

---

# NORTH AYRSHIRE COUNCIL

22 February 2022

## Cabinet

---

**Title:** Regeneration Delivery Plan Update

**Purpose:** To provide a mid-year update on the progress of the Regeneration Delivery Plan and seek approval to the review of the action programme.

**Recommendation:** That Cabinet:

- a) Notes the progress made on the Regeneration Delivery Plan;
- b) Approves the approach to the review of the action programme as detailed in Appendix Two; and
- c) Agrees to the submission of the updated Regeneration Delivery Programme to a future Cabinet.

---

## 1. Executive Summary

- 1.1 The Regeneration Delivery Plan was adopted 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. It focusses on the delivery of physical regeneration across North Ayrshire through an ambitious project based rolling action programme.
- 1.2 This report provides a mid-term update on progress and seeks approval for the approach to the preparation of the Year 2 Action Programme.

## 2. Background

- 2.1 The Council has placed the regeneration of communities at the heart of its agenda. The Regeneration Delivery Plan sets out our priorities for delivering on these ambitions and was approved by Cabinet on 15 March 2021. It aims to address local priorities, support change within communities and ensure our places and economy are vibrant and inclusive.
- 2.2 The Plan was informed by stakeholder consultation, reviewing existing community priorities and the output of previous community consultations. It focuses on the delivery of physical regeneration across North Ayrshire in the period 2021 to 2026. It aims to support the wider regeneration of our communities by maximising the potential of our land and assets and those of anchor institutions including through alternative uses for community benefit.

- 2.3 This is being delivered through an ambitious project based rolling action programme. The action programme seeks to ensure that the list of projects never exceeds a realistic assessment of capacity, with projects being prioritised annually. This is to support future dashboard style summary reporting, with annual reports being presented to the Cabinet. The actions are identified across the four key regeneration themes of:
- Strengthening Communities;
  - Inclusive and Green Economy;
  - Placemaking; and
  - Enabling Infrastructure.
- 2.4 Significant progress has been achieved across the programme. Action has substantially focussed on maximising the impact and leverage of investment including securing sources of external funding to support and accelerate delivery. A mid-year update on the key successes to date is provided at Appendix One. This includes securing significant levels of funding from the UK Government's Levelling Up and Community Renewal Funds and the Scottish Government's Regeneration Capital Grant Fund and Place Based Investment Programme.
- 2.5 The annual review of the action programme will identify priorities for Year 2 of the Plan. This approach aims to align priorities with resource and will be informed by an assessment of the:
- Progress on and outcome of actions in the previous year;
  - Local priorities;
  - Deliverability of identified projects;
  - Available resources and funding opportunities; and
  - New, evolving or updated strategies and policies.
- 2.6 The proposed approach to the review of the action programme and update of the Regeneration Delivery Plan is detailed at Appendix Two. This will ensure that the review is informed by extensive community and stakeholder consultation and engagement. This has been informed by the timescales for the decision-making process on key external funding sources and the associated funding requirements.

### **3. Proposals**

#### 3.1 That Cabinet:

- (a) Notes the progress made on the Regeneration Delivery Plan;
- (b) Approves the approach to the review of the action programme as detailed in Appendix Two; and
- (c) Agrees to the submission of the updated Regeneration Delivery Plan to a future Cabinet.

### **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 the Ayrshire Growth Deal, Council's Capital Programme and the Strategic Housing Investment Programme (SHIP). It will inform the development of Business Cases to the Council's approved Investment Fund and Community Wealth Building projects and will seek to lever private funding and investment into North Ayrshire.

It will inform our priorities for securing and delivering against external funding sources including Vacant and Derelict Land Funding (VDLF) and the Scottish Government's Regeneration Capital Grant Funds (RCGF) and Place Based Investment Programme. The Regeneration team has extensive experience and success in securing external funding for project development and delivery. Funding applications will therefore be submitted to a range of partners to maximise the potential of the available resource.

### **Human Resources**

- 4.2 The Regeneration Delivery Plan 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.

### **Environmental and Sustainability**

- 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 Land and Assets pillar. 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 the contractor for services, through our enhanced Community Benefits approach we will seek to ensure the creation of local training and work experience opportunities.
- Financial Power: by investing in localities and leveraging external national investment into North Ayrshire.

