

Agenda Item	<b>7</b>
Report No	<b>BSAC/02/21</b>

## HIGHLAND COUNCIL

**Committee:** **Badenoch and Strathspey Area Committee**

**Date:** **9 February 2021**

**Report Title:** **Town Centre Fund**

**Report By:** **Executive Chief Officer – Infrastructure and Environment**

### 1. Purpose/Executive Summary

- 1.1 The Scottish Government has allocated The Highland Council an additional £1,066,000 ring-fenced Town Centre Fund (TCF). On 5 November 2020, Members of the Economy and Infrastructure Committee Members agreed an area distribution of the grant. The Badenoch and Strathspey Area has been allocated £112,208. The four eligible settlements for TCF investment are Aviemore, Grantown-on-Spey, Kingussie and Newtonmore.
- 1.2 While a Town Centre focus remains with the fund, the key driver behind the extra funding is to stimulate local construction activity and support employment across Highland at this time of economic crisis. Accordingly, the Scottish Government has conditioned the grant offer that grant expenditure must be complete by March 2021 (i.e. works completed or contracts signed/commenced within 2020/21).
- 1.3 On 24 November 2020, Badenoch and Strathspey Area Committee Members agreed that The Highland Council invite bids for the available TCF grant. The process opened on 26 November 2020 and closed 6 January 2020. A total of seven eligible proposals were received. The total grant amount requested was £112,724. The full proposals received for each project can be viewed in Appendix 1.

### 2. Recommendations

- 2.1 Members are asked to:
- i. consider the proposals submitted and agree which projects are to be offered a Town Centre Fund grant and the value of funds to be offered; and
  - ii. agree and rank reserve projects to be pursued in the event of an underspend.

### 3. Implications

- 3.1 **Resource** – The additional funds are capital (for investment in fixed physical assets) and ring-fenced with specific conditions attached. The grant can be spent by The Highland Council or third parties. The value of TCF grant being requested by third parties is unlikely to affect international trade and therefore compliant with UK international commitments in relation to public authorities awarding subsidies.
- 3.2 **Legal** – When managing external funding it is imperative that the risks to The Highland Council are accessed/mitigated and any back to back grant award letters with third parties, and financial claims management protect Council financial and reputational interests.
- 3.3 **Community (Equality, Poverty and Rural)** – The purpose of the additional grant is to support the construction sector with contracts in town centres across Highland.
- 3.4 **Climate Change/Carbon Clever** – No direct implications arising albeit specific projects may bring positive implications.
- 3.5 **Risk** – As 3.2 above.
- 3.6 **Gaelic** – As 3.4 above.

### 4. Town Centre Fund Grant Award: 2020/21

- 4.1 On 10 September 2020 the Scottish Government announced an additional £18m through the Town Centre Fund as part of its national economic recovery stimulus package, particularly aimed at supporting construction activity across Scotland. On 18th September the Scottish Government issued its formal grant offer to The Highland Council. The value of the grant offered is £1,066,000.
- 4.2 The grant offer and accompanying guidance includes the following key conditions of grant:
1. All grant expenditure must be complete by 31 March 2021 (whether the project is led by The Highland Council or third party);
  2. The grant is for capital expenditure which is additional to that which is already or would otherwise be allocated to the 2020-21 budget and should not substitute for existing spend;
  3. The Grant may also be used to fund third party capital expenditure in the current year; and
  4. No part of the grant may be transferred to the Capital Fund, nor may any part of the grant be used to meet the costs of debt redemption.

### 5. Delivery Considerations

- 5.1 The Scottish Government in their grant award guidance explicitly states that: it is expected that local authorities will prioritise projects which are established and can progress in time to meet this deadline (31 March 2021). Expenditure is defined as “It is expected that work will be completed; or, at least work or contracts signed or commenced within 2020/21”. In other words this, together with the town centre purpose of the fund, can be read as: the Scottish Government is expecting The Highland Council to support existing Town Centre located projects that could benefit from some additional spend, or new Town Centre projects that are ‘shovel ready’ to be progressed.

## 6. TCF PROPOSALS

### 6.1

Project	Total Project Cost	TCF Grant Requested	TCF Grant Eligible
Aviemore Village Green	£29,300	£29,300	£29,300
Aviemore War Memorial	£24,504	£24,504	£24,504
Grantown Square	£7,570	£7,570	£7,570
Caberfeidh Horizons, Kingussie	£23,000	£23,000	£22,000
Gynack Gardens, Kingussie	£10,350	£10,350	£10,350
Market Stance Playing Field, Kingussie	£96,507	£10,000	£10,000
Newtonmore War Memorial	£9,000	£8,000	£8,000
<b>TOTAL</b>	<b>£200,231</b>	<b>£112,724</b>	<b>£111,724</b>

6.2 The following paragraphs summarise the seven proposals for the Badenoch and Strathspey area and provides commentary on the key issues to be considered by Members when determining which projects they wish to offer TCF grant.

### 6.3 Aviemore Village Green

6.3.1 Aviemore Community Enterprise are seeking £29,300 to carry out further hard landscaping works to the Village Green. The proposed works consist of re-surfacing paths and the access ramp, improving access for all abilities. It also includes new stone-built seating along the site boundary to make the area more useable and create a more attractive environment.

6.3.2 There are no eligibility or deliverability concerns with this project. The proposed works complement the approved 2019/20 TCF investment in the Village Green.

### 6.4 Aviemore War Memorial

6.4.1 Legion Scotland (Aviemore Branch) are seeking £24,504 to carry out environmental improvements to the War Memorial site. Proposed works consist of:

- Groundworks
- Natural stone planters
- Steps from main street to memorial
- New paving
- Poppy sculpture
- Memorial poppy wreath stand
- Stand and electrics for Christmas tree

6.4.2 There are no eligibility concerns with this project when the items are treated as a complete package. However, individually items such as the sculpture and wreath stand will have a negligible impact on the primary aim of supporting the construction sector if they were to be handled as stand-alone items. There are no deliverability concerns with this project.

## 6.5 Grantown Square

6.5.1 Grantown Initiative are seeking £7,570 for the supply and installation of new electrical ducting and cabling to replace existing faulty network in the Square. In turn this will stimulate greater use of the space for outdoor events.

6.5.2 There are no eligibility or deliverability concerns with this project. The proposed works complement the approved 2019/20 TCF investment in the Square.

