
Report to: Clackmannanshire Council

Date of Meeting: 6 October 2022

Subject: Place Based Investment Programme Update

Report by: Pete Leonard, Strategic Director Place

1.0 Purpose

- 1.1. The purpose of this report is to provide an update to Members on activity around the Council's Place Based Investment Programme. This paper describes the process that Council Officers have undertaken to create both a plan for the appropriate use of the Scottish Government's Place Based Investment Funds for the year 2022/23 and a strategy for future place based funds.
- 1.2. The paper is intended to update Council and provide a platform for discussion that will give Council Officers direction for future fundraising activity.

2.0 Recommendations

It is recommended that Council notes:

- 2.1. The work that has been undertaken to give a robust view on the place based capital projects that are achievable within the timescales for the 2022/23 fund. (Appendix 1);
- 2.2. The strategy put forward to focus Council activity when planning for anticipated capital funding opportunities in forthcoming years. (Appendix 2) and;
- 2.3. The work that will be undertaken this year through the Investment Working Group to coordinate and prepare for significant investment for transformational capital projects with the intention of bringing an Investment Plan to a future Council meeting.

It is recommended that Council:

- 2.4. Approves the allocation of the Place Based Investment Fund 2022/23 for a set of projects taken from the list set out in in Appendix 1.

3.0 Considerations

- 3.1. The Scottish Government operates three funds as part of their Place Based Investment Programme.
- 3.2. Two of these funds; the Regeneration Capital Grants Fund and the Vacant and Derelict Land Fund, are allocated through a challenge fund mechanism that is open to Clackmannanshire to apply to. The third fund is the Place Based Investment Fund, which is a set sum allocated to Local Authorities each year.
- 3.3. The two challenge funds both tend to open and close in summer and require significant planning in advance to successfully apply.
- 3.4. The Scottish Government has committed to providing Local Authorities with funds for the purposes of improving areas with a place based methodology from 2021/22 – 2025/26.
- 3.5. The main objectives of the Place Based Investment Programme are to:
 - Ensure that investments in a place are relevant to that place and for the benefit of all the people in that place.
 - Support the delivery of 20 minute neighbourhoods.
 - Provide a consistent framework for looking at investments in a place, and explore with those communities how greater collaboration can improve the circumstances of peoples' lives.
 - Support the ambitions of existing place based plans and strategies, such as the Infrastructure Investment Plan and the emerging National Planning Framework⁴, making sure that money spent in places has the greatest collective benefit possible.
 - Accelerate ambitions for Community Wealth Building, community-led Regeneration, and the cities and town centres agendas.
 - Provide a coherent local framework across urban and rural areas for realising ambitions for inclusion, climate change, and wellbeing.
- 3.6. Clackmannanshire Council was allocated £512,000 in 2021/22, which was put towards cost overruns in the Primrose Street dementia friendly housing development.
- 3.7. Clackmannanshire Council has been allocated £440,000 for the year 2022/23, and the Scottish Government has advised that the Council will receive £310,000 per year for the following three years up 2025/26. .
- 3.8. The primary parameters that have directed Council Officers when considering what projects should be presented are:
 - Place Based Investment Funds can only be used on capital costs.
 - Projects the funds go towards cannot already be on the capital programme and funds cannot substitute for existing spend.

- 3.9. Council Officers have undertaken significant consultation internally over the course of two Investment Working Group meetings and frequent meetings with Senior Managers and Project Managers. The list of projects in Appendix 1 for approval for this year of Place Based Investment Funds represents those projects that best meet the funding criteria and that are possible within the timescales, i.e. that they are committed by 31 March 2023 and delivered within the following year. They include projects that would be Council led but also projects by third sector and community organisations. It should be noted that costs shown are indicative only, and may be subject to change once projects are fully costed.
- 3.10. The projects chosen deliver on the Be the Future themes of sustainable, inclusive growth and improving health and wellbeing. The Living Alloa and Shore projects are also key starting points towards delivering on the Alloa Town Centre Transformation Zone workstream.
- 3.11. The combination of the specific projects in Appendix 1 and the wider strategy set out in Appendix 2 provide a basis for delivering on place based investment in Clackmannanshire for the next four years. This will be set out in an Investment Plan, which will act as a vehicle for attracting match funding for projects in the future.

