



reinvent

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PEOPLE AND PLACE
REGENERATION POLICY STATEMENT
SUMMARY



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rethink

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REGENERATION POLICY STATEMENT: SUMMARY

Regeneration is about transforming places for the better. It is about growing the economy and tackling poverty and disadvantage and about creating mixed and sustainable communities.

Since devolution, the Executive and its partners have invested heavily in public services, in communities, and in infrastructure to bring about economic, social and physical renewal; and to make a real and positive difference to Scotland. Our record is a strong one. But we have taken stock of progress so far, and we now intend to step up the pace.



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Our Regeneration Statement builds on the foundations we have laid, and the lessons of experience to date. It aims to set a more ambitious path for regeneration in Scotland: a path which aims to transform places and communities so that they can realise their full economic potential.

We want to create places and communities where people are proud to live, work and invest; and places which can 'hold their own' with other towns and cities across Scotland, the UK and Europe. We want to make sure that economic development delivers benefits to deprived communities. We want a Scotland that is open for business.

We cannot deliver transformation of this scale on our own. Successful regeneration requires the public and private sectors to work together, at all levels, and with communities themselves, to create real change. And local authorities are the key strategic player on the ground.

But for our part we are determined to play a wider, more strategic and more ambitious leadership role.

This document summarises that role and the new approach we will take to:

- Bring together private and public sector players to maximise the impact of their activities and investment in specific places;
- Focus our efforts on a small number of strategic geographic priorities;
- Act as a catalyst for private sector activity and investment;
- Ensure a genuinely joined-up approach across Executive Departments and agencies in support of regeneration;
- Support tightly targeted action to regenerate our most deprived neighbourhoods;
- Tackle land and property issues which can inhibit regeneration;
- And, create mixed and vibrant communities.

The following pages highlight some of the steps we are already taking to help transform Scotland's places and communities; and some of the key actions we will take to raise our game.



Working in Partnership – Policies, Infrastructure and Finance

We will do much more to make our policies, funding streams and investment work better together to support regeneration.

We are already:

- Investing an estimated £2.4 billion to 2008 in programmes which directly support regeneration;
- Providing, through our *Infrastructure Investment Plan*, a clear picture of where we will target our investment over the next 10 years to grow the economy and provide better public services;
- Requiring Scottish Water to provide sufficient strategic capacity over the period 2006 to 2014 to meet all estimated new housing developments and the domestic requirements of commercial and industrial developments to cover the changing needs of communities, whether driven by the Executive's regeneration policies or wider issues;
- And spending £318m through the Community Regeneration Fund over the 3 years to 2008 to achieve better outcomes and improve the quality of life in Scotland's most disadvantaged neighbourhoods.



Under our new approach, we will:

- Modernise the planning system to make it more proactive in releasing land, faster in handling applications for development and more closely aligned with regeneration priorities;
- Maximise the regeneration value of our expenditure and investment by better coordinating the location and timing of our investment;
- Set a clear framework, in particular through formal Memoranda of Understanding, for Communities Scotland and the Enterprise Networks to collaborate effectively at a strategic and operational level on the planning and delivery of regeneration, and ensure that other agencies play their part in support;
- Establish a single point of contact at the Executive for public and private sector partners for specific priority initiatives;
- Develop and implement a National Transport Strategy which supports regeneration, and commence a Strategic Projects Review by 2007 to determine our priorities for transport infrastructure for the next decade;
- Examine the use of joint venture vehicles, Public Private Partnerships and innovative financial mechanisms and instruments for delivering regeneration;
- And, use Regeneration Outcome Agreements as the foundation stone for effective joint working on regeneration by Community Planning Partnerships.



realise





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Our Geographic Priorities

Our approach must be founded on realism. We cannot realistically aspire to regenerate everywhere at the same level of engagement at the same time. Our analysis of opportunities and needs across Scotland has led us to identify the **Clyde Corridor**, encompassing the areas covered by the Clyde Gateway and Clyde Waterfront initiatives, as the Executive's national regeneration priority for Scotland for the medium term. The successful regeneration of the Clyde Corridor will stimulate economic growth on a national scale, drive smaller community regeneration projects and tackle the concentrated deprivation in the area.

We will also support major regeneration initiatives with a wider regional impact, initially in **Inverclyde** and across **Ayrshire**. These projects will look to address specific constraints in these areas, with positive benefits ultimately dispersing throughout the regional economy.

The map at the end of this Summary shows these priority areas.

We will review these priorities in the light of progress and wider economic and social developments across the country. Our commitment to regeneration is for the long term. We will assess the effectiveness of the different types of intervention that we make and learn the lessons for the future.

