

North Lanarkshire Council Report

Enterprise and Growth Committee

approval noting

Ref PH/DG

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ERDP Update: Town Centre Regeneration and Business & Industrial Development (Programme of Work – PO 18.1)

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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 in relation to town centre regeneration and business and industrial development activity.

Recommendations

It is recommended that the committee:

- 1) Note the content of this report and breadth of regeneration activity currently being progressed.
- 2) Note the additional Town Centre Fund (TCF) allocation for 2020/21 which will be used to support the delivery of North Lanarkshire's Town Visions.

The Plan for North Lanarkshire

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 The Economic Regeneration Delivery Plan (ERDP), approved by the Enterprise & Growth Committee in August 2019, aims to help co-ordinate physical and economic regeneration activity across North Lanarkshire, increase economic output and help address social and economic inequality.
- 1.2 A 2020 Action Plan to support the delivery of the ERDP through a range of key measures and investment programmes has also been produced and approved by committee. This annual Action Plan is currently being updated and will be submitted to committee in Cycle 1 (2021) for approval in line with the council's Programme of Work.
- 1.3 This Action Plan will also be closely aligned with the council's Coronavirus Economic Recovery Plan which is also currently in development.

2. Report

2.1 ERDP

- 2.1.1 North Lanarkshire's 2019-2023 ERDP sets out the council's plans for inclusive economic growth. Overall, the ERDP has four core objectives. These are to:

- 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.
- 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.

- 2.1.2 These objectives (particularly those focused on delivering new housing supply and strategic infrastructure needs) 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).

2.2 Town Centre Regeneration

- 2.2.1 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.

- 2.2.2 To help achieve this aim, draft 'Visions' have been produced for all of North Lanarkshire's Town Centres and these were approved by Policy and Strategy Committee on 19th March as part of the integrated 'One Place – One Plan' Ambition Programme.
- 2.2.3 It was intended that following committee approval, the Visions were to be subject to a full programme of stakeholder and community engagement. This, however, was delayed due to social distancing restrictions arising as a result of Covid-19. Instead, a new three stage engagement process, initially using online platforms, has now been put in place and will run between October 2020 and February 2021 with the finalised visions reported to the Policy & Strategy Committee in Cycle 2, 2021.
- 2.2.4 Although these Town Visions 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 Services have started to take forward funded via the council's Ambition Programme, the Scottish Government's Town Centre Fund (TCF) and the council's Housing Revenue Account. A full list of the town centre projects currently being delivered are detailed in Appendix 1.
- 2.2.5 In addition to the £3.25M TCF grant awarded to the council in 2019, the Scottish Government have recently awarded a further £1.168M TCF grant to the council as part of a wider £18M package of town centre support made across Scotland.
- 2.2.6 It is proposed that this additional grant would be used to fund town centre projects, which have previously been approved by committee but which have not been allocated funding in the current year, and would be capable of being spent or contractually committed before 31st March 2021, which is a condition of funding.
- 2.2.7 The council has also recently secured £48,700 funding from the Towns & BIDs Resilience & Recovery Fund (TBRRF) to support the delivery of a new 'Think Local' Campaign aimed at promoting local shopping across all 8 of North Lanarkshire's town centres and encouraging people to shop locally and safely, adhering to Covid-19 guidance. This campaign was launched in September and will link closely with the 'Back to Business' campaign.

2.3 Business and Industry

- 2.3.1 The continued improvement of the business and industrial infrastructure offer across North Lanarkshire and the development of employment opportunity underpin the council's aims for inclusive growth.
- 2.3.2 In support of this, the council is currently investing £2.65M of funding secured through the Scottish Government's Vacant & Derelict Land Fund (VDLF) Programme in four industrial infrastructure projects. These are
 - Biocity, Chapelhall: where VDLF has been awarded to Fusion Assets (NLC's arm's length economic regeneration and property development company) to acquire a

derelict land site within the existing Biocity complex to enable its future redevelopment as a biotech incubator hub and support the expansion of existing provision at this site;

- Link Park, Newhouse: where VDLF has been awarded to Fusion Assets to undertake ground works required to enable the development of new industrial units and the completion of the first phase of works at this key industrial site;
- Gartcosh Business Interchange (Phase 3): where VDLF has been awarded to Fusion Assets to acquire further land interest within the business park to allow them to continue to progress and expand their industrial development at this location; and
- Ravenscraig Access Road: where a VDLF contribution has been awarded to Ravenscraig Ltd. to support the development of a new £4.2M access road that will in turn open up 10.5ha of employment land for commercial development.

2.3.3 In addition to VDLF, it was also previously reported to committee that the council had secured £1.74M grant funding from the Scottish Government's 2019/20 Regeneration Capital Grant Fund (RCGF) Programme to support North Lanarkshire Properties (NLC's arm's length property management company) to construct 14 new start-up industrial units at Orbiston Street Industrial Estate in Motherwell. Although the start of these works was delayed as a result of the pandemic, these are now on site with the construction of the units anticipated to be complete and available to let from March 2021.

2.3.4 Building on the success of this project, an application has also been submitted to the 2021/22 RCGF Programme to not only fund the construction of new start-up units at Braidhurst Industrial Estate but to also support wider investment proposals for the renewal of this full estate.