## 6.6 Caberfeidh Horizons, Kingussie

6.6.1 Caberfeidh Horizons are seeking £23,000 to carry out further physical improvements to the community hub. It is necessary to remove £1k of ineligible maintenance (revenue) works to the rainwater goods. The £22k of eligible TCF works consist of a new front door and replacement of 8 windows.

6.6.2 There are no eligibility or deliverability concerns with this project. The proposed works complement the approved 2019/20 TCF investment in the property.

## 6.7 Gynack Gardens, Kingussie

6.7.1 Kingussie Community Development Company are seeking £10,350 to carry out further environmental improvements to the Garden. Proposed works consist of:

- Improvement of new bench seating and extension inc. planter
- Power supply for Christmas tree - electrician, cabling & housing
- New informal peripheral fencing - East side
- Roe deer sculpture to be located beside river bank
- Mature flowering specimen for North end (bus stop)
- Picnic benches (2) - (all abilities) including contractor for plinth
- Spring woodland bulbs provided for the Primary school to plant
- Installation of additional safety barrier opposite school
- Limited maintenance wild flower meadow ground prep contractor
- Avenue of 10 Cherry trees and removal of old trees

6.7.2 There are no eligibility concerns with this project when the items are treated as a complete package. However, individually items such as the sculpture and planting will have a negligible impact on the primary aim of supporting the construction sector if they were to be handled as stand-alone items. There are no deliverability concerns with this project. The proposed works complement the approved 2019/20 TCF investment in the property.

## 6.8 Market Stance Playing Field, Kingussie

6.8.1 Kingussie Camanachd Club are seeking £10,000 towards a £96,000 project to upgrade of the Market Stance Playing Field. The Playing Field has been in a state of disrepair for many years now and is not in a condition where it can be used for sport. The project is to fence the boundary, install floodlights, and do some ground works and grass seeding.

6.8.2 There are no eligibility or deliverability concerns with this project.

## 6.9 **Newtonmore War Memorial**

- 6.9.1 Newtonmore Business Association are seeking £8,000 towards a £9,000 project to improve accessibility to the War Memorial by carrying out improvements to the paths.
- 6.9.2 There are no eligibility or deliverability concerns with this project. The proposed works complement the approved 2019/20 TCF investment in public realm improvements.

## 7. **Assessment**

- 7.1 As is typical with this type of funding, the proposals received by The Highland Council vary significantly in terms of project outputs and outcomes. The timelines associated with the funding also makes it difficult for project sponsors to come forward with projects that can be assured of delivery, i.e. work to be completed; or, at least work or contracts signed or commenced by end March 2021. At the current time there is no indication that the Scottish Government will relax, as was the case with the original TCF allocation, this timeline for delivery.
- 7.2 Each project proposed has its own particular local benefits and impacts. In assessing which project to support, Members will need to determine which projects best meet the primary purpose of this fund i.e. early spend to support the construction sector.

Designation: Executive Chief Officer: Infrastructure and Environment

Date: 1 February 2021

Author: Alan Webster, Regeneration and Employment Team Leader

Appendices: Appendix 1 – TCF proposals

## APPENDIX 1: TCF PROPOSALS

<b>Town Centre Fund Project Proposal</b> (Send to <a href="mailto:regeneration@highland.gov.uk">regeneration@highland.gov.uk</a> )	
<b>Site address:</b>	Aviemore Village Green, Grampian Road, Aviemore
<b>Ownership:</b>	Ownership is unclear Transfer of title to Aviemore and Vicinity Community Council is being explored
<b>Project lead and contact details:</b>	Aviemore Community Enterprise Company Ltd
<p><b>Description of project. Including where the proposed TCF grant will be invested.</b> (e.g. acquisition, demolition, remediation, % contribution towards capital build costs):</p> <p>The Aviemore Village Green is situated in a prominent position at the centre of the village. The overall site is approximately 41m x 30m. The site is well used by local residents and visitors and provides a green focal point for the village. The construction of a new bandstand was recently funded via the Town Centre Fund</p> <p>A programme of hard landscaping works to enhance the Village Green is proposed. This would include</p> <ul style="list-style-type: none"> <li>- re-surfacing paths and the access ramp, improving access for all abilities.</li> <li>- new stone-built seating along the site boundary to make the area more useable, and create a more attractive environment.</li> </ul> <p>100% funding for the works is sought.</p>	
<p><b>Estimated outputs</b> (e.g. jobs created, Xm<sup>2</sup> of floor space brought back into productive use, ha land remediated, X residential units created):</p> <p>The project will further enhance the Village Green, a well-used and much-loved open space at the heart of the local community. The existing seating around the Green is tired, of varied appearance, and generally unattractive. The works will replace this with bespoke stone-built seating, helping to create a more useable environment for residents and visitors. Access for all abilities will be improved by resurfacing paths and the access ramp.</p> <p>The Village Green is a focal point for the local community and hosts various community events throughout the year. It is well-used by a range of community organisations and other local groups and businesses. Further investment will help it to continue to thrive at the heart of Aviemore.</p> <p>The proposed works will “lift” the space, making it more attractive and more useable. The enhancements will help to encourage both community and commercial use of the area. Disabled access to, and use of, the space will be enhanced. Future costs for the maintenance and/or replacement of the existing wooden benches will be saved.</p>	

**Indicative costs** (Please provide a breakdown of key cost elements):

Cost item	Amount funded from TCF	Amount funded from other sources (please specify funder)	Total Cost
Stone seating	£21,500	£	£21,500
Disabled access ramp	£2,400	£	£2,400
Hard surface path	£5,400	£	£5,400
<b>Total</b>	<b>£29,300</b>	<b>£</b>	<b>£29,300</b>

**If planning permission has been obtained, details on the type of planning permission (full, outline, conditional, unconditional), should be provided showing the date of approval. If there are any outstanding planning procedures/appeals or if there are likely to be any further planning appeals, these should be clearly explained below, stating the likely timescale for the resolution indicated:**

No formal permissions are required for these works.

