

Agenda Item	<b>9</b>
Report No	<b>LA/7/22</b>

## HIGHLAND COUNCIL

**Committee:** Lochaber

**Date:** 7 February 2022

**Report Title:** Place Based Investment Programme

**Report By:** Executive Chief Officer Infrastructure, Environment & Economy

### 1 Purpose/Executive Summary

- 1.1 The Scottish Government has allocated the Council £1,963,000 ring-fenced Place Based Investment Programme (PBIP) funding for 2021/22. On 1 September 2021, Members of the Economy and Infrastructure Committee Members agreed an area distribution of the grant. Lochaber Committee was allocated £154,144.
- 1.2 In discussion with Ward 11 and 21 Members at the joint Ward Business Meeting held on 11 October 2021, Members expressed a desire to invite bids for the available PBIP grant.
- 1.3 The process opened on 29 December 2021 and closed 21 January 2022. A total of twelve applications were received. The total grant amount requested was £314,763.03. An extract of the salient sections of each application can be viewed in Appendix 1.

### 2 Recommendations

- 2.1 Members are asked to **consider** the applications submitted and agree which projects are to be offered a Place Based Investment Programme grant and the value of funds to be offered.

### 3 Implications

- 3.1 **Resource** - The Placed Based Investment Programme are capital and ring-fenced with specific conditions attached. The grant can be spent by Council or third parties. The grant needs to be contractually committed by 31 March 2022.

- 3.2 **Legal** – The Council, along with statutory community planning partners, has a legal duty from the Community Empowerment Act (Scotland) (2015) to tackle inequalities. The Council and its partners must produce 'locality plans' at a more local level for areas experiencing particular disadvantage. All partners must take account of these plans in carrying out their functions and must contribute appropriate resources to improve the priority outcomes. By seeking the views of the community partnerships in allocating this place-based funding and in recognising the areas of need to consider, the place-based investment can support the Council's legal duties.
- 3.3 **Community (Equality, Poverty and Rural)** – A key objective of the Place Based Investment Programme is to support wellbeing and inclusive economic development, tackling inequality and disadvantage, community involvement and ownership. While the allocation formula included use of the Scottish Index of Multiple Deprivation (SIMD), the Council has agreed with community planning partners to also use the Socio-Economic Performance (SEP) index which recognises rural deprivation better. This has led to over 20 locality planning areas being identified for community planning partners to work together in and with communities to reduce inequalities. Communities where locality plans have been or are being produced should be included in the consideration for this funding.
- 3.4 **Climate Change / Carbon Clever** - A key objective of the Place Based Investment Programme is to accelerate net zero ambitions.
- 3.5 **Risk** - When managing external funding it is imperative that the risks to the 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. In addition, the Best Value Assurance Report 2020 highlighted the need for the Council to make progress with partners in delivering our shared empowerment and locality planning obligations. The involvement of community partnerships in informing the priorities for place-based investment will help deliver this improvement action.
- 3.6 **Gaelic** - No direct implications arising albeit specific projects may bring positive implications.

#### **4 Place Based Investment Programme background**

- 4.1 The 2020 Programme for Government committed to establishing a Place-Based Investment Programme (PBIP), linking and aligning place-based funding initiatives. The aim of the PBIP is to ensure that all place-based investments are shaped by the needs and aspirations of local communities and accelerate ambitions for place, 20-minute neighbourhoods, town centre action, community led regeneration and community wealth building.
- 4.2 The Place Principle, which underpins this approach, was adopted by Scottish Government and COSLA as a basis for collaborative working to ensure that future local investment is relevant to local communities for the benefit of local people. Bringing relevant services, enterprise, and communities together to make our towns, villages, and neighbourhoods more viable.
- 4.3 The Scottish Government recognise that local government is a key partner in delivering the PBIP. Scottish Government and CoSLA have agreed that Local Government will receive a share of the funding over 5 years to support and advance place-based investment.

4.4 Local Government will receive a share of this capital funding, with £38m in 2021/22; £33m in 2022/23; £23m in 2023/24; £23m in 2024/25; and £23m in 2025/26. The £1,963,000 awarded to the Highland Council for 2021/22 is based on a distribution methodology agreed by COSLA and Scottish Ministers with 80% distributed based on the total population and number of towns, and 20% distributed based on deprivation. E&I Committee agreed that the same formula be applied to arrive at the area committee allocations.

4.5 Assuming that no changes are made to the aforementioned distribution formula, the Council can expect the following awards in future years:-

- £1,704,710 in 2022/23
- £1,188,131 in 2023/24
- £1,188,131 in 2024/25
- £1,188,131 in 2025/26

## 5 PBIP objectives

5.1 The main objectives of the Place Based Investment Programme are:-

- to link and align place-based initiatives and establish a coherent local framework to implement the Place Principle;
- to support place policy ambitions such as town centre revitalisation, community led regeneration, 20-minute neighbourhoods and Community Wealth Building;
- to ensure that all place-based investments are shaped by the needs and aspirations of local communities; and
- to accelerate ambitions for net zero, wellbeing and inclusive economic development, tackling inequality and disadvantage, community involvement and ownership.

## 6 PBIP locations

6.1 The Programme aims to invest in centres or neighbourhoods connected with two categories of settlement.

1. Rural settings with smaller populations, dependent on larger geographical area for support, for example:-

- small towns with a limited range of non-specialised facilities; and
- villages with very limited, or non-existent, access to facilities.

2. Urban settings with sizeable populations, for example:-

- regional capitals with extensive provision supporting a wide geographical area;
- larger towns with a comprehensive range of dedicated services and facilities; and
- individual neighbourhoods with limited access to relevant local provision.

6.2 As a consequence of the above aims, Economy & Infrastructure Committee agreed that all places, irrespective of population, be considered eligible for PBIP support.

## 7 Lochaber PBIP Applications

7.1

Project	PBIP requested £	Eligible PBIP costs £
Glenfinnan Community Hall	20,900	20,900
Lochaber Housing Association (Mallaig housing development)	10,700	10,700
Caol Shopping Centre Car Park	50,000	50,000
Canna Community Hub	60,000	60,000
Arisaig Community Trust (Arisaig housing development)	40,550	40,550
Harris Lodge	30,000	0
An Laimhrig (Interpretative project)	41,000	41,000
Fort William Pump Track	34,000	34,000
Fort William Promenade (public realm)	4,223.65	4,223.65
Fort William Parade (public realm)	1,853.99	0
Fort William Waterfront	9,800	0
Fort William Marina & Shoreline CIC (Puffer Pier – Pontoons)	11,735.39	11,753.39
<b>Total</b>	<b>314,763.03</b>	<b>273,127.04</b>

7.2

As is typical with this type of funding, the proposals received by The Highland Council vary significantly in terms of project outputs and outcomes. Each project proposed has its own particular local benefits and impacts. In assessing which project to support, Members will need to consider four key factors when determining applications:-

1. Does the project satisfy one of the seven PBIP objectives (section 5)?
2. Is the expenditure capital in nature?  
*i.e., A fixed physical asset.*
3. Can the expenditure be contractually committed by 31 March 2022?  
*Whilst the 5-year pipeline of funding is welcome and allows for more opportunity to identify and develop projects with more funding certainty, the grant condition that funds are to be committed on annual basis undermines any advantage secured and limits the ability to develop and support those projects that may potentially deliver the biggest impacts for Lochaber communities. It was agreed at the E&I Committee meeting on 1 September 2021 that the Council would write to the Scottish Government seeking flexibility in that regard.*
4. Does the project align with local CPP objectives?  
*A key requirement of the decision-making process agreed by E&I Committee is that Members take into account the views of the community partnerships when allocating this place-based funding. A verbal update will be provided by the Ward Manager.*

7.3

The following paragraphs summarise the twelve proposals received by The Highland Council for Lochaber and provides commentary on the key issues to be considered by Members when determining which projects, they wish to offer PBIP grant.

#### 7.4 Glenfinnan Community Hall Project

Glenfinnan Community Facilities SCIO are seeking the sum of £20,900 towards the capital refurbishment of a vacant property to create a community hall.

PBIP objectives met?	Yes
Capital?	Yes
Deliverable?	Risk is present.  £22,500 match funding still to be secured. Expected early 2022.  Tenders could be higher than budget available.
CPP alignment?	Verbal update to be provided

#### 7.5 Lochaber Housing Association (Mallaig housing development)

Lochaber Housing Association are seeking the sum of £10,700 towards the £1.4m development of 8 social rented flatted units. The PBIP grant requested is specifically to be invested in the provision of heat pumps and landscaping.