## **5. Consultation**

5.1 The RDP 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 Further consultation and engagement will be undertaken with local communities, stakeholders and Elected Members on the development of the Year 2 Action Programme as detailed in Appendix One.

RUSSELL McCUTCHEON  
Executive Director (Place)

For further information please contact **Louise Kirk, Senior Manager Regeneration**, on **01294 324766**.

### **Background Papers**

Cabinet Report – Regeneration Deliver Plan, 23 March 2021

Cabinet Report – Levelling Up Fund, 15 June 2021

Cabinet Report – Place Based Investment Programme, 15 June 2021

Cabinet Report – Regeneration Capital Grant Fund, 15 June 2021

Cabinet Report – Vacant and Derelict Land Fund, 15 June 2021

Cabinet Report – Levelling Up Fund, 15 June 2021

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

**Appendix One:****Regeneration Delivery Plan Mid-Term Update**

The following table provides a mid-year update on the key successes under each of the Regeneration Delivery Plan themes:

<b>Regeneration Delivery Plan Theme</b>	<b>Mid-year Key Successes</b>
Strengthening Communities	<ul style="list-style-type: none"> <li>- Approval of the local delivery plan for the £1.32m allocation from the Scottish Government's Vacant and Derelict Land Fund. This includes the review of the Vacant and Derelict Land Strategy and further delivery on key regeneration sites at Lochshore and North Shore, Ardrossan.</li> <li>- Completion of the new car park and access road at the former Gas Works, Dalry funded by the Vacant and Derelict Land Fund.</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. This is funded by, the Place Based Investment Programme, Vacant and Derelict Land Fund and North Ayrshire Ventures Trust. Circa 45 applications received, first awards due by March 2022.</li> <li>- Submission of three applications to the Scottish Government's Vacant and Derelict Land Investment Programme. Two applications have progressed to round 2 for submission in February 2022. These are the regeneration of the King's Arms, Irvine and to support the construction of an additional Office pavilion at Annickbank, Irvine.</li> <li>- Development of a £0.83m project to support the potential for town centre living at 36 Bank Street, Irvine and Howgate, Kilwinning under the Place Based Investment Programme. The programme aims for completion of the concept design, design development and planning stages by March 2022.</li> <li>- Conclusion of the sale of Sites A and B at Montgomerie Park, Irvine to enable the delivery of the Simplified Planning Zone.</li> </ul>
Placemaking	<ul style="list-style-type: none"> <li>- Approval of the delivery plan for the £1.26m allocation from the Scottish Government's Place Based Investment Programme. This includes 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. Delivery has commenced with completion planned by June 22.</li> <li>- Submission of an application to the UK Government's Levelling Up Fund for the Gateway to the West Coast and Clyde Islands project to advance the delivery of the North Shore and Lochshore regeneration projects. Bid was unsuccessful but following encouraging feedback will be redeveloped and resubmitted Spring 22.</li> <li>- Securing £0.199m from the UK Government's Community Renewal Fund for the development of a Place Framework Pilot in Largs and Saltcoats. This project will be delivered by June 22.</li> </ul>

	<ul style="list-style-type: none"> <li>- Work commenced on the construction of the Garnock Visitor and Community Hub at Lochshore and the regeneration of Millport Town Hall.</li> <li>- Working in partnership with Ardrossan Community Development Trust to successfully secure £0.749m from the Regeneration Capital Grant Fund for Ardrossan Promenade. This project will be delivered in 2022/23.</li> <li>- Completion of the public realm works at: Garnock Street; Kilbirnie; Main Street, Beith; and Mill Dam and New Street, Stevenston.</li> <li>- Completion of Phase 1 of the West Kilbride Shopfronts Scheme.</li> <li>- Refurbishment of the Dalry Public Park Pavilion.</li> </ul>
<p>Inclusive and Green Economy</p>	<ul style="list-style-type: none"> <li>- Completion and occupation by local business of a new industrial unit at Kyle Road, Irvine funded by the Vacant and Derelict Land Fund.</li> <li>- Securing £0.25m from North Ayrshire Ventures Trust towards the construction of an additional Office pavilion at Annickbank, Irvine.</li> <li>- Contribution to the development of 10 year Island Plans for Arran and Cumbrae</li> <li>- Securing £0.456m from the UK Government's Community Renewal Fund for the Green Islands Programme incorporating the Islands Connectivity Study.</li> </ul>
<p>Enabling Infrastructure</p>	<ul style="list-style-type: none"> <li>- Submission of a successful application to the UK Government's Community Renewal Fund securing £23.7m towards the B714 Upgrade project between Saltcoats and Dalry. Project to be delivered by March 2025.</li> <li>- Securing £1.31m from SPT's Capital Programme for the delivery of a range of active travel and transport projects across North Ayrshire</li> <li>- 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.</li> <li>- 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.</li> <li>- Securing £0.210m from the Scottish Timber Transport Fund for upgrades to the Ross Road on the Isle of Arran.</li> <li>- Securing £0.124m from the Smarter Choices Smarter Places for the continued delivery of the Travel Smart programme.</li> <li>- Development of a delivery programme for the £0.259m allocation under the Scottish Government's Islands Infrastructure Fund to upgrade the</li> <li>- Development of a £0.590m programme of active travel works under the Scottish Government's Cycling, Walking and Safer Routes programme.</li> <li>- Commencement of the review of the Local Transport Strategy incorporating the Active Travel Strategy.</li> </ul>

