

**NORTH LANARKSHIRE COUNCIL
REPORT**

To: POLICY & RESOURCES (REGENERATION & INFRASTRUCTURE) SUB COMMITTEE		Subject: Vacant & Derelict Land Fund Update
From: HEAD OF PLANNING & REGENERATION		
Date: 25 th February 2016	Ref: 1844/DG	

1. Purpose of the Report

1.1 The purpose of this report is to:

- i) update committee on North Lanarkshire's 2015/16 Vacant and Derelict Land Fund (VDLF) Programme;
- ii) update committee on North Lanarkshire Council's 2016/17 VDLF allocation and revised funding guidance; and
- iii) seek approval for the proposed projects for inclusion within North Lanarkshire's 2016/17 VDLF Local Delivery Plan (LDP) submission.

2. Background

2.1 The VDLF is a ring-fenced capital grant allocation which provides financial support from the Scottish Government to assist with the regeneration of registered vacant and derelict land (V&DL) sites across selected local authority areas.

2.2 Funding provided through the VDLF Programme is subject to the submission (and approval by the Scottish Government) of a Local Delivery Plan (LDP) which sets out local authority investment proposals to meet the objectives of the VDLF Programme. Since 2012, these objectives have been three fold:

- to tackle long term vacant and derelict land;
- to stimulate economic growth and job creation; and
- to promote environmental justice and improved quality of life.

3. 2015/16 VDLF Programme

3.1 Through the 2015/16 Local Government Finance Settlement, North Lanarkshire Council was awarded a one year VDLF grant allocation of £2,236,300 from the Scottish Government subject to the submission and approval of a 2015/16 LDP.

3.2 North Lanarkshire's 2015/16 LDP was submitted in February 2015 and approved in June 2015. The projects being implemented through this plan are listed in Appendix 1 together with details of VDLF project allocations, grant recipients, progress to date, VDLF spend to date (as of 18th January 2016) and planned project outcomes.

3.3 It is anticipated that all approved projects outlined in Appendix 1 will be completed prior to the spending deadline for the 2015/16 VDLF grant fund (March 31st 2016) with the exception of the works for Colzium Visitor Centre and Cafe which are not due to start on site until early March 2016 (resulting in the need to carry forward an estimated £200,000 from the VDLF allocation for this project, approval for which will need to be sought from the Scottish Government once a contractor spend profile for this project has been finalised).

3.4 In addition, committee approval is also sought to revise VDLF allocations made to two projects included within the 2015/16 LDP as follows:

- increasing the VDLF allocation for infrastructure works at Site 1a1 Gartcosh Business Interchange (from £200,000 to £250,000) to better reflect anticipated final project costs; and
- reducing the VDLF allocation for infrastructure works at Edinburgh Road, Newhouse Plot A2 (from £200,000 to £150,000) to better reflect anticipated final project costs.

3.5 The requested amendments to the above VDLF project allocations have been reflected in the information provided in Appendix 1.

4. 2016/17 VDLF Programme

4.1 Through the 2016/17 Local Government Finance Settlement, North Lanarkshire Council has been awarded a one year VDLF grant allocation of £1,982,000 from the Scottish Government (together with an additional £507,000 slipped to the next spending review period covering 2017-20 as part of the Scottish Government's re-profiling of the 2016/17 local authority capital budget allocation) subject to the submission and approval of a 2016/17 LDP.

4.2 The deadline for submission of the 2016/17 LDP is 28th February 2016. Committee approval is sought to include a number of project proposals within this submission as outlined in Appendix 2.

4.3 In developing these project proposals, it should be noted that the Scottish Government's VDLF Programme has been subject to a recent COSLA Review which has been reflected in the revised guidance for the 2016/17 VDLF Programme.

4.4 These amendments include reshaping the aims of the VDLF Programme under four revised objectives as follows:

- to tackle long term vacant and derelict land (defined as 'out of use' for at least 15 years);
- to stimulate economic growth and job creation;
- to develop a diverse and sustainable environment with a focus on temporary or permanent greening; and
- to support communities to flourish and tackle inequalities.