PBIP objectives met?	Yes
Capital?	Yes
Deliverable?	Yes. Works tendered and preferred bidder status awarded.
CPP alignment?	Verbal update to be provided

#### 7.6 Caol Shopping Centre Car Park

Caol Community Council are seeking the sum of £50,000 to carry out resurfacing and lining of the car park.

PBIP objectives met?	Yes
Capital?	Yes
Deliverable?	Yes. The Council has previously obtained quotations for this work as part of the Town Centre Fund and have reiterated a willingness to deliver the project.
CPP alignment?	Verbal update to be provided

#### 7.7 Canna Community Hub

Isle Of Canna Community Development Trust are seeking the sum of £60,000 towards the new Community Hub at Canna Pier. The project is estimated to cost £461,240 and will see the site of a former coal store beside Canna Pier redeveloped to create a reception hub and visitor facilities for the 10,000 - 15,000 annual visitors to the Island of Canna. Incorporating toilets, showers and a small laundry, the 87 m<sup>2</sup> building will help address pressure from the increasing number of visitors to Canna over the last 5 years. In particular, the increase in wild camping and toileting, and the increasing numbers of yachts, cruise ships and private boat trip passengers.

The hub will also function as a visitor reception and orientation point, and base for the NTS Ranger on Canna which would allow them to meet passengers off the ferry and give directions, visitor information and guidance on wildlife, sites and facilities. This will improve the visitor's experience of Canna, in particular for people with reduced mobility who currently find access to facilities difficult. The hub plans also include a consultation and treatment room for use by NHS health workers to Canna, so that patients can attend appointments in private and health visitors can store medicines and equipment securely on the island.

The sum requested completes the estimated financial package required to deliver the project.

PBIP objectives met?	Yes
Capital?	Yes
Deliverable?	Risk is present  The programme indicates that the contract will not be awarded until after 31 March 2022. However, in order to secure match funding, the financial package needs to be finalised by 31 March 2022.
CPP alignment?	Verbal update to be provided

#### 7.8 Arisaig Community Trust Housing Development

Arisaig Community Trust are seeking the sum of £40,550 towards the £1.41m development of 6 affordable rented units. The PBIP grant requested is specifically to be invested in the provision of renewable heating systems and landscaping.

PBIP objectives met?	Yes
Capital?	Yes
Deliverable?	Yes. Works tendered and preferred bidder status awarded.
CPP alignment?	Verbal update to be provided

#### 7.9 Harris Lodge

Isle of Rum Community Trust are seeking the sum of £30,00 towards emergency repairs and survey work/statutory consents to Harris Lodge. The long-term objective is to create rental accommodation on the Island.

Survey work is not capital and therefore ineligible. The emergency repairs are an immediate maintenance issue and as such are revenue in nature. It is evident that the property does require substantive renovation that would clearly fall into the capital definition. However, it is clear that significant survey work and business planning is required to ensure the long-term sustainability and viability of the proposal.

PBIP objectives met?	Yes
Capital?	No
Deliverable?	No. Further development work required to better understand long term redevelopment potential of the property.
CPP alignment?	Verbal update to be provided

### 7.10 An Laimhrig

Isle Of Eigg Heritage Trust are seeking the sum of £41,000 towards a £43,750 interpretation project (phase 2) associated with the £3.3m redevelopment of the community hub, An Laimhrig. Further detail is required on the precise nature and cost of a small number of the signs/panels to determine location and purpose to ensure that the objectives of the fund are respected. As such, the PBIP amount requested should be viewed as the maximum sum required.

PBIP objectives met?	Yes
Capital?	Yes
Deliverable?	Yes. Works can be tailored to accommodate available budget.
CPP alignment?	Verbal update to be provided

### 7.11 Fort William Pump Track

Lochaber Wheeled Sport Society are seeking the sum of £34,000 towards the creation of new £450,000 facility. The applicant is seeking to construct and run a world class Pump Track, BMX/Skate Park and Pushbike Trials facility with covered teaching and coaching space and safe storage of bikes in the Fort William area accessible to all users regardless of ability. The facility will be called Fort William Bike Park.

The aim of the facility is to develop and promote recreational wheeled sports in the Lochaber area, including but not exclusively: Mountain Biking, BMX, Skateboarding and Trials riding. The group aims to inspire local people by providing accessible, inclusive and inspiring facilities that enable and encourage people to engage in wheeled sports in all its forms regardless of gender, age, ethnicity or ability

PBIP objectives met?	Yes
Capital?	Yes
Deliverable?	Yes. Assuming that match funding (£25k) from the Baxter Foundation is secured.  Works tendered and preferred bidder status awarded.
CPP alignment?	Verbal update to be provided

### 7.12 Fort William Promenade

Fort William Town Team are seeking £4,223.65 to purchase and install 8 planters (inc. shrubs) and two plastic benches to be located on the Promenade.

PBIP objectives met?	Yes
Capital?	Yes
Deliverable?	Yes
CPP alignment?	Verbal update to be provided

7.13 Fort William Parade

The Fort William Town Team and Lochaber Rotary Club are seeking the sum of £1,853.99 to carry out environmental improvements to the parade. The scope of works is modest in nature and whilst they will improve the visual amenity, they are maintenance in nature and therefore do not satisfy the capital requirements of the programme.

PBIP objectives met?	Yes
Capital?	No
Deliverable?	Yes
CPP alignment?	Verbal update to be provided

7.14 Fort William Waterfront

Fort William Marina & Shoreline CIC are seeking the sum of £9,800 to commission a preliminary feasibility study to explore the development potential of Fort William Waterfront. This proposal is not capital in nature and therefore ineligible.

PBIP objectives met?	No
Capital?	No
Deliverable?	Yes
CPP alignment?	Verbal update to be provided

7.15 Fort William Pontoons

Fort William Marina & Shoreline CIC are seeking the sum of £11,735.39 to augment the secured £291,734.95 as part of the Puffer Pier project. The PBIP requested is specifically for a 6m pontoon and ancillary components.

PBIP objectives met?	Yes
Capital?	Yes
Deliverable?	Significant risk is present.  The dredging license remains outstanding but is expected mid-February. The deposit license expired on 28/01/2022 and is currently being renewed. A robust and current cost plan for the entire project needs to be prepared.
CPP alignment?	Verbal update to be provided

Designation: Executive Chief Officer Infrastructure, Environment & Economy

Date: 1 February 2022

Author: Alan Webster, Regeneration Team Leader



## Appendix 1: PBIP Application Extracts

### Glenfinnan Community Hall Refurbishment Project

#### 4.1 Project location - include postcode

Shore base, Glenfinnan, PH37 4LT

#### LOCATION PLAN

Shorebase Building (Glenfinnan Community Hall Refurbishment Project)



#### 4.3 The Project

**(a) Please summarise the project, explaining how it will achieve the funds' objectives as noted in 1.7, and list which outcomes it hopes to achieve.**

The project is to create a community hall and then use it as a base to deliver a variety of social and recreational services to the residents of the Glenfinnan Community Council area.

We will bring back into service an unoccupied building, formerly used as a workshop / office by a local business that has now moved to larger premises. Refurbishment of this building requires complete removal of the interior which is dilapidated beyond repair, and replacement of that with a new interior fit for purpose as a small community hall.

The building alone is relatively small for the intended purpose, so the refurbishment will include the addition of a large external deck area that will substantially increase the space available for events and generally enhance the amenity of the building. Once completed, the hall will be used to deliver a wide mix of services and activities of interest and benefit to the village community.

Glenfinnan, by virtue of its small size and location, already has many of the "20-minute neighbourhood" benefits, but it lacks a focal point. By creating a general-purpose meeting space that is within easy walking distance for all Glenfinnan residents we, as a community-led organization, can deliver services and activities that have previously been restricted in scope or completely impractical for lack of a permanent venue. This will strengthen the social fabric of the village; a fabric that has been significantly eroded by

the last two years of Covid-19 lockdown, especially for the more solitary, often older, members of the village.

Regarding the other desired outcomes...

