

## **7 VACANT AND DERELICT LAND FUND, FORMER LAWSIDE WORKS, MILTON STREET - GRANT (AN299-2006)**

Reference is made to Article VII of the minute of meeting of this Committee of 17 April 2006 which approved the draft programme of works proposed under the Vacant and Derelict Land Fund for 2006-2008. This site is identified for action in the programme agreed with the Scottish Executive.

The large derelict former works buildings on the Vacant and Derelict Land Register. At the development Quality Committee of 23 January 2006 planning permission was granted for residential redevelopment. A total of 47 dwellings will be provided including 2 and 3 storey houses, flats in the Listed former mill building, wheelchair adapted cottages and special needs housing. The existing stone office building will be retained and refurbished to form a local housing office for Hillcrest Housing Association who will develop and operate the site.

The site is large and requires substantial investment to retain and reuse the existing fabric of the Listed Buildings and other original buildings that are to be retained on the site. In addition to these exceptional costs, due to the history of the site and the potential contaminated land the developer will have to undertake contamination mitigation works.

The tender cost obtained by the developer for the demolition, facade retention and works to refurbish the Listed Buildings is £285,900. The tender cost for the mitigation works to deal with the contaminated land and abnormal ground conditions on the site is £52,900. These costs and the work are considered fair and reasonable.

It is therefore recommended a 50% grant towards these abnormal costs of £169,400 from the Vacant and Derelict Land Fund is made to the redevelopment of the former Lawside Works. The grant is to be payable when demolition works are completed, work on the facade retention and Listed Building refurbishment undertaken and development work on the new houses/flats is started, all of which must be completed before March 2007.

Further reference is made to Article 6 of the minute of the meeting of this committee of 13 March 2006 regarding late substitute projects for 2005/2006. It was reported at that time that a further £50,000 was required to undertake the works to the site at Baldovie Industrial Estate. Committee is asked to note that the correct amount approved by the Scottish Executive for this additional work was £150,000 and that this is consistent with the amount actually incurred for works on this site.