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**Report to: Special Meeting of Clackmannanshire Council**

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**Date of Meeting: 19 December 2022**

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**Subject: Place Based Investment Programme Update**

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**Report by: Strategic Director (Place)**

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## **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 a plan for the appropriate use of the Scottish Government's Place Based Investment Funds ("PBIF") for the year 2022/23 and a strategy for future place based funds.
- 1.2. The paper is intended to update Council and also to 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 strategy to a future Council meeting.

It is recommended that Council approves:

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

- 2.5. The carrying forward of projects that are not able to be committed within the timeframe for the 2022/23 allocation of PBIF, and that any resulting underspend for this year (2022/23) is used for the Council's playpark replacement programme.

### **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 which the Council has applied to and has received funding from in recent years. 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 Framework<sup>4</sup>, 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 £444,000 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.
  - The various projects where the funds are to be allocated 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 PBIF 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. The grant amounts listed in Appendix 1 are the maximum amounts that will be provided for each project.
- 3.10. Where it is proposed that PBIF projects are on property owned by the Council subject to any legal agreements (ie lease, management agreement and/or licences to occupy where maintenance sits with a third party) maintaining, repairing and renewing will continue to be the responsibility of the Council. The relevant budget holders are aware of this and have confirmed that these commitments are minimal and can be covered by existing budgets.
- 3.11. Where it is proposed that PBIF projects are owned by a third party (i.e private owner, community group and/or other third sector organisations), these owners will be responsible for maintaining, repairing and renewing of new or enhanced facilities provided by the PBIF.
- 3.12. Where funding is being provided to a third party, an offer of grant will be made and will be subject to the Council's usual terms and conditions.
- 3.13. Each project has a 10% contingency applied to mitigate against high rates of inflation that are currently being experienced.
- 3.14. In the event that projects detailed in Appendix 1 are not able to be committed within the timeframe for the allocation of PBIF 2022/2023, it is proposed that those projects are taken from PBIF allocation for 2023/2024, the result of which will be an underspend of the PBIF 2022/2023 funding. As such it is proposed that any underspend for PBIF 2022/2023 funding is put towards the playpark replacement programme.
- 3.15. It is confirmed that the projects detailed in Appendix 1 deliver on the Be the Future themes of sustainable, inclusive growth and improving health and wellbeing.
- 3.16. 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 Strategy, which will act as a vehicle for attracting investment for projects in the future. A report seeking approval for spend of future PBIF allocations will be brought back to Council.

#### 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 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

## 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

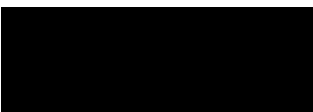
- 11.1 Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)

Yes (please list the documents below) No

### Author(s)

| NAME         | DESIGNATION                | TEL NO / EXTENSION |
|--------------|----------------------------|--------------------|
| Pete Leonard | Strategic Director (Place) | Extension : 2533   |

### Approved by

| NAME         | DESIGNATION                | SIGNATURE   |
|--------------|----------------------------|---|
| Pete Leonard | Strategic Director (Place) |  |



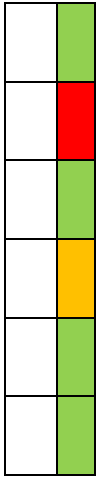
## Appendix 1: List of projects to be funded by the Place Based Investment Fund in year 22/23 and analysis table

<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   | FUTURE MAINTENANCE  |
|---|--|---|----------------------------------|--|---|
| <b>Former Bowling Green, Tullibody Civic Centre</b> | Replace grass with all-weather artificial grass surface on former bowling green at Tullibody Civic Centre. | Cost £155,000<br>Plus Contingency £15,500 |                                  | <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,</p> | Tullibody Community Development Trust are the current owners of the property and as such will have all obligations in relation to maintaining, repairing and renewing the proposed works. |

| PROJECT NAME                            | PROJECT SUMMARY   | INDICATIVE COSTS  | RAG ASSESSMENT AGAINST PBIP AIMS   | COMMENTS ON ALIGNMENT WITH PBIP AIMS   | FUTURE MAINTENANCE  |
|---|---|---|--|--|---|
|   |   |   |  | <p>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>  |   |
| <p><b>Hawkhill Community Centre</b></p> | <p>Replace grass with all-weather artificial grass surface and purchase of mobile floodlights, to allow for greater range of outdoor activities, including in evenings.</p> | <p>Cost £135,000<br/>Plus<br/>Contingency<br/>£13,500</p> |  | <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> | <p>The owner of the property is Hawkhill Community Association and as such will have all obligations in relation to maintaining, repairing of the proposed works.</p> |