**Community wealth building:** Other GCF projects include a pay-and-display car park adjacent to the Jacobite Memorial and Glenfinnan Viaduct. The entire parking fee revenue from that project is being re-invested in the community and will be the source of much of the funding for this project. The car park has created 3 new jobs for locals. The community hall will also provide local employment for (at least) two fitness instructors, and a hall manager / organizer. As well as its social uses, the hall will host some revenue generating activities such as small concerts, craft sales, charity auctions, and so on.

**Net zero:** See below.

**Wellbeing, Inequality:** See below.

**Community Ownership:** Obviously we do not own the building or land, but we have a 20-year tenancy, and the refurbished hall will be paid for, managed, and used by the local community.

**(b) How will the project benefit local communities and surrounding locality areas? Who will benefit from the project?**

The establishment of a community venue is primarily of benefit to Glenfinnan area residents.

While the focus of activities and services on offer will be the local village community, we expect that there will be some activities of interest and benefit to the wider community in the Lochaber area.

The choice of activities and services that we will deliver is informed by a formal village survey, but also by ongoing discussions, both at the community council and informally. We have also taken into consideration the ageing village demographic.

Examples of the sort of activities that we will host and (where appropriate) fund, would be a Christmas wreath making class, a “bring-and-buy” for local produce, painting lessons, community council, community facilities, and club meetings, talks by historians and other experts, musical performances, a “micro-cinema”, quiz nights, bridge nights, coffee mornings, drop-in advice sessions (financial, legal, etc), communal dining events (food prepared elsewhere), such as “bring a dish”, curry night, or Burns Night. Exercise classes: Zumba, tai-chi, Pilates, yoga (particularly versions of these aimed at the less physically able), children’s parties, carol singing, book exchange, and occasional use as a polling station.

**(c) What need or opportunity will the project address? How do you know there is local support for the project? Please provide evidence of community support with the application i.e., letters of support/consultation reports**

The need for a community hall has been a recurring agenda item at Glenfinnan Community Council meetings for many years. The stumbling block was always the lack of premises, but in 2017 a suitable building became available for lease. Before proceeding, Glenfinnan Community Council conducted a village-wide survey to re-affirm and quantify the need. The survey responses were overwhelmingly in favour of the proposal.

Following the positive survey, the project was passed to the Glenfinnan Community Facilities (GCF) SCIO for execution. Planning permission for change of use was obtained and a 20-year lease was agreed with the building owners. A refurbishment plan was developed by the SCIO trustees (all of whom are village residents) in collaboration with one of the residents who is a practising architect. The design was based on a list of seven types of activity that were identified and abstracted from the original survey feedback.

A detailed 3D computer model of the proposed refurbished hall, that included modelling of how different activities would be accommodated, was created (by another villager). A walk-through of the model was presented by Zoom meeting. The meeting was open to all villagers and was also recorded for those who could not attend the live meeting. We requested and received feedback on the ideas presented. There were no negative comments, but several refining suggestions were made, all of which were incorporated in the final design.

The GCF SCIO meet every 2 months to report and review progress, these meetings are open to all villagers and minutes are taken. We have also recently started to publish a short newsletter which is printed and delivered by hand to all residents (not everyone has email, and older residents often prefer paper).

Unfortunately, while this work was progressing, the pandemic arrived, and the Community Council was fully occupied responding to that. Our Covid-19 response included the acquisition and distribution of food and other supplies to villagers, particularly the elderly, those shielding vulnerable people, and those with small children. This seriously delayed progress on the hall, but on the positive side also emphatically underscored the need for a community facility to use as a hub for response activities now and in future.

**(d) List the main activities to deliver the project including timescales – this will be the project delivery plan. Projects must be completed and claimed by the end of September 2022.**

Activity name	Achieved by (date)
All warrants and permissions in place	30 Jan 2022
First phase subcontractors selected	14 Feb 2022
Works commence	1 Mar 2022
Phase 1 complete (Internal floor and walls, first fix services)	31 April 2022
Second phase subcontractors selected	15 May 2022
Phase 2 complete (kitchen, toilets, second fix and finish)	31 July 2022
Sewage Treatment Plant	31 July 2022
External Deck	31 July 2022

**(e) In developing the project, please detail how you have considered the following:**

**Environmental impact – describe how you have taken into consideration how the project specifically addresses climate change/net zero ambitions.**

We cannot achieve net zero on this project, but the refurbishment will significantly improve the environmental impact of the building. The premises insulation will be substantially upgraded. An air source heat pump will be installed to provide hot water and heating. We will upgrade a 50+ year old septic tank to a modern sewage treatment vessel. Finally, by making services available locally, we anticipate some reduction in residents' car usage.

**Equalities impact** – *explain how you have taken groups with protected characteristics into account in the development of the project. How will you strive to ensure that no one is excluded or disadvantaged from benefitting from the project?*

Some 30%+ of village residents are beyond pension age, and a few of the residents are of limited means and/or in poor health (physically or mentally). These are delicate matters to address without the anonymity afforded by a larger community, but by reaching out both socially and in the provision of activities and assistance we expect to be able to provide support with dignity.

**(f) How will the project be supported after PBIP funding and what will be the lasting benefits?**

**Organizationally:** We will employ a person to manage the hall. This will be a part-time appointment initially but expected to grow into a full-time position. The hall manager will develop and maintain a programme of events, manage an event timetable to coordinate and maximise the use of the hall, and be responsible for building maintenance, cleaning, and replenishing consumables. This would be a permanent position, probably best filled by a village resident as local knowledge and connections would be crucial.

**Financially:** The PBIP funding being applied for is a one-off capital cost. The cost of running and maintaining the building is currently estimated to be around £10,000 / year with a further £20,000+ / year for staff costs, this total of £30,000+ is affordable on an ongoing basis (from car park revenues).

The lasting benefits will be as already described in section 4.3(a).

**(g) Please outline how the project fits with local plans and strategies**

Glenfinnan Community Facilities (SCIO) was established by Glenfinnan Community Council to execute infrastructure projects that will benefit residents of the Glenfinnan community area.

We work in close collaboration with the Glenfinnan Community Council to ensure that we continue to meet that brief in each new project that we undertake.

The Community Council, in turn, benefits from the regular attendance of two Highland Councillors who often contribute their thoughts, expertise and support, and at the most recent community council meeting Colin Simpson (Principal Officer [Europe, Tourism and Film], Transformation and Economy Service, Highland Council) kindly agreed to join our meeting to give an update on the planning of future Highland Council tourism support in Lochaber. In short, the guidance we receive is always informed by that broader Highland Council context and perspective.

We have good working relations with the Glenfinnan Estate, who are the major landowner in the area. For example, the Glenfinnan Estate recently leased the community an area of ground on which we since have developed a 110-space car park. This alleviated the chronic shortage of parking for visitors to the village, which in turn had been seriously inconveniencing village residents due to congestion on the single-track road, and due to visitors parking in passing places, bell mouths, driveways etc. The estate also generously agreed that all profits from the car park should go into community funds. This new revenue stream will go towards a range of community projects, such as this proposed community hall, that will benefit the whole Glenfinnan community.

The National Trust for Scotland runs a visitor centre in the village. A representative from the trust regularly attends Community Council Meetings and shares that organization's plans for the visitor centre and the monument. Both organizations are aware of and take account of the others plans, but inevitably commercial considerations require careful separation of our respective activities and responsibilities.

Another organization that we have taken guidance from in our plans for this hall is the Lochaber Disability Panel who advised on accessible toilet provision.

Regarding the proposed community hall, we will expect the manager to liaise with other local venues to share best practice and event ideas.

