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# NORTH AYRSHIRE COUNCIL

30 May 2023

## Cabinet

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**Title:** Regeneration Delivery Plan Action Programme and Funding Proposals

**Purpose:** To seek approval for the proposed Regeneration Delivery Plan action programme and funding proposals

**Recommendation:** That Cabinet:

- (a) Notes the progress made on the implementation of the Regeneration Delivery Plan;
- (b) Approves the draft Action Programme as detailed at Appendix One;
- (c) Approves the Regeneration Delivery Plan funding proposals as detailed at Appendix Two; and
- (d) Provides delegated authority to the Executive Director (Place) to agree changes to the funding allocations in consultation with the Portfolio Lead as required.

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## 1. Executive Summary

- 1.1 The Regeneration Delivery Plan was agreed by Cabinet in March 2021. This sets out our priorities for delivering on the regeneration ambitions of the Council Plan and Community Wealth Building strategy, working in partnership with communities.
- 1.2 The Plan focusses on the delivery of physical regeneration across North Ayrshire through an ambitious project based rolling action programme. It informs our priorities for securing and delivering against external funding sources including Scottish and UK Government funds. This report provides an update on progress to date and seeks approval for the action programme for 2023/24 and 2024/25.

## 2. Background

- 2.1 The Council has placed the regeneration of communities at the heart of its agenda. This focus is reflected within the priorities of the Council Plan and Community Wealth Building Strategy. The Regeneration Delivery Plan sets out

our priorities for delivering on these ambitions and was approved by Cabinet on 23 March 2021.

- 2.2 The Plan focuses on the delivery of physical regeneration in the period 2021 to 2026. Informed by stakeholder consultation, reviewing existing community priorities and the output of previous consultations, it aims to address local priorities, support changes within communities and deliver a well-being economy.
- 2.3 Action in 2021/22 and 2022/23 substantially focussed on maximising the impact and leverage of investment including securing sources of external funding to support and accelerate delivery. The following table outlines the progress and key successes achieved to date. This includes the completion and launch of Lochshore Park Hub, securing an award from the Levelling Up Fund for the B714 Upgrade and the completion and occupation of a new industrial unit at Kyle Road, Irvine.

<b>Strengthening Communities</b>
<ul style="list-style-type: none"> <li>– Approval of the local delivery plans for the £1.32m annual allocation for 21/22 and 22/23 from the Scottish Government’s Vacant and Derelict Land Fund (VDLF). This includes the review of the Vacant and Derelict Land Strategy and further delivery on key regeneration sites.</li> <li>– Completion of the new car park, path works and environmental improvements at the former Gas Works, Dalry funded by the VDLF.</li> <li>– Launch of new Repurposing Property Grant Fund to support landowners and communities to bring vacant and derelict land and properties into positive management including two rounds of awards. This is funded by the Place Based Investment Programme (PBIP), VDLF and North Ayrshire Ventures Trust.</li> <li>– Securing £0.4m from the Scottish Government’s Vacant and Derelict Land Investment Programme (VDLIP) 2022/23 to support the construction of an additional Office pavilion at Annickbank, Irvine</li> <li>– Securing £0.6m from the Scottish Government’s Vacant and Derelict Land Investment Programme (VDLIP) 2023/24 to support the regeneration of the King’s Arms, Irvine</li> <li>– Continued development of a town centre living pilot project at 36 Bank Street, Irvine and Howgate, Kilwinning under the PBIP.</li> <li>– Conclusion of the sale of Sites A and B at Montgomerie Park, Irvine to enable the delivery of the Simplified Planning Zone and commencement of construction. Commencement of next phases including proposals for neighbourhood retail site development.</li> </ul>
<b>Placemaking</b>
<ul style="list-style-type: none"> <li>– Approval of the delivery plan for the 2021/22 £1.26m allocation from the PBIP. This included the development of a Communities Project Fund, development of a Place Framework for Kilwinning and delivery of Phase 2 of the West Kilbride Shopfronts Scheme.</li> </ul>

- Approval of the delivery plan for the 2022/23 £1.096 allocation from the PBIP including implementation of the Place Framework pilots in Kilwinning, Largs and Saltcoats and Lochshore Park play.
- Approval of the Communities and Place investment priority proposals under the UK Government’s Shared Prosperity Fund
- Securing £0.199m from the UK Government’s Community Renewal Fund (CRF) for the development of a Place Framework Pilot in Largs and Saltcoats informed by extensive community and stakeholder consultation.
- Working in partnership with Millport Town Hall Trust on Phases One and Two of the regeneration of Millport Town Hall including securing funding from the Scottish Government’s Regeneration Capital Grant Fund (RCGF) and Islands Programme.
- Working in partnership with Ardrossan Community Development Trust to successfully secure £0.749m from the RCGF for Ardrossan Promenade.
- Completion of the Scottish Government’s Town Centre Fund (TCF) public realm works at: Garnock Street; Kilbirnie; Main Street, Beith; and Mill Dam and New Street, Stevenston.
- Completion of Phase 1 of the West Kilbride Shopfronts Scheme funded through the TCF.
- Commencement of Phase 2 of the West Kilbride Shopfronts Scheme funded through the Place Based Investment Programme.
- Refurbishment of the Dalry Public Park Pavilion funded through the TCF.
- Working in partnership with Raise Your Voice With Ardeer to deliver the Stevenston Beach Hub project.
- Completion of key Phase 1 projects for the Lochshore Park Masterplan including the Hub building and active travel route.
- Launch of the Lochshore Park Hub including a Family Fun Day
- Commenced construction on remaining Phase 1 projects of the 5km loop and play at the Hub.
- Secured £0.1m funding from Forestry and Land Scotland for the delivery of new woodland at Lochshore Park.
- Commenced developing a Supplementary Street Development Guide for North Ayrshire as a supplement to the National Roads Development Guide created by SCOTS.

**Inclusive and Green Economy**

- Completion and occupation by a local business of a new industrial unit at Kyle Road, Irvine funded by the VDLF.
- Design development and tender of Phase 3 of Pavilion development at Annickbank Irvine including securing £0.25m from North Ayrshire Ventures Trust towards the construction.
- Design development for the next phase of industrial unit development at Kyle Road, Irvine.
- Contributed to the development of 10-year Island Plans for Arran and Cumbrae.

