

# Report

Report to:	<b>Community and Enterprise Resources Committee</b>
Date of Meeting:	<b>9 August 2022</b>
Report by:	<b>Executive Director (Community and Enterprise Resources)</b>

Subject:	<b>Scottish Government Regeneration Capital Grant Fund Proposal to Create a Rural Development Centre at Lanark Racecourse</b>
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## 1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ inform and update Committee about revised proposals for delivery of a Rural Development Centre following the successful application for funding from the Scottish Government Regeneration Capital Grant Fund (RCGF)
- ◆ seek approval to progress with the project in line with these revised proposals
- ◆ outline the wider work being implemented to support Lanark Racecourse

## 2. Recommendation(s)

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

- (1) that the proposed changes to the project be noted and the revised delivery of the project be approved;
- (2) that the ongoing work of the Economic Development Service, in consultation with Legal and Property Services, to implement Common Good consultations, secure approvals and agreements with parties including Lanark Lanimer Committee and Healthy Valleys, which will be subject to reports to the appropriate Committees be noted;
- (3) take forward the investment of the RCGF to create a Lanimer Shed and business space to form a Rural Development Centre on land at Lanark Racecourse; and
- (4) that it be noted that consultancy work is being undertaken to consider the future use and management of the wider racecourse asset.

## 3. Background

- 3.1. In October 2015, South Lanarkshire Council submitted an application to the Scottish Government's RCGF to support the development of a Clydesdale Rural Development Centre in Lanark. The Council received the formal offer of grant on 19 May 2016 for £1 million against a project cost of £2 million, the remaining funds coming from grants.
- 3.2. The project submitted followed a community consultation, market appraisal and preparation of a detailed feasibility plan working with Lanark Community Development Trust, Healthy Valleys and Lanark Lanimer Committee. The original proposal undertook to purchase a derelict site (Alston's Yard) on Ladyacre Road and the building of new office accommodation, refitting an existing shed and creation of shared car parking for the centre and new park and ride parking.

3.3. The project submitted had the following outputs:-

- ◆ creation of 3 new jobs
- ◆ 6 FTE construction jobs
- ◆ 14 existing jobs supported (within Healthy Valleys)
- ◆ 200 training places supported for volunteer and community groups focused around health and wellbeing
- ◆ 1 building refurbished
- ◆ 312m<sup>2</sup> of new build business space created
- ◆ 812m<sup>2</sup> building refurbished
- ◆ 0.207 hectares derelict land remediated
- ◆ community facilities for the Lanimer Committee through Lanimer Shed, Healthy Valleys, through offices and community space, and for Lanark Community Development Trust through the availability of small and medium sized enterprises (SME) support space

3.4. During 2016, negotiations to purchase the site reached an impasse. Having exhausted these discussions, it was clear the project could not be delivered on the Alston's Yard site. Other options for delivery were considered culminating in a report to the Community and Enterprise Resources Committee in March 2018 with proposals to locate the facility at the stone rotunda at Braidfute retail park.

3.5. Despite best efforts from officers and community partners the project could not be delivered in that location due to a change of ownership in the property and the new owners taking a different approach to their management strategy.

3.6. Consequently, there was a need to explore other options and identify an alternative site to retain and fulfil the intention of the grant and deliver a workable project for the town. Through working with colleagues in Estates, an opportunity at the Racecourse on the site of a demolished building has been identified as the best solution. This opportunity has been discussed with colleagues at the Scottish Government who have confirmed they are content for the project to be progressed in this way. Discussions have also taken place with community representatives and potential occupiers who have all indicated their support in principle for the revised project.

#### **4. Proposals**

4.1. The Scottish Government has confirmed their agreement to the Council extension to deliver the Lanimer Shed and Rural Business centre and after an exhaustive search an area of land at Lanark Racecourse has been identified. The site, part of the Common Good, which is of sufficient size to accommodate both buildings comprise the footprint of a former stable block and is currently a concrete pad and a soft landscaping and car parking area. (See Plan 1)

4.2. The racecourse site benefits from further areas of adjacent developable land and existing car parking provision with the proposed uses being appropriate to the rural location. The revised proposal is to develop the identified site, delivering the Lanimer Shed and Rural Business centre projects along with car parking and associated landscaping which will be let to the occupying organisations. The first key stages will be to carry out appropriate Common Good consultations and appoint an architect Team who will develop a scheme for tendering and implementation, subject to all statutory consents being in place.