2.3.5 Lastly, as approved by committee in August 2019, a £290,000 funding application was submitted by the council, in partnership with New College Lanarkshire (NCL), to the Advancing Manufacturing Challenge Fund to support the development of a manufacturing innovation hub and robotics training centre at NCL's Ravenscraig Campus for use by local SMEs. This application was successful and the hub is now under development.

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 delivery 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 £2.86M from its 2020/21 General Services Capital Programme (with new housing supply for our town centres funded separately through HRA). In addition, for 2020/21, the council has available a carry forward of £2.03M TCF monies (excluding the recent additional award of £1.168M) as well as a further £2.65M VDLF earmarked for investment in business and industrial infrastructure.

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

- aim to ensure investment utilises this TCF monies first so that the timescales applied to this grant funding spend can be met;
- work across services to continue to secure external funding to help maximise the impact of available council capital; and
- continue to monitor and approve spend of the capital programme and external funding through the 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 ERDP project as part of the Business Case process. Moreover, a full risk register has been established as part of the development of the 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 and these will be reported to committee in Cycle 1 (2021) and updated in the 2021 Action Plan.

6. Supporting documents

Appendix 1: Town Centre Regeneration Projects



Pamela Humphries
Head of Planning and Regeneration

Appendix 1: Town Centre Regeneration Projects

| Airdrie | |
|---------------------------------------|--|
| Bromknoll Street Church | Funding contribution provided to Clyde Valley Housing Association (CVHA) from TCF for residential development via new build and conversion. These works are on site (January 2020) with anticipated completion in June 2021. |
| Buchanan Street/Hallcraig Street | Structural and refurbishment works, led by NLP, involving commercial units on ground floor and refurbishment of flats on upper floor as part of council's new supply programme. Works started on site in September 2020 and are due to be complete by March 2021. |
| Graham Street | Structural, refurbishment and conversion works – led by NLP, involving commercial units on ground floor and refurbishment of flats on upper floor as part of council's new supply programme. External structural works are now complete and the project is due to complete in full by April 2021. |
| Mill Loan | Residential development by CVHA supported by the council through the Strategic Housing Investment Plan (SHIP). The estimated site start is in January 2021 and due to complete by October 2021 |
| Orrs building | Demolition of building and development of 20 flats and commercial space on ground floor which will be purchased by council on completion. The demolition works are due to start later this year with the completion of the new build expected in early 2022. |
| Coatbridge | |
| Bank Street | Demolition of derelict/vacant buildings, with façade retention, and the development of new flats and supported housing accommodation. These works are due to be tendered in November 2020 with partial demolition estimated to commence late 2020. |
| Main Street | Demolition of fire damaged buildings/land and the development of new flats as part of new supply programme. The acquisition of properties/land assembly required for this development is ongoing. |
| Municipal Buildings, Kildonan Street, | Proposed conversion of building for mainly residential use as part of council's new supply programme. Design Team being appointed to progress proposals. |
| Cumbernauld | |
| Cumbernauld Green Route | Development of a new active travel link connecting Abronhill with Cumbernauld Town Centre. These works are now on site and due to be completed by December 2020. |
| Kilsyth | |
| Former Police Station Site | Residential development by CVHA, supported by the council through the SHIP. The estimated site start is May 2022, with anticipated completion in May 2024. |

| Motherwell | |
|--------------------------|--|
| Leslie Street | Funding contribution provided to Clyde Valley Housing Association from TCF towards acquisition and demolition of former children's home and development for residential use. Acquisition completed in September 2020, demolition due to start later in 2020 with anticipated completion in June 2021. |
| Motherwell Library | Essential works to repair the historic fabric of this listed building. Works started on site in August 2020 and are due to be complete by April 2021. |
| Motherwell Train Station | Construction of Park & Ride, improved station and forecourt and improved access infrastructure (including active travel links). Station works started on site in June 2020 and works on the Park & Ride are due to start mid 2021. |
| Motherwell Old Town Hall | Proposed residential conversion of this part vacant property at a key gateway to the town as part of council's new supply programme. The Design Team for this project is in place and planning application due to be submitted by December 2020. |
| Windmillhill Street | Properties owned by NLP – proposed residential conversion of upper floors as part of council's new supply programme. The estimated site start for this project is in April 2021, due for completion October 2021. |
| YMCA/Brandon Street | Residential conversion of former YMCA building (acquired by NLC) and associated development on adjoining land as part of council's new supply programme. The Design Team are currently being appointed to progress proposals with an estimated site start in April 2022, due for completion April 2024. |
| Wishaw | |
| Caledonian Road | Demolition of the former derelict Methodist Church site (acquired by NLC) and development as part of council's new supply programme. The design team are currently being appointed to progress this project. |
| Kings House | Demolition of Kings House (former office site now acquired by NLC) and development for residential use as part of council's new supply programme. Demolition contractors are currently being procured. |
| Main Street | Residential development of former Tesco site by Trust Housing Assoc. The planning application for this project is currently being progressed. |
| Robert Street | Residential development of former care home site as part of council's new supply programme. Work started on site September 2020 and is due for completion November 2021. |