

CSGN Forum 2014 - Vacant and Derelict Land Workshop Notes

	Group A	Group B	Group C	Group D
What has worked well?	<ul style="list-style-type: none"> - Land ownership is a key thing regarding whether a potential project can progress or not. At Fallside in Bothwell the land is owned by the Council and we know the individual to talk to in the Council about it. - The reverse is true of many other sites where nobody knows who owns it and no-body knows who to speak with about using it. - Quarry Park in Cambuslang is a good example of a contaminated site that's been capped. Having a contaminated VDL site is a double edged sword, on the one side you have access to grants that you otherwise might not have got and on the other is the harder you have to work (regulations and red tape) to bring it into use. - Having experienced, dedicated officers in the LA is of great. They can build up an understanding of local site issues and give a firm steer to proposed developers as to whether the land is suitable for the proposed use. - There are some great sites that are rich in biodiversity. Again a double edged sword: on the one side it can come off the register easily, but on the other side this takes it away from possible funding opportunities. 	<ul style="list-style-type: none"> - Examples of where leases have been successful for communities use of vacant sites for community growing and temporary greening, but – longer term leases are required - Need support for communities to develop proposals for VDL sites where they lack the capacity to do so themselves. - Temporary greening (e.g., woodland planting) in advance of built development - FCS repositioning programme funding woodland establishment in e.g. Clyde – Gateway – (Cunningar Loop, Bothwell Park etc.) - Take forward recommendation of the last Reform Review Group (e.g. Local Authority powers to force compulsory sale of VDL) 	<ul style="list-style-type: none"> - Housing developments – effectiveness and viability of sites have caused? XXX - Economy - Commonwealth Games caused land to be taken off the register - Stalled spaces – cumulative effect, knock on effects for communities - VDL databases – not all temporary projects are removed off VDL register 	<ul style="list-style-type: none"> - Historic work of National Urban Forestry Unit – specific remit and budget - CSGN Development Fund - ELGT – strategic work assessing local sites - FCS work in delivering new woodlands – have both the resource and skills
What should be replicated?	<ul style="list-style-type: none"> - Multi-benefit sites. Those that work well on several different scales addressing deprived communities, health issues, antisocial behaviour etc. Sites that grow stuff can do a lot. - Fountain Park in Edinburgh is a good example. Includes education, mental and physical health, diet, etc. - Communities of interest as well as residence should be included e.g. sports like rock climbing 	<ul style="list-style-type: none"> - Some sites are hugely expensive to remediate, and offer little hope in their current state. - Recognise early wins - Can understand why developers “sitting” on parcels of land that have a “hope” value of future development, but require mechanisms to release this for use such as for temporary greening. - Need incentives for owners of sites to release land for greening - VAT is levied on brownfield site, but not green field sites (apparently) – that could contribute to applications 	<ul style="list-style-type: none"> - Derelict mine land; regeneration of coalfield communities - Rural scale doesn't mean that it will transfer to urban context - Directing money to rural areas - Rural areas are land managed differently 	<ul style="list-style-type: none"> - Need a range of scales of intervention - Community intervention and support so they will have the capacity to access resources through Community Empowerment Bill - CSGN Development Fund (Minister announced this)

		coming forward for development on greenfield?		
What do we need to know?	<ul style="list-style-type: none"> - Who were the companies that created these sites in the 1st place? Can we work with them to improve the sites? - Can we connect with the business sector in other ways to help remediate other sites eg through CSR? - We need to show best practice to inspire people. Case studies as to how to remediate poor quality environs with the latest scientific techniques - Temporary greening does not fit well with current VDL definitions and approaches. What is temporary anyway? - Land ownership - Some sites have bits of high quality greenspace as part of them eg. Some bings are skirted with SSSI. What can we do about them? 	N/A	<ul style="list-style-type: none"> - Major investment has galvanised the private sector - VDL fund is only available to 5 councils applicants to Scottish Government – this should be available to all LAs - Widened out scale, weighing of fund allocation - Reduce the amount of VDL 	<ul style="list-style-type: none"> - Greater knowledge transfer of specialist skills for reclamation – highly technical work in many instances. Who can provide this central knowledge base? - Greater emphasis placed on assessing future land use so that the appropriate intervention is applied – e.g. stalled spaces sites that have returned to their previous condition at the end of a lease period – is this satisfactory, was the community fully aware? - Manage project development more effectively so professional skills and experience are used to steer outcomes / expectations
Key Actions for CSGNT	N/A	<ul style="list-style-type: none"> - Develop and run a bespoke challenge fund for remediation of VDL sites - Document a register of VDL case studies and promote success stories for all types of VDL greening; from stalled sites to larger VDL sites. Identify and quantify the benefits that greening VDL sites affords the local area and communities - Make available SG end of year funding for remediating/greening VDL - Identify VDL “hot-spots” for targeting early initiatives, where these coincide with (3 objectives – trees, green infrastructure, temporary greening) 	<ul style="list-style-type: none"> - Prioritise VDL sites for greening and remediation - Do we have evidence that temporary use of land makes it more commercially viable - VDL fund should be available to all LAs 	<ul style="list-style-type: none"> - Begin to develop a programme of ‘shovel ready’ projects to capture funding opportunities - Develop technical guidance / case study information

		<p>they should be prioritised for changed use from VDL</p> <ul style="list-style-type: none"> - CSGNT could undertake the following: - Fund feasibility studies for stalled spaces or large sites - Provide expert advice to stimulate the greening of VDL, by making CSGNT trained advisers available to provide a support service across CSGN area. - Showcase best practice - Funding streams for small-large scale schemes 		
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Key Workshop Outcomes

- 1. Green it up: Make long-term Vacant & Derelict Land a thing of the past.
- 2. CSGN Heralds a National Park area from VDL.
- 3. Pretty Vacant.
- 4. New uses for Vacant & Derelict Land.
- 5. Carrot and stick, challenge funds and leases, for Greening VDL releases - people benefits not hectares.
- 6. If you're browned off, turn derelict green.

June, 2014
Stephen Hughes

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