

**AGENDA ITEM No. 3**

**NORTH LANARKSHIRE COUNCIL**

**REPORT**

<p>To: POLICY AND RESOURCES EUROPEAN WORKING GROUP</p>	<p>Subject: OBJECTIVE 2 PROGRAMME - URBAN AREA REGENERATION PLANS</p>
<p>From: CHIEF EXECUTIVE</p>	
<p>Date: 16 June 1998</p>	<p>Ref: CE/002/005/002</p>

### **1 Purpose of the Report**

The purpose of this report is to advise members of the Working Group about an issue which has arisen in relation to Priority 3 of the Western Scotland Objective 2 Programme 1997-1999 and the action which has been taken to date by the authority. The issue concerns the submission of an urban area regeneration plan for the North Lanarkshire area to Strathclyde European Partnership Ltd to allow the Council to access European funds under this priority of the Objective 2 programme.

### **2 Background - Strategic Area Regeneration**

Priority 3 of the Western Scotland programme which focuses on strategic spatial development includes the requirement to target resources on areas identified as having the greatest opportunity for job creation and wider economic development for both measure 3.1 strategic employment opportunities and measure 3.2 strategic area regeneration.

Agreement has already been reached on the number and identity of strategic employment locations to be supported under measure 3.1 to include 7 strategic employment locations identified as Ayrshire, Inverclyde, Dunbartonshire, Renfrewshire/Glasgow West, Glasgow East.

The North Lanarkshire Strategic Investment Zone lies to the east of the conurbation of Glasgow, and comprises the core North Lanarkshire communities of Cumbernauld, Airdrie, Coatbridge, and Motherwell. Seven Community Economic Development areas are located within the Zone representing 132.3% of the total eligible population in the West of Scotland Area. The Zone contains various priority sites, comprising approximately 972 hectares with an investment potential which could total 15,520 jobs. The actual sites included are Newhouse West, Eurocentral, Woodhall Park, Faskine, Strathclyde Business park, Gartcosh, Ravenscraig, Westfield, Orcharton Woods North, and Cardowan.

There is a similar requirement under measure 3.2 for strategic area regeneration. the Single Programming Document (SPD) for the Objective 2 programme states that the emphasis should be on urban area regeneration and that projects should be part of a strategic area development plan.

Plans already considered by the SPD Monitoring Committee at its meeting on 26 February 1998 covered Glasgow City Centre, Glasgow Clydeside Corridor, Inverclyde Waterfront (Port Glasgow, Greenock, Gourock), Barrhead, Forth and Clyde Canal Corridor (Bowling, Clydebank, Glasgow North West, Bishopbriggs, Kirkintilloch, and Kilsyth), and Paisley Town Centre.

Plans for Hamilton and Balloch will also be considered at the next Monitoring Committee in June 1998. There is also the opportunity for wider consultation for up to four further urban area regeneration plans.

The Chief Executive's Department, in recognition of the importance of this issue, has therefore been co-ordinating a small team in conjunction with Lanarkshire Development Agency to compile an urban regeneration plan proforma. These had to be returned to Strathclyde European Partnership Ltd over the space of less than a week and the one completed for North Lanarkshire is attached at Annexe 1.

### **3 The Proposed Urban Area Regeneration Plan**

The proposed plan focuses on the Motherwell, Craigneuk, and Wishaw. The partners involved are the Council itself, Scottish Homes, the Employment Service, the Motherwell North Priority Partnership Area Management Group, and the private sector.

Each urban area regeneration plan is required to be supported by an appropriate policy document justifying the inclusion of the proposed areas and opportunities for complementarity and synergy with other initiatives and external funding.

The strategic justification utilised for the Motherwell/Wishaw Regeneration Plan is the Property Employment Support Programme which was put together by Lanarkshire Development Agency in consultation with a wide range of partners including the Council. The Plan is also set within the context of the Changing Gear strategy which is Lanarkshire wide, the Ravenscraig Master Plan, Lanarkshire Derelict Land Strategy, and the Council's own corporate plan.