<b>4.4 Does the project require planning permission or statutory regulatory consents?</b>	<b>YES /</b> <input type="checkbox"/>
<b>If YES, please detail below – if consents are in place, please provide evidence with the application</b>	
<b>Type</b>	<b>Date granted/expected</b>
Planning Permission - Change of use (18/05007/FUL)	18 Mar 2019
Building Warrant - Replacement of existing septic tank (21/00083/NDOM9)	17 May 2021
Building Warrant - Conversion to community facilities (21/01358/NDOM6)	Expected Jan 2022

## **SECTION 5: BUDGET**

*This can be provided in a separate excel spreadsheet if preferred. Delete the example below before completing this section.*

<b>5.1 Main project expenditure</b>		
<b>Budget Heading</b>	<b>Detailed cost</b>	<b>Amount</b>
Main Building Refurb.	Rams, Survey, Source, and order material	£1,000
	Break out floor	£1,000
	Level floor and insulate	£3,200
	Concrete screed	£3,500
	DPM and vapour barriers	£2,000
	Slap outs and repair	£6,000
	New windows and doors	£12,000
	Insulate	£5,500
	Framing	£1,600
	Plasterboard	£2,150
	Tape and paint	£2,500
	Internal doors	£1,000
	Trim	£1,900
	Electrical (First Fix)	£1,600
	Electrical (Second Fix)	£1,600
	Hydro connection	£600
	Low voltage and data	£1,000

	Air source with underfloor	£7,000
	Hot water (First Fix)	£1,400
	Hot water (Second Fix)	£600
	Kitchen and toilet (Second Fix)	£3,800
	Kitchen	£3,000
	Shelving	£2,000
	Paint	£2,400
	Flooring	£2,000
	Clean up	£400
	Paint exterior	£1,000
	New rainwater goods	£1,050
	Contingency	£6,000
	Recycle and Waste, protection of existing finishes	£1,000
Sewage Treatment Plant	Supply, Install, Commission	£12,500
Deck	Specify and Construct (Details TBD – Placeholder cost))	£25,000
<b>TOTAL PROJECT COST</b>		<b>£117,300</b>

## **SECTION 6 – MATCH FUNDING**

### **6.1 Please give details of confirmed match funding if applicable:**

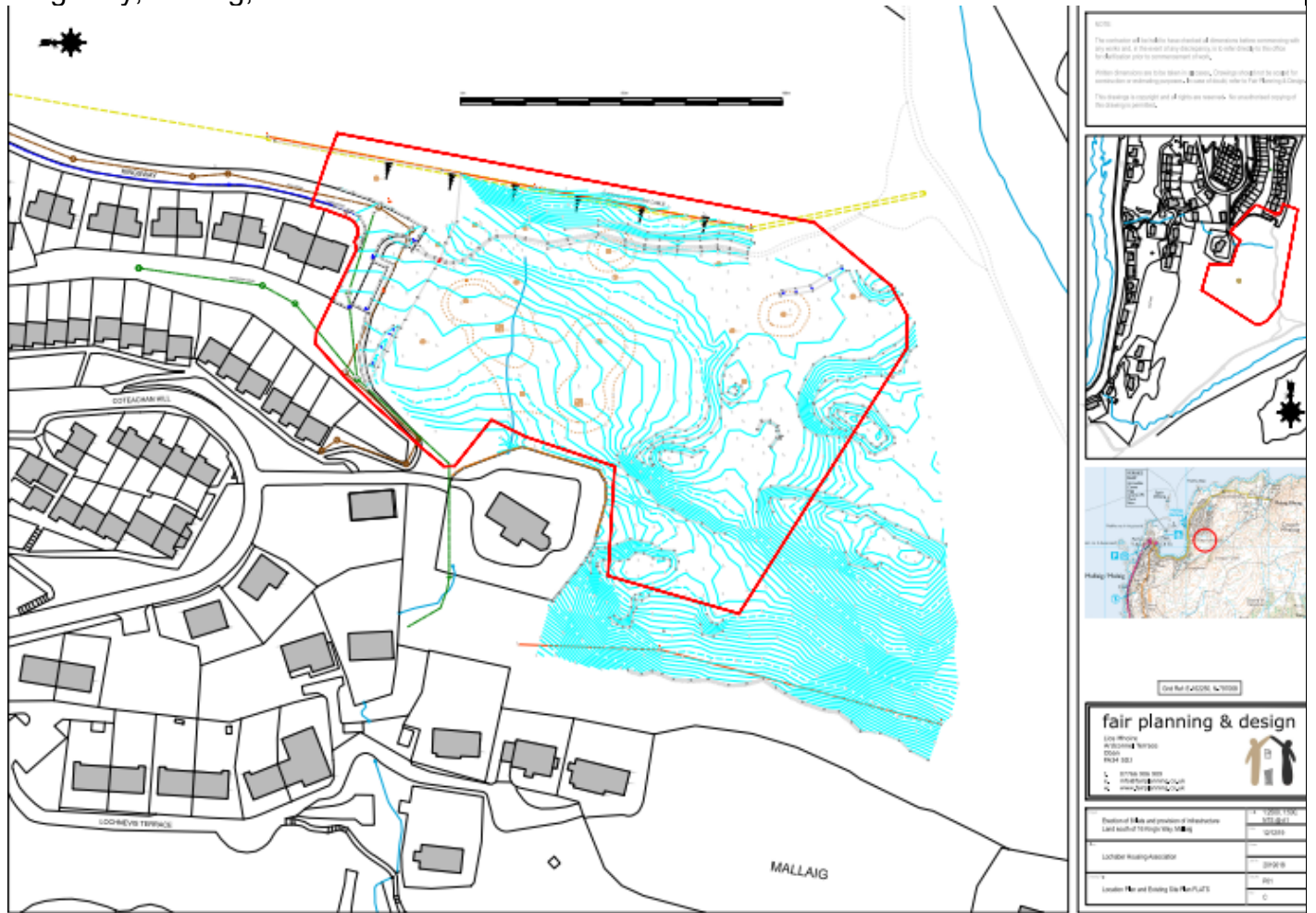
*If match funding is confirmed, please provide letters of awards with the application*

<b>Name</b>	<b>Date awarded/expected</b>	<b>Amount £</b>
Glenfinnan Community Facilities (self-fund)	Now	£73,900
National Lottery Community Led Fund	Early 2022	£7,400
Greening Community Assets Fund (HIE)	Early 2022	£15,100
<b>Total match funding</b>		<b>£96,400</b>
<b>PBIP Grant requested</b>		<b>£20,900</b>
<b>Total project cost</b>		<b>£117,300</b>

## Lochaber Housing Association (Mallaig housing development)

### 4.1 Project location - include postcode

Kingsway, Mallaig, PH41 4RP



### 4.2 Do you own the land/building, or a lease/control of asset is in place?

*Lease agreements must be for at least 10-years. Please provide evidence of ownership or lease with the application. If not in place, what are the arrangements to obtain this and by when?*

**Details:** Land purchase by LHA is imminent, prior to start on site in March.

### 4.3 The Project

**Please summarise the project, explaining how it will achieve the funds' objectives as noted in 1.7, and list which outcomes it hopes to achieve.**

The project is to provide 8 social rented flatted units for Lochaber Housing Association, along with 2 affordable self-build plots (via CHT, sold with a Rural Housing Burden to ensure they remain affordable in perpetuity). In order to attract the additional funding input, we are working with Nevis Estates, who will procure 6 private self-build plots at the same time and are also transferring the land to LHA at nil value. This mixed tenure approach has allowed the development of the social rented units, without which LHA would not have been able to develop in Mallaig due to the significant extra costs associated with the ground conditions and topography.

**20-minute neighbourhoods:** The development is located within a remote highland village, and local facilities are all available within an active travel time of 20 minutes.

**Community wealth building:** The community will benefit from the range of affordable properties (both flats and self-build plots) for local people to live in and enable them to contribute to the local economy. The depopulation of our rural villages is well known, resulting in a loss of services, lack of investment and unsustainable communities. Local businesses struggle to attract employees due to a lack of affordable housing which hampers their viability and prospects. This development will greatly assist local employers to attract and retain staff, thereby ensuring Mallaig's stability as a community.

**Net zero:** The properties being built will meet the current building regulations and achieve a Bronze sustainability rating. They will have EPC ratings of B, meaning they are extremely efficient. We will be utilising low carbon heat sources (air to air heat pumps), reducing waste where possible, ensuring products and services are locally sourced wherever possible and we have adopted a fabric-first approach in the design, meaning things like insulation levels have been prioritised.

**Wellbeing and inclusive economic development:** This is an opportunity to introduce additional high quality affordable homes in the Mallaig which will help address the wellbeing of not only the building occupants but also the wider local community, as well as help to reduce population decline.

**Tackling inequality and disadvantage:** The lack of affordable housing in our rural areas is well documented. The prevalence and demand for second homes and retirement properties often drives up local prices to beyond the reach of locals. Seasonal and part time work in rural locations can result in low wages in the area and often leads to many people living in poor conditions in unsuitable and unstable accommodation. We see this first-hand in many communities we work with. Increasing the availability of affordable rented homes in Mallaig will reduce housing inequality.