- Securing £0.456m from the UK Government’s Community Renewal Fund for the Green Islands Programme incorporating the Islands Connectivity Study.
- Securing £0.509m from the Scottish Government Islands Programme for Phase Two of Millport Town Hall and £0.540m for the Islands Pit Stop project.
- Supporting the development of Stevenston Climate Action Town programme with Architecture and Design Scotland.

### **Enabling Infrastructure**

- Submission of a successful application to the LUF securing £23.7m towards the B714 Upgrade project between Saltcoats and Dalry. Progression of the project including: the formation of a Project Board, development of the Business Case and works to secure the necessary consents and approvals and undertaking public and stakeholder consultation to inform the development of the business case and design.
- Securing £1.31m in 2021/22 and £1.385m in 2022/23 from Strathclyde Partnership for Transport’s (SPT) Capital Programme for the delivery of a range of active travel and transport projects across North Ayrshire.
- Securing £0.18m from Transport Scotland’s Bus Partnership Fund for the extension of the Bus Routes Congestion Measures project to the Three Towns and to investigate the potential to extend the Stevenston Bus Lane at Pennyburn Roundabout.
- Construction of active travel routes including the Bay Street to Ferry Row section of the Fairlie Coastal Path, i3 Active Travel link in Irvine, Kilwinning Short Links and Circuit active travel links in Irvine.
- Securing £0.427m from the Scottish Timber Transport Fund for upgrades to the Ross Road on the Isle of Arran across 21/22 and 22/23 and £0.199m for the U88 at North Sannox.
- Securing £0.248m across 2021/22 and 2022/23 from the Smarter Choices Smarter Places for the continued delivery of the Trinity Active Travel Hub and Travel Smart programme.
- Development of a delivery programme for the £0.259m allocation under the Scottish Government’s Islands Infrastructure Fund to upgrade the car parking and Electric Vehicle infrastructure on Arran and Cumbrae.
- Development and delivery of a £1.45m programme of active travel design and works under the Scottish Government’s Cycling, Walking and Safer Routes programme across 2021/22 and 2022/23.
- Continued delivery of the £1.96m Ardrossan Low Carbon Hub under the European Regional Development Fund Low Carbon Travel and Transport Challenge Fund.
- Commencement of the review of the Local Transport Strategy incorporating the Active Travel Strategy informed by extensive community and stakeholder consultation.
- Hosting the Pedal Irvine event as part of Pedal for Scotland in partnership with Cycling Scotland.

- Processed 12 Road Construction Consents in 2021 and 10 in 2022 to enable developments to progress. Adopted roads, footways and footpaths within 8 developments in 2021 to 2022.

2.4 The Regeneration Delivery Plan is delivered through an ambitious rolling action focused programme. This approach seeks to ensure that the list of projects never exceeds a realistic assessment of capacity, with projects being prioritised annually. It informs our priorities for securing and delivering against a range of external funding sources.

2.5 The draft action programme for 2023/24 and 2024/2025 provided at Appendix One has been prepared to align priorities with resource. This has been informed by an assessment of progress to date, local priorities, project deliverability and funding. The implementation of action programme projects aligned to competitive funding sources will however be dependent on the success of the funding applications.

2.6 Significant levels of funding have been secured to support delivery in 2023/24. The details of the funds and the proposed approach to their expenditure are provided at Appendix Two. These include the:

- Scottish Government's Place Based Investment Programme
- Scottish Government's Vacant and Derelict Land Fund
- Scottish Government's Cycling Walking and Safer Routes
- Strathclyde Partnership for Transport's Capital Programme
- UK Government's Shared Prosperity Fund

2.7 Funding applications are also proposed to a range of competitive funding sources to support the delivery of the Plan. The details of the funds, applications submitted to date and proposed submissions are provided at Appendix Two. These include:

- Scottish Government's Regeneration Capital Grant Fund
- Scottish Government's Islands Programme
- Scottish Government's Vacant and Derelict Land Investment Programme
- UK Government's Levelling Up Fund Round Three (if appropriate)

2.8 Further consultation and engagement will be undertaken with local communities, stakeholders and Elected Members through the detailed development of any successful projects.

### **3. Proposals**

3.1 That Cabinet:

- (a) Notes the progress made on the implementation of the Regeneration Delivery Plan;
- (b) Approves the draft Action Programme as detailed at Appendix One;
- (c) Approves the Regeneration Delivery Plan funding proposals as detailed at Appendix Two; and

- (d) Provides delegated authority to the Executive Director (Place) to agree changes to the funding allocations in consultation with the Portfolio Lead as required.

#### **4. Implications/Socio-economic Duty**

##### **Financial**

- 4.1 The Regeneration Delivery Plan aims to build on and maximise the impact of the investment being made through a variety of sources including the Ayrshire Growth Deal, Council's Capital Programme and the Strategic Housing Investment Programme (SHIP). It also seeks to lever private funding and investment into North Ayrshire.

It informs our priorities for securing and delivering against external funding sources. The implementation of action programme projects aligned to competitive funding sources will be dependent on the success of the funding applications.

##### **Human Resources**

- 4.2 The Regeneration Delivery Plan projects will be delivered through the existing Regeneration Team resource. Opportunities to secure funding for additional staff resource to support delivery will be investigated on a project by project basis as required.

##### **Legal**

- 4.3 The legal implications of all Regeneration Delivery Plan projects will be considered through their development. Legal agreements will be developed on a project by project basis as required with support from Legal Services. Negotiation will be required in relation to land and building acquisitions with support from the Council's Legal Services and Property Management and Investment Service. Mechanisms such as Compulsory Purchase Orders will be considered on a case by case basis, where considered appropriate.

##### **Equality/Socio-economic**

- 4.4 The Regeneration Delivery Plan assists in meeting our socio-economic duty as set out in the Fairer Scotland Duty. It seeks to reverse economic, social and physical decline and reduce socio-economic disadvantage. It will tackle long-term vacant and derelict land and buildings thereby reducing their levels and impact on communities. It aims to build community wealth and tackle local deprivation through the regeneration of our communities by maximising the potential of our land and assets and those of anchor institutions.

