

# **Report**

Report to:	<b>Community and Enterprise Resources Committee</b>
Date of Meeting:	<b>31 March 2020</b>
Report by:	<b>Executive Director ( Community and Enterprise Resources)</b>

Subject:	<b>Scottish Government Vacant and Derelict Land Fund Programme 2020/2021</b>
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## **1. Purpose of Report**

1.1. The purpose of the report is to:-

- ◆ update the Committee of progress made during 2019/2020 in implementing the South Lanarkshire Delivery Plan for the Scottish Government financed Vacant and Derelict Land Fund (VDLF)
- ◆ to seek approval of the VDLF Programme for 2020/2021

## **2. Recommendation(s)**

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

- (1) the progress made during 2019/2020 in delivering the approved Vacant and Derelict Land Fund Programme in South Lanarkshire be noted; and
- (2) the allocation of funds in the 2020/2021 Vacant and Derelict Land Fund Delivery Plan, as set out in paragraphs 5.1 and 5.2, is approved.

## **3. Background**

3.1. Scottish Government allocation to South Lanarkshire for the Vacant and Derelict Land Fund for the financial year 2019/2020 was £1,120,000. A Local Delivery Plan was produced and approved by the Committee on 19 March 2019 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. Scottish Government subsequently approved the delivery plan on 1 July 2019.

3.3. The Council recognises 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.

#### **4. Progress Achieved in 2019/2020**

4.1. The 2019/2020 Local Delivery Plan proposed the following projects and respective budget allocations:-

- ◆ Glen Esk Greening Project, East Kilbride: This project was funded from a previous carry forward of VDLF grant (£1,081,921) originally intended to be spent by Clyde Gateway URC. However, the URC were unable to implement their remediation scheme at Shawfield in the required timeframe and the funding was transferred to the Glen Esk project in December 2017. The site was opened to the public following completion of the project in December 2019.
- ◆ Clyde Gateway URC Remediation of Shawfield Phase 2 sites - £800,000
- ◆ Former Milton Tileworks, Carluke Greening Project and Millburn, former chemical works and colliery, Larkhall - £320,000

4.2. The 2019/2020 programme was designed to build on the work that has been undertaken over recent years on key projects located across South Lanarkshire as follows:-

- ◆ Support the implementation of remediation works at Clyde Gateway URC's Shawfield Phase 2 project which will reduce the level of Chromium VI entering local watercourses and the River Clyde and create sites for future development for business and industrial use. These works are now well underway and, despite challenging site conditions and technical obstacles, the project is scheduled to complete in late Spring 2020. These works have cost a total of £6.1 million to implement. From a VDLF perspective, these works aligned with the VDLF 'economic growth and job creation' priority set out Section 3.1.
- ◆ Implementing a series of environmental improvements and accessibility works at the former Milton Brick and Tile Works site, Carluke which will, address issues identified by the site investigation works and improve the area's attractiveness for informal physical activity. The proposals for Milton are currently at tender stage. It is intended that proposals will be implemented in 2020/2021.
- ◆ A similar project at Millburn, Larkhall was also proposed as part of the delivery plan, however, the inability to gain access for vehicles and pedestrians to land in the Council's ownership have meant the project cannot now be delivered. It is, therefore, proposed that these funds will be diverted to provide enhanced environmental improvements to the above Milton Brick and Tile Works site.
- ◆ Implementing the site based greening activity at Glen Esk, East Kilbride to provide high quality informal greenspace for use by local residents with the aim of encouraging greater use of outdoor assets and increased physical activity among East Kilbride residents.

From a VDLF perspective, the removal of environmental problems at Glen Esk, East Kilbride and Milton, Carluke and delivering greening infrastructure are key benefits. These works aligned with the VDLF 'greening' priority set out Section 3.1.

## **5. 2020/2021 VDLF Proposal**

5.1. The Scottish Government allocation to South Lanarkshire for the Vacant and Derelict Land Fund for the financial year 2020/2021 is £697,000. It is noted that this is a 38% reduction in financial resources compared to the 2019/2020 programme. A Local Delivery Plan (LDP) has now been produced to implement the key objectives of the Vacant and Derelict Land Fund as follows:-

- ◆ Continue to support the implementation of remediation works at Clyde Gateway URC's Shawfield Phase 2 project to help reduce the level of Chromium VI entering local watercourses and the River Clyde and assist in the creation of development sites for business and industrial use. Expenditure of £500,000 will focus on completion of the current site remediation activity, further site investigations works on land in Clyde Gateway's ownership and further technical design associated with other sites that have very high levels of chromium contamination.
- ◆ Support a transformational project based in Hamilton town centre focussed on the historically significant Grade B listed Vogue façade structure in Keith Street and adjacent derelict land to the rear of the site. This will comprise a mixed use development of the site including social housing by Clyde Valley Housing Association, with commercial space on the ground floor suitable for a range of community or enterprise uses. VDLF spend of £172,000 will be focussed on specific elements of the site such as abnormal ground conditions, non-standard foundation solutions, site investigation and remediation, where necessary. It is noted that this project is also supported through the Town Centre Fund to the value of £340,000 and together the funding support will assist in delivering a project to the value of £3.2million.
- ◆ Assist proposals for an active travel project located at a vacant and derelict land site known as Site 22, Bogleshole Road, Cambuslang. The site cannot be developed economically for industrial use as much of the site is affected by ground settlement risks. Support of £15,000 will match an offer from Scottish Enterprise, the site owners, to undertake site investigations and a review of historic information and condition reports on the site. The project, known as Clyde Cycle Park, will provide new opportunities to promote active travel and improve health and wellbeing through physical activity and will be delivered by a local community based charity organisation who will be offered a long term lease of the site should the project proceed.

5.2. The above projects represent a balanced programme of activities which address a number of Scottish Government priorities. The allocation of funding on these projects and the reallocation of funds from Larkhall to Carluke is proposed as:-

- ◆ £500,000 - Clyde Gateway, Shawfield Phase 2, Rutherglen
- ◆ £182,000 – The Vogue, Mixed Use Development, Hamilton
- ◆ £15,000 – Clyde Cycle Park, Site 22 Site investigations, Cambuslang
- ◆ £320,000 – Milton Brick and Tileworks, Carluke

## **6 Employee Implications**

6.1. There are no employee implications. Proposed workstreams can be managed using existing staff resources.

## **7. Financial Implications**

- 7.1. The VDLF programme will be funded from the Scottish Government Vacant and Derelict Land Fund allocation.

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

- 8.1. The initiative 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. It is also noted that the Clyde Cycle Park project may have a positive impact in reducing carbon emissions and assist in meeting local and national climate change targets.

## **9. Other Implications**

- 9.1. The key risks associated with these projects are focussed 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, Clyde Valley Housing Association in respect of the Vogue project and Clyde Cycle Park in respect of the Site 22 project.

## **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. This report has been prepared in consultation with Finance and Corporate Resources. Liaison with Clyde Gateway URC will continue utilising the Council's existing monitoring arrangements and attendance at URC Stakeholder meetings and Board meetings. The Council also has representation on the board of Clyde Cycle Park charity.

**Michael McGlynn**

**Executive Director (Community and Enterprise Resources)**

4 March 2020

### **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 19 March 2019

### **List of Background Papers**

- ◆ South Lanarkshire Council 2020/2021 Proposed VDLF Delivery Plan – March 2020

**Contact for Further Information**

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

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