**(a) How will the project benefit local communities and surrounding locality areas? Who will benefit from the project?**

The project will benefit the local community and surrounding areas by addressing the housing need specific to the Mallaig area. We have long known that there has been demand but there has been a severe challenge in identifying a viable route, and available land, to develop affordable housing here, until now.

The project will mean that local families will be able to obtain housing suited to their needs, reflected in the variety of options being social rented flats, affordable and open market plots. The community will also have an upgraded path network as part of the contract (as required by Planning), integrating the development with the popular existing path network. Natural play areas will also be provided for youngsters in the area. We have appointed a preferred bidder (i.e., the contract has not been awarded) who is a local contractor, employing local labour including sub-contractors and consultants, which further ensures the development will be positive for the community.

**(b) What need or opportunity will the project address? How do you know there is local support for the project?**

We have liaised with the Community Council throughout the process, who have been supportive from the start and who are delighted to finally see a development move ahead here in Mallaig. We also know there is need, as identified by demand figures by LHA of the Highland Housing Register, and also by testing the market for the plots sales, when we established keen interest.



Both these assessments recently reconfirmed that the demand is there for us to proceed, despite the significant challenges posed by the pandemic in terms of materials costs, supply chain delays and pressure on consultants and so on.

Highland Housing Register demand (first choice) for Mallaig:-

1 bed bungalow	41
1 bed ground floor flat	26
1 bed upper floor flat	25
2 bed bungalow	13
2 bed house	11
2 bed ground floor flat	8
2 bed upper floor flat	4
3 bed bungalow	4
3 bed house	6
4 bed house	1

**(c) List the main activities to deliver the project including timescales – this will be the project delivery plan. Projects must be completed and claimed by the end of September 2022.**

Activity name	Achieved by (date)
Contract Award	28 <sup>th</sup> January 2022
Land Acquisition	18 <sup>th</sup> February 2022
Mobilisation to site	26 <sup>th</sup> February 2022
Site fencing, path redirection, signage	26 <sup>th</sup> February 2022
Consents in place	11 <sup>th</sup> February 2022
Materials ordering	Ongoing
- heat pump order	25 <sup>th</sup> February 2022
Start on site	1 <sup>st</sup> March 2022
Heat pumps received and paid for and stored on site as property of LHA	1 <sup>st</sup> July 2022
Heat pumps installed	Autumn 2022
Completion of project of 8 units and 8 plots	01/06/2023

**(d) In developing the project, please detail how you have considered the following:**

**Environmental impact** – We will be utilising air-to-air heat pumps as the space heating system. Our preferred bidder, Knoydart Construction, is well known for his environmentally responsible approach, particularly in reducing waste and utilising resources in the most efficient way. This comes from having grown his business from Knoydart, where there has long been a focus on these matters. We have been proactive in ensuring that peat disruption is minimised, materials are locally sourced where possible and that site waste is minimised.

**Equalities impact** – explain how you have taken groups with protected characteristics into account in the development of the project. How will you strive to ensure that no one is excluded or disadvantaged from benefitting from the project? The development has been designed to be suitable for occupation by a wide range of tenants, including easy adaption for those who may be ambulant disabled.

This is because the design meets not only current building standards but also Housing for Varying Needs Part 1, thereby suiting the different and changing needs of people over their lifetime. We have allowed for low level showers to ground floor flats also, as we know that this simple provision at the outset can assist greatly for those with reduced mobility. The flats and affordable plots will only be available to people who cannot afford to access mainstream housing at market value.

**(e) How will the project be supported after PBIP funding and what will be the lasting benefits?** The project will be supported by LHA, as part of their extensive portfolio of existing stock throughout Lochaber, ensuring cyclical maintenance and reactive repairs are handled efficiently and that tenants are supported throughout their time at the development.

**(f) Please outline how the project fits with local plans and strategies**

The project has been agreed as part of the Strategic Housing Investment Programme, by Highland Council, as well as the Affordable Supply Housing Programme by Scottish Government. The site was also zoned for planning.

<b>4.4 Does the project require planning permission or statutory regulatory consents?</b>	<b>YES / NO</b>
<b>If YES, please detail below – if consents are in place, please provide evidence with the application</b>	
<b>Type</b>	<b>Date granted/expected</b>
Planning consent imminent, subject now only to confirmation of Road Construction Consent	11 <sup>th</sup> February 2022

## **SECTION 5: BUDGET**

*This can be provided in a separate excel spreadsheet if preferred. Delete the example below before completing this section.*

<b>5.1 Main project expenditure</b>		
<b>Budget Heading</b>	<b>Detailed cost</b>	<b>Amount</b>
Substructure	Foundations and ground floors	100,000
Superstructure	Frame, structural timber, upper floors, roofing, stairs, external walls, windows, doors, internal partitions, insulation etc	284,000
Finishes	Wall, floor, ceiling finishes, Ames taping etc	101,000
Fittings	Fittings and furnishing at kitchens	40,000
Services	Sanitaryware, service equipment, disposals, plumbing and heating installation, air and sound testing, builders work	210,000
	Heat pumps inc. installation (for 8 LHA flats)	<b>6,700</b>
External Works	Site clearance, plant hire, roads, kerbing, car parking, temporary works, scaffolding, foul drainage, rainwater drainage	290,000
External Services	Water, buried drains, BT, electricity, street lighting	78,000
Ground/ Plot Works	Landscaping, existing path redirection/ signage, perimeter fence etc	<b>4,000</b>
	Landscaping at completion	10,420
Other contractor costs	Consultants' costs, warranty, services engineer, planning fees, transport and fuel	185,000

LHA Costs	CDM-Advisor, Employer's Agent, legal costs, site investigation, bins, address registration, developer contributions per Planning, agency fee, topography	68,000
<b>TOTAL PROJECT COST</b>		<b>£1,415,000</b>

## 5.2 Reasonableness of cost – how did you obtain project costs?

All costs, such as for contractors and consultants, have been obtained via competitive tender and the lowest cost has been selected, subject to appropriate quality checks. We are very confident that the very best costs have been reached, and this is a condition of our other grant funding (Housing Association Grant).

## SECTION 6 – MATCH FUNDING

### 6.1 Please give details of confirmed match funding if applicable:

*If match funding is confirmed, please provide letters of awards with the application*

Name	Date awarded/expected	Amount £
Housing Association Grant	March 2017	715,040
LHA Private Finance	2020-2021	400,000
Nevis Estates Private Finance	2020-2021	230,000
Plot sales (Affordable)	On completion	60,000
<b>Total match funding</b>		<b>£1,405,040</b>
<b>PBIP Grant requested</b>		<b>£10,700</b>
<b>Total project cost</b>		<b>£1,415,740</b>

### 6.2 Will the project involve “in kind” support?

*This should not be counted as confirmed match funding for the project*

**Yes / No**

**However**, please note that due to the significant extra-over costs of developing this extremely challenging site, and under the cost difficulties and delays brought about by the pandemic, LHA has increased its private finance towards the development by £56,000, bringing their total to £400,000. Nevis Estates have also contributed a further £30,000, making their total £230,000. The remaining finance is raised through the affordable plot sales and this cannot be increased further otherwise the plots become unaffordable for the target market.

### Caol Community Council (Caol Shopping Centre Car Park)

#### 4.1 Project location - include postcode

Caol Shopping Centre Car Park  
Caol  
Fort William  
PH33 7AS

#### 4.2 Do you own the land/building, or a lease/control of asset is in place?

*Lease agreements must be for at least 10-years. Please provide evidence of ownership or lease with the application. If not in place, what are the arrangements to obtain this and by when?*

**Details: the land is owned by Highland Council**

#### 4.3 The Project

##### (a) Please summarise the project, explaining how it will achieve the funds' objectives as noted in 1.7, and list which outcomes it hopes to achieve.

The funding would provide funds to allow the Caol Shopping Centre Car Park to be repaired fully and for this well used Car Park to be upgraded to encourage even more people to use it. It is currently in a very bad state of repair.

This would revitalise the look of this Shopping Centre which is the main shopping area within Caol. It would also encourage more people within Caol to visit this area thereby helping more people to benefit from the 20-minute neighbourhood aspiration.

Having the Car Park upgraded would add to the Community Wealth as this asset would no longer be an eyesore.

As Caol is classed as an area of local deprivation, with levels of inequality and disadvantage in our community, and this project would be spending money in our area, which will encourage more of our residents to feel pride in their area and feel as though they are included.

