

NORTH LANARKSHIRE COUNCIL

REPORT

To:	Economic & Development Committee	Subject:	Lady Anne Training Centre
From:	Director of Planning & Development		
Date:	24 October 1996	Ref:	tlsc082

1. Purpose of Report

This report seeks to:

- i) advise members on the development to date of the Lady Anne Training centre and managed workspace project;
- ii) outline options on the future development of the project; and
- iii) recommend action on the basis of the above.

2. Considerations2.1 Background

- i) The proposed Lady Anne training centre and managed workspace is based in surplus premises at the Lady Anne depot, previously a Monklands District Council location for environmental and leisure services. The Environmental services department still use some of the buildings on the site.
- ii) The project, when refurbishment work is completed, will provide training facilities and managed workspaces/office accommodation with centralised administrative and ancillary services. The facility will offer premises for on site creche provision (see appendix one for outline of proposal).
- iii) The development of the proposal involved early consultation with Coatbridge College, the LDA and Monklands Enterprise among others. The LDA contributed funding towards the capital works and currently, this department is discussing with Coatbridge college its long term use of a dedicated part of the building as an annexe and options on joint arrangements for the management of the facility. It is hoped that future links will be developed with the nearby Petersburn Initiative, an area-based regeneration initiative supported by Scottish Homes and the LDA.

- iv) Revenue funding for this project will be sought in the context of a partnership with some or all of the above named agencies and it may be that the Council would wish to consider allocating urban programme funds towards the development of this project. A bid for mainline revenue funding for this project has been included in the department's Service Plan growth bids which will be considered by the Council at a later date.
- v) Since the original development of the proposal, the original capital costings have been revised and have increased significantly.

2.2 Funding

- i) Monklands District Council sought Urban Programme funds for this proposal on several occasions but the bids were rejected by the Scottish Office.
- ii) In December 1993 Monklands District Council submitted a bid through Strathclyde European Partnership for 40% ERDF assistance towards the estimated total costs of £492,000 which was later approved. A sum of £192,000 was awarded from ERDF funds.
- iii) The first phase of the capital works involved the provision of canteen and locker facilities for Environmental Services staff in the garage facility, which would mean the central two storey block would be vacated for sole use as training facilities and office accommodation (see appendix two for site plan). This phase commenced under Monklands District Council in the financial year 1995/96 and was completed in this financial year, but there are significant outstanding payments still being met, or due to be met from this financial year's allocation of £228,000 in the Planning and Development budget.
- iv) On the completion of the first phase of the capital works, the department of Construction Services reviewed the capital costs and advised that the total costs of the project were now estimated at £888,000, with £425,000 being required to complete the next phase of the works i.e. the conversion of the two-storey block which would serve as the central element of the training facility, managed workspace and creche area (see appendix three for breakdown of revised costs).
- v) As the departments of Construction Services and Finance have advised that of the £228,000 allocated to this project within this financial year approximately only £50,000 to £60,000 will remain after outstanding payments from the first phase are made, the Council is now required to consider options on the future of this project.

2.3 Options

- i) The Council may consider it appropriate to terminate this project before further costs are incurred. This would require the Council to meet the total costs of the first phase of works, completed in this financial year, without the option of claiming the £192,000 awarded from the ERDF.

While the ERDF award included the first phase of the works, i.e. the provision of facilities for the department of Environmental Services to allow the vacant possession of the two storey block, the claim would only be valid if the project was completed according to the original ERDF proposal.

The building would then require to be placed on the market for lease or sale, but given the location and the conditions of the building it is not anticipated that this option would result in the disposal of the building.

- ii) The Council may consider it appropriate to seek supplementary funding from ERDF on the grounds that the original costs underestimated the work required. This department has approached Strathclyde European Partnership regarding this possibility, provisional upon the Council's future decision(s) in this matter.

A bid has been submitted to Strathclyde European Partnership, subject to approval by an appropriate committee of the council, seeking ERDF funding towards a new total of £746,000. Of this total, 40% would be met through ERDF if the bid is successful and the Council would require to match the remaining 60%. The cost to the council of this option would be therefore £447,600.

This option would require the Council to allocate funding from the capital programme budget to complete this project. This department has included a bid for this proposal as part of its Service Plan growth bids which will be considered by the council at a future date.

- iii) The Council may require to consider funding the outstanding capital works through mainline Council budgets, should the bid for ERDF fail.

This option would require the Council to meet the total costs of the project from (£746,000) its capital programme budget.

This project has been included in the department's Service Plan growth bids.

