

North Lanarkshire Council

Report

Enterprise and Growth Committee

approval noting

Ref PH/DG

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Economic Regeneration Delivery Plan

From Pamela Humphries, Head of Planning and Regeneration

Email Greerd@nothlan.gov.uk

Telephone David Greer
Growth Programme Manager
tel. 01236 632856

Executive Summary

The purpose of this report is to update committee on the progress being made on the implementation and delivery of North Lanarkshire's Economic Regeneration Delivery Plan (ERDP) and associated action plan.

North Lanarkshire's 2019-2023 ERDP, approved by the Enterprise & Growth Committee in August 2019, sets out the council's plans for inclusive economic growth. Overall, the ERDP has four core objectives:

- Supporting the delivery of homes which North Lanarkshire needs to grow;
- Reshaping and repopulating our town centres;
- Enabling our people and businesses to thrive; and
- Connecting North Lanarkshire

These objectives are supported by a range of programmes which the Council are delivering through, for example, NL Homes, the Tower Strategy, NL Employability Review, Digital NL and City Deal (all of which are subject to separate committee reporting). However, as highlighted above, the ERDP also aims to promote the regeneration of our town centres to create vibrant mixed use hubs that will support an increased residential base. To help achieve this aim, Vision Plans are being produced for all of North Lanarkshire's Town Centres and it is intended to provide an update on these to a special Policy and Strategy Committee on 21 November as part of an integrated Ambition programme which will also include proposals for town/community hubs, country parks, and active travel networks. It is intended that stakeholder engagement on the Town Vision Plans will commence in early 2020.

Although these Town Vision Plans will provide a long-term strategy for helping to re-shape our towns, a number of key town centre projects have already been identified which Planning and Regeneration have started to take forward via both the council's Ambition Programme and the Scottish Government's Town Centre Fund. This initial work has ranged from feasibility works for potential regeneration projects to the acquisition of prominent vacant and derelict buildings for future redevelopment.

In addition, works are ongoing to support the renewal of North Lanarkshire's business and industrial offer. This includes securing £1.4M from the Scottish Government's 2019/20 Vacant and Derelict Fund Programme in July 2019 which will be used to enable new business development at Newhouse and Chapelhall.

Lastly, this report provides an update on various external funding programmes which NLC are applying to in order to support wider ambitions for growth and physical regeneration.

Recommendations

It is recommended that the committee:

- 1) Note the content of this report and breadth of regeneration activity currently being delivered/developed;
- 2) Note that an update on the Vision Plans for North Lanarkshire's Town Centres will be submitted to the Policy & Strategy Committee on 21st November as part of an integrated Ambition programme which will also include proposals for town/community hubs, country parks, and active travel networks; and
- 3) Note the update provided in relation to various external funding programmes.

The Plan for North Lanarkshire

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| Priority | Improve economic opportunities and outcomes |
| Ambition statement | (1) Ensure a housing mix that supports social inclusion and economic growth (2) Refocus our town centres and communities to be multi-functional connected places which maximise social, economic and environmental opportunities (3) Maximise the use of our marketable land and assets through improved development in business and industrial infrastructure (4) Market and promote North Lanarkshire as the place to live, learn, work, invest and visit (5) Grow and improve the sustainability and diversity of North Lanarkshire's economy |

1. Background

- 1.1 In August 2019 the committee approved the Economic Regeneration Delivery Plan (ERDP) which aims to co-ordinate the physical and economic regeneration of North Lanarkshire, increase economic output and help address social and economic inequality. The key aims of the ERDP are to plan activity which will:
- Increase housing supply across all tenures to meet our current and future housing requirements and support our wider regeneration objectives.
 - Support the regeneration of our town centres through the development of long term Vision Plans and strategic projects.
 - Develop our strategic infrastructure to support the physical and economic regeneration of North Lanarkshire primarily through our City Deal programme.
 - Enable and promote the provision of good quality industrial and office space in the right locations to help attract and retain businesses and improve our economic output.
- 1.2 The Committee also approved an action plan to support the delivery of the ERDP through a range of key measures, such as Town Centre Vision Plans and investment, as well as through a number of complimentary programmes such as NL Homes, the Tower Strategy, NL Employability Review, Digital NL and City Deal (which are subject to separate committee reporting).
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2. Report