## Appendix Two: Action Programme Review

The following summarises the proposed approach to the review of the action programme to update the Regeneration Delivery Plan for Year 2. The timescale for the review has required to be extended due to the review of associated strategies and the delays in the receipt of decisions on funding from the UK Government's Community Renewal Fund for two key projects. These are the Place Frameworks Pilot and Islands Connectivity Study. Decisions were initially anticipated in July 2021 with projects being complete by the end of March 2022. Decisions were received in November 2021 with projects being complete by the end of June 2022.

Focus	Activities
Existing action review	Review progress and outcome of existing actions in 2021/22 with Lead Services and update for inclusion in Year 2 action programme as appropriate.
New action identification	Identify potential actions or updates to existing actions informed by engagement with Lead Services and consideration of: <ul style="list-style-type: none"> <li>- Local priorities;</li> <li>- Deliverability of identified projects;</li> <li>- Available resources and funding opportunities; and</li> <li>- New, evolving or updated strategies and policies.</li> </ul>
Vacant and Derelict Land Strategy actions	Identify 2022/23 actions from the review of the Vacant and Derelict Land Strategy including priorities for the expenditure of the estimated £1.32m* Vacant and Derelict Land Fund.
Local Transport Strategy actions	Identify 2022/23 actions from the review of the Local Transport Strategy including priorities for the expenditure of the estimated £0.588m* Cycling, Walking and Safer Streets allocation and the outcome of submissions to the 2022/23 Strathclyde Partnership for Transport Capital Programme.
Place Framework Pilot Project Actions	Identify 2022/23 actions from the Saltcoats, Largs and Kilwinning Place Framework pilot projects and in relation to the roll out of the project to other settlements.
Place Based Investment Programme Actions	Identify additional priorities for any further Scottish Government Place Based Investment Programme allocation and to inform priorities for applications to the Regeneration Capital Grant Fund and Vacant and Derelict Land Investment Programme.

Islands Infrastructure Actions	Identify 2022/23 priorities from the Island Connectivity Study and for applications to the Islands Infrastructure Fund.
Community Priority Actions	Review the success and outcome of Round 1 of the Communities Project Fund, Place Framework Pilot Fund and Property Repurposing Grant Fund to identify priorities and inform the continuation of the schemes
Funding outcomes	Review outcomes of applications to the Vacant and Derelict Land Investment Programme and Round 2 of the Levelling Up Fund to inform 2022/23 actions
Funding Review	Review external funding opportunities to maximise investment and inform action programme development
UK Government Funding	Review the potential for further applications to and identify priorities for the UK Government's Levelling Up Fund and Shared Prosperity Fund
Action Review	Overall review of the actions identified for inclusion in the Year 2 action programme informed by: <ul style="list-style-type: none"> <li>- Local priorities;</li> <li>- Deliverability of identified projects;</li> <li>- Available resources and funding opportunities;</li> <li>- New, evolving or updated strategies and policies; and</li> <li>- Equality Impact Assessment</li> </ul>
Action Programme Review	Review of the draft action programme with the Community Wealth Building Expert Panel, Locality Partnerships and North Ayrshire Ventures Trust.
Cabinet Report	Submission of a Cabinet Report seeking approval for the draft action programme to Cabinet after Spring 2022.

\*Estimate from Local Government Finance Circular 9/2021: settlement for 2022-2023