The area of benefit of the plan is that defined by the PPA area of Motherwell North (excluding Ravenscraig) and the Regeneration Partnership areas of New Stevenston, Holytown, South Wishaw (Craigneuk and Gowkthrapple), Shields Drive, and Greenhead. The Plan demonstrates the relationship of the plan area to adjacent Community Economic Development areas, Regeneration Partnership areas, and other steel sites such as Shieldmuir. It emphasises the impact of industrial change on the area, the resulting concentration of deprivation in some communities, pockets of high unemployment and the need to improve the Plan area's economic, social, and environmental conditions. It emphasises that North Lanarkshire contains 23% of Scotland's derelict land.

#### 4 Future Progress of the Motherwell/Wishaw Regeneration Plan

The Motherwell/Wishaw Regeneration Plan will be considered at the next SPD Monitoring Committee for the objective 2 programme due to take place on 24 June 1998 alongside the Hamilton and Balloch plans and an additional 3 which will also be assessed eligible to be considered.

In the meantime, the Council will continue its liaison with key partners such as the Lanarkshire Development Agency and continue to raise awareness of the importance of the Plan and potential opportunities should it be formally approved in June 1998. Key contacts within the departments will also be kept informed and the European Affairs Officer Working Group updated on the issue.

#### 5 Related Issues

The Motherwell/Wishaw Regeneration Plan does only cover some of the disadvantaged areas within North Lanarkshire. There are, however, additional opportunities to cover those geographical areas which are also in need and which are not covered by the Plan.

Another report to this Working Group on the current agenda updates Members on the West of Scotland Territorial Employment Pact. This has been revised to include the South Coatbridge area of North Lanarkshire which will provide some key opportunities for leveraging in European funding to that area. In addition, work is already being undertaken by the Economic Development Unit to put in place a regeneration strategy for the Cumbernauld area. As there will be an annual review of progress under measure 3.2, if the Council continues to work to take advantage of this part of the Objective 2 programme, opportunities exist to include Cumbernauld at the next stage or to increase the number of areas covered.

#### 6 Recommendations

It is recommended that the European Working Group: -

- (I) Notes the contents of the report .

  
pp Chief Executive

#### Local Government Access to Information Act (1982)

For further information on this report please contact Alison Bennett, Assistant Policy Planning Officer on 01698 302376.

## STRATHCLYDE european PARTNERSHIP

## 1997-99 WESTERN SCOTLAND OBJECTIVE 2 PROGRAMME

## MEASURE 3.2 - STRATEGIC AREA REGENERATION

## PROFILE OF URBAN AREA REGENERATION PLAN

**C: LINKS TO COMMUNITY ECONOMIC DEVELOPMENT AREAS**

1. List the CED areas that are within, adjacent to and/or have direct linkages to this regeneration area.
  - a) immediately surrounding:
    - Viewpark
    - Orbiston
    - Motherwell North/Forgewood
    - Craignuek
    - Gowkthrapple
2. Describe the mechanisms and methods that will be applied to ensure that jobs created are targeted towards residents of the CED areas.
  - The Programme for Partnership Area management process in Lanarkshire provides a mechanism to encourage the employment of CED residents by:
    - community representation on the PPA management group to set strategy and distribute grants;
    - PPA strategy prioritises employment and the integration of local residents into the economy;
    - Support for employment related projects (eg, pre-vocational training);
    - Establishment of jobs access initiative for residents of CED areas.
  - The Property Employment Support Programme Coordinator will be responsible for liaising with project groups dealing with the control and delivery of services to companies and the unemployed within the PESP target area;
  - Involvement of local economic initiatives in the planning stages of the regeneration programmes;
  - Enhanced training and recruitment grants to employers to encourage them to employ CED residents;
  - Design and delivery of training schemes aimed at helping CED residents access jobs created in the Regeneration Area.

