

AGENDA ITEM NO. 22

REPORT

To: ECONOMIC DEVELOPMENT COMMITTEE		Subject: CUMBERNAULD TOWN CENTRE - ENVIRONMENT ENHANCEMENT PROGRAMME
From: DIRECTOR OF PLANNING & ENVIRONMENT		
Date: 24 <sup>th</sup> August 2000	Ref: FM/REP.729	

1. **Purpose of Report**

- 1.1 To inform the Committee of the progress in the implementation of the Cumbernauld Town Centre – Environment Enhancement Programme. This project was originally presented to Committee and subsequently approved on 9<sup>th</sup> March 2000.

2. **Sustainability**

- 2.1 The Environment Enhancement Programme meets the sustainable development policy adopted by the Council through Local Agenda 21 by addressing elements of all sections listed:-

- Section 1 “Building Planning and Land Use”
- Section 2 “Natural Environment”
- Section 3 “Economy and Work”
- Section 8 “Social Needs”
- Section 9 “Arts, Culture and Leisure”
- Section 10 “Participation and Democracy”
- Section 11 “Partnership and Funding”

3. **Background / Approach**

- 3.1 The Planning and Environment Department recognises the need for the Council to become involved in initiating quality environmental improvement projects which can be delivered under the auspices of the Environmental Task Force thereby providing quality training opportunities for local residents while contributing to environmental improvements across North Lanarkshire. The Department has sought to devise a model of partnership working which will create the maximum number of places thereby benefiting a significant number of beneficiaries providing certificated training; progressing beneficiaries into full-time work or further education; and linking in partnership with the local community and the existing network of support services.
- 3.2 Town Centre Initiatives Limited, in consultation with this Department, identified four sites in Cumbernauld Town Centre which would form “phase one” of the Environment Enhancement Programme. Each site was originally costed by Wisestart Limited, an organisation with an established track record of providing employment and training programmes.
- 3.3 The flagship project, St Mungo’s Town Centre Entrance, was identified because of its strategic environmental impact, funding package and partnership opportunities. Wisestart, in consultation with Martin Berkley Landscape Architects, costed the work on this site at £88,857.91 excluding VAT.

3.4 This project is not subject to normal Council tendering procedures due to its unique nature of combining environment enhancements works with training opportunities for local unemployed people.

#### 4. Progress To Date

4.1 The St Mungo's Town Centre Entrance project was granted planning permission in June of this year.

4.2 Wisestart Limited, although part of the larger Wise Group, operated on an autonomous basis and, as such costed projects using their own funding model. Earlier this year the Wise Group underwent a major reorganisation which resulted in Wisestart Limited being incorporated within the larger Wise Group, subsequently adopting the parent company's systems and procedures.

4.3 In June of this year The Wise Group were invited to and submitted a tender to carry out the St Mungo's Town Centre Entrance project. The total project costs in the tender were stated as £165,367 excluding VAT, resulting in an increase of £76,509 (85%) on the original Wisestart costing of £88,848. The Wise Group were unable to offer any savings from this revised tender price and stated that the project had been originally undercosted using the Wisestart funding model. The Department, in consultation with its partners, concluded that the Wise Group bid was not economical in light of the restricted funding package available.

4.4 An alternative organisation offering both training provision combined with quality workmanship was identified as Rock Special Projects based in Glasgow. Annex 1 attached shows examples of projects Rock Special Projects have carried out in other areas. The partners in Lanarkshire have, for some time, been keen to encourage an organisation to the area that is able to undertake quality environment enhancement works while at the same time offering Intermediate Labour Market opportunities to disadvantaged residents of the area. In appointing Rock Special Projects we have an excellent opportunity to work with such an organisation on a pilot basis.

4.5 Rock Special Projects were invited to tender and subsequently submitted their tender at £106,257.68, which was further reduced to £97,133.00 after various savings were identified.

4.6 It is determined that this project, including Landscape Architect and Quantity Surveyor Fees, will cost £107,800 to deliver and would be funded as follows:-

NLC Environment Task Force	-	£30,000
NLC Corporate Programme Dev. Fund	-	£5,800
NLC General Development Fund	-	£5,000
Town Centre Initiatives	-	£2,500
Campsie Centres	-	£7,500
SEL Environments	-	£50,000 (awaiting legal confirmation)
Private Owner Contribution	-	£7,000
<b>Total</b>	-	<b>£107,800</b>

4.7 On completion of this project the programme would be monitored to ensure the desired level of quality in the physical works and all training outputs were achieved.

4.8 In constructing the proposal the following assumptions have been made.

- The funding model is based on costs of £107,800 which were arrived at by Rock Special Projects in consultation with Martin Berkley Landscape Architects. The costs include all expenses project implementation, ie. labour, plant, materials, professional fees, sub-contractors, travel etc.
- VAT is excluded.
- Work will be programmed over the 10 week period commencing September 2000.

4.9 Accordingly the programme could:

- create 4 placements at any one point in time.
- progress 75% of beneficiaries into full-time work/further education.
- provide certificated training to 4 people.
- award a level 2 vocational qualification to 4 people.

