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## **PLACE BASED INVESTMENT PROGRAMME**

**Report by Director of Resilient Communities**

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### **EXECUTIVE COMMITTEE**

**5 October 2021**

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#### **1 PURPOSE AND SUMMARY**

- 1.1 This paper provides information on the Scottish Government Place Based Investment Programme which has provided an allocation of £38m of capital funding to Scottish Local Authorities, payable in the financial year 2021/22 with a view to supporting town centre regeneration projects and developing community wealth building.**
- 1.2 The Scottish Borders has been provided with an allocation of £912k which has been allocated based on a combination of total population and existing deprivation levels. The existing allocation needs to be financially committed by the end of the current financial year.
- 1.3 Scottish Government and Council Leaders have agreed that Local Authorities will receive a share of funding to help support place based investment over the next five years.
- 1.4 Council officers have concentrated on the key priority towns identified in the Town Centre Matrix and have currently identified three potential projects in Eyemouth, Galashiels and Jedburgh that funding could be allocated to at the present time, with further work being carried out by officers in the other localities with a view to identifying and delivering additional placed-based projects in other settlements before the end of the financial year.

#### **2 RECOMMENDATIONS**

##### **2.1 It is recommended that the Executive Committee:**

- Acknowledges the Scottish Government's Place Based Investment Programme which is intended to provide place based funding for Scottish Local Authorities over the next five years;**
- Agrees to allocate £560k from the current financial year allocation to three key projects within the priority towns of Eyemouth, Galashiels and Jedburgh.**

### **3 BACKGROUND**

- 3.1 The Scottish Government and COSLA have agreed to adopt the “Place Principle” to help encourage better collaboration and community involvement, and to improve the impact of combined resources and investment.
- 3.2 The Place Principle is where people, locations and resources combine to create a sense of identity and purpose and is at the heart of helping address the needs and realising the full potential of communities. Places are shaped by the way resources, services and assets are directed and used by the people who live in and invest in them.
- 3.3 A more joined-up, collaborative, and participative approach to services, land and buildings, across all sectors within a place, enables better outcomes for everyone and increased opportunities for people and communities to shape their own lives and to help drive a more circular local economy.
- 3.4 Earlier this year the Scottish Government announced a £38 million capital injection into the national “Place Based Investment Programme (PBIP)” for 2021-22, with the allocation for Scottish Borders Council totalling £912k. This is expected to be a five year programme with funding allocated to Local Authorities on the basis of population and deprivation.
- 3.5 The PBIP is seen as the first step in creating coherent local strategies to guide investment priorities and to help implement the ‘place principle’ which is a key component of the new Programme for Government.
- 3.6 Central to the delivery of this investment strategy will be the need to help ensure that investment decisions are shaped by the needs of local communities, with the regeneration and revitalisation of towns and villages, tackling inequality and helping to accelerate the South of Scotland towards ‘net zero’ emissions targets along with increased footfall within our town centres.
- 3.7 This new approach to “Place Making” was outlined in a paper to Scottish Borders Council in August 2021 which confirmed that the Council is currently in the process of appointing nine new posts, covering place making, community engagement, climate change and the development of green spaces within the Scottish Borders. These posts will help to develop place making activity in our local towns and villages and will help to initiate and position schemes and projects that will influence the future allocation of the PBIP over the next four years.
- 3.8 In 2016, Scottish Borders Council agreed a new approach to town centre regeneration with a focused approach on priority towns, identified by a town centre matrix which considered various statistics such as town centre footfall and retail unit vacancy rates.
- 3.9 At Executive Committee in April 2019, the relevant statistics for the Town Centre Matrix were updated and reviewed by Elected Members. Following discussion, it was agreed that the towns of Eyemouth, Jedburgh, Hawick

and Galashiels would continue to be the key focus for support for town centre regeneration.

## 4 PROPOSAL

- 4.1 The PBIP allocation for the current financial year would tend to favour projects that have the necessary permissions in place, have signed contracts, signalling a financial commitment or projects where the contractor is already on site and currently undertaking work.
- 4.2 Following an initial review of current and proposed projects, officers propose that an element of the PBIP for the current financial year be allocated to three existing projects in the priority towns of Eyemouth, Galashiels and Jedburgh. The projects and suggested financial allocations are detailed in Table 4.1.

