

**NORTH LANARKSHIRE COUNCIL  
COMMITTEE REPORT**

<b>To:</b> REGENERATION SERVICES COMMITTEE		<b>Subject:</b> Vacant and Derelict Land Fund: 2008 - 2011
<b>From:</b> HEAD OF REGENERATION SERVICES		
<b>Date:</b> 17 February 2010	<b>Ref:</b> 1503	

**1 Purpose of the Report**

- 1.1 The purpose of this report is to seek approval for amendments to the 2008-2011 North Lanarkshire Vacant and Derelict Land Local Delivery Plan and update on programme progress.

**2 Background**

- 2.1 The 2008-2011 VDLF is the third consecutive programme offering financial support from the Scottish Government to assist with the regeneration of sites in North Lanarkshire. An award of £7.65m over this three year period is underpinned by a Local Delivery Plan, detailing projects for investment, which has been approved by the Scottish Government and the Council.
- 2.2 The VDLF is managed by Regeneration Services. In order to ensure sound financial management, the funds are incorporated into the Council's Capital Programme. As such, all financial transactions are subject to the financial controls of the Council.
- 2.3 Due the complex nature of addressing vacant and derelict sites it is often necessary to re-profile the programme and grant contributions.

**3 Local Delivery Plan Progress**

- 3.1 North Lanarkshire Council's Local Delivery Plan incorporates a range of regeneration themes including Town Centres, community infrastructure and environmental improvements. **Appendix One** outlines the nineteen key projects that will be supported through the VDLF.
- 3.2 VDLF expenditure in the remainder of 2009/10 and next financial year across the breadth of projects identified will ensure full programme spend by the 31<sup>st</sup> of March 2011.

**4 Local Delivery Plan Amendments (Please also refer to Appendix One)**

- 4.1 The following amendments to North Lanarkshire's Local Delivery Plan for the 2008-2011 VDLF have been made to take into account new Physical Regeneration opportunities:
- Ravenscraig Phase 2 Review: a grant of £470,000 will go towards progressing the Phase 2 Review, Outline TIF Business Case and NLC's contribution to the wider Area Planning Briefs for Ravenscraig. These monies substitute the allocation previously going towards supporting road design works, which continue to be taken forward as part of a wider exercise by Roads and Transportation.
  - Affordable Housing, Shotts: a total grant of £39,558 will go to Highline Construction to support a wider affordable homes project in Sunnybank, Shotts. This project will deliver 22 affordable housing units for sale on a previous derelict industrial area and is further being supported by Scottish Government Housing and Investment Division.

- Orchardton Woods: a grant of £35,000 to fund a land use Masterplan for this current industrial site as identified in the emerging North Lanarkshire Local Plan.

4.2 The VDLF grant allocations have been altered for the following projects to take account of additional unforeseen project costs:

- Gartcosh Business Interchange: a grant of £750,000 will now be made to Scottish Enterprise to progress road access and site servicing works which will assist in the future release of various sites totalling 50 acres. This grant will be repaid to NLC upon future land sale and in accordance with the existing SE/NLC Partnership Agreement for Gartcosh.
- Brownsburn Park (Ph2): a total VDLF grant of £400,000 will be awarded to assist in the final phase of remediation at Brownsburn, enabling this key derelict site to be removed from North Lanarkshire's Vacant and Derelict Land Survey register.

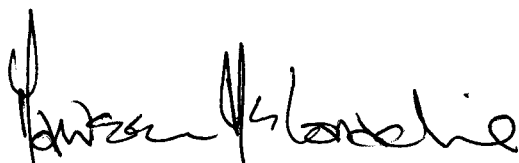
4.3 As outline in Appendix One, the Netherton Industrial Estate project is projected to draw down a significant level of VDLF monies (£733,500) in 2010/11. This project is part of a wider ERDF application to lever in external funding with an announcement anticipated early April 2010. Regeneration Services will continue to monitor the progress of this project inline with the overall management of the VDLF Programme to ensure full spend is achieved by 31<sup>st</sup> March 2011.

4.4 The changes proposed are consistent with the objectives of the Local Delivery Plan and Scottish Government guidance on the utilisation of the Fund.

## 5 Recommendations

5.1 It is recommended that Committee:

- i) Approves the amendments to the 2008-2011 Local Delivery Plan for the Vacant and Derelict Fund.



**Maureen McConachie**  
**Head of Regeneration Services**

Local Government Access to Information Act: for further information please contact Kate Bryson, Regeneration Services, at Tel 01698 302841

Appendix One

Vacant and Derelict Land Fund 2008-2011

Revised Programme

VDLF Project	Total Contribution	Spend to Date	Remaining Allocation	Spend Profile	
				2009/10	2010/11
<b>Gowkthrapple</b>					
- Ph1 Access Road	£411,885	£45,130	£366,756	£100,000	£266,756
- Castlehill Grove	£120,000	£120,000	£0	£0	£0
- Green Network	£16,500	£15,000	£1,500	£1,500	£0
- Community Hub	£1,365,039	£460,691	£904,349	£350,000	£554,349
- Mplan & Develop Briefs	£47,500	£47,500	£0	£0	£0
- QS Appraisal Work	£2,000	£0	£2,000	£2,000	£0
Netherton Industrial Estate	£750,000	£16,500	£733,500	£0	£733,500
Shieldmuir Street, Wishaw	£69,618	£69,618	£0	£0	£0
Wishaw Town Centre	£350,000	£0	£350,000	£0	£350,000
Caldercruix Cluster	£85,000	£1,166	£83,834	£10,000	£73,834
Orchardton Woods	£35,000	£0	£35,000	£0	£35,000
Brownsbum Park (Ph2)	£400,000	£34,095	£365,905	£40,000	£325,905
Wellwynd	£400,000	£250,000	£150,000	£150,000	£0
Coatdyke Cluster	£650,000	£162,875	£487,125	£100,000	£387,125
<b>Ravensraig</b>					
- Ph2 Review & APB's	£470,000	£0	£470,000	£46,200	£423,800
- Regional Sports Facility	£500,000	£18,054	£481,946	£481,946	£0
- BRE Innovation Centre	£502,070	£2,489	£499,581	£400,000	£99,581
Bothwell Park	£45,865	£37,757	£8,108	£4,000	£4,108
Shotts (Highline Construction)	£39,538	£0	£39,538	£0	£39,538
Stoneylee Rd, Cumbernauld	£200,000	£0	£200,000	£0	£200,000
Gartcosh	£750,000	£0	£750,000	£300,000	£450,000
Holytown (Main St & Spruce Way)	£29,600	£29,600	£0	£0	£0
Forgewood	£60,297	£60,297	£0	£0	£0
Dalziel St Housing Project	£30,087	£30,087	£0	£0	£0
Biomass Storage Facility	£300,000	£30,000	£270,000	£70,000	£200,000
Glenboig (Former PS)	£20,000	£13,736	£6,264	£6,264	£0
<b>TOTAL</b>	<b>£7,650,000</b>	<b>£1,444,594</b>	<b>£6,205,405</b>	<b>£2,061,910</b>	<b>£4,143,495</b>