##### (b) How will the project benefit local communities and surrounding locality areas? Who will benefit from the project?

The upgrading and repair of the Car Park will benefit both the local businesses within the area, and also all those who will use the car park. It will also benefit the local residents who use the car park, but also the many visitors to our area who use it during the year.

##### (c) What need or opportunity will the project address? How do you know there is local support for the project? Please provide evidence of community support with the application i.e., letters of support/consultation reports

There has been a need to repair the car park for many years, and the last time this was put forward there was local public support to get it done.

As a Community Council we would fully support this application

**(d) List the main activities to deliver the project including timescales – this will be the project delivery plan. Projects must be completed and claimed by the end of September 2022.**

Activity name	Achieved by (date)
Full upgrade to Car Park	31/3/21 est

**(e) In developing the project, please detail how you have considered the following:**

**Environmental impact** – describe how you have taken into consideration how the project specifically addresses climate change/net zero ambitions.

The impact of getting the Car Park retarred would certainly enhance the environment around the Shopping centre and encourage more people to use these shops

**Equalities impact** – explain how you have taken groups with protected characteristics into account in the development of the project. How will you strive to ensure that no one is excluded or disadvantaged from benefitting from the project?

As this car park is free for anyone to use at this time, there would be no one excluded from using the asset once completed.

**(f) How will the project be supported after PBIP funding and what will be the lasting benefits?**

Once completed, there would hopefully be no need for this to be done for many years.

The lasting benefits would be from the enhanced look, and an increased pride in the area around the shopping Centre

**(g) Please outline how the project fits with local plans and strategies**

The project fits well with our local strategy of upgrading the facilities within the Caol area. We previously received some funding for the upgrading of another Car Park within Caol, and this would allow another area to be done.

It also provides evidence to the people within Caol that their area is somewhere to be proud off.

**4.4 Does the project require planning permission or statutory regulatory consents?**

**NO**

**If YES, please detail below – if consents are in place, please provide evidence with the application**

Type	Date granted/expected

**SECTION 5: BUDGET**

*This can be provided in a separate excel spreadsheet if preferred. Delete the example below before completing this section.*

<b>5.1 Main project expenditure</b>		
<b>Budget Heading</b>	<b>Detailed cost</b>	<b>Amount</b>
Retarring Car Park	Costs to scrape off too surface and replace	£40,000
Contingency Funds	Traffic Management needs, Relining costs,	
	Adverse weather delay	£10,000
<b>TOTAL PROJECT COST</b>		<b>£50,000</b>

**5.2 Reasonableness of cost – how did you obtain project costs?**

Estimated Costs and Contingency Provision based on costs detailed from an estimate given to Highland Council in March last year, and a 20% top up given for increased costs in last year. Reasonable Contingency costs also taken into account.

**SECTION 6 – MATCH FUNDING****6.1 Please give details of confirmed match funding if applicable:**

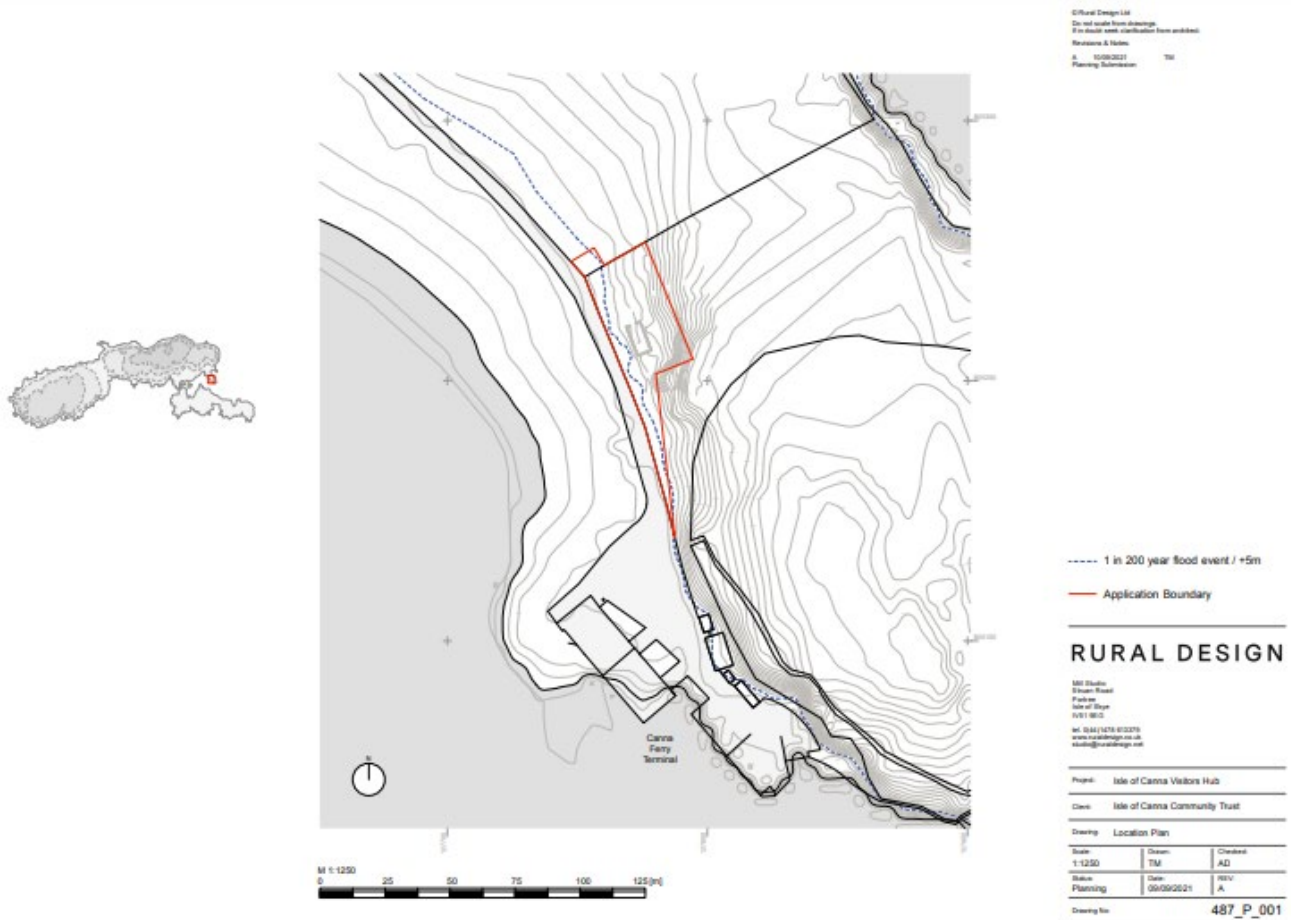
*If match funding is confirmed, please provide letters of awards with the application*

<b>Name</b>	<b>Date awarded/expected</b>	<b>Amount £</b>
None		0
<b>Total match funding</b>		<b>£0</b>
<b>PBIP Grant requested</b>		<b>£50,000</b>
<b>Total project cost</b>		<b>£50,000</b>

## Isle Of Canna Community Development Trust (Canna Community Hub)

### 4.1 Project location - include postcode

Canna pier, Isle of Canna, PH44 8RS



### 4.2 Do you own the land/building, or a lease/control of asset is in place?

*Lease agreements must be for at least 10-years. Please provide evidence of ownership or lease with the application. If not in place, what are the arrangements to obtain this and by when?*

**Details:** The site is owned by project partner NTS, upon completion the building will be managed by loCCDT on behalf of the community.

### 4.3 The Project

**(h) Please summarise the project, explaining how it will achieve the funds' objectives as noted in 1.7, and list which outcomes it hopes to achieve.**

The project will see the site of a former coal store beside Canna Pier redeveloped to create a reception hub and visitor facilities for the 10,000 - 15,000 annual visitors to the Island of Canna. Incorporating toilets, showers and a small laundry, the 87 m<sup>2</sup> building will help address pressure from the increasing number of visitors to Canna over the last 5 years. In particular, the increase in wild camping and toileting, and the increasing numbers of yachts, cruise ships and private boat trip passengers.

The hub will also function as a visitor reception and orientation point, and base for the NTS Ranger on Canna which would allow them to meet passengers off the ferry and give directions, visitor information and guidance on wildlife, sites and facilities. This will improve the visitor's experience of Canna, in particular for people with reduced mobility who currently find access to facilities difficult.