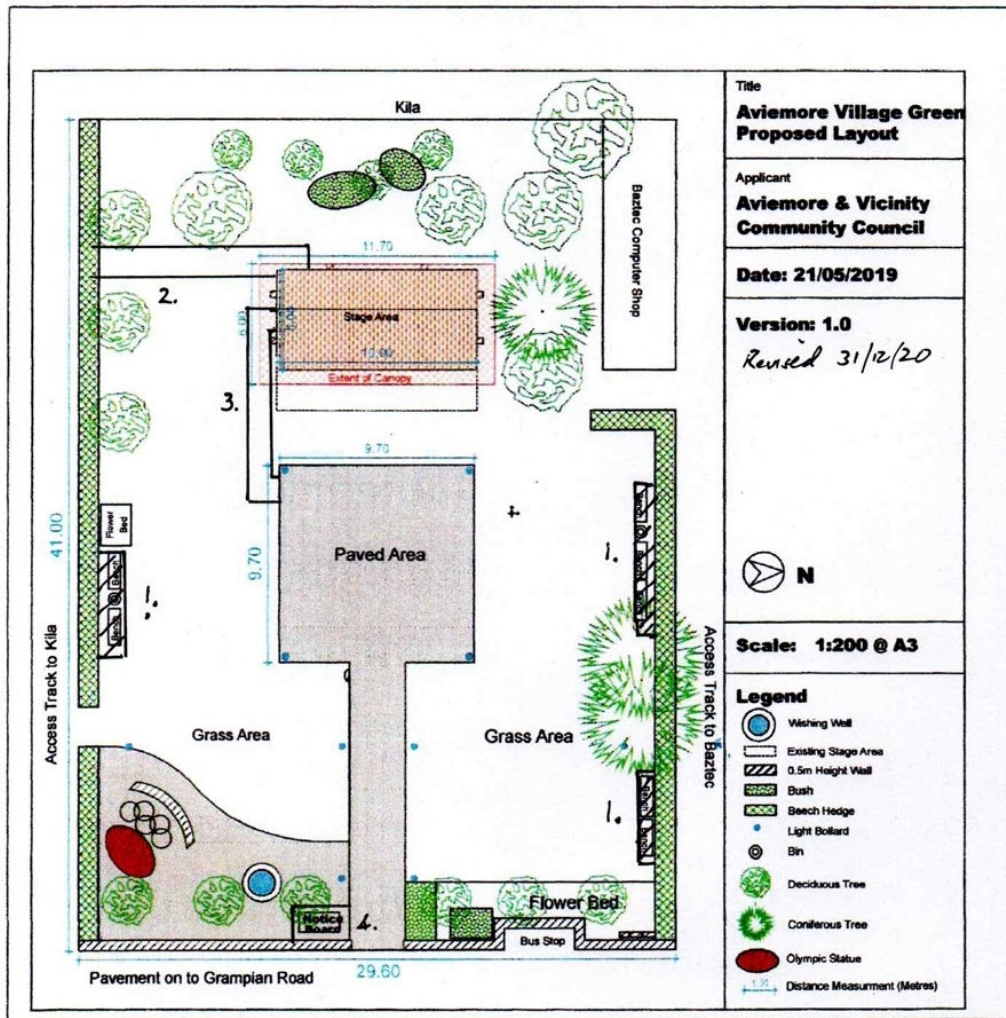
**Timescale for completion. Please specify when contracts will be awarded. When work will start on site and be complete, including when Town Centre Fund elements will be complete:**

The project can be put out to tender as soon as confirmation of funding is received, with a contractor appointed before the end of March 2021. A site start date will depend upon contractor availability for the specialist stonework but the works should take no more than 3 months. A target completion date of 31 July 2021 is proposed.

**Briefly describe what community consultation has been carried out in relation to your project:**

The project has been endorsed by Aviemore and Vicinity Community Council, and by Aviemore Community Enterprise Company.

**Location plan and photographs of site/property:**



Layout plan of Village Green, showing completed Phase 1 works. Proposed Phase 2 works are numbered 1-3 and described below.





1. Existing north boundary, showing dilapidated wooden seating to be replaced with two lengths of bespoke dry-stone seating (8 metres and 5 metres).



1. Existing southern boundary, showing old seating and proposed location of new dry-stone seating (5 metres).







Examples of dry-stone seating similar in character to proposal



2. Line of the existing temporary access ramp to rear of stage. This will be hard surfaced, to aid accessibility.
3. The proposed new slabbed path runs from the side of the stage to the right hand lighting bollard.

<b>Town Centre Fund Project Proposal</b> (Send to <a href="mailto:regeneration@highland.gov.uk">regeneration@highland.gov.uk</a> )	
<b>Site address:</b>	Aviemore War Memorial
<b>Ownership:</b>	Legion Scotland
<b>Project lead and contact details:</b>	Allison Higgins
<p><b>Description of project. Including where the proposed TCF grant will be invested. (e.g. acquisition, demolition, remediation, % contribution towards capital build costs):</b></p> <p>To extend and modernise our war memorial to make it look and feel more welcoming whilst being more accessible for our veterans, residents and other members of the public.</p> <p>This will allow a more practical and accessible area when parades are taking place. In creating the proposed area this will allow the regeneration of this zone, the impact of this can allow all age groups to use this space and give the memorial area the restoration and respect which it deserves.</p> <p>Aviemore has taken pride in the space we currently have for our memorial and have won community awards, there has also been the successful fundraising for a wrought iron bench.</p>	
<p><b>Estimated outputs (e.g. jobs created, Xm<sup>2</sup> of floor space brought back into productive use, ha land remediated, X residential units created):</b></p> <p>This will make the area more accessible for veterans and families and create a nice focal point in the village centre. The annual Remembrance service is always well attended and at present the Colour Party must stand in water where part of the area has subsided.</p> <p>Currently wheelchairs and members of the public with mobility assisted aids find the area impractical as there are steep steps and a sloping pathway, both with kerbs that are not currently lowered.</p> <p>The space is also quite small, this proposal will allow the opening up of the area making it a welcoming, convenient and aesthetically pleasing place to come too. There is currently a wrought iron bench which has been fundraised for by the local community, this would create a further focal point if it was given the space it deserves.</p>	

**Indicative costs** (Please provide a breakdown of key cost elements):

<b>Cost item</b>	<b>Amount funded from TCF</b>	<b>Amount funded from other sources (please specify funder)</b>	<b>Total Cost</b>
Complete job	£24,504	£0	£24,504
<b>Total</b>	<b>£24,504</b>	<b>£</b>	<b>£24,504</b>

**If planning permission has been obtained, details on the type of planning permission (full, outline, conditional, unconditional), should be provided showing the date of approval. If there are any outstanding planning procedures/appeals or if there are likely to be any further planning appeals, these should be clearly explained below, stating the likely timescale for the resolution indicated:**

No planning permission required.

