

**NORTH LANARKSHIRE COUNCIL  
REPORT**

<b>To:</b> POLICY & RESOURCES (REGENERATION & INFRASTRUCTURE) SUB COMMITTEE		<b>Subject:</b> Vacant & Derelict Land Fund Update
<b>From:</b> HEAD OF PLANNING & REGENERATION		
<b>Date:</b> 19 <sup>th</sup> May 2016	<b>Ref:</b> 1849/DG	

## 1. Purpose of the Report

1.1 The purpose of this report is to:

- i) update committee on the implementation of North Lanarkshire's 2015/16 Vacant and Derelict Land Fund (VDLF) Programme;
- ii) seek approval for revised VDLF project allocations made through North Lanarkshire's 2015/16 VDLF Programme.
- iii) update committee on North Lanarkshire Council's 2016/17 VDLF 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 (in addition to £13,151 unallocated funding carried forward from the 2014/15 programme) 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 implemented through this plan are listed in Appendix 1 together with a project summary and details of grant recipient, approved VDLF project allocations, anticipated final VDLF project spend and project outcomes.
- 3.3 Committee approval is sought to revise VDLF allocations to the LDP projects in line with final anticipated VDLF project spend.

#### **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 North Lanarkshire's 2016/17 LDP was submitted on February 28<sup>th</sup> 2016 (with anticipated approval in late June). As previously reported to Committee, the project proposals included within this submission (together with details of grant recipient, proposed VDLF allocation and anticipated project outputs) are 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 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 projects implemented through North Lanarkshire's 2015/16 VDLF Programme as outlined in Appendix 1;
  - ii) approve reallocation of VDLF funding to 2015/16 LDP projects in line with anticipated final VDLF project spend; and
  - iii) note the submission of North Lanarkshire's 2016/17 Local Delivery Plan (LDP).

*Shirley Linton*

**Shirley Linton**  
**Head of Planning & Regeneration**

**Appendix 1: 2015/16 VDLF Local Delivery Plan**

Site	Project Summary	Grant Recipient	Approved VDLF Allocation	Anticipated Final VDLF Spend	Project Outcomes
Edinburgh Road, Newhouse - Plot A1 (Phase 2)	New access and utilities infrastructure constructed in order to facilitate the future redevelopment of this strategic industrial site	Fusion Assets	£950,000	£1,103,151	<ul style="list-style-type: none"> <li>- 2.3 ha of V&amp;DL improved for industrial use</li> <li>- 14.7 FTE construction jobs created</li> </ul>
449 Main Street, Bellshill (Phase 2)	Site clearance and improvement works implemented to enable the regeneration (and eventual sale) of this town centre V&DL site for housing (with receipts to be used to establish an investment fund for the regeneration of town centre V&DL sites)	Fusion Assets	£380,000	£220,000	<ul style="list-style-type: none"> <li>- 0.16 ha of V&amp;DL improved for town centre housing</li> <li>- 2.9 FTE construction jobs created</li> </ul>
Colzium Visitor Centre & Cafe	The redevelopment of 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 (due to open in October 2016).	NLC	£300,000	£300,000	<ul style="list-style-type: none"> <li>- 0.18ha V&amp;DL site redeveloped</li> <li>- 1 FTE new jobs created</li> <li>- 4.0 FTE construction jobs created</li> </ul>
Viewpark Gardens - Allotments Project	The redevelopment of the former nursery site in Viewpark Gardens for community allotments (opened in April 2016)	NLC	£200,000	£202,140	<ul style="list-style-type: none"> <li>- 1.4 ha of V&amp;DL redeveloped for community allotments</li> <li>- 2.7 FTE construction jobs created</li> </ul>
Gartcosh Business Interchange (Site 1a1)	Additional infrastructure works implemented at Site 1a1, Gartcosh Business Interchange in order to support future investment at this strategic investment location.	Fusion Assets	£250,000	£250,000	<ul style="list-style-type: none"> <li>- 1.95 ha of V&amp;DL improved for industrial use</li> <li>- 3.3 FTE construction jobs created</li> </ul>
Edinburgh Road, Newhouse - Plot A2	Additional infrastructure works implemented at Edinburgh Road, Newhouse (Plot A2) in order to continue to facilitate the future redevelopment of this strategic industrial site.	Fusion Assets	£150,000	£170,000	<ul style="list-style-type: none"> <li>- 2.88 ha of V&amp;DL improved for industrial use</li> <li>- 2.3 FTE construction jobs created</li> </ul>
Non- Project Specific Allocation	2014/15 VDLF underspend – to be used to meet 2015/16 VDLF project spend as required	N/A	£13,151	£0	- N/A
QS Certification Support	QS certification provided to support robust financial audit trails for all VDLF expenditure.	NLC	£6,300	£4,160	- N/A
<b>Total</b>			<b>£2,249,451</b>	<b>£2,249,451</b>	

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

Site	Project/Proposal	Grant Recipient	Proposed VDLF Allocation	Anticipated Outputs
<b>Economic Development Projects – Physical Works</b>				
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	<ul style="list-style-type: none"> <li>- 1.24 ha of V&amp;DL improved for industrial use</li> <li>- 7.3 FTE construction jobs created</li> </ul>
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	<ul style="list-style-type: none"> <li>- Construction of 1670m2 of new industrial workspace supported</li> <li>- 1 ha of V&amp;DL remediated</li> <li>- 2.7 FTE construction jobs created</li> </ul>
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	<ul style="list-style-type: none"> <li>- 0.26 ha of V&amp;DL improved for industrial use</li> <li>- 6.7 FTE construction jobs created</li> </ul>
<b>Economic Development Projects – Pipeline Development</b>				
Gartcosh Business Interchange (Site 1a2)	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	<ul style="list-style-type: none"> <li>- Design proposals established for future VDLF projects</li> <li>- Circa. 2ha of V&amp;DL acquired for future development</li> </ul>
Bellshill Industrial Estate				
Former Gas Works – Mill Rd (Motherwell)				
<b>Greening Projects – Physical Works</b>				
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	<ul style="list-style-type: none"> <li>- 0.63 ha of V&amp;DL redeveloped as a community allotments</li> <li>3.3 FTE construction jobs created</li> </ul>
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	<ul style="list-style-type: none"> <li>0.24 ha of V&amp;DL remediated</li> <li>2.7 FTE construction jobs created</li> </ul>
<b>Greening Projects – Pipeline Development</b>				
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
<b>Other Costs</b>				
	QS Certification Costs required to verify third party grant spend	NLC	£7,000	
<b>Total</b>			<b>£1,982,000</b>	