The Plan also contributes to the delivery of the Isle of Cumbrae and Isle of Arran Local Island Plans, their key themes and priorities. The funding proposals will directly contribute to several of the actions identified within the annual action plans. The proposals for the Scottish Government's Islands Programme

have been informed by the Islands Plans and identified from the Action Programmes.

An initial screening will be undertaken to establish if an Equality and Children's Rights Impact Assessment is required for projects on a case by case basis.

### **Climate Change and Carbon**

4.5 The Regeneration Delivery Plan aligns with the Environmental Sustainability and Climate Change Strategy workstreams of: Green Economy; Transport and Travel; Natural Environment; Sustainable Operations; and Carbon Absorption. Furthermore, it aligns with the commitment to reduce carbon emissions through declaration of a Climate Emergency and will contribute to the ambition to achieve net zero by 2030.

### **Key Priorities**

4.6 The Regeneration Delivery Plan has been informed by the priorities identified within the Local Outcomes Improvements Plan and Locality Partnership priorities. The implementation of the Plan will contribute to achieving the Council Plan priority outcomes and will contribute to the ambitions for: an inclusive, growing and enterprising economy; North Ayrshire to be well-connected with effective infrastructure; and for a sustainable, vibrant, welcoming and attractive environment.

### **Community Wealth Building**

4.7 The Regeneration Delivery Plan sets out our priorities for delivering on the ambitions on the Community Wealth Building Strategy. Its delivery will have a significant positive impact on the Council's ambitions across the pillars of:

- Land and Assets: by supporting equitable land development and the development of underutilised assets for community use.
- Procurement: by contributing to the development of the procurement wave plan; through the inclusion of appropriate community benefit of local supplier clauses within projects; and by considering phasing and programming of projects to create local supply chain opportunities and support delivery by smaller scale and local contractors where appropriate.
- Fair Employment: by supporting the creation of employment opportunities particularly within the construction sector. Where North Ayrshire is procuring services, through our enhanced Community Benefits approach we will seek to ensure the creation of local training and work experience opportunities. Consideration will also be given to delivery through employability programmes where appropriate.
- Financial Power: by investing in localities and leveraging external national investment into North Ayrshire.

## 5. Consultation

- 5.1 The Regeneration Delivery Plan was the subject of extensive consultation including workshops with Council Officers; workshops with Elected Members; reports to and feedback from North Ayrshire Ventures Trust and the Community Wealth Building Expert Panel; and public engagement via Consul. It was also informed by the Locality Partnerships' priorities and previous public consultation exercises including Charettes.
- 5.2 The action programme outlined at Appendix One and the funding proposals outlined at Appendix Two have been informed by this consultation. Further consultation and engagement will be undertaken with local communities, stakeholders and Elected Members through the detailed development of the identified projects.

RUSSELL McCUTCHEON  
Executive Director (Place)

For further information please contact **Claire Fitzsimmons, Interim Senior Manager Regeneration**, on **01294 324766**.

### **Background Papers**

Cabinet Report – Regeneration Delivery Plan, 23 March 2021

Cabinet Report – Levelling Up Fund, 15 June 2021

Cabinet Report – Levelling Up Fund – Round 2, 2 November 2021

Cabinet Report – Regeneration Delivery Plan Update, 22 February 2022

Cabinet Report – Regeneration Delivery Plan Funding Proposals. 07 June 2022



## Appendix One: Draft Action Programme

The following summarises the draft action programme for 2023/24 and 2024/25 under each Regeneration Delivery Plan theme:

<b>Strengthening Communities</b>			
<b>Maximising Land and Assets</b>			
	<b>2023-25 Action</b>	<b>Updated 2026 Outcome</b>	<b>Lead Service</b>
Review of land and assets	Public consultation, finalisation and adoption of Vacant and Derelict Land Strategy for 2023-28	Confirmation of vacant and derelict land priorities and actions and implementation of Years 1 and 2	Economic Development, Growth & Regeneration (EDG&R)
Review of land and assets	Prepare annual local delivery plans for SG approval under the Vacant and Derelict Land Fund (VDLF), and projects for submission to the Vacant and Derelict Land Investment Programme (VDLIP)	Implementation of vacant and derelict land priorities on an annual basis under the Vacant and Derelict Land Fund and Vacant and Derelict Land Investment Programme (VDLIP)	EDG&R
Development potential of land and assets	Review the development potential of Council landholdings to inform the Local Development Plan 3 (LDP3)	Clarity on the priority sites for intervention and/or investment	Housing and Public Protection (H&PP) / EDG&R
Investment in land and assets	Implement the Repurposing Property Grant Fund (RPGF) including development of further phases, subject to external funding	Landowners and communities are supported to bring vacant and derelict land and properties back into positive use	EDG&R
Investment in land and assets	Identify opportunities and priorities for future investment	A social housing and commercial portfolio that supports the needs of communities and the growth of local businesses and entrepreneurial activity	EDG&R / H&PP
Levelling Up Fund	Identify priorities for consideration of potential submission to Round 3 of the UK Government's Levelling Up Fund	Levelling Up funding is secured to support capital investment in identified priorities	EDG&R

<b>Housing and Town Centre Living</b>			
Strategic Housing Investment Programme (SHIP)	Construct new social housing sites including Corsehillhead, Kilwinning; Bourtreehill, Irvine; Ayrshire Central, Irvine; Fullarton Street, Irvine; and West Byrehill, Kilwinning	Delivery of 1,900 unit SHIP programme to 2026	H&PP
SHIP	Review of SHIP contribution to community regeneration	Identification of priority sites and process for selection of opportunities	H&PP / EDG&R
Housing Delivery	Preparation of Supplementary Guidance for Development Frameworks	Approval by Planning Committee; Implementation of Guidance	H&PP
Housing Delivery	Preparation and approval of development frameworks for strategic sites	Approval by Planning Committee; Implementation of development frameworks; Completion of developments	EDG&R
Housing Delivery	Analysis of the most suitable delivery mechanism for housing on strategic sites	Delivery of appropriate development on NAC owned strategic sites in line with CWB strategy and LHS	EDG&R / H&PP
Housing Delivery	Next phase of Montgomerie Park delivery including marketing of further phase(s) and site start(s)	Completion of Sites A-B housing development; retail site sale and development; and marketing land, sale and site start for remaining phases	EDG&R
Town Centre Living	Review of potential sites for increased town centre living given decline in retail activity and complete town centre living pilot project	New residential development in town centres	EDG&R / H&PP
Town Centre Living	Redevelopment of Kings Arms, Irvine to deliver amenity flats	Completion of development	H&PP
<b>Community Investment and Enterprise</b>			
Community Project Development	Support new community project development, physical regeneration projects, funding applications and asset transfer processes and delivery including Ardrossan Promenade	Identification and delivery of community development and community led regeneration projects	Connected Communities (CC) / EDG&R