4.5 In addition, this revised guidance also specifically highlights a range of ineligible VDLF activity including:

- remediation works or improvements to registered vacant and derelict land sites larger than 100 hectares in size (to ensure that investment can have 'meaningful impact' within targeted sites);
- housing, retail, public realm or major infrastructure projects; and
- projects using 100% of requested funding support purely for the acquisition of registered V&DL sites.

5. Financial Implications


5.1 No new or additional Council funding is required to support the implementation of projects through North Lanarkshire's 2015/16 VDLF Programme other than that previously approved by committee.

5.2 No Council funding is required to match fund project proposals included as part of North Lanarkshire's 2016/17 LDP submission.

6. Recommendations

6.1 It is recommended that committee:

- i) note progress made towards the implementation of North Lanarkshire's 2015/16 VDLF Programme as outlined in Appendix 1;
- ii) approve revisions made to the 2015/16 VDLF programme as outlined in 3.4;
- iii) note the allocation made to North Lanarkshire Council through the 2016/17 VDLF Programme and revisions to funding guidance; and
- iv) approve the project proposals to be included within North Lanarkshire's 2016/17 Local Delivery Plan (LDP) submission as outlined in Appendix 2.



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Local Government Access to Information Act: for further information about this report, please contact David Greer, Planning and Regeneration, (01236 632856)

Appendix 1: 2015/16 VDLF Local Delivery Plan

Site	Project Proposal	Project Progress	Grant Recipient	VDLF Allocation	VDLF Spend to Date	Anticipated Outputs
Edinburgh Road, Newhouse - Plot A1 (Phase 2)	To construct new access and utilities infrastructure in order to facilitate the future redevelopment of this strategic industrial site	Works started on site in October 2015 and are due to be completed by February 2016	Fusion Assets	£950,000	£214,380	<ul style="list-style-type: none"> - 2.3 ha of V&DL improved for industrial use - 12.4 FTE construction jobs created
449 Main Street, Bellshill (Phase 2)	To support site clearance and improvement works required to enable the regeneration (and eventual sale) of this town centre V&DL site for housing	Planning approval is subject to a hearing taking place on 27 th January 2016. If approved, adjacent Council land will be purchased by Fusion Assets in February 2015 with site demolition and clearance completed by March	Fusion Assets	£380,000	£0	<ul style="list-style-type: none"> - 0.16 ha of V&DL improved for town centre housing - 5.1 FTE construction jobs created
Colzium Visitor Centre & Cafe	To redevelop a V&DL site within Colzium Estate as part of a wider regeneration project to establish a visitor centre for Kilsyth and the Kelvin Valley as well as much needed toilets and a cafe facility for this town park.	Listed Building Consent and Planning Permission is approved. Works are anticipated to start on site in March 2016 and be completed by August 2016. Due to the delayed project start, it is estimated that, subject to Scottish Government approval, circa. £200,000 of the VDLF allocation for this project will need be carried forward to 2016/17	NLC	£300,000	£0	<ul style="list-style-type: none"> - 0.18ha V&DL site redeveloped - 2.5 new jobs created - 7.9 FTE construction jobs created
Viewpark Gardens - Allotments Project	To support the redevelopment of the former nursery site in Viewpark Gardens for community allotments	Works tendered and started on site in January 2016 (due to be completed March 2016)	NLC	£200,000	£0	<ul style="list-style-type: none"> - 1.4 ha of V&DL redeveloped for community allotments - 2.6 FTE construction jobs created
Gartcosh Business Interchange (Site 1a1)	To undertake additional infrastructure works at Site 1a1, Gartcosh Business Interchange in order to support future investment at this strategic investment location.	Works started on site in December 2015 and are due to be completed January 2016	Fusion Assets	£250,000	£0	<ul style="list-style-type: none"> - 1.95 ha of V&DL improved for industrial use - 2.6 FTE construction jobs created
Edinburgh Road, Newhouse - Plot A2	To undertake additional infrastructure works in order to continue to facilitate the future redevelopment of this strategic industrial site.	Contract works have been procured and are due to start on site in February 2016 (to be completed by March 2016)	Fusion Assets	£150,000	£0	<ul style="list-style-type: none"> - 2.88 ha of V&DL improved for industrial use - 2.6 FTE construction jobs created
Non- Project Specific Allocation	2014/15 VDLF underspend – to be used to meet 2015/16 VDLF project spend as required	N/A	NLC	£13,151	£0	- N/A
QS Certification Support	To provide independent QS certification needed to ensure VDLF grant claims are supported by robust financial audit trails.	QS Certification support procured.	NLC	£6,300	£0	- N/A
Total				£2,249,451	£214,380	

