rutherglen. The money will enable a range of partners to deliver programmes in Springhall, Whitlawburn and Burnhill targeted on young people and their parents.

- 4.6 Public voting for the Participatory Budgeting Pilot in Overton took place in August. Funding from the Scottish Government and South Lanarkshire Council will be used to support a number of initiatives in the area, tackling anti social behaviour and environmental concerns.
- 4.7 Continuing the focus on tackling unemployment, Changing Places staff are working closely with Routes to Work South (RTWS) to improve client engagement. Initial focus will be centred on Cambuslang and Fernhill, where focus groups to identify new and more effective ways of engaging residents will take place. In addition, work is ongoing to support community engagement in the Clyde Gateway URC through recently commissioned consultancy work; promotion of job opportunities and participation in a motivational event to take place in the Armadillo on 28<sup>th</sup> October 2010 involving Jack Black.
- 4.8 **Tourism**  
The Spring 2010 marketing campaign results to date have been very positive and show over 50,000 visitors to the [www.visitlanarkshire.com](http://www.visitlanarkshire.com) website with a resultant £80k direct economic impact into the local economy. Work is now underway on the Autumn campaign. The new International Children's Games 'micro-site' is now live on the website and includes coverage for 24 South Lanarkshire businesses. Both the Lanarkshire Accommodation Association and the Lanarkshire Attractions Association contributed towards the development costs of the micro site. Space has been secured in the International Children's Games official brochure for 5 tourism specific pages including a win a VIP trip to Lanarkshire for the Games which includes 5 nights accommodation, 2 nights' dinner and free car hire. Entries from as far afield as New Zealand and Australia for have already been received.
- 4.9 25,000 copies of a new Lanarkshire Events leaflet featuring 7 South Lanarkshire events are currently being distributed throughout the Central Belt. 10,000 copies of the 2010 Doors Open Day brochure are also being distributed featuring 36 South Lanarkshire buildings.

## ***Regeneration & Inclusion***

### ***Routes to Inclusion***

- 4.10 The challenge to reduce unemployment remains high on the agenda. There are currently 1,866 unemployed people in receipt of Jobseekers Allowance with an unemployment rate of 5.4% - the South Lanarkshire figure is 4.7%, Scotland is 4.1% 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 Europe are making significant investments to ensure that all measures are in place to support people who want to return to work. To support these efforts the Council continued to lead the delivery of the ambitious third phase of the European CPP programme. The key services were procured and delivery started. This investment is matched by the Council and represents over £2M investment in key client groups and employment sectors across South Lanarkshire.
- 4.11 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.
- 4.12 The 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.

- 4.13 To date, in the current year Cambuslang and Rutherglen Area Committee areas, there have been 157 people engaged on Council-funded employability programmes. Of these 102 (65%) have progressed into employment with 13% (21 people) benefitting from additional training.
- 4.14 **Future Jobs Fund** – in the first 3 months of the new contract phase, 61 people from the area secured employment (From the start in October 09 to date over 730 South Lanarkshire residents have benefitted from this £7.8M, 18 month DWP contract offering 6 month wage subsidy/ community benefit programme)
- 4.15 **Routes to Work South** – are funded by the Council and Europe to identify, engage and progress people into work. They have engaged 137 people with 33 securing employment and a further 19 undergoing training.
- 4.16 **Connect 2** –continues to deliver significant outcomes for local people with significant barriers and issues. The most recent programme recruited 4 people onto the Social Care training programme and performance.
- 4.17 **Rebuilding Opportunities** – another initiative targeting key economic sectors this time focussing on construction has recruited 4 people from the local area with one progressing into work.
- 4.18 **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 small businesses with their recruitment needs. This provides a 50% wage subsidy for 50 weeks. There are currently 5 beneficiaries working in a wide range of local companies.

### ***Community & Voluntary Sector***

- 4.19 The new single voluntary sector Interface, Voluntary Action South Lanarkshire continues to take the necessary steps to establish the new organisation. The Memorandum of Association for the company, the draft staffing structure and the job matching process have all recently been agreed. There is a real commitment to having more development staff out working with community and voluntary sector organisations on the ground across South Lanarkshire, providing guidance and support across a wide spectrum of activity including governance, training, finances, funding applications, volunteering opportunities and much more. It is anticipated that Voluntary Action South Lanarkshire will be fully ready to deliver all of these services from early in 2011.
- 4.20 Part of the improvement in services to the sector is to understand the true size and scope of the sector. Employing three people through the Future Jobs Fund, Voluntary Action South Lanarkshire is developing a comprehensive database on the sector across South Lanarkshire capable of being interrogated. When completed over the next 18 months, this will be a real asset for those in the sector and public organisations looking to access information on the voluntary sector.

### **Business Support and Property Information**

- 4.21 The Property Information team are responsible for map and plan based data collection and management and are currently undertaking a pilot exercise in Rutherglen to convert existing information, held on a text basis, on roads and footpaths which are adopted by the Council for maintenance into digital plan-based

information. This will be available to view and interrogate via the local View intranet system and, once proven, will be rolled out across the Council area.