Community Project Development	Develop a grant funding CRM to manage Council grant processes including the creation of an expression of interest process to identify a pipeline of projects for submission to external funding sources	Identification and delivery of community development and community led regeneration projects	EDG&R / CC
Shared Prosperity Fund	Implement the approved Shared Prosperity Fund Investment Plan including facilitating governance arrangements	Implement and administer the North Ayrshire award under the Shared Prosperity Fund	EDG&R / CC
Shared Prosperity Fund	Implement Council priority projects under the Communities and Place Investment Priority informed by Place Frameworks	Delivery of Council led projects under the Shared Prosperity Fund Communities and Place Investment Priority	EDG&R / CC
Shared Prosperity Fund	Develop and implement a Shared Prosperity Fund Communities and Place Fund	Identification and delivery of community development projects under the Shared Prosperity Fund Communities and Place Investment Priority	EDG&R / CC
Locality Partnerships	Coordinate the identification and delivery of community development projects through the operation of Locality Partnerships	Identification and delivery of community development projects	CC
Participatory approaches	Extend and mainstream a participatory approach to offer communities, including young people, more opportunities to lead in local decision-making	Increased community involvement decision-making	CC
Community Asset Transfer	Support Community Asset Transfer and Participation Requests	Increased community ownership of land and property and redevelopment of underutilised assets	CC
Community Investment Fund	Co-design, co-production and co-delivery of projects	Identification and delivery of community development projects	Locality Partnerships / CC

<b>Delivery Models</b>			
Third Party Assets Review	Review the identified sites including the case for the purchase of third-party land to address a recognised problem or facilitate positive development – including sites identified through the RDP	A property portfolio that supports communities, improved public amenity and the growth of local businesses and entrepreneurial activity	EDG&R
Land Development Model	Develop a model for the development and sale of vacant land/property and reinvestment in further programme	Confirmation and implementation of model	EDG&R
Commercial Estate	Develop proposals for Commercial Estates, Infrastructure and Town Centre allocation under the Recovery and Renewal Investment Fund and external funding sources	Identification and implementation of priority projects	EDG&R
<b>Placemaking</b>			
<b>Town and Local Centres</b>			
	<b>Updated 2023-25 Action</b>	<b>Updated 2026 Outcome</b>	<b>Lead Service</b>
Place Framework Development	Roll out of programme of Place Frameworks to direct future investment through the Investment Fund, Place Based Investment Programme and external funding	Use of Place Framework to facilitate community consultation and to direct and implement projects contributing to a wellbeing economy	EDG&R / CC
Place Framework Development	Implementation phase of pilot place frameworks for Kilwinning, Saltcoats and Largs.	Use of Place Framework to facilitate community consultation and to direct and implement projects contributing to a wellbeing economy	EDG&R / CC
Place Plan Development	Support local communities to develop Local Place Plans under the Planning Act	Community development of Local Place Plans	H&PP / CC / EDG&R
Town Centre Improvements	Completion of SG funded Town Centre Fund projects	Implementation of projects	EDG&R

Town Centre Improvements	Investigate potential to upgrade grass pitch provision and implementation of any recommendations	Completion of Quarry Road project	EDG&R/ CC / KA Leisure
Town Centre Improvements	Identify and adopt a new approach to town centre footfall monitoring	Effective monitoring of town centre activity	EDG&R
Town Centre Improvements	Prepare an investment plan for Years 3 to 5 of the Place Based Investment Programme allocation working collaboratively with local communities, business, third and public sectors	Implementation of projects identified in Investment Plan	EDG&R
Town Centre Improvements	Develop and implement proposals for CWB - Town Centres and Communities allocation under the Recovery and Renewal Investment Fund	Identification and implementation of town centre priority projects	EDG&R
Conservation Projects	Completion of Millport Conservation Area Regeneration Scheme	Completion of project	EDG&R
Conservation Projects	Identification of potential conservation projects through the development of Place Frameworks and Local Place Plans	Development and implementation of conservation projects	EDG&R
<b>Strategic Sites</b>			
Ardrossan North Shore & Marina	Deliver the next phases of civil infrastructure to support the Ardrossan Campus including delivery of a programme to facilitate the delivery of the Campus	Supporting the completion of the Ardrossan Campus	EDG&R
Ardrossan North Shore & Marina	Develop a major Branding exercise to reflect the national scale regeneration opportunity including North Shore, Harbour and town centre	Secure appropriate press coverage and community understanding of investment in town, changing perceptions at key points in the programme's delivery	Communications

i3 Enterprise Area	Operation of Phase 1 of the Digital Processing Manufacturing Centre (DPMC) digital hub. Delivery and occupation of Phase 1 of the flexible space programme and development of Phase 2 project	Delivery of AGD investment and leverage of private investment	EDG&R
Irvine Harbourside, 'Great Harbour'	Development and implementation of the Great Harbour Masterplan informed by community and stakeholder consultation	Delivery of AGD investment and leverage of private investment	EDG&R
Lochshore	Completion of £8m Phase One of the Lochshore Park Masterplan including: 5km circular loop; Play at the Hub; woodland creation and community play links	Completion of Phase One of the Lochshore Park Masterplan	EDG&R
Lochshore	Identify funding opportunities, submit applications and secure funding for Phase Two delivery	Completion of Phase Two of the Lochshore Park Masterplan (subject to funding)	EDG&R
Lochshore	Identify opportunities to fund and deliver Lochshore Masterplan Phase 2 including: appointing project team, formalising governance arrangements, and commencing delivery (subject to funding)	Completion of Phase Two of the Lochshore Park Masterplan (subject to funding)	EDG&R
Lochshore	Delivery of Play at the Hub	Completion of Phase One of the Lochshore Park Masterplan	EDG&R
Hunterston	Development of options for site with partners Peel Ports Group and SE	Hunterston is recognised as a strategically significant national asset contributing to local, regional and national blue and green economy aspirations.	EDG&R