2.1 Town Centre Regeneration

- 2.1.1 The regeneration of North Lanarkshire's town centres and their redevelopment as modern high quality spaces that meet the changing needs and aspirations of current and future communities is one of the key objectives of North Lanarkshire's ERDP. As previously reported to committee, town centre regeneration needs a new model. Promoting the Scottish Government's 'Town Centre First Principle', niche retailing and developing evening economy and leisure opportunity to address the changing nature of town centres is not enough. A new model needs to be developed that provides a broader foundation for town centres that more actively promote renewal and investment. In achieving this aim, this model needs to create 'living towns' which have a much stronger focus on new build housing and residential conversion and refurbishment that will address the decline of the built environment and create more viable town centres
- 2.1.2 To support this aim, long-term Vision Plans are being developed for all of our town centres to identify how these can be reshaped to best meet the needs of our communities both now and in the future. An update on these plans will be submitted to the Policy and Strategy Committee on 21st November, and it is proposed that stakeholder engagement will take place from January 2020.
- 2.1.3 In addition to these Vision Plans, it is also recognised that North Lanarkshire's town centres already have a number of prominent buildings which are derelict or vacant (and likely to remain vacant and/or undevelopable due to market conditions and cost) or which have significant negative impact on the quality of

the town centre environment, such as the derelict buildings at 1-13 Bank Street in Coatbridge and the fire damaged gap site on Coatbridge Main Street. Recognising that these issues need to be addressed now, work has started on the regeneration of such sites and their redevelopment for residential use through the use of approved capital funding.

2.1.4 As approved by committee in May 2019, a number of other key physical regeneration projects are also being taken forward across our town centres, utilising the council's allocation of £3.25m from the Scottish Government's Town Centre Fund, which has to be spent or contractually committed in full this financial year.

2.1.5 Lastly, a number of other affordable housing projects within town centres, as contained within the Strategic Housing Investment Plan, are in progress. These at various stages of development and include:

- Broomknoll St. Church, Airdrie
- Orrs building, Airdrie
- Main Street, Wishaw (former Tesco site)
- Roberts St, Wishaw (former Bellhaven residential home site)
- East Academy St, Wishaw (former Wishaw Market site)
- Main Street, Kilsyth (2 sites)
- Former Police Station, Kilsyth

2.2 Business and Industry

2.2.1 The continued improvement of the business and industrial infrastructure offer across North Lanarkshire and the development of employment opportunity underpins the council's aims for inclusive growth.

2.2.2 In support of this aim the council has recently secured £1.4M through the Scottish Government's VDLF Programme for industrial enabling works and has awarded this to Fusion Assets (the council's arms-length economic development company) for the following two projects:

- Biocity, Chapelhall: where VDLF will be used to acquire a derelict land site within the existing Biocity complex to enable its future redevelopment as a biotech incubator hub and in turn support the expansion of existing provision at this site; and
- Link Park, Newhouse: where VDLF will be used to undertake ground works required to enable the development of industrial units and completion of the first phase of works at this key industrial site.

2.3 External Funding

2.3.1 As previously reported to committee in May, following a 7th round call for bids to the Scottish Government's Regeneration Capital Grant Fund (RCGF), the council, working alongside local communities, submitted three Stage 1 applications for funding support to this programme, two of which were invited to submit Stage 2 bids to a closing deadline of 11th October 2019. The two Stage 2 bids made were:

- Forgewood Amateur Boxing Club – Integrated Hub: with £580,000 RCGF requested to support a new boxing club with integrated training and employability facilities; and
- Kirkshaws Neighbourhood Centre: with £1.2M RCGF requested to enable the expansion of the existing centre and creation of new community meeting space, childcare facilities, employability support and a café and training kitchen.