4.22 In addition, work is ongoing in managing property information in relation to the forthcoming asset transfer to the new expanded Trust scheduled from 1 October and including town halls, public halls, museums, stores, country parks, community wings and libraries. The Council's Business Support Programmes have delivered the following results in the Cambuslang/Rutherglen Area Committee area during the first quarter of this year April to June.

- West of Scotland Loan Fund – 2 companies assisted creating/ safeguarding 31 jobs and helping to generate £2,375,160 in additional sales.
- Lanarkshire Sustainable Business Programme – 8 businesses assisted creating/ safeguarding 42 jobs and generating £280,000 additional sales
- Lanarkshire Business Training Support – 2 businesses assisted achieving £828,000 additional sales

### **Property Development**

4.23 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 places to work, live and conduct business.

4.24 As part of the Clyde Gateway initiative, a partnership involving South Lanarkshire and Glasgow Councils and Scottish Enterprise, various projects within the area are being progressed.

*Cathcart Road Industrial Estate*-Existing, obsolete premises and ground at Cathcart Road and Cathcart Place have been acquired by the Council and, following demolition of redundant factory buildings and workshops, contaminated ground is being remediated. Work is now well underway in the construction of new factory units. The project has a budget of approximately £2 million and will create a number of units ranging from 200 sq.m. to 500 sq.m.. These are being marketed to existing businesses being displaced by the M74 Completion project and the proposed redevelopment of Shawfield Industrial Estate, as well as providing start up units for new businesses being formed locally and attracting expanding businesses from further afield.

4.25 *Burgh Primary School* – The former Burgh Primary School on King Street, which was vacated by pupils and teachers when they moved to the brand new school further along King Street in April 2010, comprises a substantial B listed landmark building which is also the subject of major investment. Demolition of the 1970s extension and a full overhaul of the roof, including repairs and replacement of tiles, gutters, flashings and glazed rooflights, has been completed and the tendering process has begun to arrange the contract to preserve and fully refurbish the rest of building for conversion to workspace. A number of established local businesses have already expressed an interest in relocating to the completed project

4.26 *Shawfield Remediation Study* - Following the publication of the draft Remediation Strategy in January, a series of meetings has been held between SLC (as Regulator) and SEPA (as Advisors) on the methodology proposed and the ability of the remediation process achieving the required standard for groundwater leaving the development area and entering the River Clyde. Agreement on the type and extent of further site investigations commissioned by Clyde Gateway has now been reached and these tests will commence as soon as possible. Initial results are expected to be

received within 3 months. Assuming they support the current plan the strategy can then commence its implementation stage subject to funding being made available through the URC.

- 4.27 *Cuningar Loop* – Forestry Commission Scotland has moved forward their interest in implementing a Commonwealth Legacy proposal over part of the site. A two day workshop reviewing options was recently completed and a visit made to the site by FCS Forest Enterprise Chief Executive Simon Hodge.
- 4.28 *Former Area Housing Office*-Following the relocation of the area Housing Office to Cambuslang Gate, terms have been negotiated for the sale of the former 1970s offices in Stonelaw Road to Clyde Gateway URC who will refurbish the accommodation to let to local and inward investing businesses.
- 4.29 *Housing Area regeneration*- The Property Development Team are also assisting colleagues in Housing Services in the large scale regeneration of the neighbourhoods of Cairns and Fernhill. Having engaged in negotiations with individual householders to 'buy back' former council housing to facilitate the demolition and site clearance of obsolete housing stock, master planning of new developments in these areas is nearing a conclusion. The team will undertake marketing and participate in negotiations with Housing Association partners and/or the private sector for the development of new affordable housing in these new emerging communities.
- 4.30 In Fernhill, phase 1 has completed in which 49 maisonette properties were acquired at a cost of £1.95million and 40 new houses have been built for both rent and for sale under the Scottish Government's 'Homestake' scheme. Phase 2 comprises three development plots and will require the acquisition of a further 15 maisonettes before the development of 97 new homes, also for rent and sale, under the 'Homestake' initiative.
- 4.31 The masterplanning is at an advanced stage in Cairns and, as the resultant programme emerges, necessary property acquisitions will be negotiated and subsequent development pods identified and developed with public and private partners and/or marketed accordingly.
- 4.32 *Capital Receipts Programme*-Despite the continued shortage of development funding and the recession in the property market, work continues behind the scenes in marketing surplus assets to developers and associated agents, keeping the range of development opportunities in view and nurturing tentative interests with a view to being at the forefront of any activity when the market shows signs of recovery. Some £80million has been achieved by the team in Capital Receipts since 2000 throughout the Council area.

### **Concluding Remarks**

- 4.33 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 direct risks associated with this report which is provided for information only. The services and projects to which it refers together with related funding proposals have been considered and approved by the Enterprise Resources Committee or by the Executive Committee as required. The relevant Committee reports with specific recommendations outlined potential risks on an individual programme or project basis.

7.2 There are no significant sustainability issues in connection with the recommendations contained within this report.

## **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)**

15 September 2010

## **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
- Report to Cambuslang and Rutherglen Area Committee of 11 May 2010

## **Contact for Further Information**

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

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