4.0 Sustainability Implications

- 4.1. None

5.0 Resource Implications

- 5.1. The funds to be used for these projects are 100% externally funded from the Scottish Government.
- 5.2. The full financial implications of the recommendations are set out in the report.
This includes a reference to full life cycle costs where appropriate. Yes x
- 5.3. Finance have been consulted and have agreed the financial implications as set out in the report. Yes x

6.0 Exempt Reports

- 6.1. Is this report exempt? Yes (please detail the reasons for exemption below) No X

7.0 Declarations

The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

- (1) **Our Priorities** (Please double click on the check box)

Clackmannanshire will be attractive to businesses & people and ensure fair opportunities for all X
 Our families; children and young people will have the best possible start in life
 Women and girls will be confident and aspirational, and achieve their full potential
 Our communities will be resilient and empowered so that they can thrive and flourish X

(2) **Council Policies** (Please detail)

8.0 Equalities Impact

8.1 Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?
 Yes No

9.0 Legality

9.1 It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers. Yes X

10.0 Appendices

10.1 Please list any appendices attached to this report. If there are no appendices, please state "none".

Appendix 1: List of projects to be funded by the Place Based Investment Fund in year 22/23 and analysis table

Appendix 2: Strategy for focus of future Place Based Investments


11.0 Background Papers

11.1 Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)
 Yes (please list the documents below) No

Author(s)

NAME	DESIGNATION	TEL NO / EXTENSION
Pete Leonard	Strategic Director (Place)	

Approved by

NAME	DESIGNATION	SIGNATURE
Pete Leonard	Strategic Director (Place)	

Appendix 1: List of projects to be funded by the Place Based Investment Fund in year 22/23 and analysis table

<https://ourplace.wsdev.org/about-place/themes/place-based-investment/place-based-investment-infrastructure>

AIMS OF PLACE BASED INVESTMENT PROGRAMME

1. Ensure that investments in a place are relevant to that place and for the benefit of all the people in that place.
2. Support the delivery of 20 minute neighbourhoods.
3. Provide a consistent framework for looking at investments in a place, and explore with those communities how greater collaboration can improve the circumstances of peoples' lives.
4. Support the ambitions of existing place based plans and strategies, such as the Infrastructure Investment Plan and the emerging National Planning Framework4, making sure that money spent in places has the greatest collective benefit possible.
5. Accelerate ambitions for Community Wealth Building, community-led Regeneration, and the cities and town centres agendas.
6. Provide a coherent local framework across urban and rural areas for realising ambitions for inclusion, climate change, and wellbeing.

PROJECT NAME	PROJECT SUMMARY	INDICATIVE COSTS	RAG ASSESSMENT AGAINST PBIP AIMS	COMMENTS ON ALIGNMENT WITH PBIP AIMS												
Living Alloa	Provide additional funds to Living Alloa projects currently under construction (principally Alloa Hub), to address project cost increases, currently not budgeted for and to fully implement transformational projects.	£27,000	<table border="1"> <tr><td>1.</td><td>Green</td></tr> <tr><td>2.</td><td>Green</td></tr> <tr><td>3.</td><td>Yellow</td></tr> <tr><td>4.</td><td>Green</td></tr> <tr><td>5.</td><td>Green</td></tr> <tr><td>6.</td><td>Red</td></tr> </table>	1.	Green	2.	Green	3.	Yellow	4.	Green	5.	Green	6.	Red	Address increase costs in transformational town centre projects to fulfil original aims and objectives which are aligned with PBIP. These projects are already SG funded, so would need to ensure no conflict with funding already given.
1.	Green															
2.	Green															
3.	Yellow															
4.	Green															
5.	Green															
6.	Red															
The Shore, Alloa – Environmental Enhancement	Environmental improvement works to publicly accessible, Council owned area of River Forth waterfront at	£63,000	<table border="1"> <tr><td>1.</td><td>Green</td></tr> </table>	1.	Green	Create safe, attractive and resilient public space at Alloa waterfront, making better use of historic harbour, River Forth frontage and creating a destination for local people and visitors.										
1.	Green															