- 4.3. Consultation has taken place with colleagues in Estates and Legal Services to confirm that the Council is able to enter into agreements of this nature in principle and the steps required to obtain the relevant Common Good approvals. These discussions will continue as the details of the project and these agreements are developed, implemented and concluded.
- 4.4. As the proposed site is part of the Lanark Common Good there will be appropriate time included in the programme to allow for completion of the important Common Good consultation process, now underway with the community, to fulfil the requirements of the Community Empowerment (Scotland) Act 2015.
- 4.5. Once fully designed, approved, costed, tendered and all consents are in place, a contract will be agreed for the delivery of the Rural Development Centre project with no direct expenditure from Council Budgets, but instead maximising the available grant from the Scottish Government Regeneration Capital Grant Fund.
- 4.6. The detailed terms of the legal agreements between the Council, Lanark Lanimer Committee and Healthy Valleys are still to be finalised and will be subject to appropriate approvals through the Finance and Corporate and Housing and Technical Resources Committees as required or existing available delegated authority powers.
- 4.7. The change of site and the scale of investment has resulted in changes to the anticipated outputs. The Scottish Government has indicated in early discussions that these are acceptable. The new project outputs are now:-
- ◆ 4 FTE construction jobs
  - ◆ 14 existing jobs supported (within Healthy Valleys)
  - ◆ 200 training places supported for volunteer and community groups focused on health and wellbeing
  - ◆ ~250m<sup>2</sup> of new build business space created
  - ◆ ~500m<sup>2</sup> of storage space for Lanark Lanimer Committee
  - ◆ 0.05 hectares of brown field land redeveloped
  - ◆ 2 community facilities for the Healthy Valleys through offices and community space and for Lanark Community Development Trust through the availability of business space
- 4.8. In conclusion, progressing the project on the above terms will deliver a storage shed for Lanark Lanimer Committee, a new compact community and business space within rural South Lanarkshire, supporting local community organisations, securing jobs and training opportunities at no capital or revenue cost to the Council.

## **5. Wider Development**

- 5.1. Discussions around the development of the 2 facilities has highlighted the significance of the Lanark Racecourse facility as a local asset which is greatly valued by all that use it. An opportunity via the Place Based Investment Fund has become available to create a plan for future investment in the overall area and the Lanark Racecourse Masterplan and Priority Project study will soon commence. This will be an extensive piece of work, acknowledging the Common Good status of the land and working closely with the community and site users through several consultation events. The results will be reported in 2023.

## **6. Employee Implications**

- 6.1. There are no employee implications arising from this report.

## **7. Financial Implications**

- 7.1. The current budget from the Scottish Government Regeneration Capital Grant Fund is £800,000 and the construction contract will be tailored to enable delivery within the available RCGF grant.
- 7.2. Maintenance costs, both external and internal for the Lanimer Shed and Rural Development Centre will be met by the Tenants under the terms of their leases.
- 7.3. The project plan will ensure there is no capital or ongoing revenue costs to the Council.

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

- 8.1. The projects and initiatives identified in this report will be delivered using a range of sustainable techniques and models, having regard to best practice and current construction industry guidance.
- 8.2. There are no implications for sustainability in terms of the information contained within this report.

## **9. Other Implications**

- 9.1. The risks associated with the project are focused on the potential for cost overruns or delays to the programme. Any cost increases will be managed within the present budget subject to agreement on any changes to the proposed project. This is highly unlikely to have an impact on the Council.

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

- 10.1. This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function, or strategy and, therefore, no Impact Assessment is required.
- 10.2. Extensive consultations have been co-ordinated by Regeneration Services with a range of Council Services who have an ongoing role in delivering services and initiatives associated with the site. This consultation and co-operation will continue throughout the delivery of the project and as noted regular consultation with the community will be undertaken at key milestone.