We are already supporting regeneration activity across the Clyde Corridor and in Ayrshire and Inverclyde. We now want to step this up by:

- Working with Glasgow City Council, South Lanarkshire Council and their partners to establish an Urban Regeneration Company (URC) to deliver regeneration of the Clyde Gateway;
- Providing start-up funding and further support for the Gateway URC;



- Pursuing opportunities for regeneration with a regional impact in Inverclyde and across Ayrshire;
- Providing start-up funding and further support to establish two new pathfinder URCs to deliver the regeneration of Irvine Bay and Riverside Inverclyde;
- Widening and deepening our engagement with the private sector, local government and others in these areas;
- Improving transport connections in these areas through our support for the West of Scotland Transport Partnership and the Strategic Projects Review;
- And, working with the Community Planning Partnerships in each area to foster a more strategic approach to regeneration which links opportunity and need.



Land and Property

Physical development on its own will not deliver effective regeneration. But it is still central to generating new economic opportunities, providing new or improved homes, and bringing improvements to local facilities and services.

Where land can be developed through private sector investment, this is what should happen. But the Executive, its agencies and the wider public sector need to do more to ‘oil the wheels’ of the development process, and act as a catalyst for change.

We are already taking action to address the problems of vacant, derelict and contaminated land and to maximise the regeneration impact of land. This includes providing over £20m so far to tackle vacant, derelict and contaminated land across Scotland.

Under our new approach, we will:

- Work with private and public sector stakeholders to improve land remediation and assembly for regeneration projects;
- Play a more proactive role in strategic land acquisition to facilitate regeneration;
- Take further action to maximise the regeneration potential of public sector land and assets and use them more strategically;
- Look at new mechanisms for realising increases in land values arising from public sector investment in development;
- Work with the public and private sectors to tackle the run down of former coalfield areas;
- And, provide a further £24m to 2008 to tackle vacant and derelict land.



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Creating Mixed Communities

A key aim of our policy is to create mixed communities – communities where there is a mix of incomes and housing. We are already acting to realise this through our mainstream planning and housing policies; by injecting substantial new private sector housing into many low demand areas; by helping to diversify tenure and remodel communities; and by establishing the new ‘Homestake’ shared equity scheme to help first-time buyers get a foot on the property ladder.

But we want to increase the pace and ensure that our housing policies and programmes support the creation of mixed communities. We are keen to do more to explore new approaches and new mechanisms with the specific aim of creating mixed, stable and sustainable communities.

Under our new approach, we will:

- Invest £1.2 billion to 2008 to provide 21,500 affordable homes;
- Ensure that our housing investment ties into our regeneration priorities;
- Establish a new Strategic Housing Investment Framework for the distribution and management of housing investment resources;
- Work to encourage private sector developers and Registered Social Landlords to build for sale or rent in the most deprived areas;
- Build on existing housing policies and instruments to deliver a small number of mixed-tenure demonstration projects in areas where there is real potential to link opportunity and need, and where there is scope for major change in the existing housing mix;
- And, promote Housing Renewal Areas to encourage a more strategic approach to tackling housing renewal in areas of poor or declining standards.



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Growing Vibrant Communities

Regeneration is about creating vibrant, safe and attractive communities – communities which are well planned and well designed; with a diverse and attractive environment; opportunities for culture and sport; and a sense of identity and pride.

We are already making progress, for example through the use of our Community Regeneration Fund targeted at Scotland's most deprived neighbourhoods. But we need to do more.

Under our new approach, we will:

- Support the Glasgow bid for the 2014 Commonwealth Games as a springboard for further regeneration in Glasgow;
- Through our *Sustainable Development Strategy*, make improving the quality of our greenspace in Scotland a key priority, identifying the most effective delivery mechanisms and releasing new funding opportunities through a review of funding streams;
- Use our investment to promote better, more sustainable design;
- And, promote and support the beneficial regeneration impacts of culture and sport.