**D: ERDF SUPPORT TO DATE****ERDF SUPPORT TO DATE**1988-1992 Programme:

Lanarkshire Transport Corridor	<u>ERDF</u> £1.4 million
Lanarkshire Town Centre Programme	£327K
Motherwell Town Centre Roads	£1.7 million
Excelsior Park	£501K

1993 Programme:

Lanarkshire Transport Corridors	£1 million
Excelsior Park Phase 2	£368K

1994-1996 Programme:

Road Corridors Environmental Improvements	£450K
Bellshill Town Centre Gateway Initiative	£85K
Motherwell Enterprise Training Centre	£173K

In addition to the above ERDF funded capital projects, businesses locating and located in Motherwell, Wishaw and Bellshill receive assistance from a large number of Lanarkshire-wide ERDF business development and ESF training schemes. For example, Business Growth Initiative, Business Planning Initiative, Property Support for Business Growth, Management Technology Training Scheme.

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**1997-99 WESTERN SCOTLAND OBJECTIVE 2 PROGRAMME**

**MEASURE 3.2 – STRATEGIC AREA REGENERATION**

**PROFILE OF URBAN AREA REGENERATION PLAN**

**A: URBAN AREA REGENERATION PLAN**

**1. NAME:** Motherwell/Wishaw Regeneration Plan

**2. PARTNERSHIP DETAILS:** (For the regeneration of this area)

a) **Lead Partner:** Lanarkshire Development Agency

b) **Other Partners:** North Lanarkshire Council, Scottish Homes, Employment Service, Motherwell North Priority Partnership Area Management Group, Private Sector.

**3. DESCRIPTION OF AREA:**

The area covered by the Motherwell/Wishaw Regeneration Plan includes Motherwell, Wishaw and Bellshill, centred around the Ravenscraig site which is an approved strategic site under Measure 3.1 of the 1997-99 Programme. Since Ravenscraig is an identified strategic site, it does not form part of the geographic area of this Regeneration Plan, although the two are closely interlinked.

The area of benefit is that defined by the PPA areas of Motherwell North (excluding Ravenscraig) and the Regeneration Partnership areas of New Stevenston, Holytown, South Wishaw (Craigenk and Gowkhrapple) Shields Drive and Greenhead. The attached maps illustrate the boundaries of the Motherwell/Wishaw Plan, and graphically demonstrates its relationship with adjacent CED areas, Regeneration Partnership Areas and other steel sites, eg, Shieldmuir.

Industrial change has steadily and adversely affected the area's characteristics. Its community now experiences deprivation, the consequence of the loss of 40,000 jobs in the area from steel and associated industries since 1979. Unemployment in the area has consistently exceeded national and Scottish averages. North Lanarkshire has Scotland's second highest concentration of deprivation with over 130 Census Enumeration Districts included amongst the most deprived in Scotland.

Plans to overcome the legacy of industrial decline and restructuring need to be capable of making a material and measurable improvement in the area's economic, social and environmental conditions. North Lanarkshire contains 23% of Scotland's derelict land.

In Motherwell and Wishaw there are significant areas of deprivation which have been designated as Priority Partnership Areas and Regeneration Partnership Areas. Dereliction, and therefore opportunity, in the Motherwell/Wishaw area is centred around the site of the former Ravenscraig steelworks, and the regeneration of this site is a key priority of both LDA and North Lanarkshire Council. Ravenscraig Regeneration launched the masterplan which will drive the redevelopment of the site, and will provide a new town centre and a new urban core for the Motherwell/Wishaw area.

The Motherwell/Wishaw Regeneration Plan is centred on the areas around the Ravenscraig site but also includes other sites which provide for early development opportunities. Of particular importance is the designation of the town centres of Motherwell, Wishaw and Bellshill as PESP eligible areas (see attached bid document for Property-Employment Support Programme status). This will allow for property assistance to support the changing role of these centres as Ravenscraig develops.

The area is well serviced with motorway (M8 and M74), bus and rail links.

**4. MAJOR EMPLOYMENT SECTORS**

Retail, leisure, heritage, commercial, manufacturing and distribution.