**Timescale for completion. Please specify when contracts will be awarded. When work will start on site and be complete, including when Town Centre Fund elements will be complete:**

Contract would be awarded as soon as funding has been granted, work would be carried out between April and October, and be completed no later than 31.10.21

**Briefly describe what community consultation has been carried out in relation to your project:**

We have engaged with the local community to find how they would like the area to look. We have also used information gathered at committee meetings at the local Royal British Legion branch, this has led us to creating an accessible proposal.

**Location plan and photographs of site/property:**

<b>Town Centre Fund</b> <b>Project Proposal</b> (Send to <a href="mailto:regeneration@highland.gov.uk">regeneration@highland.gov.uk</a> )	
<b>Site address:</b>	Town Square, Grantown-on-Spey
<b>Ownership:</b>	Public Realm (Highland Council)
<b>Project lead and contact details:</b>	Jane Hope
<p><b>Description of project. Including where the proposed TCF grant will be invested. (e.g. acquisition, demolition, remediation, % contribution towards capital build costs):</b></p> <p>As outlined in the GI's previous successful application for TCF improvement monies in 2019, the Town Square is central to Grantown's community life and also its local economy which is based on visitors who come to see an attractive historic town and its surrounding woods, hills and river.</p> <p>The summer and winter seasons of 2020 have been disastrous for businesses as a result of Covid19 restrictions. There is now some hope for the future and Grantown's community is making plans towards "reopening" Grantown for Easter 2021. We see considerable potential for a "bounce back" effect as visitors look for a safe holiday, and in many cases one that does not require travel abroad.</p> <p>We also appreciate that Councils are likely to have reduced budgets for several years to come, and increasingly communities will need to take responsibility for their surroundings. Therefore we wish to work with the Highland Council in doing that.</p> <p>The Square in Grantown requires continual care and improvement to keep it looking attractive for visitors. The visitor economy is now year round in the Highlands and the Cairngorms National Park and Grantown evidences this by the consistent numbers that attend community-led events throughout all seasons of the year. Hogmanay, Harleys, Motormanias and several other seasonal heritage events have continued to increase in popularity over recent years and attract many visitors and residents alike. In addition, Grantown's High Street retailers have also been encouraged to run successful events to attract more people to visit and shop and the Cairngorms Farmers Market is also a regular visitor to the Square. Altogether, these year-round events bring much to the town, both by lifting the community's spirits and also through attracting visitors. For all of these events, reduction of generator use will be possible with an improved supply.</p> <p>It has become clear over the last 18 months that some of the underground cabling in the square is in urgent need of replacing, as several sections in the square no longer work reliably or even at all. We would like to be able to undertake the groundworks and cable replacement needed to ensure reliable power for those events that take place in the Square throughout the year, that require power sources at various points. This will provide the community and its event-organising organisations with some futureproofing for the next decade or (hopefully) longer.</p>	

- Area of town square remediated (approx. 1 Ha)
- Increased number visitors to Festive Season events. Recent Hogmanay events have attracted approx. 1600 per year. The corollary is increased business in B&Bs, hotels, cafes.

**Indicative costs** (Please provide a breakdown of key cost elements):

<b>Cost item</b>	<b>Amount funded from TCF</b>	<b>Amount funded from other sources (please specify funder)</b>	<b>Total Cost</b>
<b>Events Groundwork</b>			
Costs to include supply and installation of new ducting and cabling to replace existing faulty network. To include all excavation and reinstatement, electrical labour to carry out all disconnections, connections of new cabling, testing and commissioning.	£7,570		£7,570
<b>GRAND TOTAL</b>	<b>£7,570</b>		<b>£7,570</b>

**If planning permission has been obtained, details on the type of planning permission (full, outline, conditional, unconditional), should be provided showing the date of approval. If there are any outstanding planning procedures/appeals or if there are likely to be any further planning appeals, these should be clearly explained below, stating the likely timescale for the resolution indicated:**

None

**Timescale for completion. Please specify when contracts will be awarded. When work will start on site and be complete, including when Town Centre Fund elements will be complete:**

The groundwork required to replace cabling will be done either directly through Highland Council, or using a local contractor from THC preferred supplier list. Works will be carried out as soon as is practically possible and certainly before the next community event being held in August 2021 (Covid restrictions permitting).

**Briefly describe what community consultation has been carried out in relation to your project:**

The town currently has a variety of voluntary groups all undertaking work. They are brought together under the recently convened Grantown Forum. A project looking into a strategy for Grantown was completed in 2016 (The Iconic report, July 2016) and forms the basis for much of what we have devoted effort to since. This identified three themes:

**Town centre** – a plan to protect and enhance the built heritage, and to provide an attractive offering for those who work, live and visit Grantown-on-Spey.

**Tourism** – a plan to develop Grantown as an attractive tourist destination to a broad range of visitors, providing quality facilities and attractions.

**Community** – a plan to strengthen community action, and to address issues raised by the community.

This current application has been made by the GI in consultation with the GVCC.

We have been in contact with John Allan and Neil Fraser of Highland Council about the logistics and costings for this work and the amount requested in the application is in line with their estimates for the work.

**Location plan and photographs of site/property:**





<b>Town Centre Fund Project Proposal</b> (Send to <a href="mailto:regeneration@highland.gov.uk">regeneration@highland.gov.uk</a> )	
<b>Site address:</b>	Caberfeidh Horizons Community Hub (The Old Bank) 9 High Street, Kingussie, PH21 1HS
<b>Ownership:</b>	Caberfeidh Horizons (established 2004) is a registered charity, a social enterprise company limited by guarantee.
<b>Project lead and contact details:</b>	Carolyn Cornfield, Project Manager Caberfeidh Horizons 16 High Street Kingussie PH21 1HR
<p><b>Description of project. Including where the proposed TCF grant will be invested. (e.g. acquisition, demolition, remediation, % contribution towards capital build costs):</b></p> <p>The renovation of the Caberfeidh Horizons Community will be completed by January 2021. The Community Hub will inspire a much wider range of community activities. The hub will contain charity retail premises, training areas and social areas. The facilities will include serviced meeting rooms, equipped training areas and most importantly, a drop-in centre and food share facility in the middle of the town.</p> <p>The purchase and renovation of the former bank building has a project cost of £475,341. The funding for this has been achieved through the Town Centre Fund, Scottish Land Fund. The Robertson Trust, The R S MacDonald Charitable Trust, The Tudor Trust. Caberfeidh Horizons has invested £100,000 of its own accumulated reserves to this project. This money came from our two retail social enterprise operations which are entirely run by trainees and volunteers.</p> <p>The renovations and new annexe building have been designed and planned by Les Hutt Associates of Inverness. The contract for the work was awarded to C R Construction of Newtonmore who employed local tradesmen in all aspects of the project.</p> <p>During the renovation work, the builder reported serious issues with the front door and windows and recommended replacement with similar timber framed door and traditional sash windows. This work is essential to ensure the fabric of the building is conserved. This impressive asset must be sympathetically restored in keeping with the townscape of Kingussie.</p> <p>Covid19 lockdown stopped our two shops from trading and dramatically challenged our income, which would have been contributing towards sustainability. Combined with the identification of the problems with the exterior of the former bank building, we now also face the challenge of funding furniture, fittings and equipment for the new hub. Since reopening the profits generated by our shops are significantly down because of the impact of COVID-19.</p>	



