

Report

Report to:	Cambuslang and Rutherglen Area Committee
Date of Meeting:	14 December 2021
Joint Report by:	Executive Director (Housing and Technical Resources) Executive Director (Community and Enterprise Resources)

Subject:	Potential Use of Derelict Brownfield Sites in the Strategic Housing Investment Programme
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1. Purpose of Report

1.1. The purpose of this report is to update the Cambuslang and Rutherglen Area Committee on:-

- ◆ the current status of the Council's Affordable Housing Programme in relation to the Cambuslang and Rutherglen Area
- ◆ South Lanarkshire Council's Strategic Housing Investment Plan (SHIP) for 2022-2027 and ongoing work towards development of the draft SHIP for 2023-2028
- ◆ recent development within the area led through the planning system
- ◆ ongoing work, including work with Registered Social Landlords (RSLs), to deliver new sites

2. Recommendation(s)

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

- (1) that the content of this report be noted.

3. Background

3.1 Cambuslang and Rutherglen Area Committee sought an update on potential use of derelict brownfield sites in the Strategic Housing Investment Plan (SHIP) in the Rutherglen and Cambuslang area.

3.2 The identification of sites for housing development is achieved as follows:-

- ◆ sites in Council ownership identified by the Council
- ◆ sites identified by developing registered social landlords
- ◆ sites identified by private developers and subject to the Council's Affordable Housing Policy

3.3 Development of new affordable homes on brownfield sites can be achieved either through the build of new homes to Council or RSL specification or the acquisition of new stock 'off the shelf' from private housing developers.

3.4 The Council is required on a yearly basis to prepare SHIP setting out the strategic investment priorities for housing over a 5-year period to achieve the priorities and outcomes set out in the Local Housing Strategy. Specifically, it is the key document for identifying:-

- ◆ proposed strategic housing projects which require Scottish Government Affordable Housing Supply Programme funding support
- ◆ proposed affordable housing projects which are to be provided without Scottish Government funding support
- ◆ Housing Infrastructure Fund projects, across all tenures, requiring grant and loan funding

4. South Lanarkshire Council's SHIP 2022-2027

- 4.1 The SHIP is developed with input from colleagues in Planning Services, Finance and developing partner RSLs across the area.
- 4.2 The most recent SHIP was approved by Housing and Technical Resources Committee on 29 September 2021 and identifies 82 sites with the capacity to achieve delivery of 2606 affordable units across South Lanarkshire. This document has been submitted to the Scottish Government for review.

5. Development within Cambuslang and Rutherglen

- 5.1 Over the past 20 years, the Cambuslang and Rutherglen areas have experienced an increase in new housing development. This has been plan-led through various iterations of the Development Plan covering the area, including the current adopted South Lanarkshire Local Development Plan 2 (SLLDP2). The Council's spatial strategy aims to encourage sustainable economic growth and regeneration including through the regeneration of vacant brownfield land and the provision of an adequate supply of land for housing for all tenures. The approach has been to focus on the redevelopment of brownfield sites and the reuse of vacant land together with a degree of greenfield release.
- 5.2 This approach has led to a number of the early releases being developed and completed. In addition, there is currently major building activity across various parts of the area including brownfield sites at the Community Growth Area (CGA) at Newton, the former Hoover Works in the centre of Cambuslang and developments on greenfield land along Greenlees Road and Gilbertfield. All of these sites include a range and mix of sizes and tenures aimed at giving greater choice to both the private and public sector housing markets.
- 5.3 Additional social rented housing stock has been constructed or is under construction in the area. This is as well as the upgrade of existing stock and the replacement of housing stock, assessed as no longer fit for purpose, by new development either by the Council itself or by Registered Social Landlords. This has included the redevelopment of parts of East Whitlawburn, Fernhill, Cathkin, and Cairns. Other vacant sites have been used to successfully build social rented flatted accommodation at Hamilton Road and Bridge Street where Link Housing Association is developing its 100+ development of affordable flatted accommodation.

Further details of the completed sites, current sites and future sites identified within the SHIP are as noted in Appendix 1.