PROJECT NAME	PROJECT SUMMARY	INDICATIVE COSTS	RAG ASSESSMENT AGAINST PBIP AIMS	COMMENTS ON ALIGNMENT WITH PBIP AIMS										
	<p>The Shore, Alloa.</p> <p>Site in 2 parts:</p> <p>1. Area, with interpretation/parking/seating, but now tired, overgrown and unattractive -</p> <p>Create better pedestrian/cycle/vehicle access, improve hard and soft landscaping and robust vandal proof seating. Create possible space for temporary snack van/café.</p> <p>Area 2. Larger adjoining area of vacant land between Site 1 (above) and new flats/housing – Carry out enabling infrastructure and environmental works for future redevelopment in accordance with PBIP and Transformation Zones aims.</p> <p>Potential scope for third</p>		<table border="1"> <tr> <td data-bbox="1155 331 1301 379">2.</td> <td data-bbox="1301 331 1346 379">Yellow</td> </tr> <tr> <td data-bbox="1155 379 1301 427">3.</td> <td data-bbox="1301 379 1346 427">Green</td> </tr> <tr> <td data-bbox="1155 427 1301 475">4.</td> <td data-bbox="1301 427 1346 475">Green</td> </tr> <tr> <td data-bbox="1155 475 1301 523">5.</td> <td data-bbox="1301 475 1346 523">Green</td> </tr> <tr> <td data-bbox="1155 523 1301 571">6.</td> <td data-bbox="1301 523 1346 571">Red</td> </tr> </table>	2.	Yellow	3.	Green	4.	Green	5.	Green	6.	Red	<p>Potential for commercial investment e.g. coffee cabin/snack van and more permanent facilities in future redevelopment.</p> <p>Create more positive context for addressing future redevelopment of remaining derelict Council land at The Shore, and tie in with TZ approach.</p> <p>Opportunities for improved access to river in co-operation with adjoining owner of existing adjoining slipway.</p> <p>Opportunity for match funding from a funding bid due to be submitted to the National Lottery Heritage Fund by RSPB.</p>
2.	Yellow													
3.	Green													
4.	Green													
5.	Green													
6.	Red													

PROJECT NAME	PROJECT SUMMARY	INDICATIVE COSTS	RAG ASSESSMENT AGAINST PBIP AIMS	COMMENTS ON ALIGNMENT WITH PBIP AIMS												
	sector involvement.															
Former Bowling Green, Tullibody Civic Centre	Replace grass with all-weather artificial grass surface on former bowling green at Tullibody Civic Centre.	£125,000	<table border="1"> <tr><td>1.</td><td>Green</td></tr> <tr><td>2.</td><td>Red</td></tr> <tr><td>3.</td><td>Green</td></tr> <tr><td>4.</td><td>Yellow</td></tr> <tr><td>5.</td><td>Green</td></tr> <tr><td>6.</td><td>Green</td></tr> </table>	1.	Green	2.	Red	3.	Green	4.	Yellow	5.	Green	6.	Green	<p>Support Tullibody Community Development Trust to make better use of outdoor playing surface, for such activities as walking football. Use currently limited as it is a grass surface and often is unplayable, and subject to wear and tear when in use.</p> <p>An all weather surface would allow the community to make better use of the area for a variety of outdoor sports and activities all year round, and making, use safer and more accessible.</p> <p>Investment in former Council asset transferred to community; demonstrating ongoing support of CWB.</p> <p>Would need to be sure that the community group could deliver the project within the required timescales.</p>
1.	Green															
2.	Red															
3.	Green															
4.	Yellow															
5.	Green															
6.	Green															
Hawkhill Community Centre	Replace grass with all-weather artificial grass surface and purchase of mobile floodlights, to allow for greater range of outdoor activities, including in evenings.	£125,000	<table border="1"> <tr><td>1.</td><td>Green</td></tr> <tr><td>2.</td><td>Red</td></tr> <tr><td>3.</td><td>Green</td></tr> <tr><td>4.</td><td>Yellow</td></tr> <tr><td>5.</td><td>Green</td></tr> <tr><td>6.</td><td>Green</td></tr> </table>	1.	Green	2.	Red	3.	Green	4.	Yellow	5.	Green	6.	Green	<p>Support Allow Hawkhill Community Association to make better use of outdoor playing surface. Use currently limited as it is a grass surface and often is unsafe or unplayable, and subject to wear and tear when in use.</p> <p>An all weather surface would allow the community to make better use of the area for a variety of outdoor sports and activities all year round, and making use safer and more accessible.</p>
1.	Green															
2.	Red															
3.	Green															
4.	Yellow															
5.	Green															
6.	Green															