We seek funding to make good the outside of the building. This will improve the Kingussie townscape. It will encourage more involvement from the community and attract visitors.

Town Centre funding will make an enormous difference to the Improvement of an historical building on Kingussie High Street. It will provide work for local construction companies. It will give a confidence boost, to the people of Kingussie, to see town centre improvements continued with the stimulus of council funding. It will make a material difference to the lives of people in the community.

The required tight turnaround time will be met. The project can be commissioned by 31 March 2021 and completed before 30<sup>th</sup> September 2021. The spending is of a one off nature.

Our experience of effectively working with the Town Centre Fund to date will ensure successful implementation of the project. We are very grateful to The Highland Council members and staff for their support and helpfulness.

**Estimated outputs** (e.g. jobs created, Xm<sup>2</sup> of floor space brought back into productive use, ha land remediated, X residential units created):

- 1.0 jobs created initially (with long term potential for more)
- 191 square metres of floor space on the High Street brought back into productive use
- 29.2 square metres of floor space created in our new annexe
- 0.03/0.04 hectares of vacant/derelict land remediated
- 15-20 volunteering opportunities created (40+ volunteers available)
- Architecturally interesting premises in the middle of the town refurbished and brought back into use, improved frontage, disabled access throughout the building.
- Provision of a community focal point for local people. Involvement of adults and young people of all abilities, especially those with a learning disability, mental health problem and the long term unemployed.

**Indicative costs** (Please provide a breakdown of key cost elements):

Cost item	Amount funded from TCF	Amount funded from other sources (please specify funder)	Total Cost
Replacement Front Door installed & made good	£4,500	£	£4,500
8 Replacement Windows to front installed & made good	£16,000	£	£16,000
Repair of gutters & downpipes to the front of the building	£1,000	£	£1,000
Painting of new windows, door, gutters & downpipes	£1,500	£	£1,500
<b>Total</b>	<b>£23,000</b>	<b>£</b>	<b>£23,000</b>

**If planning permission has been obtained, details on the type of planning permission (full, outline, conditional, unconditional), should be provided showing the date of approval. If there are any outstanding planning procedures/appeals or if there are likely to be any further planning appeals, these should be clearly explained below, stating the likely timescale for the resolution indicated:**

Our Architect, Les Hutt Associates of Inverness, has advised us that planning permission is not required as we are replacing like with like.

The replacement windows will be traditional wooden sash windows, the door will be timber framed. These will be sourced in the Highland region and Moray and fitted by local tradesmen.

**Timescale for completion. Please specify when contracts will be awarded. When work will start on site and be complete, including when Town Centre Fund elements will be complete:**

Tender issue date January 2021

Contracts awarded February/March 2021

Work on site starting March 2021

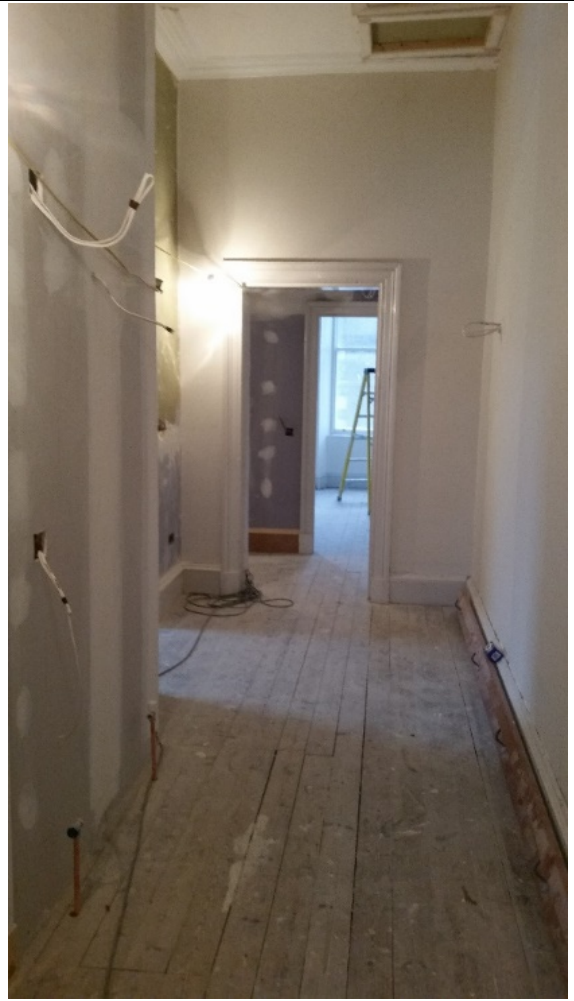
Work and Town Centre Fund elements complete June 2021

**Briefly describe what community consultation has been carried out in relation to your project:**

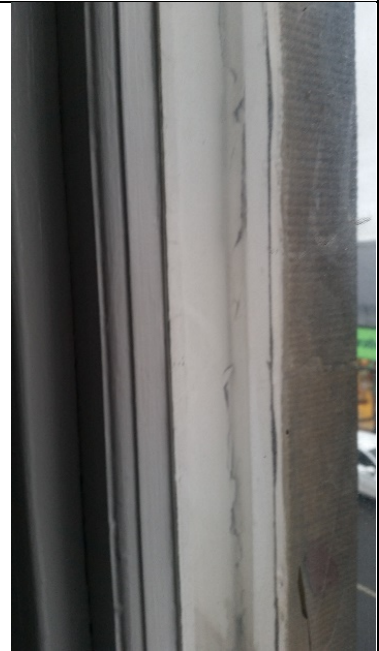
Caberfeidh Horizons identified a demand for a Community Hub to tackle local need. Community consultations were conducted in October 2017, May 2018, July 2018 and September 2019. The very positive response encouraged us to plan the purchase and renovations of the former bank building on Kingussie High Street.

