

REPORT

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| To: COATBRIDGE LOCAL AREA PARTNERSHIP | | Subject : COATBRIDGE TOWN CENTRE ACTION PLAN UPDATE |
| From: HEAD OF PLANNING AND REGENERATION | | |
| Date: 19 January 2016 | Ref: PL/DIT/12/ | |

1. Purpose of Report

1.1 This report seeks to update the Partnership and Committee on progress with the Coatbridge Town Centre Action Plan.

2. Coatbridge Town Centre Framework and Action Plan

2.1 The Coatbridge Town Centre Framework and Action Plan were approved by the Planning and Transport Committee on 9 December 2015. The Coatbridge Town Centre Action Plan has now been adopted as Supplementary Guidance to the North Lanarkshire Local Plan 2012.

3. Capital Budget

3.1 As previously reported, no funding was allocated to Coatbridge in the Council's Capital Programme for the period 2013/14 to 2017/18. Consequently the new Framework and Action Plan for Coatbridge will need to identify opportunities for external funding.

3.2 As reported at the last meeting, Historic Scotland has awarded the Council a grant of £800,000 to implement the Conservation Area Regeneration Scheme. The scheme, which is in the early stages of preparation, will be implemented over a three year period running from 2015/16 to 17/18. Match funding of £150,000 has been approved in the 15/16 Capital Programme with a further £500,000 approved over the following two years to support this project. It is considered that the CARS project will contribute significantly to delivering one of the principal themes in the Coatbridge Town Centre Action Plan.

4. Town Centre Projects' Update

Car Parking

4.1 The tender for the additional parking spaces within the Baird Street car park was returned at the beginning of December 2015 for assessment and subsequent award.

4.2 The development of proposed car park on the site of the former Hebron Hall in Church Street has been delayed due to land acquisition issues. It is anticipated that demolition of the existing building will take place by the end of March 2016 to allow the development to proceed.

4.3 Land acquisition for the site at 7 Church Street is an ongoing issue which has delayed site investigation and assessment for the potential development of this site for additional car parking.

4.4 A Feasibility Study for additional parking at the ASDA store commenced in November 2015. It is anticipated that this Study will be completed by the end of February 2016.

Potential Housing Development

- 4.5 Housing and Social Work Services has received the Council's agreement, in principle, to consider the use of the property at 7–13 Bank Street for supported temporary accommodation. This is currently being explored in more detail with Clyde Valley Housing Association. Discussions are on-going relating to the re-configuration of layouts, capital/revenue costs and possible management arrangements. Discussions are also taking place with the Scottish Government to confirm funding availability.
- 4.7 The planning application submitted by Clyde Valley Housing Association for the redevelopment of the Carnegie Library Building in Academy Street was approved by the Planning and Transportation Committee on 9 December 2015. The application for Listed Building Consent has also been processed. The redevelopment of the building will provide 12 flats. Clyde Valley Housing Association's bid to the Scottish Government's Town Centre Empty Homes fund has been successful. The Government has awarded a grant of £250,000 and a loan of £250,000 to this project. Historic Scotland is agreeable, in principle, to some of the CARS funding being used in this project.
- 4.8 The site of the former tax office at the corner of St John Street and Muirhall Street has recently been acquired by the Council. Committee approval has been granted to transfer the site to Loretto Housing Association for the development of 24 amenity flats. The planning application for consent to demolish the building has been approved and building warrant application has now been submitted. Once the building warrant application is approved it is anticipated that demolition work will progress early in new year.

5. Town Centre Activities Update

- 5.1 The table below summarises the key findings of the business activity for the 7 town centres for Quarter 2, July to September 2015/16.

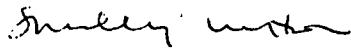
| Town Centre | Total No. of Available Units | Total No. of Active Businesses | New Business | Business Closed | Void Units (% vacancy rate) | Footfall Between Q1 15/16 & Q4 14/15 | Footfall between Q114/15 & Q1 15/16 |
|--------------|------------------------------|--------------------------------|--------------|-----------------|-----------------------------|--------------------------------------|-------------------------------------|
| Airdrie | 316 | 293 | 1 | 2 | 23 (7.3%) | 1.00% | -6.7% |
| Bellshill | 146 | 139 | 0 | 0 | 7 (4.8%) | 8.00% | -3.4% |
| Coatbridge | 230 | 184 | 3 | 3 | 46 (20%) | 2.9% | -4.3% |
| Cumbernauld | 215 | 173 | 1 | 2 | 42 (19.5%) | 3.4% | 6.6% |
| Kilsyth | 97 | 86 | 0 | 1 | 11 (11.3%) | 4.6% | -0.7% |
| Motherwell | 278 | 256 | 5 | 2 | 22 (7.9%) | 5.4% | -1.3% |
| Wishaw* | 301 | 253 | 1 | 0 | 48 (15.9%) | - | - |
| TOTAL | 1,583 | 1,384 | 11 | 10 | 204 (12.9%) | | |

* Wishaw footfall counters have been displaced due to streetscape works. Current year figures not available.

- 5.2 Coatbridge continues to have the highest vacancy rate at 20% (46 units) when compared with the other town centres in North Lanarkshire. In the period from July to September 2015 3 new business opened and 3 businesses closed.
- 5.3 Footfall figures for the period July to September 2015, as recorded on automated counters located throughout the town centre, show an increase of 2.9% in levels of activity compared to the previous quarter, April to June 2015. During July to September 2015, footfall fell by 4.3% when compared with the same period in 2014.

6. Recommendations

6.1 It is recommended that the Committee notes the content of this report.



SHIRLEY LINTON

HEAD OF PLANNING AND REGENERATION

Local Government Access to Information Act: for further information about this report,
Please contact Shirley Penman on 01236 632633 (7 January 2015)