**David Booth**  
**Executive Director**

19 July 2022

## **Links to Council Values/Priorities/Outcomes**

- ◆ Working with and respecting others
- ◆ We will work towards a sustainable future in sustainable places
- ◆ Caring, connected, sustainable communities

## **Previous References**

- ◆ None

**List of background papers**

- ◆ Community and Enterprise Resources Committee - 6 March 2018 - Scottish Government Regeneration Capital Grant Fund – Update on Proposal to Create a Rural Development Centre

**Contact for Further Information**

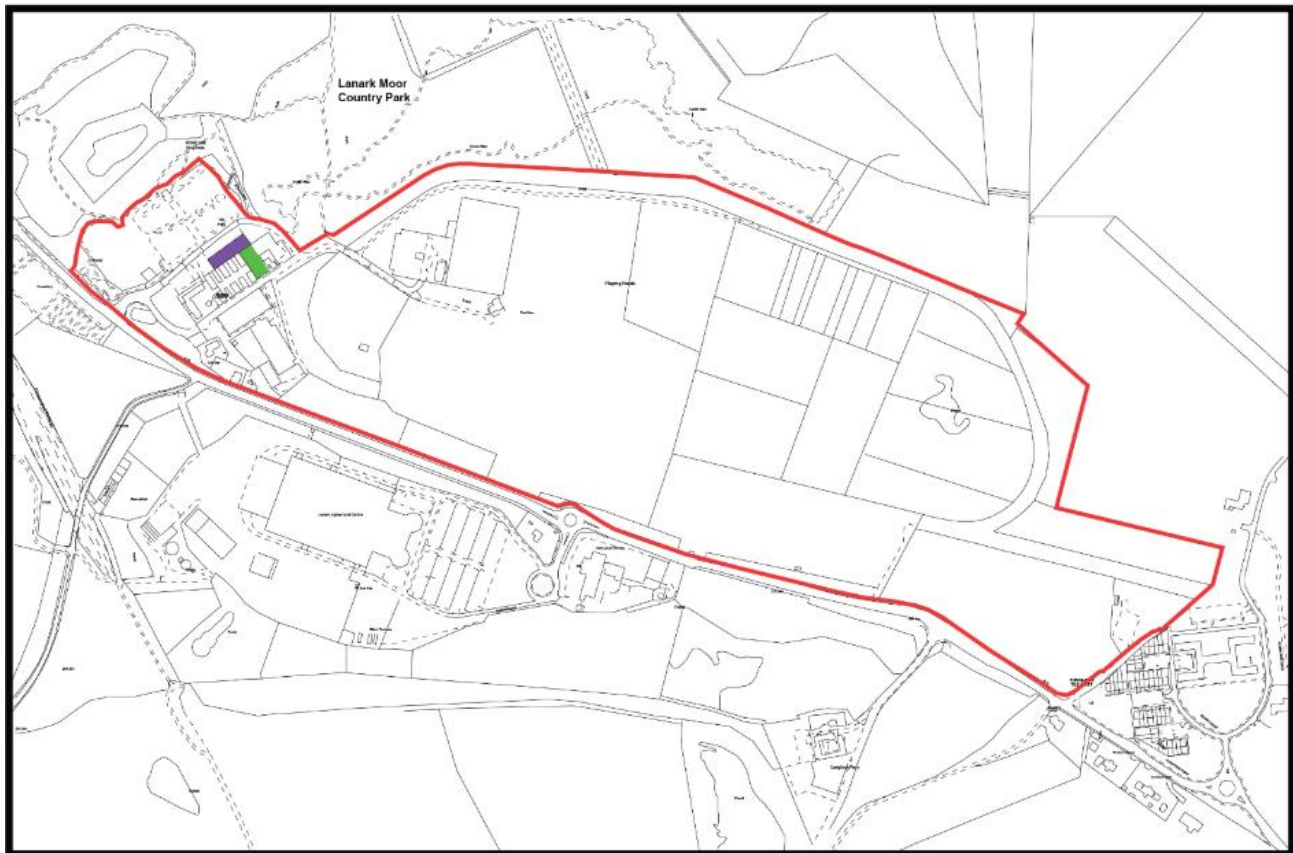
If you would like to inspect the background papers or want further information, please contact:-

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# Community Shed and Enterprise Site



## KEY

- Ownership boundary
- Enterprise site and possible shed entrance
- Community shed

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