| PROJECT NAME                               | PROJECT SUMMARY   | INDICATIVE COSTS   | RAG ASSESSMENT AGAINST PBIP AIMS  | COMMENTS ON ALIGNMENT WITH PBIP AIMS  | FUTURE MAINTENANCE |    |       |    |       |  |   |    |        |    |        |   |  |
|--|---|--|---|---|--------------------|----|-------|----|-------|--|---|----|--------|----|--------|---|--|
|  |   |  |   | <p>Investment in community run sports/leisure facility; 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> |                    |    |       |    |       |  |   |    |        |    |        |   |  |
| <b>New cycle facilities in Clackmannan</b> | Build new pump track for BMX bikes in George V Park in Clackmannan. Project to cost £116,200, with with a grant of ££50,000 from Sports Scotland. | <p>Cost £118,000<br/>Plus<br/>Contingency<br/>£11,900</p> <p>(£50,000 funding contribution from Sportscotland secured)</p> | <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 | <p>The Community partner, Clackmannan Development Trust has, in consultation with the community, been very keen to add to the cycling infrastructure in the area with more challenging features.</p> <p>These facilities would contribute towards health and wellbeing.</p> <p>Potential match funding available would maximise the investment.</p> | Owned by the Council and as such all obligations on maintaining, repairing and renewing works will be with the Council. This will be met from within existing budgets. |
| 1.   | Green   |  |   |   |                    |    |       |    |       |  |   |    |        |    |        |   |  |
| 2.   | Green   |  |   |   |                    |    |       |    |       |  |   |    |        |    |        |   |  |
| 3.   | Green   |  |   |   |                    |    |       |    |       |  |   |    |        |    |        |   |  |
| 4.   | Green   |  |   |   |                    |    |       |    |       |  |   |    |        |    |        |   |  |
| 5.   | Yellow  |  |   |   |                    |    |       |    |       |  |   |    |        |    |        |   |  |
| 6.   | Yellow  |  |   |   |                    |    |       |    |       |  |   |    |        |    |        |   |  |
| <b>Wimpy Park</b>                          | New play facilities to be installed in Wimpy Park as part of the overall development of the old walled  | <p>Cost £41,000<br/>Plus<br/>Contingency<br/>£4,100</p>  | <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> </table>  | 1.  | Green              | 2. | Green | 3. | Green | <p>Strong community benefit and fit with 20 minute neighbourhood and inclusion aims.</p> | The area within the walled garden (excludes the wall) is leased to Wimpey Park Community Group. |    |        |    |        |   |  |
| 1.   | Green   |  |   |   |                    |    |       |    |       |  |   |    |        |    |        |   |  |
| 2.   | Green   |  |   |   |                    |    |       |    |       |  |   |    |        |    |        |   |  |
| 3.   | Green   |  |   |   |                    |    |       |    |       |  |   |    |        |    |        |   |  |

| PROJECT NAME | PROJECT SUMMARY | INDICATIVE COSTS | RAG ASSESSMENT AGAINST PBIP AIMS   | COMMENTS ON ALIGNMENT WITH PBIP AIMS | FUTURE MAINTENANCE |    |  |    |  |  |   |
|--------------|-----------------|------------------|--|--------------------------------------|--------------------|----|--|----|--|--|---|
|              | garden.         |                  | <table border="1"> <tr> <td>4.</td> <td></td> </tr> <tr> <td>5.</td> <td></td> </tr> <tr> <td>6.</td> <td></td> </tr> </table> | 4.                                   |                    | 5. |  | 6. |  |  | [and all obligations for maintaining, repairing and renewing the play facilities will be with the Community Group |
| 4.           |                 |                  |  |                                      |                    |    |  |    |  |  |   |
| 5.           |                 |                  |  |                                      |                    |    |  |    |  |  |   |
| 6.           |                 |                  |  |                                      |                    |    |  |    |  |  |   |

| Project                   | PBIF Allocation | Match Funding Secured | Total           |
|---------------------------|-----------------|-----------------------|-----------------|
| Wimpy Park                | £45,100         | £0                    | £45,100         |
| Tullibody Civic Centre    | £170,500        | £0                    | £170,500        |
| Hawkhill Community Centre | £148,500        | £0                    | £148,500        |
| Cycle Facilities          | £79,900         | £50,000               | £129,900        |
| <b>Total</b>              | <b>£444,000</b> | <b>£50,000</b>        | <b>£494,000</b> |

## Appendix 2: Strategy for focus of future Place Based Investments

As noted in 3.3, this funding allocation will be received by Clackmannanshire Council until 2025/26 at least. Further to this, we also expect to be in a position to draw down from 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 Culture, Heritage and Tourism Programme. The table below is an attempt to set out 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 coming year.

| Theme   | Possible Projects  | Potential Funders  |
|---|--|--|
| Town Centre and Transformation Zone Development | Glentana Mill development<br>Greenfield House<br>Alloa Town Centre Site Assembly<br>Alloa streetscape improvements<br>Tillicoultry town centre improvements<br>Bedford Place Redevelopment<br>The Shore, Alloa | Place Based Investment Fund – up to £310,000 pa<br>City Region Deal (Scottish International Environment Centre) – £17m<br>City Region Deal (Intergenerational Living Innovation Hub) – £7.25m<br>Levelling Up Fund constituency bid - up to £20m |
| Green Spaces                                    | Alloa green spaces masterplanning and network development<br>Cochrane Park Toilets and Café  | Place Based Investment Fund – up to £310,000 pa<br>Regeneration Capital Grants Fund – up to £1m  |

|                           |   |  |
|---------------------------|---|--|
| <p>Recreation/tourism</p> | <p>Wellbeing Hub</p> <p>Fir Park redevelopment</p> <p>Gartmorn Dam development including Carsebridge estate</p> <p>Active Travel Routes</p> <p>Sauchie Tower and surrounding area</p> <p>Menstrie Mountain Bike Skills Area</p> | <p>Sports Scotland – currently up to £50,000 awards</p> <p>Place Based Investment Fund – c. £310,000 pa</p> <p>Regeneration Capital Grants Fund – up to £1m</p> <p>City Region Deal (Culture, Tourism, Heritage) – c. £5m</p> <p>Levelling Up Fund constituency bid - up to £20m</p> <p>Levelling Up Fund transport bid – up to £20m</p> |
|---------------------------|---|--|