## 5. Conclusions

- 5.1 The project provides an attractive example of partnership in practice by integrating capital expenditure on town centre and other environmental improvements from both North Lanarkshire Council's Planning and Environment Department and Scottish Enterprise Lanarkshire's Environmental Team.
- 5.2 It is envisaged that when this pilot project is delivered and evaluated to demonstrate its achievements in terms of training outputs and environmental improvements this approach could be replicated in other areas of North Lanarkshire. Discussions are ongoing to identify future projects.
- 5.3 The Planning and Environment Department's contributions to this project have been identified from the management income generated through the Environment Task Force and from within existing budgets.

## 6. Recommendations

The Committee is asked to note the contents of this report and approve:-

- (i) that the flagship, St Mungo's Town Centre Entrance project, identified in the report be delivered as an Environmental Enhancement programme on behalf of the Planning and Environment Department, delivered by Rock Special Projects Limited.
- (ii) the funding model outlined in the report.
- (iii) that the report be remitted to the Planning and Environment Committee and the Social Inclusion Committee for information.



**David M Porch**  
**Director of Planning & Environment**

For further information contact Fraser MacKenzie, Economic Development Officer (ETF) - Tel 01236 616273  
Date of Report 15 August 2000.



### Who are Rock Special Projects?

Rock Special Projects was founded in 1999 with the mission of raising community involvement in the urban environment. By partnering architects and artists with community groups, youth forums, and neighbourhood organisations, Rock Special Projects facilitates creative solutions to issues of public space through participatory design.

### Why was Rock Special Projects founded?

Rock Special Projects was largely informed by the work of architects and community development organisations in Glasgow and Chicago, who, despite their awareness of the need for public participation, have experienced limited capacity to engage residents in the work of rebuilding their neighbourhoods.

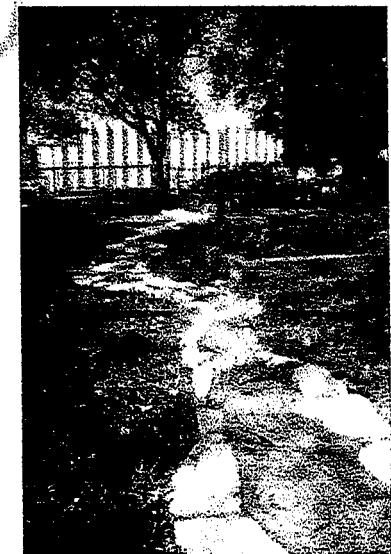
Rock Special Projects facilitates active and inclusive partnerships between community residents and the public sector, private sector, and community organisations who work with them. The projects undertaken then become forums for educating residents and participating organisations about the process of meaningful community involvement, active partnership, and inclusive decision making. The projects build capacity within participating organisations by increasing understanding, widening access to resources, strengthening existing partnerships and building connections to new partners.

### What type of project can involve Rock Special Projects?

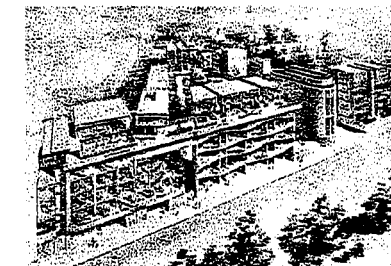
- Public spaces
- Memorials
- Community facilities
- Community gardens
- Sculptures and murals
- Healthy living centres
- Parks
- Parades and events



Millenium Spaces, Glasgow



Garden Galleries, Chicago



Homes For The Future, Glasgow



MEMORIALS  
PUBLIC SPACES  
COMMUNITY FACILITIES  
COMMUNITY GARDENS  
SCULPTURES AND MURALS  
HEALTHY LIVING CENTRES  
PARKS  
PARADES AND EVENTS

## Why art and architecture?

People are in constant contact with their environment, but they really begin to see it when they are asked to draw, to write, or to make sculptures about it. In addition, research into the history of the place, how people feel about it, and the forces which have formed it, builds understanding of the environment and an awareness of the civic decision making process.

## Why the urban environment?

The urban environment changes and is being changed every day, ultimately affecting the lives of all of us who live in it. We all have a vested interest in what changes are made, and the benefits that result. Learning how to affect decisions about changes in the urban environment is an exercise in democracy.

## How does Rock Special Projects work with youth?

Rock Special Projects builds inclusive partnerships between young people and the residents and organisations of the area, giving young people a constructive way to get involved and a positive way to affect change. In addition, the interdisciplinary nature of architecture gives young people the chance to enhance academic skills in maths, english, science, sociology, art and history, while teaching new skills and decision-making processes.

Rock Special Projects has developed a curriculum which uses art and architecture to engage students in designing a public space, building models and making drawings, working collaboratively and building from plans. At the heart of this curriculum is a commitment to student centered learning and participatory design which engages the needs and interest of young people and the wider community.

## How can you get Rock Special Projects involved?

**Contract** with Rock Special Projects to provide:

- project management
- art & architecture workshops
- educational classes
- construction management
- design and construction of art pieces

**Partner** with Rock Special Projects to design and build community facilities

**Consult** with Rock Special Projects for

- project planning and design
- management of community involvement
- development of partnerships and resources

**Volunteer** to work with Rock Special Projects as a community organiser, local historian, office worker, builder or gardener.

