
PLACE BASED INVESTMENT PROGRAMME

Report by Director - Resilient Communities

EXECUTIVE COMMITTEE

1 March 2021

1 PURPOSE AND SUMMARY

- 1.1 This paper provides an update on the delivery of the Scottish Government Place Based Investment Programme which has allocated £38m of capital funding to Scottish Local Authorities, payable in the financial year 2021/22 to support town centre regeneration projects and community wealth building.**
- 1.2 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. The Scottish Borders has been allocated £912k based on a combination of total population and existing deprivation levels. This allocation needs to be financially committed by the end of the current financial year.
- 1.3 A previous paper to the Executive Committee in October 2021 allocated £560k to three key projects in the priority towns of Eyemouth, Galashiels and Jedburgh. This paper seeks to allocate the residual funding available during the current financial year to suitable projects in the Scottish Borders.
- 1.4 Council officers have identified a number of potential projects throughout the Scottish Borders that funding could be allocated to within the current financial year, including a focus on Hawick and the surrounding area which is the forth key priority town identified in the Council's Town Centre Matrix.

2 RECOMMENDATIONS

2.1 It is recommended that the Executive Committee:

- a) **Notes the progress made to deliver the Scottish Government's Place Based Investment Programme which is intended to provide funding for Scottish Local Authorities over the next five years;**
- b) **Agrees to commit £335k from the current financial year allocation to six key projects throughout the Scottish Borders including the priority town of Hawick.**

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. 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.
- 3.2 Places are shaped by the way resources, services and assets are directed and used by the people who live in and invest in them. 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.
- 3.3 Last 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 for the first year of investment. This is expected to be a five year programme with funding allocated to Local Authorities on the basis of total population and deprivation levels.
- 3.4 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.
- 3.5 Central to the delivery of this Scottish Government investment strategy will be the need to help ensure that decisions are shaped by the needs of our local communities, prioritising 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.
- 3.6 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.
- 3.7 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.
- 3.8 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 investment.

3.9 In October 2021, the Executive Committee agreed to allocate £560k to three existing projects in the priority towns of Eyemouth, Galashiels and Jedburgh. This leaves a balance of £352k allocate to suitable projects during the current financial year.

4 PROPOSAL

4.1 Following the allocation of £560k to three projects within the priority towns of Eyemouth, Galashiels and Jedburgh in October 2021, a budget of £352k remains to be allocated to suitable projects during the current financial year.

4.2 The PBIP allocation for the current financial year has sought to deliver funding to projects that have the necessary permissions in place, signalling a financial commitment, or projects where the contractor is already on site and currently undertaking work. The proposed investment will hopefully provide additional benefits for the communities in the longer term.

4.3 Officers have identified a number of potential projects throughout the Scottish Borders that funding could be allocated to within the current financial year, with a particular focus on Hawick and the surrounding area which is the forth key priority town identified in the town centre matrix.

4.4 The suggested projects and associated financial allocations are detailed in Table 4.1.

Table 4.1 – Suggested PBIP Allocations

Priority Town	Project	Proposed Allocation
Hawick	<p>Hawick Business Centre Funding is in place within the Capital Investment Plan 2021/22 for a new Business Centre in Hawick.</p> <p>This project will be located on the site of a former department store at Oliver Crescent/Teviot Crescent. While the new build business centre is located on Oliver Crescent with access to the town centre, additional remedial works will be undertaken to the adjacent properties on Teviot Crescent as part of the finishing works for the project.</p> <p>If approved, there is an opportunity to enhance the appearance of the adjacent properties by using natural stone materials in a way that is more in-keeping with the surrounding conservation area and will help to make the immediate area more attractive.</p>	£80k