## Growth Deal Plans

Growth Deal Delivery	Delivery of North Ayrshire's share of the £251m Growth Deal programme including: manufacturing space and a digital hub at i3 in Irvine, International Marine Science & Environmental Centre at Ardrossan; Centre for Research into Low Carbon Energy & Circular Economy at Hunterston; the development of island marina projects and the Great Harbour project in Irvine	Delivery of Growth Deal investment and leverage of partnership and private sector funding	EDG&R
Leverage of AGD funding	Securing additional leverage including private sector investment and external funding	Additional funding and profile to enhance the outcomes achieved through the AGD	EDG&R
<b>Destinations / Visitor Hubs</b>			
Commercial/leisure investment in Ardrossan	Review of market potential for commercial opportunities within Ardrossan	Delivery of new commercial uses alongside public investment	EDG&R
<b>Inclusive and Green Economy</b>			
<b>Inward Investment</b>			
	<b>Updated 2023-25 Action</b>	<b>Updated 2026 Outcomes</b>	<b>Lead Service</b>
Supporting inward investment	Engage with existing and new businesses to support inward investment including the co-ordination and review of enquiries and assessment of contribution to net zero, CWB and socio-economic impact	Inward investment is secured across North Ayrshire	EDG&R
Supporting inward investment	Review NAC land and assets' potential to deliver on inward investment enquiries	Inward investment is secured across North Ayrshire	EDG&R
<b>Development of Commercial Estate</b>			

Commercial estate improvements	Review of commercial estate to identify opportunities to improve or redevelop council assets to encourage local business growth utilising Investment Fund	Improvement of commercial estate to allow business growth	EDG&R
Commercial estate development	Completion of technical design, funding secured and contractor appointed for additional office pavilion at Annickbank for construction in 23/24	Completion and long-term lease of space, securing local employment	EDG&R
Commercial estate development	Identify opportunities and apply for funding to support the delivery of new commercial estate development	New commercial estate development to support business growth (subject to funding)	EDG&R
Commercial estate development	Implement next phase of commercial estate development at Kyle Road, Irvine including: securing funding package and necessary permissions and consents	Completion and long-term lease of space, securing local employment	EDG&R
Commercial estate development	Review of third-party assets for acquisition to support commercial estate delivery	Improvement of commercial estate to support business growth	EDG&R
Harbourmasters House, Irvine	Improvement of derelict Council property and development of proposals for market opportunity	Delivery of new commercial uses alongside public investment at Great Harbour	EDG&R
<b>Partnership Activity</b>			
Islands Recovery and Renewal Pilot	Implement ten year Island Plans for Arran and Cumbrae working in partnership with local island communities and stakeholders, Highlands and Islands Enterprise and the Scottish Government	Development of strategic Island Plan projects and leverage of external funding	EDG&R
Islands Recovery and Renewal Pilot	Develop and facilitate Island Plan Delivery Groups	Long term strategic direction and community and stakeholder engagement in the implementation of Island Plans	EDG&R



Partnership Opportunities	Identify partnership opportunities for regeneration delivery with private sector and third sector	Partnership opportunities for delivery and maximisation of funding and resources	EDG&R
Ardeer	Continue to engage with NPL to identify any opportunities at Ardeer that complement the AGD Great Harbour masterplan investment at Irvine Harbour and Beach Park.	Delivery of AGD investment and leverage of private investment	EDG&R
<b>Enabling Infrastructure</b>			
<b>Transport Infrastructure</b>			
	<b>Updated 2023-25 Action</b>	<b>Updated 2026 Outcome</b>	<b>Lead Service</b>
Ardrossan Harbour	Finalise funding package and partner agreements; and Publication of tender package and award of contract for marine and landside works to enable construction	Completion of harbour regeneration programme with partners	EDG&R
Transport Policy	Public consultation, finalisation and adoption of Local Transport Strategy for 2023-28	Confirmation of local transport priorities and actions for implementation	EDG&R
Transport Policy	Promotion of North Ayrshire transport priorities for inclusion within national and regional transport policy including the Regional Transport Strategy (RTS) and Islands Connectivity Plan (ICP)	Funding and delivery of local and regional transport priorities	EDG&R
Transport Policy	Support the completion of the B714 Upgrade Full Business Case and design processes including submission to UK Government to facilitate construction	Completion of B714 Upgrade	EDG&R and Neighbourhood Services (NS)
Active Travel	Identify priorities for and implement new and improved active travel route infrastructure across North Ayrshire informed by the revised LTATS	Securing external funding and implementation of projects	EDG&R

Active Travel	Implement the recommendations of the Community Renewal Fund Islands Connectivity Study with partner organisations	Delivery of a network of infrastructure to support active and sustainable travel and a Mobility as a Service pilot project on Arran and Cumbrae.	EDG&R
Active Travel	Complete the Ardrossan Connections Street Design Project focused on Glasgow Street, Princes Street and Montgomerie Street with Sustrans	Implementation of improvements to encourage active travel, improve residential environment and link major development projects	EDG&R
Public Transport	Investment in public transport infrastructure improvements informed by the revised LTATS	Improvement of the public transport network for everyday journeys	EDG&R
<b>External Grant Support</b>			
External Funding	Work with partners to identify funding opportunities and submit funding applications to maximise the potential of regeneration resources and funding	Submission of successful funding applications on an annual basis to enable project implementation	EDG&R
Community Funding	Support communities to identify funding opportunities and submit funding applications to implement community regeneration priorities	Submission of successful funding applications on an annual basis to enable project implementation	CC / EDG&R
<b>Digital Infrastructure</b>			
Broadband	Support the roll out of R100 Broadband programme and raise awareness of the Scottish Broadband Voucher Scheme (SBVS) and the UK Gigabit Broadband Voucher Scheme	Improved broadband coverage across area and increased vouchers uptake	EDG&R
Connectivity	Develop the Digital Renewal route map and approach to support Digital Economic Transformation, focusing on four pillars: Connectivity (including infrastructure), Digital Skills, Innovation, and Digital Inclusion	Improved digital connectivity growing a strong and resilient digital economy delivering digital economic transformation	EDG&R

