

Report

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Report to:	Community and Enterprise Resources Committee
Date of Meeting:	22 May 2018
Report by:	Executive Director (Community and Enterprise Resources)

Subject:	Scottish Government Vacant and Derelict Land Fund Programme 2018/2019
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1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ advise the Committee of progress made during 2017/2018 in implementing the South Lanarkshire Delivery Plan for the Scottish Government financed Vacant and Derelict Land Fund (VDLF) and to agree the VDLF Programme for 2018/2019.

2. Recommendation(s)

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

- (1) that the progress made during 2017/2018 in delivering the agreed Vacant and Derelict Land Fund Programme in South Lanarkshire be noted; and
- (2) that the allocation of funds in the 2018/2019 Vacant and Derelict Land Fund Delivery Plan, as set out in paragraphs 5.1 to 6.5, be approved.

3. Background

3.1. The Scottish Government allocation to South Lanarkshire for the Vacant and Derelict Land Fund for the financial year 2017/2018 was £1,081,921. A Local Delivery Plan was produced in February 2017 to implement the key objectives of the Vacant and Derelict Land Fund which are to:-

- ◆ tackle long term vacant and derelict land
- ◆ stimulate economic growth and job creation
- ◆ develop a diverse sustainable environment with a focus on temporary and permanent greening
- ◆ support communities to flourish and tackle inequalities

3.2. The Council acknowledges that vacant, derelict and contaminated land acts as a major constraint to the re-development of land and impacts on the quality of life of many residents. The Local Delivery Plan submitted in February 2017 proposed to allocate the VDLF funding to Clyde Gateway URC's Shawfield Phase 2 project which is focused on remediation of sites affected by Chromium VI.

- 3.3. After a delay, which was due to negotiations between Scottish Government and other VDLF eligible local authorities on grant conditions, the Scottish Government issued the VDLF grant offer on 29 August 2017. On 18 September 2017, Clyde Gateway URC formally advised they would not be in a position to spend the 2017/2018 VDLF grant monies timeously. The Clyde Gateway URC project activity which was expected to take place had been delayed whilst further remediation options were developed and tested and a remediation strategy agreed with SEPA and the Regulator (SLC).
- 3.4. A revised Local Delivery Plan was prepared and approved by the Community and Enterprise Resources Committee on 12 December 2017. The plan focused on the former land fill site located at Glen Esk, East Kilbride. Scottish Government are being kept informed on the progress of the Glen Esk project to minimise the risks of losing any uncommitted funding when the VDLF end of year return is submitted at the beginning of May 2018.

4. Progress achieved in 2017/2018

- 4.1. The revised 2017/2018 VDLF Local Delivery Plan focused activities on remediation of contamination, removal of environmental hazards and the potential to develop quality greenspace in the Glen Esk location. Whilst the site offers potential to increase the number of new homes to be developed, it is premature to identify this as an end use until all of the options on site uses, ground conditions and remediation plans are explored.
- 4.2. From a VDLF perspective, the removal of environmental problems is a key benefit. The re-use of the site then becomes the next priority. The bid is aligned with the VDLF 'greening' priority set out Section 3.1.
- 4.3. Scottish Government gave Scottish Ministers approval for the revised delivery plan and the VDLF for 2017/2018 is now being utilised to determine the exact nature of the problems at the site and will then seek to address them within the funding available. A masterplanning exercise is to be undertaken to determine what areas are suitable for 'greenspace' type uses and what areas could be 'developable'.
- 4.4. Following site investigation works which were completed in January 2018, gas monitoring works are in progress. The scope and nature of a further series of site investigation work is being considered. Regular meetings of representatives from Community and Enterprise Resources and Housing and Technical Resources are being held to manage the project implementation.
- 4.5. It is anticipated that a masterplanning exercise will be undertaken in the early Summer 2018 to confirm what areas will be developed as greenspace, therefore allowing options to be considered for any developable areas. This will result in having a balanced programme which addresses a number of Scottish Government priorities.

5. 2018/2019 Delivery Plan Proposal

- 5.1. The Scottish Government allocation to South Lanarkshire for the Vacant and Derelict Land Fund for the financial year 2018/2019 is £901,000. Sites that are eligible for VDLF grant support must meet specific criteria. The site must have been vacant and derelict prior to 2000 and be listed on the Vacant and Derelict Land Register. Whilst the South Lanarkshire Vacant and Derelict Land Register contains over 100 long term sites, a limited number are in SLC ownership. A Local Delivery Plan (LDP) has

now been produced to implement the key objectives of the Vacant and Derelict Land Fund.

5.2. The 2018/2019 Local Delivery Plan proposes to allocate VDLF funding to the following 3 projects located across South Lanarkshire:-

- ◆ Clyde Gateway URC's Shawfield Phase 2 project which is focused on remediation of sites affected by Chromium VI.
- ◆ The former Milton Brick and Tile Works site, Carluke. The works were opened in 1905 and closed in 1975. A pit associated with the works was subsequently infilled with wastes in the late 1980s and 1990s.
- ◆ The former Millburn Chemical and Oil Works and Millburn Colliery site, Larkhall, which were both next to a railway line (now disused). The Oil Works operated from 1884, producing crude oil made chiefly from dross of main seam common coal. The Colliery site was subject to open cast mining operations until the late 1980s. Pits associated with the works were subsequently infilled with wastes in the 1980s and 1990s.