<p>Hawick</p>	<p>Hawick Common Haugh Car Park There is an opportunity to provide enhanced campervan facilities at the Common Haugh Car Park in the town which will include a facility for campervans which will help visitors dispose of their chemical waste safely. This funding if approved will hopefully encourage more visitors to visit and stay in Hawick and deliver associated economic benefits for the town.</p> <p>This proposal has been discussed with Hawick Common Good Fund Sub-Committee and has the necessary approval to proceed.</p>	<p>£15k</p>
<p>Newcastleton</p>	<p>Buccleuch House – Secure Cycle Pods Buccleuch House in the centre of the village is currently being transformed by Newcastleton and District Community Trust into a community facility which will promote education and leisure based activities.</p> <p>The top floor of Buccleuch House will provide a 14 bedded bunkhouse which will be suitable for walkers and cyclists and will hopefully deliver an income for the Trust to help with running costs.</p> <p>This proposal if approved will help deliver a number of secure cycle pods in the grounds of Buccleuch House which will be used by visitors to the facility and encourage more people to stay in the village, thereby creating more economic activity for local businesses.</p>	<p>£30k</p>
<p>Craik</p>	<p>Craikhope Outdoor Centre – Building Repairs Proposed improvements to the Craikhope Outdoor Centre in Craik Forest to the west of Hawick which is operated by the Craikhope Community Interest Company.</p> <p>The centre provides activities for local children’s groups between the ages of 5 and 18 such as the Scouts and Guides etc.</p> <p>This proposal if approved would provide funding to help improve the roof of the building which is poorly insulated and</p>	<p>£20k</p>

	<p>deteriorating.</p> <p>The community interest company has managed to attract funding from the Langhope Rig Wind Farm Community Benefit Fund to help refurbish the roof of the building and this proposed allocation would provide the match funding which would allow this work to be initiated.</p>	
Yetholm	<p>Yetholm Community Shop – Additional Storage Facility</p> <p>Yetholm Community Shop (YCS) Ltd is a registered Community Benefit Society established in June 2020 in direct response to reducing service provision in the area and the potential loss of the local village shop.</p> <p>YCS is seeking to bring this critical village asset into community control and has been successful in receiving a Regeneration Capital Grant Fund from Scottish Government to help develop the shop as a community asset which will provide jobs for the village and help retain a valuable local asset.</p> <p>This proposal if approved would provide an extension to the rear of the existing building, providing additional storage for stock and helping to improve the viability of the village shop proposal.</p>	£90k
Peebles	<p>Peebles Burgh Hall – Proposed Refurbishment</p> <p>The Burgh Hall in Peebles is managed by the Chambers Institute Trust and currently leased to Live Borders. The hall is used as a community facility and provides a flexible space for a wide variety of community groups and other uses.</p> <p>The proposal if approved is to refurbish and upgrade the building to make it more attractive, modern and functional for users and thereby helping to attract more business to the building. Key elements of the proposal include the removal of a suspended ceiling, the upgrading of existing catering facilities and associated</p>	£100k

	cosmetic work such as sympathetic plastering and painting. The Chambers Institute Trust has discussed this proposal and has provided the necessary approval to proceed.	
Total		£335k

4.5 The proposed list of projects has only considered the current financial year in terms of the Place Based Investment Fund and Council Officers will be working with communities throughout the five locality areas within the Scottish Borders, with a view to developing suitable projects for the additional four year programme of funding.

5 IMPLICATIONS

5.1 Financial

- a) 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

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

- b) 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. 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 allocations.

5.3 Integrated Impact Assessment

There is no impact associated with an Integrated Impact Assessment.

5.4 Sustainable Development Goals

These projects are expected to deliver against the United Nations Sustainable Development Goals and the Economic Development team will carry out an evaluation of the benefits of the projects in partnership with the Place Planning Team in future years to help direct future investment opportunities.

5.5 Climate Change

The intention is for future investment in the PBIP to consider projects that contribute to a reduction in emissions and help deliver in terms of the race to net zero.

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.

5.8 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 - Resilient Communities, Signature

Author(s)

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Background Papers: Executive Committee – 5 October 2021
Scottish Borders Council – 26 August 2021
Executive Committee – 30 April 2019

Previous Minute Reference:

Note – You can get this document on tape, in Braille, large print and various computer formats by contacting the address below. Information can also be given on other language translations as well as providing additional copies.

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