Strategic Connectivity	Review the digital investment through AGD to maximise the benefits to gain a competitive business advantage and support the development of a Digital Masterplan for Ayrshire	Delivery of digital investment to secure competitive advantage for North Ayrshire and support business growth and encouraging private sector investment	EDG&R
<b>Low Carbon Economy</b>			
Review of land and assets for low carbon delivery	Review of potential for land assets to support low carbon project delivery and contribute to net zero targets including: new tree planting; renewable energy; food growing; and electric vehicle projects	Maximisation of land and assets to deliver low carbon projects and Contribution to net zero ambitions	EDG&R / NS / Sustainability, Corporate Property & Transport (SCP&T)
Delivery of low carbon projects	Identify opportunities for innovative delivery of low carbon projects including tree planting; renewable energy; food growing; and electric vehicle projects	Delivery of low carbon projects and contribution to net zero ambitions	Physical Environment / NS / EDG&R /
Flood Protection Schemes	Implementation of the Millport Coastal Flood Protection Scheme and development of the River Irvine Scheme	Implementation of flood protection schemes	NS
Active Travel Hub	Deliver the Trinity Active Travel Hub and Travel Smart programme to support active and sustainable travel	Modal shift to active and sustainable travel / contribution to net zero ambitions	EDG&R
Low Carbon Hub	Complete the £1.96m ERDF Low Carbon Travel and Transport funded Ardrossan Low Carbon Hub including path works, e-bike and EV infrastructure implementation.	Delivery and implementation of the project	EDG&R
Solar Photovoltaic Farm development	Detailed development of Solar PV Farm at Nethermains and Shewalton, Irvine including: procurement, planning, grid connections and design. Investigation of renewables opportunities at i3	Completion of Solar PV farms by end of 2024; regeneration of the former Nethermains and Shewalton Landfill Sites; and contribution towards net zero ambitions	SCP&T

## **Appendix Two – Regeneration Delivery Plan Funding Proposals**

The following provides a summary of each of the funds and the proposed approach for 2023/24. Funding awards are generally received on an annual basis therefore a further report will be provided for 2024/25 awards. The proposals have been identified from the Regeneration Delivery Plan action programme and an assessment of the:

- Projects' stage of development;
- Fit with the fund objectives and priorities;
- Potential benefits;
- Budget available;
- Ability to secure match funding; and
- Deliverability of the project(s) within funders' timescales.

This approach aims to implement a range of projects that deliver impactful improvements in line with the Regeneration Delivery Plan and the various funding streams' ambitions.

Where there is an underspend within one of the allocations in 2023/24, it is proposed that the Executive Director (Place) will reallocate any underspend across the other identified actions following engagement with the Portfolio Lead.

### **Place Based Investment Programme**

The Scottish Government established the five year £325m Place Based Investment Programme (PBIP) in 2021/22. Underpinned by the Place Principle, this aims to support community-led regeneration, town centres and the 20-minute neighbourhood ambitions. The main objectives of the Programme are to:

- Link and align place based initiatives and establish a coherent local framework to implement the Place Principle;
- Support place policy ambitions such as town centre revitalisation, community led regeneration, 20 minute neighbourhoods and Community Wealth Building;
- Ensure that all place based investments are shaped by the needs and aspirations of local communities; and
- Accelerate the ambitions for tackling inequality and disadvantage, wellbeing and inclusive economic development, net zero, community involvement and ownership

Local Government is a key partner in delivering the Programme and will receive a share of the funding over the five years to support and advance local priorities. A £0.761m allocation has been received for the current financial year. This requires to be fully expended or at a minimum financially committed by 31 March 2024. Any unused grant will require to be repaid to the Scottish Government unless otherwise agreed by Scottish Ministers.

The table below outlines the proposal for the expenditure of the allocation. The proposals aim to support the delivery of the Place Frameworks prepared through the previous allocations and the UK Government's Community Renewal Fund. Furthermore, they aim to continue the development of Place Frameworks across North Ayrshire.

<b>Project</b>	<b>Allocation</b>
Lochshore Park Hub Play To construct play facilities at the Hub.	£50,000
Kilwinning Abbey Tower Repair To support repairs to Kilwinning Abbey informed by the Kilwinning Place Framework.	£100,000
Stevenston Climate Action Town: Projects Fund To support the delivery of the recommendations of the Climate Action Town Report.	£35,000
Town Centre Living Pilot: 36 Bank Street, Irvine To support the completion of the design and tender process.	£25,000
Future Year Project Development To support the preparation of proposals for implementation in future years and support funding applications.	£40,000
Repurposing Property Grant Fund To support the continued provision of the Fund.	£60,000
Kyle Rd Phase 2 To support the delivery of 1200m <sup>2</sup> new Class 4/5/6 business space capable of sub-division.	£400,000
PBIP Regeneration Officer This will meet the costs associated with the dedicated Regeneration Officer to support the delivery of the Programme.	£51,000
<b>Total</b>	<b>£761,000</b>

## **Vacant and Derelict Land Fund**

The Scottish Government's Vacant and Derelict Land Fund (VDLF) aims to tackle the presence of long-term vacant, for 15 years or longer, and derelict land in Scotland. In doing so, it aims to stimulate economic growth, job creation, an improved environment and quality of life. From its inception in 2007, access to the Fund was restricted to 5 local authorities to focus the available financial resource and prioritise authorities most impacted by both the extent of vacant and derelict land and levels of deprivation.

A review in 2015, resulted in North Ayrshire Council benefitting from access to the Fund from the financial year 2016/17. The other four authorities which currently benefit are South Lanarkshire, North Lanarkshire, Fife and Glasgow City Councils. Funding is limited to sites that have been vacant for at least 15 years and are between 0.1ha and 99ha in size, with a preference of Council ownership or a landowner agreement in place. It cannot be used on housing or infrastructure projects such as transport or flooding.