The hub plans also include a consultation and treatment room for use by NHS health workers to Canna, so that patients can attend appointments in private and health visitors can store medicines and equipment securely on the island.

This project aims to bring Canna's visitor reception and welfare facilities up to an acceptable standard for the 21<sup>st</sup> century, in line with modern expectations, and complementing other recent investments in the Small Isles' tourism infrastructure. The project has been driven by the community because we see potential for Canna to derive more economic value from tourism, assisting our long-term goal of boosting our population and regenerating the island. The low-impact environmental design attests to the partners' commitment to sustainable economic growth and a green recovery from Covid-19.

The project demonstrates the place principle through collaboration between island residents, the National Trust for Scotland, Highland Council, NHS and Visit Scotland to steer investment to the location where it can have the most impact for the community, maximising the benefit from built assets by combining complementary services under one roof.

Canna is traffic free and the hub will be located at Canna Harbour, within 20 minutes' walk of all the main facilities and attractions (Canna House and gardens, Canna Café, the community shop, museum and A'Chill archaeology). It will be managed and operated by the community development trust under a long lease, and although it is not expected to be a significant income generator, it will provide some employment. The building's design seeks to minimise embodied carbon, while the energy it uses will be supplied by Canna's own renewable electricity grid.

**(i) How will the project benefit local communities and surrounding locality areas? Who will benefit from the project?**

The residents and NTS are acutely aware of Canna's unique and fragile environment, and the island's vulnerable human community. The economic activity from tourism can help to regenerate the community but it needs to be managed sensitively to protect this special place. This project has been led and driven primarily by the community because they see it as key element in their long-term strategy to make Canna an exemplar for small island sustainability in the 21st Century. Managing the project, and the completed building itself puts the resident community more fully 'in control' of the tourism infrastructure on Canna, which builds confidence, capacity and resilience.

The standard of visitor facilities generally on Canna is starting to fall behind those found on the other small isles, and in some areas falling behind current visitor expectations. The community is aware of this and wants to address both Canna's capacity to cope with the numbers now being experienced, and the quality of visitors' own experience.

The hub building will also include a dedicated consulting room for NHS Doctors and health-workers to meet and consult island residents and store medical equipment on the island. This facility, which Canna has never had will be a huge benefit to the community and is fully supported by NHS Highland. Currently health workers must consult patients in their own homes and have nowhere to leave medicines or equipment on the island between visits.



**(j) What need or opportunity will the project address? How do you know there is local support for the project? Please provide evidence of community support with the application i.e., letters of support/consultation reports**

Canna welcomes between 10,000 and 15,000 visitors each year, most of whom are day-trippers as over-night accommodation is very limited. Numbers had been increasing steadily over the last 5-6 years until 2020. Evidence for this is available from a number of different corroborating sources; NTS ranger counts, cruise ship passenger lists, yacht mooring fees, Harbour Master and Canna campsite operator. True numbers are likely to be somewhat higher, as the rangers do not spot everybody - arrivals on private yachts, RIBs and kayakers are often missed. The Harbour Master estimates that RIBs from Skye transport around 5,000 visitors to Canna in a normal season, while the CalMac ferry delivers around 3,500 (passenger numbers for Canna alone are not available). Cruise ships are a growing sector with 84 vessels of different sizes visiting Canna in 2019.

Private yachts, leisure boats and sea-kayakers account for the rest of sea-borne visitors. After a Covid induced lull in 2020, Summer 2021 saw in excess of 30 yachts a night moored in Canna Harbour, an unprecedented number (10-15 a night has been typical in previous years).

Visitor nights at the island's basic campsite increased more than three-fold between 2016 and 2019, (113 to 394) with a documented increase in wild camping at the same time. The increasing numbers are putting the island's limited infrastructure under strain.

Canna could absorb more visitors without impacting on the island's essential character, but welfare facilities are inadequate and poorly located. There are only 2 public toilets on Canna, with a single basic coin-operated public shower, located a mile from the harbour and pier in the middle of a working farm. This is not convenient for yacht visitors or campers, and there are health & safety concerns due to farm operations involving livestock and machinery. The only disabled access toilet is located in Canna Shop 0.5km from the pier, along a rough track, clearly unsuitable for anyone with impaired mobility.

Finally, a visible base for the NTS Ranger close to the landing point for all visitors will mean that the Rangers have a better opportunity to meet and interact with visitors, improving visitor information and management, as well as their experience of Canna.

**(k) List the main activities to deliver the project including timescales – this will be the project delivery plan. Projects must be completed and claimed by the end of September 2022.**

Activity name	Achieved by (date)
Obtain building warrant	March 2022
Procurement tender process	April 2022
Confirmation of final project cost and all funding	April 2022
Commence construction work on site	May 2022
Complete construction	October 2022
Snagging and hand-over	December 2022
Completion of lease and management arrangements	March 2023
Visitor facilities open	Easter 2023

**(l) In developing the project, please detail how you have considered the following:**

**Environmental impact** – *describe how you have taken into consideration how the project specifically addresses climate change/net zero ambitions.*

Canna is a unique island with a sensitive environment and limited infrastructure. The island is self-sufficient in water and electricity, but the capacity of both is constrained, so all new development must be carefully planned to avoid over-loading the supply. The hub will use of Canna's own renewably generated electricity, and in addition will incorporate solar hot-water and/or PV to augment generation at times of peak use. In this way the building will complement Canna's long-term strategy for climate change adaption and resilience.

Water supply for the toilets, showers and laundry is a more pressing issue as Canna's private water supply can be constrained during extended dry spells. The hub design will incorporate innovative water-saving measures, and rainwater collection to reduce the building's overall demand for potable water. The proposed site at Canna Harbour is close to existing infrastructure with drainage, water and power all being on-site already.

The building design makes as much use of timber as much as possible in both structural elements and external cladding, to minimise its embodied energy. At the same time this is a highly visible location in a National Scenic Area, so the design will need to be good quality, durable but not overly prominent.

**Equalities impact** – *explain how you have taken groups with protected characteristics into account in the development of the project. How will you strive to ensure that no one is excluded or disadvantaged from benefitting from the project?*

At the moment the only disabled access toilet is located 0.5km from the pier, along a rough track, clearly unsuitable for anyone with impaired mobility. The planned facility will include separate fully accessible male and female toilets and washrooms, as well as a dedicated unisex disabled toilet with separate access. The whole building will have barrier-free access, so all visitors can participate in Ranger 'meet and greet sessions, as well as accessing visitor information.

Having fully accessible welfare facilities close to the ferry terminal will be a significant improvement for visitors with impaired mobility. Having visitor information and access to the NTS Ranger at the same location will also make it easier for less mobile visitors to access information and obtain advice or directions from the ranger.

Having dedicated space for health workers to examine and consult patients without requiring home visits improves equality of access to health care and privacy between those who live in their own homes, and those in rented shared accommodation such as a HMO, or seasonal employees.

**(m) How will the project be supported after PBIP funding and what will be the lasting benefits?**

The site and the hub building itself will remain in the ownership of National Trust for Scotland whose inalienability rules ensure that ownership is vested in an organisation with a long-term commitment to the island and its community. The community, through Isle of Canna Development Trust (IoCCDT) will take a long-term lease of the building from NTS at nil rent and will operate and manage it on behalf of the community. Access to the toilets and showers will be free with a suggested donation towards maintenance. Access to the laundry will be open 24 hours, with the washers and dryers operated by purchased tokens.

There will be a small rental income from NHS Highland for the use of the Doctor's Consulting room by visiting NHS health workers, and NTS will pay a facilities management charge for the Ranger Base. Together these modest incomes should meet costs of cleaning, repairs, insurance and long-term maintenance by IoCCDT. Power (electricity) will be supplied by Canna's community-owned energy company, and water supply is via the NTS' private system. The partners do not anticipate that any surplus income will be generated by the project.

Lasting benefits will accrue through the improvement to Canna's tourism image and perceived visitor experience, leading to more opportunities for island residents to derive income from tourism.

**(n) Please outline how the project fits with local plans and strategies**

**Local**

The community on Canna has a long-term regeneration strategy for the island, which includes deriving more economic benefit from the rising number of visitors, and the 'Blue Economy'. We want to benefit from the Small Isles Marine Conservation Area status, including growth opportunities in sea-kayaking, wild swimming, snorkelling and marine tourism. The Canna Community Development Plan 2020-25 identifies lack of visitor welfare facilities of an adequate standard as a barrier to this aspiration. New facilities located close to Canna Pier were listed in the plan as a priority project.