3. Action

It is recommended that the Council:

- a) approve the continuation of the development of the Lady Anne Training Centre and Managed workspace;
- b) approve the bid for ERDF funding to complete the capital works;
- c) ask the Economic Development Unit to continue to seek alternative sources of funding; and
- d) consider the possibility of incorporating training elements in the refurbishment programme.

for further information contact Mr. G. Smith, Head of Economic Development and Property

tlsc082.sam



**MONKLANDS DISTRICT COUNCIL
PLANNING AND DEVELOPMENT DEPARTMENT
LADY ANNE TRAINING CENTRE AND MANAGED WORKSPACES
OUTLINE PROPOSAL**

1. BACKGROUND

2. STRATEGIC FRAMEWORK

3. EXPECTED OUTCOMES

4. DEVELOPMENT PLAN

5. PROPOSED FUNDING

6. BACKGROUND DOCUMENTS

BACKGROUND

Recent analyses of the 1991 census statistics are indicating that deprivation levels in Monklands continue to be of concern. While different studies using different indicators and weightings vary, overall indications are that the Council's efforts to combat deprivation must continue, requiring the targeting of existing resources and the provision of additional resources in areas of greatest need.

Research findings available from a variety of sources, including the EC, have highlighted the impact of low skills levels on economic development initiatives. Unless this issue is addressed, people currently unemployed and living in areas of severe social and economic disadvantage will not be in a position to benefit from economic regeneration initiatives in the business and industry sectors.

Through its economic development work, the Urban Programme and more recently through its work on Anti Deprivation, the Council has sought ways of alleviating the effects of unemployment and low income on the residents of the District.

The Council's policies have covered a wide range of issues but, acknowledging that long term viable solutions to the problems associated with economic and social disadvantage have their roots in improving the employment, training and business opportunities of unemployed people and people on low incomes, the Council has set as its priority in various strategies the development of good quality training and employment initiatives.

In 1993 the Council produced a consultative strategy document on economic development in Monklands Urban Programme Areas "Bridging the Gap". This document set out the Council's strategic objectives in finding solutions to difficulties faced by residents of MUPAs in gaining access to mainstream employment and training services designed to meet their needs. It also outlined the Council's proposals to meet these objectives, some of which are now operational.

This proposal would form an integral part of the Council's strategy by providing a resource specifically designed to address the particular needs of MUPA residents, and complementing other important initiatives such as the Petersburn SURF Employment and Training Initiative and the new District-wide Urban Programme-funded Training Resource Unit. This development would also make a significant contribution to the employment and training strategies of the Council's local partners in regeneration work.

STRATEGIC FRAMEWORK

LADY ANNE PROPOSAL AND LOCAL STRATEGY

This project would provide a training facility and managed workspaces with centralised administrative and ancillary services for unemployed people and potential employers. The project would have an on site creche facility which would offer both a creche facility for trainees/employees/businesses and a child care training facility.

In its document "Bridging the Gap: Economic Development in Monklands Urban Programme Areas", the Council set out its aims and objectives and action proposals designed to tackle the problems associated with unemployment in areas of social and economic disadvantage.

AIM OF STRATEGY

This strategy aims to address the particular employment and training needs of residents of MUPAs in a comprehensive way by establishing and developing links between the target groups and the employment and training providers by, inter alia, identifying gaps in service provision and designing projects to fill these gaps and to seek funding from a variety of sources to develop such local collaborative projects.

OBJECTIVES

The objectives of the strategy are:

To provide target groups with basis "One Door" information, advice and counselling services on employment, training and self employment start ups

To attract target groups to existing and future services through locally based or locally managed training and employment support schemes

To involve MUPA residents in local economic development initiatives(e.g. community enterprise, cooperative development work etc)

To provide a locally based coordinating mechanism(s) to exploit the potential of wider economic initiatives for the purposes of devising and developing employment and training schemes

To provide training providers, businesses and employers with the means of targeting MUPA residents in recruitment and skills training.

The Lady Anne proposal would make a significant contribution to the development of all five objectives and be developed in parallel with other strategic action plans, existing and proposed.

EXPECTED OUTCOMES

Training

Expected Outcomes: Increased skills levels amongst unemployed residents of designated areas of need and consequent enhancement of their employment opportunities

The project would offer training in employment-related skills and design the content and delivery of these training courses to meet the particular needs of MUPA residents. It is anticipated that the project would offer skills training (approximately 100 places per year) and women's returner courses (approximately 150 places per year) along with other training schemes identified by the Training Centre management and the training agencies in the District.

As a result it is expected that several hundred MUPA residents per year will receive some form of training-related certification which will demonstrate their improved skills levels.