**Table 4.1 – Suggested PBIP Allocations**

<b>Priority Town</b>	<b>Project</b>	<b>Proposed Allocation</b>
<b>Eyemouth</b>	<p><b>Waterfront Project</b></p> <p>The planning application for the erection of three contemporary pavilions was approved in April 2021. The proposal replaces an old museum building which was demolished as part of the works.</p> <p>The project will deliver a phased development of mixed use space, including studio pods and opportunities for business and community related development.</p> <p>The scheme is expected to enhance town centre vitality by providing opportunities that will complement the existing town centre offering and attract additional employment and tourism to the town.</p> <p>This proposed allocation will allow Eyemouth Harbour Trust the opportunity to fully develop Phase One of the scheme, providing good quality space for new and existing businesses, along with potential for community based organisations.</p> <p>The Contractor John Dennis has already been appointed to undertake work on the first phase of the project and a signed contract is in place. If approved, this work would allow the first phase to be fully functional and operational, making the building more attractive to prospective tenants.</p>	£400k

<b>Galashiels</b>	<p><b>Town Centre Public Realm</b></p> <p>The proposed allocation would allow for hard landscaping work to be carried out at Market Square and Cornmill Square in the centre of the town and would include the reinstatement of a local statue in Market Square.</p> <p>If approved, the work would be carried out by SB Contracts.</p>	£80k
<b>Jedburgh</b>	<p><b>The Port House</b></p> <p>A Scottish Government Town Centre Regeneration Grant was provided to Jedburgh Community Trust to help restore the Category A listed building and provide a range of community and business uses.</p> <p>The project is currently underway, with local contractor John Laidlaw and Son undertaking the majority of the work, which includes the redevelopment of the ground and first floor of the building.</p> <p>If approved, this allocation would allow the second floor of the building to be fully fitted out with a view to providing fully functioning workshop and studio space thereby making the whole building more attractive to potential tenants.</p>	£80k
<b>Total</b>		<b>£560k</b>

4.3 Council Officers are currently reviewing other potential projects throughout the five locality areas within the Scottish Borders, including the town of Hawick, with a view to bringing back suitable proposals to committee at a later date to cover the full allocation of the PBIP for the current financial year.

## 5 IMPLICATIONS

### 5.1 Financial

The Scottish Governments Place Based Investment Programme will provide funding over 5 years to support and advance place based investment. Local Government will receive a share of this capital funding as detailed in Table 5.1.

**Table 5.1 – Proposed Financial Allocation**

<b>Financial Year</b>	<b>Capital Funding</b>
2021/22	£38.0m
2022/23	£23.0m
2023/24	£23.0m
2024/25	£23.0m
2025/26	£23.0m

Scottish Borders Council's allocation for 2021/22 is £0.912m and this allocation is based on a distribution methodology with 80% distributed on the total population and number of towns and 20% distributed on deprivation. Future year funding allocations have not been confirmed.

## **5.2 Risk and Mitigations**

The key risk associated with this report is in the requirement for a suitable pipeline of projects to be available for subsequent years to help ensure the PBIP allocation from Scottish Government is fully subscribed. Once in position, the new place making and community based staff will be working with local communities to help develop a suitable list of schemes and projects for future PBIP allocation.

## **5.3 Integrated Impact Assessment**

There is no impact associated with an Integrated Impact Assessment.

## **5.4 Sustainable Development Goals**

There are no sustainability implications associated with this report.

## **5.5 Climate Change**

There are no climate change issues associated with this report.

## **5.6 Rural Proofing**

The existing focus in terms of Place has been on larger town centres in the Scottish Borders as outlined in the Town Centre Matrix. This is primarily because town centres are at the heart of communities, generate income and spend in their local economies, and help to make distinctive and special locations for both residents and visitors.

However, we recognise that smaller settlements are equally important to the Scottish Borders and therefore we believe there is scope to develop the matrix approach to potentially help measure the economic and social health of smaller villages and settlements. We would hope to explore this approach in more detail over the forthcoming months.

## **5.7 Data Protection Impact Statement**

There are no personal data implications arising from the proposals contained within this report.

## 5.7 Changes to Scheme of Administration or Scheme of Delegation

There are no proposed changes to the Scheme of Administration or Scheme of Delegation.

## 6 CONSULTATION

6.1 The Director (Finance & Corporate Governance), the Monitoring Officer/Chief Legal Officer, the Chief Officer Audit and Risk, the Director (People Performance & Change), the Clerk to the Council and Corporate Communications have been consulted and comments received have been incorporated into the final report.

### Approved by

**Jenni Craig**  
**Director of Resilient Communities,**

**Signature .....**

### Author(s)

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Graeme Johnstone	Lead Officer

**Background Papers:** Scottish Borders Council – 26 August 2021  
Executive Committee – 30 April 2019

### Previous Minute Reference:

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