
PLACE BASED INVESTMENT PROGRAMME

Report by Director of Resilient Communities

EXECUTIVE COMMITTEE

6 December 2022

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 £33m of capital funding to Scottish Local Authorities, payable in the financial year 2022/23 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 a five year period, with the current financial year being the second year of the programme. The Scottish Borders has been allocated £791k 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 Council officers have identified a number of potential projects throughout the Scottish Borders that funding could be allocated to within the current financial year. Details of the proposals are provided in Table 4.1.

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 three years;**
- b) Agrees to commit £791k from the current financial year allocation to ten projects throughout the Scottish Borders as detailed in Table 4.1.**

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 was appointing nine new posts, covering place making, community engagement, climate change and the development of green spaces throughout the Scottish Borders. These posts are now all filled and these officers have been helping to position schemes and projects within in the current place based investment programme.

4 PROPOSAL

- 4.1 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.
- 4.2 Officers have identified a number of potential projects throughout the Scottish Borders that funding could be allocated to within the current financial year.

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

Table 4.1 – Suggested PBIP Allocations

Town/Village	Project	Proposed Allocation
Chirnside	<p>Sport Changing facilities and Social Hub</p> <p>The proposed project is to build new changing facilities and social space that will primarily serve the local football club, but will also offer the opportunity for the development of other recreational activities for groups and individuals in Chirnside and the surrounding area.</p> <p>What the project will actually deliver:</p> <ul style="list-style-type: none"> • A new fit for purpose modern social hub changing facility which will include, changing rooms, kitchen and washing facilities and community space. Improved disabled access will also be provided; • The continuing expansion of the club in development of children, girls, women’s and men’s football. • Encouraging community involvement and the promotion of other sports in the town such as walking, running and tennis; and • Encouraging social activities and enhancing community well-being by offering modern community space. <p>The local group have undertaken a wide range of fund-raising and there is wide spread support for this project throughout the town and the wider area.</p> <p>All permissions appear to be in place and the project is ready to be delivered.</p>	£370k
Coldingham	<p>Sea the Change – Upgrading Disabled Facilities at Coldingham Beach</p> <p>Local community charity, Sea the Change has been working with partners to help identify the barriers that are currently in place at Coldingham Beach for disabled people.</p>	£50k

	<p>The group have identified the following proposals that would deliver improvements at the beach:</p> <ul style="list-style-type: none"> • Improve access to Coldingham Beach cafe via a new entranceway and ramp; • Provide an extension to the current boardwalk with access via the disabled parking; • Upgrade the Wheelchair Storage unit to enable more equipment and better facilities for users and providing solar panels to charge wheelchair hoists; and • The installation of a roll-out walkway to ensure everyone can reach the waters edge over the sand. <p>There has been good collaborative working between the community, Scottish Borders Council and other key strategic partners in relation to this particular project.</p>	
<p>Gordon</p>	<p>Purchase of Sports Pitch</p> <p>The Gordon Community Sports Field Group wish to purchase their local sports pitch which is currently in private ownership.</p> <p>This will help ensure that the community has continued access to green space within the village and help protect and enhance an essential village asset.</p> <p>There is no alternative amenity provision in Gordon and no readily accessible alternative provision nearby. The field is used by Gordon Football Club and the Primary School, which has no grassed sports area suitable for outdoor team events & sports day activities. The space is also well used during Gordon Civic Week.</p> <p>The group would like to bring together all parts of the community in managing the field as a community asset, supporting its use as a hub for outdoor activities in Gordon and expanding the range of activities and amenities on offer.</p> <p>The group has undertaken an extensive fund raising campaign and have first option on the land.</p>	<p>£25k</p>