PROJECT NAME	PROJECT SUMMARY	INDICATIVE COSTS	RAG ASSESSMENT AGAINST PBIP AIMS	COMMENTS ON ALIGNMENT WITH PBIP AIMS												
				Investment in community run sports/leisure facility; demonstrating ongoing support of CWB. Would need to be sure that the community group could deliver the project within the required timescales.												
New cycle facilities in Clackmannan and Alva	Build new pump track for BMX bikes in George V Park in Clackmannan and replace existing BMX track in Alva at the active travel route to the south of Craigton Crescent. Each project to cost £100,000, with balance to be funded with two £50,000 grants from Sports Scotland.	Clackmannan Pump Track - £50,000 Alva BMX track - £50,000	<table border="1"> <tr><td>1.</td><td>Green</td></tr> <tr><td>2.</td><td>Green</td></tr> <tr><td>3.</td><td>Green</td></tr> <tr><td>4.</td><td>Green</td></tr> <tr><td>5.</td><td>Yellow</td></tr> <tr><td>6.</td><td>Yellow</td></tr> </table>	1.	Green	2.	Green	3.	Green	4.	Green	5.	Yellow	6.	Yellow	Community partners such as Clackmannan Development Trust have been very keen to add to the cycling infrastructure in the area with more challenging features. These facilities would contribute towards health and wellbeing. Potential match funding available would maximise the investment.
1.	Green															
2.	Green															
3.	Green															
4.	Green															
5.	Yellow															
6.	Yellow															

Project	PBIF Allocation	Anticipated Match Funding	Total
Living Alloa	£27,000	£0	£27,000
The Shore	£63,000	£50,000	£113,000
Tullibody Civic Centre	£125,000	£0	£125,000

Hawkhill Community Centre	£125,000	£0	£125,000
Cycle Facilities	£100,000	£100,000	£200,000
Total	£440,000	£150,000	£590,000

Appendix 2: Strategy for focus of future Place Based Investments

As noted in 3.3, this funding allocation will be received by Clackmannanshire Council 2025/26 at least. Further to this, we also expect to be in a position to tap into the other Place Based Investment Programme funds such as the Vacant and Derelict Land Fund and the Regeneration Capital Grants Fund as well as a future round of the Levelling Up Fund and the substantial City Region Deal Funds including the Tourism, Culture and Heritage Fund. The table below is an attempt to display the priorities for investment in Place Based capital projects so that we are better able to prepare for funding opportunities as they arise.

This table is a starting point and the Investment Working Group will build on it to produce a full Investment Strategy this year.

Theme	Potential Funders
Town Centre Development	Place Based Investment Fund – up to £310,000 pa City Region Deal (Scottish International Environment Centre) – £17m City Region Deal (Intergenerational Living Innovation Hub) – £7.25m

	Levelling Up Fund constituency bid - up to £20m
Green Spaces	Place Based Investment Fund – up to £310,000 pa Regeneration Capital Grants Fund – up to £1m
Recreation/tourism	Sports Scotland – currently up to £50,000 awards Place Based Investment Fund – c. £310,000 pa Regeneration Capital Grants Fund – up to £1m City Region Deal (Culture, Tourism, Heritage) – c. £5m Levelling Up Fund constituency bid - up to £20m Levelling Up Fund transport bid – up to £20m