A Local Delivery Plan requires to be submitted to the Scottish Government to allow Ministerial approval of the expenditure of the funding in 2023/24. In developing the proposals for this, several factors have been considered, including the:

- Scottish Government funding criteria;
- Economic development focus of the funding;
- The priority sites identified of Irvine Enterprise Area, Ardrossan Campus Site, Lochshore and Irvine Harbourside and their stage of development;

- Alignment with the North Ayrshire Regeneration Delivery Plan (2021) and Vacant and Derelict Land Strategy (2014) and the current draft Vacant and Derelict Land Strategy;
- Deliverability of projects within the funding timescales;
- Need to balance feasibility and site preparation work, with interventions that see physical space and employment created;
- Need to secure a spread of interventions in terms of type and geography; and
- Scottish Government's aspiration for circa 25% to be spent on greening projects.

An allocation of £1.507m has been confirmed for 2023/24. The following projects are proposed for inclusion in the local delivery plan. This has been submitted to the Scottish Government, subject to Cabinet approval:

<b>Project</b>	<b>Allocation</b>
Kyle Rd Phase 2 To support the delivery of 1200m <sup>2</sup> new Class 4/5/6 business space capable of sub-division.	£1,132,000
Montgomerie Park Neighbourhood Centre To support environmental improvements and ground works adjacent to the new Montgomerie Park Primary	£175,000
Stalled Spaces Fund To support the visual improvement or naturalisation of sites, including grant funding to community groups for temporary repurposing of sites.	£125,000
Development Work To support surveys and investigations to inform proposals for implementation in future years. This will include grant funding to support landowners and community groups to bring back vacant land and properties to positive use by funding feasibility studies, investigation work and statutory approvals	£75,000
<b>Total</b>	<b>£1,507,000</b>

### **Cycling, Walking and Safer Routes**

The Scottish Government's Cycling Walking and Safer Routes programme provides direct allocations to Local Authorities. This can only be used for cycling, walking, safer routes and active travel related projects.

It is proposed that the £857,000 award received for 2023/24 be allocated as follows. This approach aims to support a range of eligible projects across North Ayrshire and secure additional funding to maximise and accelerate delivery.

<b>Project</b>	<b>Allocation</b>
Local Transport and Active Travel Strategy To support Year 1 delivery and implementation of the active travel strategy action plan, which will be considered by Cabinet after the Recess.	£250,000
Active Travel Route Construction To provide match funding to support applications to Sustrans Places for Everyone and other active travel funding programmes.	£200,000
Future Years Feasibility Studies and Design Development To support the preparation of feasibility and studies for active travel projects.	£100,000

Ardrossan Low Carbon Hub To provide an additional match funding contribution towards the path creation element of the ERDF Low Carbon Travel and Transport Challenge Fund Project.	£150,000
Route Monitoring To support the network of pedestrian and cycle counters across North Ayrshire including the installation of new infrastructure.	£35,000
Staff costs and resourcing To support the existing externally funded posts within the Active Travel and Transport Team and provide match funding toward the Travel Smart project funded by Smarter Choices Smarter Places.	£122,000
<b>Total</b>	<b>£857,000</b>

### Strathclyde Partnership for Transport Capital Programme

Strathclyde Partnership for Transport's (SPT) Capital Plan sets out the funding programme for projects to be delivered by SPT and partners on an annual basis. Applications are invited from Local Authorities in the Autumn of the preceding year. Priorities for funding are informed by the National, Regional and Local Transport Strategies.

The following projects have been allocated funding through the overall £1.03m award from 2023/24 Capital Programme:

<b>Project</b>	<b>Award</b>
Ardrossan Harbour Interchange To support the tender process for the public transport interchange at the Harbour.	£50,000
B714 Active Travel Links To tender and construct the first phase of active travel links in Dalry and Saltcoats designed in 2022/23 to improve local path networks.	£400,000
Brodick to Corrie Cycle Path To deliver the next phase of the off-road National Cycle Network (NCN) Route 73 at Brodick Castle and Country Park.	£80,000
Bus Corridor Improvements To deliver a programme of bus stop infrastructure improvements across North Ayrshire.	£100,000
Cumbræ Ferry Bus Stop and Queuing Facilities To deliver the next phase of recommendations of the feasibility study developed in 2021/22 including detailed designs and construction	£350,000
Irvine Cycle Friendly Town To deliver the next phase of the Irvine Cycle Friendly Town Study recommendations including new path construction and signage.	£50,000
<b>Total</b>	<b>£1,030,000</b>

## **Shared Prosperity Fund**

The Communities and Place investment priority of the Shared Prosperity Fund aims to enable places to invest to restore their community spaces and relationships and create the foundations for economic development at the neighbourhood-level. Its objectives are to strengthen the social fabric and foster a sense of local pride and belonging and build resilient, healthy and safe neighbourhoods.

The investment priority requires Councils to be mindful of how interventions under this priority align with the existing funding streams received from the Scottish Government including the Place Based Investment Programme. The alignment with Scotland's National Strategy for Economic Transformation (NSET) also requires to be considered to ensure that they contribute to a fairer and more equal society, new market opportunities and productive businesses and regions.

Thirteen interventions are identified under the investment priority. The approved North Ayrshire Investment Plan supports delivery of projects across the range of interventions. The approved Investment Plan outlined that the Communities and Place investment priority would be comprised of a: Participatory Budgeting programme; Competitive grant scheme for communities; and Funding allocation for Council projects. £349,208 capital and £107,106 revenue funding has been allocated to support smaller scale Council led projects that meet the aims and objectives of SPF and allow the Council to meet strategic goals. These projects will be aligned to the Regeneration Delivery Plan. Wherever possible match funding will be sought to support the delivery of these projects.

## **Scottish Government's Regeneration Capital Grant Fund**

The Scottish Government's Regeneration Capital Grant Fund (RCGF) is delivered annually in partnership with COSLA and local government. It supports locally developed place-based regeneration projects that involve local communities, help to tackle inequalities and deliver inclusive growth in deprived, disadvantaged and fragile remote communities across Scotland.

The Fund is subject to a two-stage assessment process. Applicants are required submit a summary of their project on the form provided at Stage 1 by 21 June 2023. Successful projects at this stage will be invited by the panel to then complete a full Stage 2 application in October 2023. An independent investment panel will agree the recommendations to Scottish Ministers and COSLA on projects to be offered grant support.