regenerate

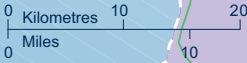
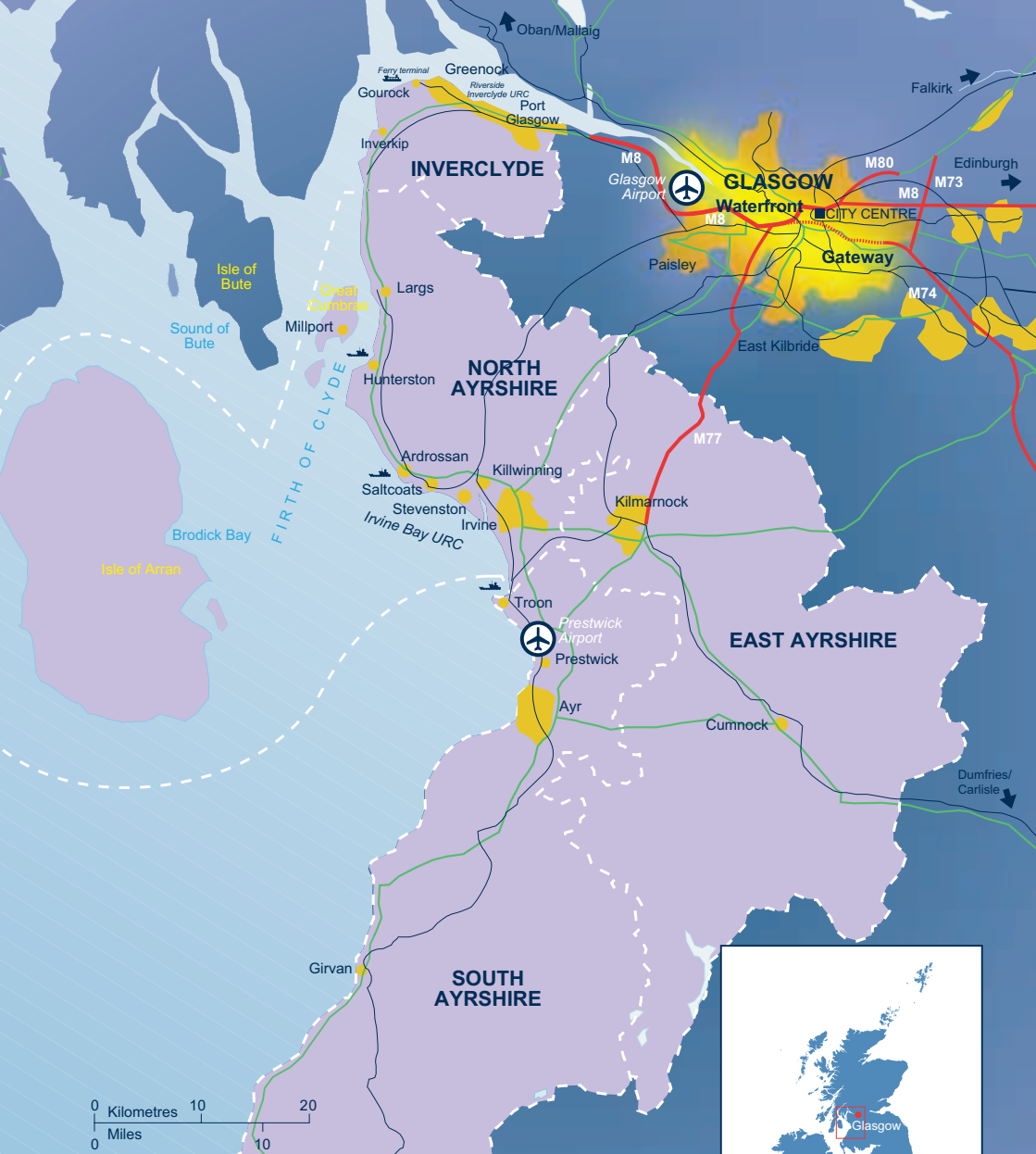
Following Through

The Regeneration Statement is above all, a statement of intent. It seeks to set a forward-looking strategic framework and priorities for regeneration in Scotland. We intend to use our leadership role, our policy instruments and our domestic and European resources to take the actions identified to promote successful and sustainable regeneration across the country in the years ahead. Our role at a national level is to set high-level priorities; to join up investments from different sources; to align our activities more effectively; and to work with others to create the right environment for regeneration. Above all, it is our job to remove the barriers to action by others, and to ensure that the public sector is alive both to regeneration opportunities and the needs of the private sector.

But we also want to engage in a wide ranging **debate about the way forward**.

We recognise that we cannot, and do not, act alone. We want to build on our relationships with local government and the private sector. We will therefore be undertaking a series of **meetings and events** over the coming months to discuss our approach to regeneration, and to seek views from key stakeholders. We also intend to establish an informal **sounding board** of key players from the public and private sectors to help us to refine our approach.

Later this year we will publish a detailed **action plan** showing how we are taking forward the key actions outlined in the Regeneration Policy Statement. And after that we will publish regular **progress reports** to demonstrate how we are delivering on our commitments. In the meantime, if you would like a copy of the full statement or have any comments or questions on our approach please send these to regeneration@scotland.gsi.gov.uk or telephone 0131 244 0516.



- - - - - Planned M74 Link
- Motorway
- Primary roads
- Railway
- Settlements

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OUR GEOGRAPHIC REGENERATION PRIORITIES

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