***Location plan and photographs of site/property:***

**Caberfeidh Horizons Photographs showing the near completion of the inside of the building**



**Caberfeidh Horizons Photographs of the door and windows which are in urgent need of replacement**





Millar & Bryce

9 High Street, Kingussie, PH21 1HS



Reference: 102717/GP

Version: 1.0

Date: September 2018

Co-ordinates at Centre:

Easting: 275,714

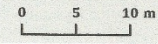
Northing: 800,667

Scale:

1:500

Paper Size:

A4



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<b>Town Centre Fund Project Proposal</b> (Send to <a href="mailto:regeneration@highland.gov.uk">regeneration@highland.gov.uk</a> )	
<b>Site address;</b>	Gynack Gardens
<b>Ownership:</b>	The Highland Council
<b>Project lead and contact details:</b>	Kenny Deans <b>Kingussie Community Development Company</b>
<p><b>Description of project. Including where the proposed TCF grant will be invested.</b></p> <p><b>Continuation of the Transformation of the centre of Kingussie from the High street to the Railway station.</b></p> <p>The initial Town Centre grant of 57k has successfully transformed the north end of the Gynack Gardens. The initiative has now attracted well over 200k of additional investment directly into the town and the gardens, which is a council owned asset.</p> <p>The majority of the additional funds have come from Sustrans 'places for everyone' programme which supports and funding for the creation of infrastructure that makes it easier for people to walk and cycle for everyday journeys and in Kingussie.</p> <p>The intention is also to promote the town as a destination for the area as well as with wider tourism.</p> <p>This project has provided the catalyst to successfully identify and commit a further 300k of additional funding to improve the junction to the south of the gardens -the 'Spey Street junction' - still subject to planning. These infrastructure investments are delivering transformational improvements to the very heart of Kingussie and we believe are an excellent return on investment.</p> <p>In addition to the improvements, this project has also reduced the pressure on Highland Council financial resources by covering the costs of such things as the removal of the old metal railings and the addition of new lighting at the War Memorial which were no longer functioning; this together with our additional plans we will also reduce the overall maintenance burden of the garden on the Council.</p> <p>KCDC are now planning the second phase of our town centre development. We think it is essential to make the important link between the improvements at the north end of the gardens with the planned renewed Spey Street Junction. This second phase will also make some significant additional improvements to the garden generally, which have been identified as the project has been developed. Key to this is addition seating including all ability access.</p> <p>There are some 'finishings' after discussions with the volunteer garden team that will help frame the hard landscaping that is about to be completed.</p>	

The south end of the garden will be landscaped to form an avenue of cherry trees to replace the dying bushes that are currently there and that encroach on the approach to the memorial. It is felt a more dramatic and higher avenue will add drama as welling more welcoming entrance to the garden. We are planning to establish a woodland/wildflower corner (following the success of the Grantown model) and supported by local youngsters..

**Estimated outputs** (e.g. jobs created, Xm<sup>2</sup> of floor space brought back into productive use, ha land remediated, X residential units created):

We will require to employ local contractors to conclude the works. 'Let it Grow'; landscape gardeners in Kingussie; a local contractor for joinery and excavation works. The additional timber will be sourced via Russwood, Newtonmore. Involving local school children with an environmental dimension. Fencing would be by a local fencing company.

**Indicative costs** (Please provide a breakdown of key cost elements):

Improvement of new bench seating and extension inc. planter See photo	£3,500
Power supply for Christmas tree - electrician, cabling & housing	£1,000
New informal peripheral fencing - East side	£1,000
Roe deer sculpture to be located beside river bank	£800
Mature flowering specimen for North end (bus stop)	£100
Picnic benches (2) - (all abilities) including contractor for plinth	£1000
Spring woodland bulbs provided for the Primary school to plant	£300
Installation of additional safety barrier opposite school	£1,000
Limited maintenance wild flower meadow ground prep contractor	£400
Avenue of 10 Cherry trees and removal of old trees	£1,250
	<b>£10,350</b>



**If planning permission has been obtained, details on the type of planning permission (full, outline, conditional, unconditional), should be provided showing the date of approval. If there are any outstanding planning procedures/appeals or if there are likely to be any further planning appeals, these should be clearly explained below, stating the likely timescale for the resolution indicated:**

Planning Application for Sculpture with planning – (Ref.n/a).  
Planning consent not required for other items.

**Timescale for completion. Please specify when contracts will be awarded. When work will start on site and be complete, including when Town Centre Fund elements will be complete:**

All items can be achieved in this financial year. March 31. 2021

**Briefly describe what community consultation has been carried out in relation to your project:**

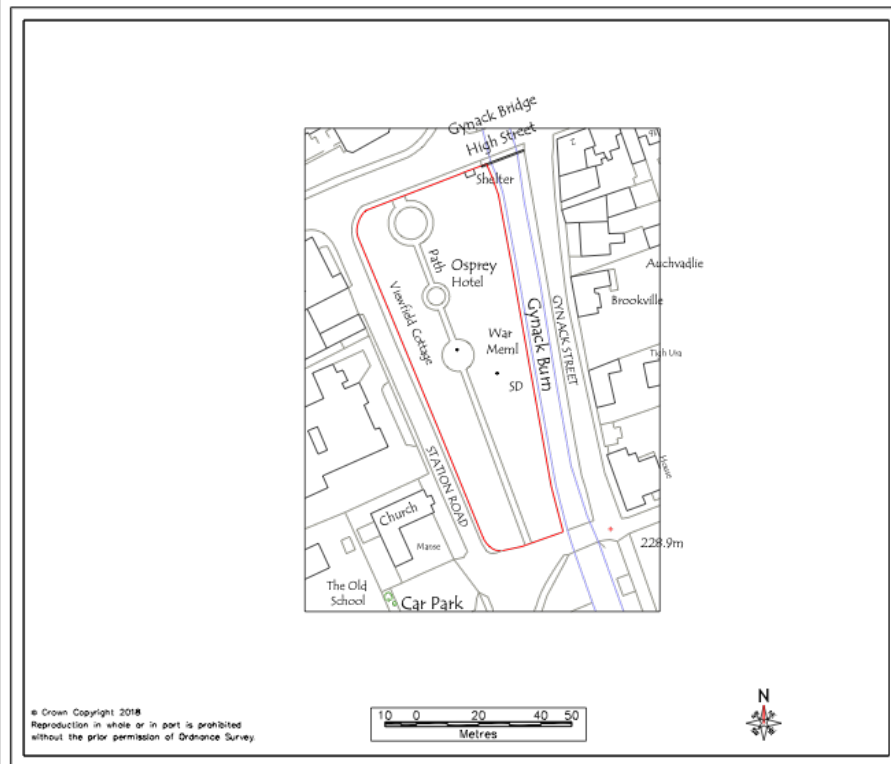
Extensive consultation locally prior to the major project. Discussion with Community Council (see attached letter of support from KVCC). Team Kingussie have discussed the proposals. We have held on site discussions with the Sean Malone KC Amenity Officer who will be a key partner in the further developments.