	All relevant permissions appear to be in place.	
Kelso	<p>Kelso Ice Rink – Infrastructure Improvements</p> <p>The Border Ice Rink Club would like to help ensure the viability of the ice rink in Kelso by purchasing a new ice making compressor plant.</p> <p>The current plant is in urgent need of replacement and is not efficient in terms of energy costs and emissions.</p> <p>The club has recently received funding for the ice machine, but also require funding for the associated infrastructure such as pipework and installation costs.</p> <p>The club is currently looking at efficiency savings to help ensure that the ice rink continues to provide an excellent service for a large number of local community groups and is considered to be a key facility within the town.</p>	£48k
Lilliesleaf	<p>Village Green and Community Space</p> <p>Land in the centre of the village was purchased by the community in 2019, with the support from the Scottish Land Fund.</p> <p>The Community Development Company want to develop the land as a focal point for the village with community space, a community garden and a series of paths with integrated landscaping. This proposal will deliver a central village green and a safer outdoor space for local residents and visitors.</p> <p>All relevant permissions appear to be in place, with planning permission granted in March 2022.</p>	£90k

<p>Stow</p>	<p>Stow Pump Track</p> <p>Stow Community Trust are seeking to develop a pump track in the village for the local community.</p> <p>It is anticipated that the pump track will be an inclusive and accessible facility for people of all ages and abilities and will help encourage more active travel in and around the village. It is hoped that the new facility will provide a safer environment where biking skills and confidence can be developed.</p> <p>The pump track will be open all year round and will be located close to the existing play park in the centre of the village.</p> <p>The community trust has been successful in attracting a significant level of match funding and all permissions appear to be in place.</p> <p>All permissions appear to be in place and planning permission for the development was awarded in December 2021.</p>	<p>£60k</p>
<p>Selkirk</p>	<p>Selkirk Town Centre Improvements</p> <p>Selkirk Means Business would like to undertake some minor landscaping works at the Cross Keys site in the centre of the town to improve the appearance of the area following recent demolition works.</p> <p>The group would also like to improve the appearance of some of the town's closes by undertaking minor improvement work such as painting and repairing fencing and gates etc.</p>	<p>£20k</p>
<p>Paxton</p>	<p>Paxton House – Cycle Parking</p> <p>Paxton House Trust would like to install cycle parking at Paxton House to help encourage more active travel and offer the community a secure option for storing their bikes whilst visiting the house and grounds.</p>	<p>£5k</p>

<p>Greenlaw</p>	<p>Greenlaw Bowling Club Extension</p> <p>The bowling club committee would like to expand and modernise the club pavillion in the village to provide enhanced sporting and community related facilities.</p> <p>The club is regularly used by community groups and offers weekly bingo and dominoes sessions that are well attended, especially by senior citizens, many of whom live alone.</p> <p>The committee would like to expand the sporting opportunities in the village, whilst providing a community facility that can bring people of all ages together.</p> <p>The bowling club committee has committed funding from reserves to provide an element of match funding for the project.</p> <p>All permissions appear to be in place and planning permission for the project was granted in May 2020.</p>	<p>£80k</p>
<p>Peebles</p>	<p>Peebles Community Trust – Building Improvement Work</p> <p>The Peebles Community Trust is a not for profit company and a registered charity. Established in 2012 it has over 1000 members, a committed board of 9 volunteer directors, a paid part-time member of staff and a turnover of several hundred thousand pounds.</p> <p>The group owns a building in the centre of Peebles and this building requires investment and refurbishment, especially in relation to carbon efficiency.</p> <p>As part of the refurbishment works, the group require funding for an energy efficient ventilation system, with match funding being provided by Local Energy Scotland.</p> <p>All relevant permissions appear to be in place.</p>	<p>£43k</p>
<p>Total</p>		<p>£791k</p>

4.4 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 within the remaining three years of funding support within the existing programme.

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
2022/23	£33.0m
2023/24	£23.0m
2024/25	£23.0m
2025/26	£23.0m

- b) Scottish Borders Council's allocation for 2022/23 is £0.791m 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.

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 allocations.

5.3 Integrated Impact Assessment

An Integrated Impact Assessment has been undertaken and it is anticipated that there will be no adverse impact due to race, disability, gender, age, sexual orientation or religious belief arising from the proposals in this report.

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 intension 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 primary 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 have tried to incorporate appropriate projects in smaller villages and settlements where appropriate.

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 Acting Chief Financial Officer, 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 their comments incorporated into the final report

Approved by

Jenni Craig
Director of Resilient Communities,

Signature

Author(s)

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Background Papers: Executive Committee – 1 March 2022
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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