The Fund is primarily aimed at providing new and/or improved infrastructure to improve the economic, social, and physical environment of communities. Projects are expected to detail how they are considering and contributing towards the target of net zero carbon emissions by 2045. Projects should also:

- Primarily focus on areas that suffer from high levels of deprivation and disadvantage;
- Demonstrate clear community involvement;
- Deliver large scale transformational change with strong regeneration outcomes; and
- Encourage additional investment and address market failure.

Officers from Connected Communities and Economic Development and Regeneration have supported with local groups and organisations to identify potential projects for submission to the Fund. This process has been informed by the funding criteria, key



considerations and the level of community involvement based on the experience from previous successful applications. On this basis it is recommended that applications be submitted for the following 4 projects, listed in order of priority:

- i) Geilsland Courtyard Hall, Beith
- ii) Harbour Arts Centre, Irvine
- iii) Great Harbour Phase 1, Irvine
- iv) Eglinton Park Visitor Centre, Kilwinning
- v) Kilwinning Abbey Tower, Kilwinning

### **Scottish Government's Islands Programme**

The Islands Programme represents a £30million capital investment over five years to support the delivery of the National Islands Plan. It aims to support projects which encourage population growth and stem population decline and deliver on net zero ambitions in a way that no-one is left behind. This will support a green economic recovery from the ongoing impacts of the COVID-19 pandemic.

The Programme is being delivered on a competitive bid basis across all six local authorities with islands with a budget of £4m in 2023/24. It is open to applications from the six island Local Authorities including North Ayrshire Council. The Councils are required to act as the lead applicant. Project proposals are however expected to have been developed with the involvement and support of relevant communities, as well as third sector and private sector partners as appropriate.

For 2023/24 there will only be a one stage application process. Project proposals require to use clear Place based, Community Wealth Building principles to support inclusive island growth while working to achieve Scottish Government's net zero ambitions and to support recovery from the impacts of the pandemic. They should:

- Meet the overall objectives of the Islands Programme.
- Link directly to at least one of the National Islands Plan Strategic Objectives.
- Ensure transformational impact against place-based priorities to accelerate local growth and resilience.
- Align with local critical infrastructure priorities and have the potential to collaborate with other place-based investment opportunities to maximise benefits.
- Demonstrate project readiness, collaborative and partnership models, project viability and long-term sustainability.
- Demonstrate clear Community Wealth Building principles and community involvement and engagement.
- Support Scottish Government Net Zero Ambitions and a Just Transition.

Officers from Connected Communities and Economic Development and Regeneration supported local groups and organisations to identify potential projects for submission to the Fund. This process was informed by the funding criteria, key considerations and the level of community involvement. Informed by this assessment two applications were submitted for the following two projects and have subsequently received awards from the Programme:

- i. Garrison House Regeneration Scheme (Project Value £950,934): £730,998 grant sought to restore, re-purpose and enhance the Garrison House complex in Millport, Isle of Cumbrae. This will secure the building fabric for future generations, improve

- accessibility, improve the availability of and access to services, and increase its energy efficiency and resilience to climate change.
- ii. Dyemill Park (Project Value £570,000): £220,625 grant sought to build, manage and maintain an accessible, inclusive and safe, all-weather environment to grow and develop the island's cycling community, inspiring Arran to cycle.

Priorities for the 2024/25 round of the programme will be identified through engagement with the Island Plan Delivery Groups. It is intended that project progress reports will be provided to the Island Delivery Groups' meetings to provide an opportunity to engage in and contribute to the projects' delivery, where appropriate.

### **Scottish Government's Vacant and Derelict Land Investment Programme**

The Scottish Government announced a 5 year £50M competitive Vacant and Derelict Land Investment Programme (VDLIP) in 2021/22. This aims to tackle persistent vacant and derelict land and support place based approaches to delivering regeneration and sustainable inclusive growth, as part of a 'just transition' to net-zero by 2045. The fund complements the Place Based Investment Programme and is open for all local authorities in Scotland to apply.

Potential projects were identified for the 2023/24 round based on the funding criteria, level of project development and delivery timescales with Council Services. The following applications are proposed for submission in order of priority:

- i) Kyle Road Phase 2
- ii) 36 Bank Street Town Centre Living Pilot

### **UK Government's Levelling Up Fund**

The Levelling Up Fund (LUF) is a £4.8 billion capital investment fund that will support town centre and high street regeneration, local transport projects, and cultural and heritage assets. North Ayrshire has been allocated as a 'priority one' category authority given our socio-economic and connectivity challenges.

This is a competitive bidding process against other local areas and the Council requires to put forward high-quality, detailed and compelling business cases which meet the LUF criteria. There are 4 assessment criteria for the fund: place (priority area categories), strategic fit, value for money and deliverability.

Two applications were submitted to Round 2 of the Fund:

- Lochshore Park – This aimed to accelerate the delivery of Phase 2 of the Lochshore Park project through the transformation of the former steelworks site, including 64.73ha of Vacant and Derelict land, into an attractive area of parkland with a focus on outdoor play and active lifestyles.
- Levelling Up for Ayrshire: Commercial and Low Carbon Infrastructure – This partnership project with South Ayrshire Council aimed to deliver new commercial estate development to increase capacity in Irvine and Prestwick. This focused on three long term vacant and derelict land sites at Annickbank, Kyle Road and i3 Enterprise area. It also included low carbon infrastructure to improve active and sustainable travel links.

Both applications were confirmed as being unsuccessful in January 2023. An explanatory note was issued on 19 January 2023 regarding the decision making process. This advised that Ministers took account of which local authorities had received funding in the first round, noting that this would help maximise the geographical spread of investment across rounds one and two. This information was not previously available to Officers.

Detailed feedback has now been received on both applications from UK Government. This included highly positive feedback on the quality of the Lochshore Park project submission. Several of the constituent elements of the partnership bid with South Ayrshire Council have now been progressed through alternative funding sources. Informed by this, it is proposed that further consideration be given to the resubmission of the Lochshore Park project Round 3. This would be subject to confirmation that Authorities with previously successful projects will be considered for funding and a detailed assessment of the Fund's criteria. Priorities for a partnership bid with South Ayrshire Council will be considered when further information is available on Round 3.