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**Report to: Clackmannanshire Council**

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**Date of Meeting: 02 October 2025**

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**Subject: Place Based Investment Programme Update**

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**Report by: Kevin Wells, Strategic Director Place**

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## **1.0 Purpose**

- 1.1. The purpose of this Report is to provide an update to Council on activity around the Council's Place Based Investment Programme. This Report describes the process that Officers have undertaken and outputs to create a plan for the appropriate use of the Scottish Government's Place Based Investment Funds for the year 2025/26.
- 1.2. This Report is intended to update the Council and also to provide a platform for discussion that will give Officers direction for future funding opportunities.

## **2.0 Recommendations**

**It is recommended that Council approves:**

- 2.1. The allocation of the Place Based Investment Fund 2025/26 for projects to support the improvement of Sauchie Hall and The Ben Cleuch Centre in line with sections 5.2 and 5.3 of this Report.

## **3.0 Place Based Investment Programme**

- 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 that is open to Clackmannanshire to apply to. The third fund is the Place Based Investment Fund (PBIF), 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 Place Based Investment Funds for the purposes of improving areas with a place based methodology from 2021/22 – 2025/26 making this the final year for the programme.
- 3.5. The main objectives of the Place Based Investment Fund 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 Framework 4, 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 the Primrose Street dementia friendly housing development.
- 3.7. Clackmannanshire Council was allocated £444,000 for the year 2022/23, which was put towards the following projects:
- 3.7.1. A Multi Use Games Area at Hawkhill Community Centre.
  - 3.7.2. A Multi Use Games Area at Tullibody Community Development Centre.
  - 3.7.3. New play equipment in Wimpy Park.
  - 3.7.4. A new biking facility (known as a pump track) in George V Park in Clackmannan.
- 3.8. Clackmannanshire Council was allocated £310,000 for the year 2023/24. Which was put towards:
- 3.8.1. Improvements at Carsebridge Cultural Campus.
  - 3.8.2. New lighting on the Menstrie Cycle path.
  - 3.8.3. New orientation signs in Menstrie.
  - 3.8.4. Additional funds to the pump track in George V Park in Clackmannan.
  - 3.8.5. Access improvements to Fir Park in Tillicoultry.

- 3.9. The Place Based Investment Fund was run as a challenge fund by the Scottish Government in the year 2024/25 due to lack of funds and Clackmannanshire Council was successful in securing £112,000 towards the Forthbank Vertical Growing project.
- 3.10. The Scottish Government have awarded Clackmannanshire Council £310,000 for the year 2025/26, which is to be allocated in two separate tranches. The first tranche of £242,730 has been awarded and accepted with the second tranche of £67,270 expected to be awarded towards the end of the calendar year, depending on funding availability.

#### **4. Process of Allocation**

- 4.1. The primary parameters that have directed Officers when considering what projects should be consulted upon and presented in this paper are:
- Place Based Investment Funds can only be used on capital costs.
  - The projects that the funds are to be allocated towards cannot already be included on the Council capital programme and funds cannot substitute for existing spend.
  - The funding must be committed with contracts in place between the community organisations and their contractors within financial year 2025/26.
- 4.2. Council Officers have prioritised that buildings in the process of Community Asset Transfer for this years' Place Based Investment Fund. In line with this, Officers compiled an options paper on potential buildings to benefit and the two that were considered most in need were Sauchie Hall and The Ben Cleuch Centre.
- 4.3. Officers created an application process for the organisations looking after Sauchie Hall and The Ben Cleuch Centre. These funding applications asked the two organisations to submit costs for improving both buildings that they were confident they could commit to spending in the financial year 2025/26. The received applications requested a total of £355,000, which is above the notified total of £310,000 to be received from the Scottish Government (see appendix A for breakdown of costs for both projects).

#### **5. Considerations**

- 5.1. While both projects are on assets owned by the Council, it is expected that the applicants will take on the maintenance and repair responsibility for the assets once the leases for both have been agreed.
- 5.2. Due to the nature of the funding being in two separate tranches this year, it is proposed that grant awards to the two beneficiaries are made in two separate grants. The first will be awarded following approval of this paper and conclusion of leases with the Council with the second once the second tranche of funding from the Scottish Government is confirmed.

- 5.3. As the requests for funding total more than the expected total from the Scottish Government, it is suggested that the total funds are awarded to the beneficiaries proportional to the sum they requested. This would allow them the flexibility to decide on the priorities for their respective buildings. A table outlining the suggested allocation methodology is below:

<b>Applicant</b>	<b>Amount requested £</b>	<b>Percentage of total</b>	<b>Amount to be awarded in tranche 1</b>	<b>Amount to be awarded in tranche 2</b>
Sauchie Public Hall SCIO	250,000	70.4	170,881.92	47,358.08
Tillicoultry, Coalsnaughton and Devonside Community Development Trust	105,000	29.6	71,848.08	19,911.92
	355,000	100	242,730	67,270

- 5.4. It is confirmed that the projects proposed for funding deliver on the Be the Future themes of sustainable, inclusive growth and improving health and wellbeing.
- 5.5. The two projects being proposed for funding are considered by Officers to strongly meet the aims of the Place Based Investment Fund as detailed in 3.5.

## **6.0 Sustainability Implications**

- 6.1. None

## **7.0 Resource Implications**

- 7.1. The funds to be used for these projects are 100% externally funded from the Scottish Government.
- 7.2. 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

- 7.3. Finance have been consulted and have agreed the financial implications as set out in the report. Yes x

## 8.0 Exempt Reports

- 8.1. 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	X
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**

Complies with relevant Council Policies Yes ☒

## 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 X

## 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: Cost list for both projects that are proposed to be supported by Place Based Investment Fund for year 2025/26

## 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 **X**

### Author(s)

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### Approved by

NAME	DESIGNATION	SIGNATURE
Kevin Wells	Strategic Director (Place)	

**Appendix 1: Cost list for both projects that are proposed to be supported by Place Based Investment Fund for year 2025/26**

<b>Sauchie Public Hall SCIO Application Cost Headings</b>	<b>Costs £</b>
Architect Fee for phase 1 and 2	15,000
Engineering works, fees and reports	10,000
Disabled Toilet and second toilet	15,000
Reconfiguration of male toilets into individual cubicles and repair works	20,000
Merging of the two toilets by the lesser hall and installing cubicles	20,000
Reconfiguration of the kitchen area, installing a new kitchen and installing storage space for chairs and tables	20,000
Sound proofing of the main hall and consultant fee	21,500
Install a retractable stage	25,000
New flooring in the main hall	20,000
Move the front doors and install disabled doors	10,000
Installation of a new and green heating system	50,000
Skip hire	1,000
Contingency of 10%	22,500
<b>Total</b>	<b>250,000</b>

<b>Tillicoultry, Coalsnaughton and Devonside Community Development Trust Application Cost Headings</b>	<b>Costs £</b>
Installation of tarmac paths	£35,000
Installation of solar panels, etc.	£25,000
Installation of full fibre broadband	£27,000
Installation of interactive display board	£10,000
Improvements to entrance	£8,000
<b>Total</b>	<b>£105,000</b>