**Location plan and photographs of site/property:**

Below. Larger images of the seating improvements and bushes sent under separate cover to Liz Cowie.







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**Notes**  
**Key**  
 Property Boundary  
 Property in Ownership

**Highland Rural Design**  
**John Craig** R. Arch. BSc(Hon) Architect  
 3 Railway Cottages, Rathven Road  
 Kinrossie, Highland, P121 5JW  
 01540 662458 07959475099  
 john.craig@hotmail.co.uk

No.	Revision Description	Date

Gynack Gardens  
 High Street  
 Kinrossie

**Site Location**

Date	Scale	Rev No	Draw No
22-09-19	1:1250	00	SL 101

<b>Town Centre Fund Project Proposal</b> (Send to <a href="mailto:regeneration@highland.gov.uk">regeneration@highland.gov.uk</a> )	
<b>Site address:</b>	Market Stance Playing Field, Ruthven Road, Kingussie. PH21 1EP.
<b>Ownership:</b>	Highland Council. However, Kingussie Camanachd Club has applied to lease the Playing Field for 25 years under the Community Asset Transfer scheme.
<b>Project lead and contact details:</b>	John Robertson, Past-President of Kingussie Camanachd Club (SCIO No: SC048864). [REDACTED] Tel: [REDACTED] Email: [REDACTED]
<p><b>Description of project. Including where the proposed TCF grant will be invested. (e.g. acquisition, demolition, remediation, % contribution towards capital build costs):</b></p> <p>The TCF grant will be used as a % towards capital costs of upgrading a sports venue.</p> <p>The TCF Grant will be used to assist with an upgrade of the Market Stance Playing Field. Kingussie Camanachd Club will lead the project on behalf of the whole Kingussie Community. The Playing Field has been in a state of disrepair for many years now and is not in a condition where it can be used for sport. The project is to fence the boundary, install floodlights, and do some ground works and grass seeding.</p> <p>The Market Stance Playing Field is the main sports recreation area in Kingussie. The land was gifted to the town by Dochfour Estate in 1947. Kingussie Camanachd Club has applied to Highland Council for a 25 year lease, and also full Planning Permission has been applied for.</p> <p>The project is to upgrade the Playing Field to a modern standard and create a venue that can be used by many sports clubs and organisations such as; Kingussie Football Club, Badenoch Ladies Shinty Club, Kingussie High and Kingussie Primary Schools, Cycle Friendly Kingussie, as well as Kingussie Camanachd.</p> <p>Individuals will also be able to use the Playing Field for sport when there are no formal bookings.</p> <p>Letters of support from these organisations are attached to this application. The main purpose of the project is not just to restore the Playing Field to its</p>	

former quality but also to upgrade it to 21<sup>st</sup> Century standards. It is ideal that it is located next to the Kingussie Camanachd Clubhouse.

**Estimated outputs** (e.g. jobs created, Xm<sup>2</sup> of floor space brought back into productive use, ha land remediated, X residential units created):

**The Market Stance Playing Field is just over 1 hectare in size (123 metres x 86 metres). The project is to upgrade it to modern standards.**

**Once operational the venue will provide the basis of volunteering opportunities and community partnership working.**

**Indicative costs** (Please provide a breakdown of key cost elements):

Cost item	Amount funded from TCF	Amount funded from other sources (please specify funder)	Total Cost
Groundworks & Equipm.	£3,500.00	£8,552.75	£12,052.75
Floodlights	£3,500.00	£51,541.60	£55,041.60
Fencing	£3,000.00	£24,163.20	£27,163.20
Administration costs	£0.00	£1,800.00	£1,800.00
<b>Total</b>	<b>£10,000.00</b>	<b>£86,057.55</b>	<b>£96,057.55</b>

**\*\* Full budget is attached to the e-mail \*\***

**If planning permission has been obtained, details on the type of planning permission (full, outline, conditional, unconditional), should be provided showing the date of approval. If there are any outstanding planning procedures/appeals or if there are likely to be any further planning appeals, these should be clearly explained below, stating the likely timescale for the resolution indicated:**

Full Planning Permission for the upgrade has been applied for in December.

**Timescale for completion. Please specify when contracts will be awarded. When work will start on site and be complete, including when Town Centre Fund elements will be complete:**

The contracts will be awarded in March/April with the work starting in May and completed by August.

**Briefly describe what community consultation has been carried out in relation to your project:**

There has been extensive consultation with other Kingussie organisations and all the letters of support are attached to this application. Also the local Highland Councillors are supportive in principle.