6. Development of the SHIP 2023-2028 and Future Planning Considerations

- 6.1 Over the next 5-years, it is anticipated that several sites currently under construction will be completed, including Whitlawburn and the CGA at Newton. The next Local Development Plan 3 will bring forward additional development opportunities to meet housing need and demand. The focus will continue to be on the redevelopment of brownfield sites while, at the same time, meeting sustainability and climate change principles rather than relying on greenfield sites that are car centric. This approach is in keeping with national planning policy that is emerging. In addition, the LDP3 will reconsider settlement boundaries and policy designations to ascertain if any sites currently identified for alternative uses would be suitable for new housing development.
- 6.2 The Council's Housing team works closely with Planning Services to ensure that appropriate sites are brought forward to meet social rented housing land supply target, including land being developed by the Council as well as RSLs. At a strategic level, discussion takes place prior to the update of the Council's Strategic Housing Investment Programme to ensure proposed sites accord with land use policy. Sites that are identified comprise predominantly formerly developed land. These sites are then included within the Housing Land Audit which outlines sites across South Lanarkshire with appropriate capacities and programming.
- 6.3 Planning and Housing officers also work closely with developers to ensure major housing developments contribute to affordable housing provision. This can include the provision of social rented units on site or via financial contributions to the Council to invest elsewhere in the Housing Market area.
- 6.4 Following approval of the SHIP by the Housing and Technical Resources Committee, this will then be submitted to the More Homes Team at the Scottish Government for review and comment prior to becoming the live programme identifying suitable development.

7. Employee Implications

- 7.1 There are no employee implications arising from the information presented in this report.

8. Financial Implications

- 8.1 There are no financial implications arising from the information presented in this report

9. Climate Change, Sustainability and Environmental Implications

- 9.1 This report does not introduce a new policy, function or strategy which impacts on the natural environment, climate change or sustainability.

10. Other Implications

- 10.1 Provision of new affordable housing is one of the Council's top risks and is included on the Resource Risk Register.

11. Equality Impact Assessment and Consultation Arrangements

- 11.1 The SHIP has been subject to an equalities impact assessment.
- 11.2 SLLDP2 has been subject to an equalities impact assessment

Daniel Lowe
Executive Director (Housing and Technical Resources)

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Executive Director (Community and Enterprise Resources)

30 November 2021

Link(s) to Council Values/Objectives/Ambitions

- ◆ Improve the availability, quality, and access of housing
- ◆ Work with communities and partners to promote high quality, thriving and sustainable communities

Previous References

- none

List of 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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Appendix 1

Table 1 - completed sites

Site	Area	Developer	General Needs	Particular Needs/ Amenity	Total Units	Year completion
Fernhill Road area	Rutherglen	SLC	36	34	70	2016/17
Glenroyal Nursery	Rutherglen	R&CHA	0	37	37	2019/20
East Whitlawburn Ph1	Rutherglen	SLC	56	28	84	2020/21
Bridge Street	Cambuslang	Link HA	78	8	86	2021/22
East Whitlawburn Ph2	Rutherglen	SLC	34	0	34	2021/22
Gilbertfield Road	Cambuslang	SLC	45	12	57	2021/22
Hoover Site	Cambuslang	CVHA	11	6	17	2021/22
	Total		260	125	385	

Table 2 - On site and future sites

Project	Area	Developer	Ownership	Unit Nos	Estimated timescales	Current status
Auldkirk Road	Cambuslang	SLC	SLC	48	Completion Jan 2022	34 handed over and tenanted to date.
East Whitlawburn Regeneration Phase 3	Cambuslang	SLC	SLC	52	Completion 2023	On site
East Whitlawburn Regeneration	Cambuslang	West Whitlawburn Housing Co-op	SLC	60	Start 2021 Completion 2023	Turnkey properties being developed by SLC for WWHC, infrastructure works commenced as part of wider development. Legal paperwork to be concluded.
New Road	Halfway	Rutherglen & Cambuslang	Private	43	Start 2022 Completion 2023	Draft proposals developed, funding options being assessed.
Fernbrae Avenue	Rutherglen	SLC	SLC	52	Start 2023 Completion 2024	Feasabiity work ongoing
Hoover Site, Cambuslang Phase 4	Cambuslang	SLC	Private	17	Start 2023 Completion 2024	Planning application submitted. Housing mix being reviewed.
Woodlands Crescent, Cairns Phase 3	Cambuslang	SLC	SLC	60	Start 2024 Completion 2025	Feasabiity work ongoing.
Bouverie Street,	Rutherglen	SLC/RSL	Private	50	Start 2024 Completion 2026	Site options being reviewed
Former Speyside Distillery Site, Duchess Road	Rutherglen	SLC	Private	46	Start 2025	Planning application submitted. Properties will be delivered on turnkey basis
Central Site	Cambuslang	SLC	SLC	12	Start 2025	Site options being reviewed
Central Site	Rutherglen	SLC	SLC	12	Start 2026	Site options being reviewed
Sheildaig Drive	Rutherglen	SLC/RSL	SLC	25	Start 2026	Site options being reviewed
	Total			477		