**5. REGENERATION TIMESCALE**

**Physical Start Date:** 1998

**Physical Completion Date:** 2008

**6. OVERALL ANTICIPATED INVESTMENT**

**Anticipated Total Cost:** £25m

**Anticipated ERDF Required:** £4m

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1997-99 WESTERN SCOTLAND OBJECTIVE 2 PROGRAMME

MEASURE 3.2 – STRATEGIC AREA REGENERATION

PROFILE OF URBAN AREA REGENERATION PLAN

**B: CURRENT STATUS OF URBAN AREA REGENERATION PLANS**

**1. PLANS FOR THE AREA**

This Regeneration Plan is set within the Strategic Framework of Changing Gear, the strategy to develop a dynamic, healthier and more prosperous Lanarkshire. This Plan addresses Changing Gear's specific Aims of:

- Building and Attracting Businesses (strategic objectives: attracting enterprise, competitive companies, physical business infrastructure),
- A Place for Living and Working (strategic objectives: reclaiming dereliction, reshaping our towns)
- Participation and Inclusion (strategic objective: overcoming barriers).

There are a number of integrated strategies which contribute to Changing Gear as follows:

- Lanarkshire Derelict Land Strategy (1998) – a strategic approach to solving the problems of derelict land in Lanarkshire;
- The Ravenscraig Master Plan (1997) – a strategic approach to the regeneration of the Ravenscraig site and Motherwell, Wishaw and the surrounding communities;
- Town Centre Strategies for Bellshill and Wishaw (1994)
- The Lanarkshire Property-Employment Support Programme (1998) – the policy document for the Motherwell/Wishaw and Cambuslang/Rutherglen Urban Area Regeneration Plans.

**2. PROGRESS TO DATE**

Progress to date has been centred on the Small Urban Renewal Initiatives in Bellshill and Wishaw. Schemes have been promoted in partnership between the Local Authority, Scottish Homes and the Lanarkshire Development Agency. The Bellshill Commercial Area Improvement Scheme received an Urban Programme award of £430,000 which is expected to lead to direct private sector investment of approximately £1 million.

In Wishaw the majority of the schemes have centred on the reclamation of various derelict sites and considerable success has been achieved in attracting Private Sector Housing into the town centre.

In Bellshill various environmental improvement schemes have been undertaken to stimulate interest in the Town Centre, and again various housing initiatives have been supported.

In order to ensure an integrated approach to this work, Town Centre Forums have been set up in these town centres with representatives from the private and public sectors. To complement the physical improvement, marketing and business initiatives have been undertaken.

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## 1997-99 WESTERN SCOTLAND OBJECTIVE 2 PROGRAMME

## MEASURE 3.2 – STRATEGIC AREA REGENERATION

## PROFILE OF URBAN AREA REGENERATION PLAN

## 3. FUTURE PROPOSALS AND KEY PROJECTS

- the transport infrastructure of the area will be improved as part of the Ravenscraig Regeneration Project which will provide a dual carriageway link between the A8/M8 and M74 corridors. In addition, the Master Plan includes provision for a new rail station with links to Glasgow and Lanark on the site, as well as the provision of a dedicated public transport corridor through the Ravenscraig site with linkages into Motherwell and Wishaw town centres, bus access to a pedestrianised core;
- Key activity will centre on the reclamation of the various derelict sites in the area. As highlighted in the Derelict Land Strategy there are a large number of derelict sites around the former Ravenscraig complex. A programme of industrial and commercial developments is planned for these sites to be delivered over the period 1998 – 2008.
- The agencies will work with the private sector to ensure that as many sites as possible are reclaimed for a variety of after uses.
- It is also recognised that further investment will be required in the town centres of Motherwell, Wishaw and Bellshill in order to arrest the decline that has been experienced by these Centres. Private sector partners have proposed a programme of town centre improvements in Motherwell, Wishaw and Bellshill;
- This investment will have to be a holistic approach covering property, marketing, transport, business support schemes to ensure a sustainable economic regeneration.

## 4. OUTPUTS ANTICIPATED

a)	Estimated number of jobs to be created:	445
b)	Estimated number of SMEs to be assisted:	225
c)	Estimated value of private sector direct contribution:	£50m
d)	Estimated value of private sector leverage:	£150m
e)	Estimated hectares of urban centre rehabilitated/enhanced:	239
		PESP footprint 1,092