2.3.2 Added to this, as approved by Committee in August 2019, a Stage 2 partnership application to the Advancing Manufacturing Challenge Fund was submitted on 13th September with £290,000 funding requested to support the development of a new manufacturing innovation hub and robotics training centre at New College Lanarkshire (Ravenscraig Campus) with the Council and partners required to present on the application to an independent assessment panel prior to the award decision.

2.3.3 Lastly, an application for up to £40,000 has been submitted to the Energy Savings Trust to support feasibility works focused on appraising opportunity to improve electric vehicle (EV) charging provision and uptake within Motherwell and Ravenscraig. If successful, this feasibility study would be used to support a full application to Transport Scotland's Switched on Towns and Cities Fund which can provide up to 75% of funding required for EV Charging Infrastructure and fleet vehicles within a single town and, where appropriate, nearby location.

3. Equality and Diversity

3.1 Fairer Scotland Duty

Promoting inclusive growth sits at the heart of the Council's Ambition Programme. North Lanarkshire Council will aim to achieve this goal through the development of an ERDP that will support the Council to meet its Fairer Scotland Duty and address socio-economic disadvantage by:

- helping to grow the local economy which will in-turn increase North Lanarkshire's tax base and thereby investment which can be made across local public services;
- promoting and enabling investment that will create and improve access to new and better employment opportunity;
- ensuring effective linkage between economic opportunity, skills and work-force development; and
- creating infrastructure that will allow all of North Lanarkshire's communities to have access to leisure, learning and employment opportunity.

3.2 Equality Impact Assessment

An overarching Equalities Impact Assessment (EIA) has been undertaken as part of the development of North Lanarkshire's ERDP, ensuring that any potential adverse equalities impacts as a result of the policy and/or plans developed through this strategy are minimised or negated where possible. The EIA has also highlighted the numerous potential positive equalities impacts that the delivery of the ERDP has for North Lanarkshire's residents.

A specific EIA will also be prepared for each individual project to be taken forward through the ERDP as part of the Council's approved project management process.

4. Implications

4.1 Financial Impact

To progress town centre and business and industry works to be delivered through the ERDP, the council has set aside resources from its General Services Capital Programme. In addition, since April 2019, the council has been awarded a further £3.25M through the Scottish Government's Town Centre Fund Programme and a further £2.886M through their 19/20 VDLF Programme (with £1.4M of this approved for investment for business and industry).

To ensure the most effective use of this and other funding, the council will:

- aim to ensure investment utilises this external funding first so that the tight timescales applied to grant funding spend can be met;
- work across services to continue to maximise drawdown of external funding to maximise impact of available council capital; and
- continue to monitor and approve spend of the capital programme and external funding through the ERDP Board and Strategic Capital Delivery Group to ensure that this remains closely aligned with the council's ambitions for economic and inclusive growth.

4.2 HR/Policy/Legislative Impact

This report has no HR, Policy or Legislative impact.

4.3 Environmental Impact

The environmental impact of any projects progressed as part of the ERDP has/will be assessed as part of the business case process.

4.4 Risk Impact

A risk assessment has/will be carried out for each project as part of the Business Case process. Moreover, a full risk register will be established as part of the development ERDP to support the effective implementation of this strategy.

5. Measures of success

The measures of success and performance indicators will be a critical part of the development of the ERDP in order to measure progress in the delivery of the key priorities, namely:

- To increase economic output/GVA
- To increase business start-ups and survivability
- To increase business growth and employment

- To create viable and sustainable town centres
- To increase delivery of new housing supply across tenures, particularly on brownfield sites, to meet housing requirements.
- To improve economic outcomes for local people and in particular those who are most disadvantaged.

Targets for outcomes and outputs were incorporated as part of the finalised ERDP Action Plan approved by committee in August 2019.

6. Supporting documents

None



Pamela Humphries
Head of Planning and Regeneration