Employment and Self Employment

Expected Outcomes: a number of unemployed residents of MUPAs being employed and/or a number of unemployed residents of MUPAs embarking on business start ups at the managed workspaces

Through the provision of managed workspaces and secure yard storage spaces, the employment and self employment opportunities of unemployed and low income residents of MUPAs would be enhanced.

The number of start up business using the accommodation and central administrative support services has been estimated at 14, with the average number of people involved in these businesses estimated at 2-3.

It is also anticipated that a number of small start up businesses would use the central support services without having accommodation on the premises. The number of such small businesses has been estimated at 10-15.

It is anticipated that 4-5 businesses would be using the workshops and yards.

DEVELOPMENT OF THE LOCAL ECONOMY

Expected Outcome: small businesses and potential employers will be attracted to the facility by the centralised support services offered and will be encouraged and supported in recruiting staff from MUPAs

By offering secure premises with on site management and centralised administrative, creche and ancillary services, small businesses and self employment initiatives will be encouraged to locate their businesses at the centre.

These businesses will be encouraged to offer training and employment to residents of MUPAs through various schemes designed to offer subsidised rental rates to businesses

who undertake to employ or train eligible unemployed people, priority for creche places etc. Businesses offering training places to unemployed residents of MUPAs will be offered on site support from the Centre staff and other agencies in providing training and training-related support services.

Creche Support

Expected Outcomes: a number of unemployed residents of MUPAs, whose child care responsibilities make it difficult for them to take up training or employment opportunities, will have access to subsidised child care if on a training scheme at the centre or employed in the managed workspace.

It is proposed that creche facilities, at subsidised rates where appropriate and where possible, be offered to trainees using the training centre and employees/businesses using the managed workspaces. Priority for creche places would be given to single parent residents of MUPAs whose child care responsibilities could be deterring them from following training or employment opportunities.

It is proposed that the creche facility would also be used as a training facility, offering training in child care skills.

Information, Advice and Counselling Services

Expected Outcomes: unemployed residents of MUPAs would have enhanced access to information, advice and counselling services currently available and to have access to information, advice and counselling services designed to meet the specific needs of residents of areas of social and economic disadvantage.

The Project would contribute to the provision of information, advice and counselling tailored to meet the specific needs of MUPA residents and delivered locally in a designated area of need.

The services offered at the Lady Anne centre would consist of existing mainstream services, being delivered locally in a designated area of need and by a project designed to meet the needs of residents of MUPAs.

In addition to existing services, the project would offer a base for "outreach" services for other employment and training initiatives e.g. the MUPAs Training Resource Unit, the New Venture Centre("Skillstart into Business") and the new Information technology project.

DEVELOPMENT OF PROPOSAL

It is proposed to develop the proposal over two stages, involving other agencies in the development, resourcing and management of the project.

It is hoped that the capital works required to convert the premises will be completed by summer 1996.

Phase One in developing the facility would concentrate on the development of the training centre and creche facility.

A Training Centre manager would be appointed to establish and develop the training centre as a training venue for existing and new training initiatives and to coordinate the provision of quality child care as part of the creche facility. Some of the office accommodation would be set aside to provide facilities for outside agencies to use the centre as an "outreach" base to offer information, advice and counselling services.

Phase Two would see the development of the adjacent premises and yard space as a managed workspace facility with centralised administrative and ancillary services. It is anticipated that Monklands Enterprise would be invited to manage the workspace facility and develop the overall project in collaboration with the Training Centre Manager and the various other agencies involved in developing the project.