Appendix 2: 2016/17 VDLF Local Delivery Plan – Project Proposals

Site	Project Proposal	Grant Recipient	Proposed VDLF Allocation	Anticipated Outputs
Economic Development Projects – Physical Works				
Dunalastair Industrial Site	Located within the new Life Sciences Enterprise Area centred on BioCity in Chapelhall, VDLF will be used to undertake a second phase of infrastructure works on the Dunalastair Industrial Site (to be rebranded as Lanarkshire Enterprise Park), improving the layout of this vacant plot to create a high quality development offer for the life science sector (in turn helping to attract new investment and create high end job opportunities as a result of this location's recent zoning as a life science enterprise area)	Fusion Assets	£550,000	- 1.24 ha of V&DL improved for industrial use - 7.3 FTE construction jobs created
Edinburgh Road, Newhouse - Plot A1 (Phase 1 Construction Works)	To implement a range of external infrastructure works required to support the first construction phase of this development (subject to these construction works being funded through the Scottish Government's Regeneration Capital Grant Fund Programme)	Fusion Assets	£200,000	- Construction of 1670m2 of new industrial workspace supported - 1 ha of V&DL remediated - 2.7 FTE construction jobs created
Orbiston Street - Motherwell	VDLF will be used for design, planning and site preparatory costs for the development of small industrial units off Orbiston Street in Motherwell. These enabling works will form the first phase of this development and provide supporting infrastructure required to help create much needed new job opportunities within this area of Motherwell	North Lanarkshire Properties LLP	£450,000	- 0.26 ha of V&DL improved for industrial use - 6.7 FTE construction jobs created
Economic Development Projects – Pipeline Development				
Gartcosh Business Interchange (Site 1a2) Bellshill Industrial Estate Former Gas Works – Mill Rd (Motherwell)	To support site investigation, feasibility and planning works across three sites in order to establish a pipeline of employment generating projects for future VDLF investment. These appraisals will also be used to plan the phasing of this development and acquire the first of these sites to enable its remediation and improvement to be progressed as part of any 2017/18 VDLF Programme	Fusion Assets	£280,000	- Design proposals established for future VDLF projects - Circa. 2ha of V&DL acquired for future development
Greening Projects – Physical Works				
Former Traveller's Peoples Site (Mossend)	Building on the success of the previous community allotments scheme supported through the 2015/16 VDLF Programme, VDLF will be used to create a community gardens and allotment initiative at the former travellers site, off Kirklee Road, in Mossend	NLC	£250,000	- 0.63 ha of V&DL redeveloped as a community allotments 3.3 FTE construction jobs created
Wishawhill Wood	VDLF will be used to improve a V&DL site within Wishawhill Wood, creating a community greenspace and outdoor play/sports area. In addition, this proposal also aims to scope opportunity for improvements to the former St. Mathews primary site (including foundation removal, levelling and seeding) to create informal greenspace which will better link adjacent housing to the proposed community outdoor play/sports area.	NLC/Central Scotland Green Network Trust	£200,000	0.24 ha of V&DL remediated 2.7 FTE construction jobs created
Greening Projects – Pipeline Development				
Ravenscraig	VDLF will be used to prepare a revised green network strategy and feasibility study for Ravenscraig in order to review and identify temporary and/or permanent greening opportunities for this site which can be supported through future VDLF Programmes	Central Scotland Green Network Trust	£25,000	Production of Strategy and Feasibility Study
Orbiston (former garages to the rear of Babylon Road)	VDLF will be used to prepare a feasibility study and design proposals to support community use of this former (residential) garages/lock-up site (to be funded through future VDLF Programmes)	NLC	£20,000	Production of Strategy and Feasibility Study
Other Costs				
	QS Certification Costs required to verify third party grant spend	NLC	£7,000	
Total			£1,982,000	