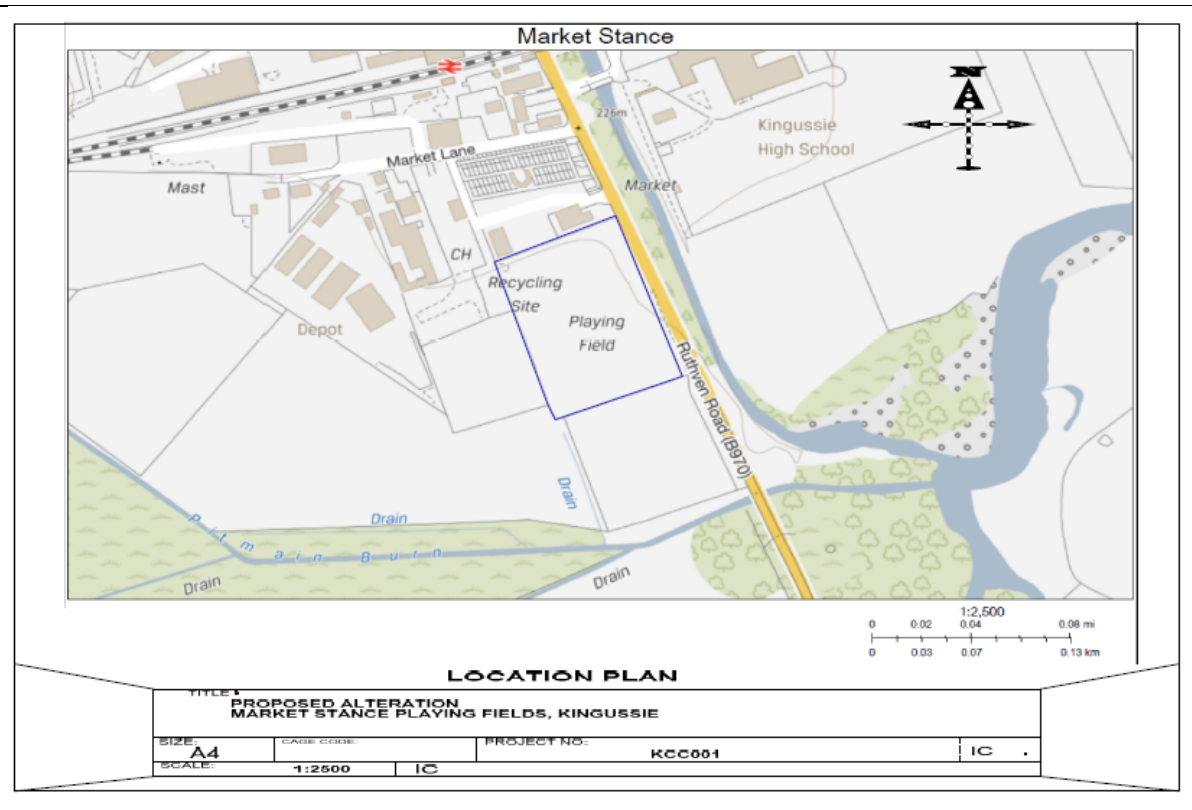
**Location plan and photographs of site/property:**

Attached to this application are :-

Site Plan and Location Plan.

Elevations Drawing and Detail layout Drawing.

2 photographs showing the current condition of the Playing Field.  
 Letters of Support.  
 Constitution and SCIO status.  
 Current permission to cut the grass.  
 Planning application confirmation.  
 Recent Bank Statement.  
 Confirmation of lease application.  
 List of committee/Trustees members.  
 Note from Alan Webster.  
 Last Annual Accounts sent to OSCR.  
 Budget.  
 Quotations





<b>Town Centre Fund Project Proposal</b> (Send to <a href="mailto:regeneration@highland.gov.uk">regeneration@highland.gov.uk</a> )	
<b>Site address:</b>	War Memorial Main Street Newtonmore PH20 1DA (57.065366 -4.119351)
<b>Ownership:</b>	Newtonmore Village Hall
<b>Project lead and contact details:</b>	Amanda Frazer, NBA Chairman
<p><b>Description of project. Including where the proposed TCF grant will be invested.</b> (e.g. acquisition, demolition, remediation, % contribution towards capital build costs):</p> <p>Remediation of War Memorial in the centre of Newtonmore, next to the community hall is on our list to improve the centre. Not only is it a War memorial it is also an area to gain a wider view of the Newtonmore area. We propose to repair, renovate and restore the footpaths and handrails that lead to the Memorial at the top of a small hill which is landscaped with scots pine, shrubs and dry-stone walls. The right-hand pathway has steps, but the left-hand path is a steadier climb with no steps and therefore restricted for disabled access. Improving the access to the Memorial adds to the work we have been undertaking to improve the town centre area and this was started by the Newtonmore Art Project which has been funded by the TCF and is virtually complete. This initiative will hopefully ensure that visitors will learn and experience the wider attractions of the Newtonmore area ensuring they stay longer and generate wider economic benefits to the town.</p>	
<p><b>Estimated outputs</b> (e.g. jobs created, Xm<sup>2</sup> of floor space brought back into productive use, ha land remediated, X residential units created):</p> <p>We have been advised that several individuals have slipped and fallen as they make their way to/from the Memorial. Thus, this project will make the paths safe and secure for the community and visitors to pay their respects to the 'Fallen'. There will also be a visual improvement to this area in the centre of the town. With the Memorial being on a small hill it offers 360° views of the surrounding Badenoch area and the facilities like the golf course, the Spey, Wildcat Trail etc. The issue is the poor state of the path and a more attractive walkway will a) make it easier for people to pay their respects b) more comfortable for the less able c) attractive path will lead people up to the top of the hill to admire the views.</p> <p>This project links in with the Newtonmore Art Project, improvements to the Community Hall, and the TCF application from the NCWDT to develop the Wildcat Centre, an aspect of is the information screen is to inform visitors of the wider attractions of the area. We believe these initiatives will benefit the local economy by informing visitors to stay longer or return to this sometimes-forgotten area of the Cairngorms National Park.</p>	

**Indicative costs** (Please provide a breakdown of key cost elements):

Cost item	Amount funded from TCF	Amount funded from other sources (please specify funder)	Total Cost
Path Contractor	£8,000	War Memorials Trust £1,000	£9,000
<b>Total</b>	<b>£8,000</b>	<b>£1,000</b>	<b>£9,000</b>

**If planning permission has been obtained, details on the type of planning permission (full, outline, conditional, unconditional), should be provided showing the date of approval. If there are any outstanding planning procedures/appeals or if there are likely to be any further planning appeals, these should be clearly explained below, stating the likely timescale for the resolution indicated:**

We don't envisage planning permission will be required. Approval will be sought from the village hall/Trustees

**Timescale for completion. Please specify when contracts will be awarded. When work will start on site and be complete, including when Town Centre Fund elements will be complete:**

Local Contracts sought and awarded – January-March '21

Community Consultation – April '21

Project Start – May '21

Project Completion – October '21

Dependant on the 'Restrictions'

**Briefly describe what community consultation has been carried out in relation to your project:**

Several local individuals have approached Newtonmore Business Association, Newtonmore Community Woodland Development Trust and Newtonmore & Vicinity Community Council to complain about the danger of the footpaths. As done for our Art Project, once we have received appraisals, assessments for the work we will display our proposals and consult the community for their suggestions and ultimate approval before we proceed.

**Location plan and photographs of site/property:**

Sadly, we did not take photos prior to the snow but will forward clearer photos to reveal the deteriorating pathways.