FUNDING

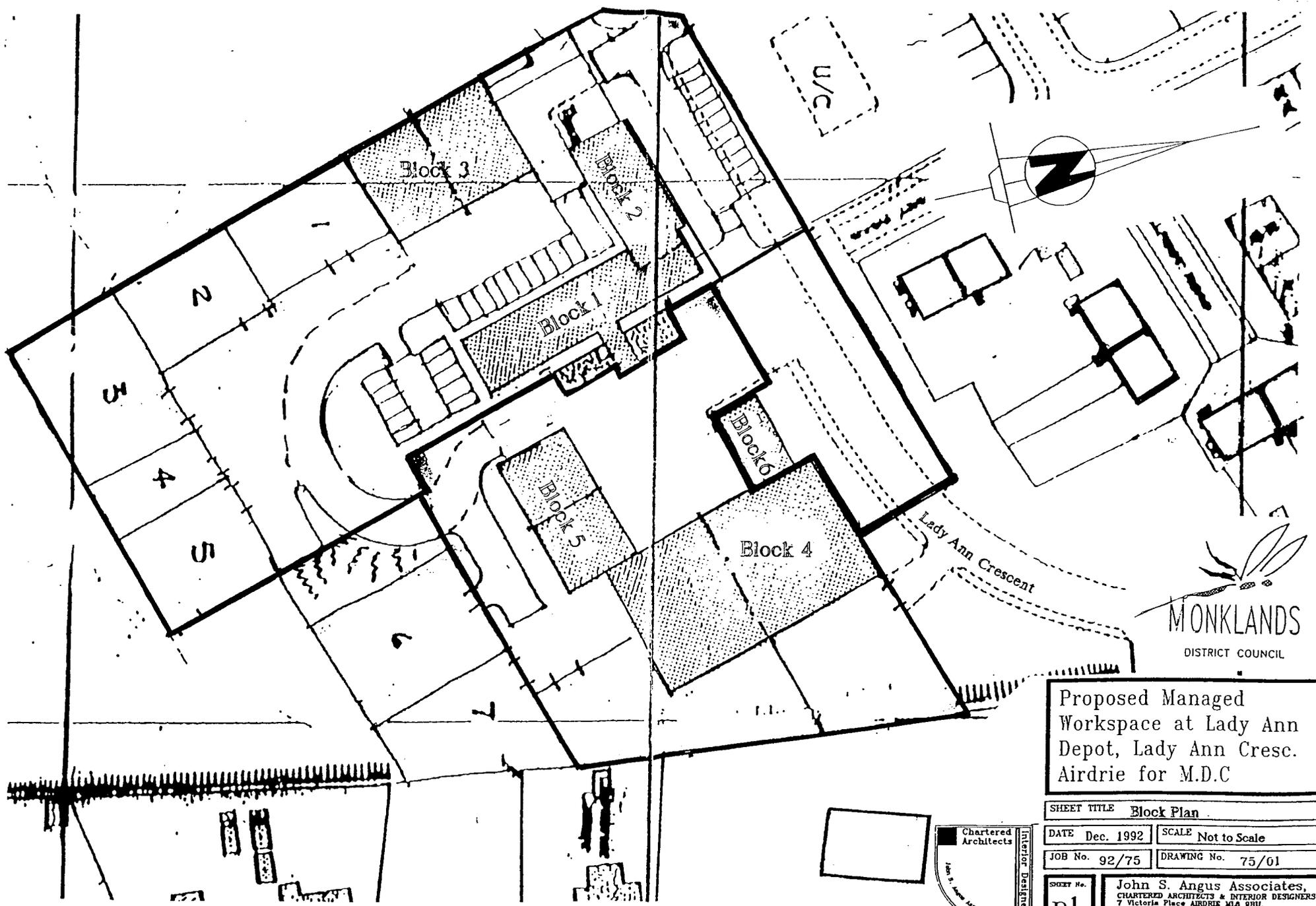
Given the number and variety of functions to be served by this project, funding will be sought from a variety of sources at appropriate stages in the development of the scheme.

The capital costs of converting the buildings will be met through ERDF, Council match-funding and a contribution from the Lanarkshire Development Agency under the Monklands Partnership terms of agreement.

Revenue funding will be sought to develop and manage the facility and a variety of possible sources in the public and private sector will be considered, including the Urban Programme.

BACKGROUND DOCUMENTS

Lady Anne Training Centre: Urban Programme Application
"Bridging the Gap" strategy document
Employment and Training Information Pack
Report on Deprivation levels in Monklands



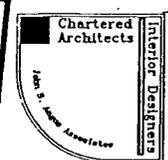
Proposed Managed
 Workspace at Lady Ann
 Depot, Lady Ann Cresc.
 Airdrie for M.D.C

SHEET TITLE **Block Plan**

DATE Dec. 1992 SCALE Not to Scale

JOB No. 92/75 DRAWING No. 75/01

SHEET No. **pl**
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APPENDIX 2.29

APPENDIX 3

LADY ANNE TRAINING CENTRE AND MANAGED WORKSPACE

REVISED CAPITAL COSTS

Phase one	£276,000
Relocation of Environmental Services staff to premises outwith the proposed Training centre and managed workspaces to allow the development of the training centre and associated facilities in the vacated blocks.	
Phase two	£425,000
The development of the two storey block as training, office and creche facilities	
Phase three	£163,000
The refurbishment of premises within the site as workshop units to be managed as part of the development	
Additional costs	£24,000
To complete works omitted from Phase one	
Total capital costs of project	£888,000