

**NORTH LANARKSHIRE COUNCIL
COMMITTEE REPORT**

To: POLICY AND RESOURCES (REGENERATION & INFRASTRUCTURE) SERVICES SUB COMMITTEE		Subject: New External Funding Opportunities for Regeneration
From: EXECUTIVE DIRECTOR OF ENVIRONMENTAL SERVICES		
Date: 16 May 2013	Rep: 1720	

1.0 Purpose of Report

1.1 To update the committee on new Scottish Government funding opportunities for capital regeneration projects; and recent development work to identify suitable projects for these funds.

2.0 Background

2.1 The Scottish Government has announced two new capital funds: -

- (i) Regeneration Capital Grant Fund, a £25m annual fund announced within the Regeneration Strategy launched in 9th December 2011 and to be available from 2014/15. This will be an annual fund created from £12.5m of local government funding previously distributed to Urban Regeneration Companies (URCs) through Scottish Enterprise, along with £12.5m from the Scottish Government regeneration programme budget. During 2014/15 and 2015/16 £4.5m and £3.5m respectively will be top sliced from the fund to maintain direct support for Clyde Gateway, Riverside Inverclyde and Irvine Bay URCs.
- (ii) Town Centre Fund, a £2m fund announced in the budget bill of 6th February 2013 and to be available in 2013/14 only initially. Limited information is available for this fund to date.

2.2 While neither fund has been formally launched, initial information has allowed for development work to maximise the opportunity these new funds offer to North Lanarkshire. This has included two internal consultation sessions led by the Physical Regeneration & Funding Team: -

- (i) A session on 5th March 2013 with Housing Services; Planning Services; and Regeneration & Infrastructure Services to discuss the Town Centre Fund.
- (ii) A session on 7th March 2013 with Housing Services; Planning Services; Learning & Leisure Services; and Housing Services to discuss the Regeneration Capital Fund.

3.0 Eligibility & Timescales

3.1 Since the announcement of these funds, only the Regeneration Capital Grant Fund (RCF) has been further developed, with consultation through COSLA. The RCF key eligibility criteria is anticipated to be: -

- Available to both urban and rural areas;
 - Will focus on delivering “large scale transformational change” with an anticipated minimum spend of £1m;
 - Anticipated to support activities such as: land remediation, enabling infrastructure and support for town centres (as determined by the outcome of the Town Centre review);
 - Primarily support areas which suffer from high levels of deprivation and disadvantage – 2012 SIMD;
 - Some expectation that projects will lever in private sector investment and address market failure.
 - Projects will be assessed on the criteria of Viability (10%); Community involvement (15%); and Regeneration outcomes- physical, economic, and social (30%, 25%, 20%)
- 3.2 It is expected that proposals can be submitted to the Regeneration Capital Fund in September 2013, with Panel Feedback by December 2013 for first phase projects to commence 2014/15.
- 3.3 The limited information available on the Town Centre Fund identifies that £2m will be available to enable housing providers, whether public or private, to test out the development of affordable housing in vacant town centre properties. The fund is expected to be further developed following the completion of the Scottish Government’s Town Centre Review, with April identified as the initial date for eligibility criteria to be published. However the fund requires to be spent in 2013/14.

4.0 Project Ideas & Next Steps

- 4.1 The Town Centre Fund session identified two possible projects for further investigation: -
- The Shark’s Mouth project in Bank Street, Coatbridge. This project was recently unsuccessful in its application to the Conservation Area Regeneration fund; therefore significant development work has already been undertaken. This involves NLC Housing Services and Planning Services.
 - Main Street, Kilsyth. This project would be led by Clyde Valley Housing Association and involves a combined retail and housing development within the town centre.
- 4.2 The Regeneration Capital Fund session identified a number of existing projects under development that may be able to utilise this fund with further preparation. These included: -
- Muirfield Community Enterprise Centre – c£8m town centre development in Cumbernauld incorporating community, business and social enterprise space on the existing facility site. This is being led by the Physical Regeneration & Funding team with involvement by Learning & Leisure Services as well as Sanctuary Housing as a key partner should the project viability be established. An architectural feasibility study and business plan have been developed to date with next steps including establishing ownership/financing options.
 - Potential projects that would be led by Fusion Assets are larger industrial units at Gartcosh Industrial Park and small industrial units at Ravenscraig designed to kick-start development at these sites. A life-sciences business park adjacent to the current BioCity site in Newhouse, Chapelhall, thereby developing a sector-specific park. It is anticipated that the current review of Industrial and Business Land may raise opportunities to develop further business and industrial sites. Previous activity around an enviropark will also be revisited as part of this review.

- Activities related to the previous Forgewood and Gowkthrapple masterplans. The current Wishaw/Gowkthrapple Charette being led by Planning Services is also anticipated to raise opportunities that could be considered for this fund.
- Combined Heat and Power (CH) project at Muirhouse Towers for which Housing Services has undertaken a feasibility study – while this may be included in the Corporate Energy Joint Venture currently being developed, it is likely this would need further financial support to make attractive to the private sector.

4.3 These project ideas will be reviewed against the final fund criteria when it becomes available. Any necessary further development work will be supported by the Physical Regeneration & Funding team, in order that funding applications have the greatest opportunity for success. If necessary this will include external independent support.

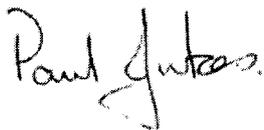
Financial Implications

5.1 At this time there are no financial implications for the Council. All project ideas will be reviewed following the final eligibility criteria being available and in collaboration with the respective NLC Services. This includes identifying any necessary match funding to support any application.

6.1 Recommendations

6.1 It is recommended that Committee

- (i) Note the content of this report.



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Local Government Access to Information Act: for further information please contact Lynne Ward on 01698 302 843.