5.3 The allocation of funding on these projects is proposed as:-

- ◆ £800,000 - Clyde Gateway, Shawfield Phase 2
- ◆ £101,000 - Milton, Carluke and Millburn, Larkhall, with apportionment of expenditure dependent on the result of site investigations

6 Delivery Plan Project Summaries

6.1 Shawfield Phase 2 - Clyde Gateway have undertaken site investigations, laboratory trials and site based remediation testing at Shawfield Phase 2 (former Greggs Bakery site) since 2015. A masterplan has also been developed aimed at creating a new spine road and new industrial / business platforms in the location. Remediation of Chromium VI contamination is crucial to the delivery of the scheme. The results of the site investigations have identified a number of contamination 'hotspots' with levels of chromium many times higher than those experienced on the Shawfield Phase 1 site.

6.2 Site remediation trials have indicated that the chromium contamination can be significantly reduced by up to 95% with chemical treatment. An assessment of the Greggs site and the land forming the new spine road route indicates that these areas can be treated without the need to acquire neighbouring third party interests at present. The formulation of a remediation strategy which meets SEPA environmental targets for water quality and that meets the agreement of the regulator (SLC) has made significant progress over the course of the last 6 months. This means a site start at Shawfield Phase 2 is a realistic prospect in 2018/2019.

6.3 Milton Brick and Tile Works, Carluke - The works were opened in 1905 and closed in 1975. A pit associated with the works was subsequently infilled with wastes in the late 1980s and 1990s. Historical site investigations have identified concentrations of boron, copper, nickel, zinc and cadmium. Hydrocarbons were also detected within the waste materials at a few trial pit locations, with concentrations noted to be low to moderately significant. These have been tentatively identified as diesel oil, refined mineral oil type products and coal tar, indicating the placement of hydrocarbon wastes and bitumen type products within the landfill. The leachate within the landfill was recorded as having elevated ammoniacal nitrogen, magnesium, manganese, calcium, and potassium. Acenaphthene (PAH) and 2, 3 Dimethylphenol (Phenol) were marginally elevated above generic water quality standards used in 2002.

Concentrations of manganese and hydrocarbons within the mineral oil range were recorded. Current concerns also relate to the lack of sufficient inert capping material on the site.

- 6.4. Millburn Chemical and Oil Works/Millburn Colliery, Larkhall – The Oil Works operated from 1884, producing crude oil made chiefly from dross of main seam common coal. The Colliery site was subject to open cast mining operations until the late 1980's after which it was filled in. Pits associated with the works were subsequently infilled with wastes in the 1980s and 1990s. Historical site investigation work undertaken in 2002 identified significant methane levels, carbon dioxide levels, the presence of localised diesel contamination within the waste and leachate in the north of the landfill, with diesel contaminated groundwater recorded in the south. In addition, ammonia and inorganics (including mercury) were recorded within the leachate.
- 6.5. These sites lie on the edge of urban settlements, with the Carluke site being close to Carluke Rail Station and its Park and Ride. Both have a low amenity value and have the added complications associated with their former uses which could be impacting on the quality of ground water and water courses in the area. The anticipated use of these sites following any required remediation would be good quality greenspace, with the Larkhall site being linked to the Clyde Walkway.

Work plans for the following risks will be prepared and implemented:-

- ◆ Gas emissions
- ◆ Leachate
- ◆ Settlement
- ◆ Sustainability
- ◆ Health and Safety
- ◆ Site Investigation and Analysis

7. Employee Implications

- 7.1. There are no employee implications. Proposed work streams can be managed using existing staff resources.

8. Financial Implications

- 8.1. The VDLF programmes will be funded from the Scottish Government Vacant and Derelict Land Fund allocation.
- 8.2. Funding from the 2017/2018 allocation that has not been spent or committed by the end of March 2018 will be the subject of a request to Scottish Ministers to carry forward the grant and this process is underway.

9. Other Implications

- 9.1. The key risks associated with this project are focused on the potential for cost overruns or delays to the programme. These risks will be managed by Clyde Gateway URC in respect of the Shawfield project, Planning and Economic Development Services in consultation with Housing and Technical Resources for the other projects.
- 9.2. There are no significant issues in terms of sustainability arising from the recommendations in this report, indeed, the projects will lead to significant environmental improvements with a focus on sustainable development.

10. Equality Impact Assessment and Consultation Arrangements

- 10.1. This report does not introduce a new policy, function or strategy and, therefore, no impact assessment is required.
- 10.2 The Vacant and Derelict Land programme is monitored by officers from Community and Enterprise Resources in consultation with Housing and Technical Resources. The proposed Local Delivery Plan was prepared in consultation with them.

Michael McGlynn
Executive Director (Community and Enterprise Resources)

30 April 2018

Link(s) to Council Values/Ambitions/Objectives

- ◆ Focused on people and their needs.
- ◆ Fair open and sustainable
- ◆ Work with communities and partners to promote high quality, thriving and sustainable communities
- ◆ Support our communities by tackling disadvantage and deprivation and supporting aspiration

Previous References

- ◆ Community and Enterprise Resources Committee - 12 December 2017

List of Background Papers

- ◆ South Lanarkshire Council Revised VDLF 2017/2018 Delivery Plan – October 2017
- ◆ South Lanarkshire Council 2018/2019 Proposed VDLF Delivery Plan – February 2018

Contact for Further Information

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

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