NTS are concerned that Canna's substandard facilities do not meet modern accessibility standards or visitor expectations and create a poor impression of the island in comparison with the other Small Isles. They are keen to move the NTS Ranger base and visitor activity away from the Canna Farm steading where it is currently located, to Canna Pier. At times the farm area is busy with livestock and machinery and is not the best place for toilets/showers and the Ranger Base.

This proposal complements other recent strategic investment in the Small Isles tourism infrastructure, including An Lamhrig redevelopment on Eigg, pier improvements on three of the islands, and the development of the community-owned bunkhouse and campsite on Rum. NTS and the community want facilities on Canna to match these improvements in the Small Isles' visitor infrastructure. This will support other significant developments planned for Canna, such as Canna House refurbishment and the Coroghan Barn development (mixed use facility including visitor accommodation).

**Regional**

This project aligns well with several of the headline outcomes for the West Highland LDP:

- Growing Communities: All places are better designed, their populations are growing because of better access to facilities, and because they are safe, attractive and healthy.
- Employment: the local economy is growing, diverse and sustainable. The area has an enhanced reputation as a heritage tourism destination.
- Environment & Heritage: Water, heat sources, land and buildings are used, sited and designed in a way that is carbon clever and respectful of heritage resources.

The project also builds on strategic investment by Marine Scotland, HIE and Local Authorities over the past 15 years to develop sailing facilities and marine leisure infrastructure along the west coast and islands. Canna is already a well-known harbour and stopping point for yachts en-route to the Western Isles, but facilities for boat borne visitors are lagging behind those to be found in other ports, such as Lochboisdale, Mallaig and Arisaig, where there has been significant investment over the last few years. The Small Isles have potential to be a major asset to the region's Blue Economy if sensitively and sustainably developed.

<b>4.4 Does the project require planning permission or statutory regulatory consents?</b>	<b>YES / NO</b>
<b>If YES, please detail below – if consents are in place, please provide evidence with the application</b>	
<b>Type</b>	<b>Date granted/expected</b>
Planning application submitted 10/09/21 ref. 21/04327/FUL	February 2022
Building Warrant to be submitted in February	March 2022

## **SECTION 5: BUDGET**

*This can be provided in a separate excel spreadsheet if preferred. Delete the example below before completing this section.*

<b>5.1 Main project expenditure</b>		
<b>Budget Heading</b>	<b>Detailed cost</b>	<b>Amount</b>
Land	Site value as per independent valuation	£35,000
Construction	Building works (87 m <sup>2</sup> @ £2,000 p.s.m)	£174,000
	Location adjustment (40% island weighting)	£69,600
Externals	Site works & infrastructure (25%)	£60,900
Professional fees	Design & supervision (12%)	£36,540
Contingencies	@10%	£34,100
Internal fit-out	Toilets, showers, laundry	£25,000
Visitor information	Interpretation, information, 3D map	£10,000
Artwork	Integrated commissioned artwork	£10,000
Project Management	Liaison, administration and grant funding	£3,600
Fees	Bldg. Warrant and legal fees	£2,500
VAT	VAT 100% reclaimable on NTS let contracts	£0
<b>TOTAL PROJECT COST</b>		<b>£461,240</b>

<b>5.2 Reasonableness of cost – how did you obtain project costs?</b>
Project costs are based upon recent comparable construction contracts managed by our professional design team, with allowances for island location.

## **SECTION 6 – MATCH FUNDING**

<b>6.1 Please give details of confirmed match funding if applicable:</b>		
<i>If match funding is confirmed, please provide letters of awards with the application</i>		
<b>Name</b>	<b>Date awarded/expected</b>	<b>Amount £</b>
Rural Tourism Infrastructure Fund	Confirmed	242,000
National Trust for Scotland	Confirmed	155,640
IoCCDT	Confirmed	3,600
<b>Total match funding</b>		<b>£401,240</b>

<b>PBIP Grant requested</b>	<b>£60,000</b>
<b>Total project cost</b>	<b>£461,240</b>

**6.2 Will the project involve “in kind” support?**

*This should not be counted as confirmed match funding for the project*

**Yes**

**If yes, please detail:** £35,000 being the market value of the land for the hub building, as confirmed by independent valuation to be provided by NTS.

£3,600 in project management costs, provided by IoCCDT Development Manager.

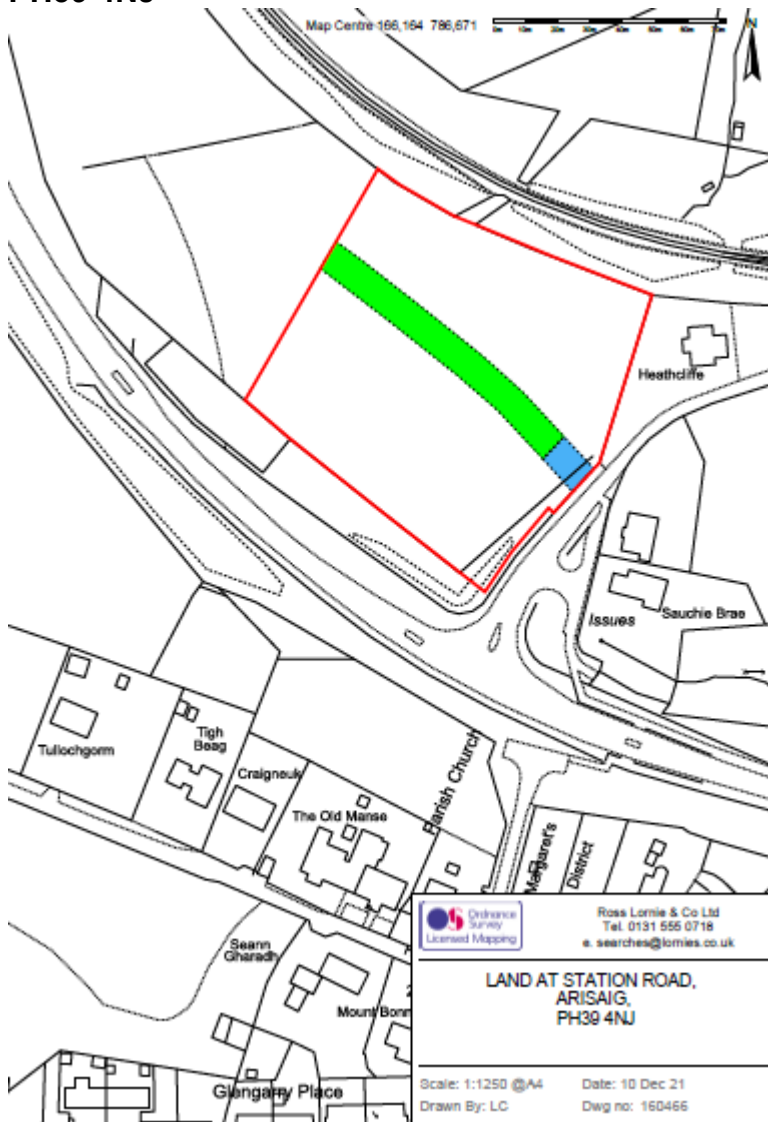




## Arisaig Community Trust (Arisaig housing development)

### 4.1 Project location - include postcode

Station Road  
Arisaig  
PH39 4NJ



### 4.2 Do you own the land/building, or a lease/control of asset is in place?

*Lease agreements must be for at least 10-years. Please provide evidence of ownership or lease with the application. If not in place, what are the arrangements to obtain this and by when?*

**Details: Yes**

**Purchase of the site was completed in November 2021**

### 4.3 The Project

**(o) Please summarise the project, explaining how it will achieve the funds' objectives as noted in 1.7, and list which outcomes it hopes to achieve.**

The project will deliver 6 homes for affordable rent and 4 discounted self-build plots, available to those living or working in Arisaig, in partnership with the Communities Housing Trust (CHT).

## Place Making

The development is contiguous with Arisaig village and benefits from excellent transport connections – adjacent to the train station, within walking distance of a bus stop and along the main trunk road A830 from Fort William to Mallaig. A circular walk from the new site around the village takes a pleasant 20 minutes and is served by pedestrian and cycle routes.

The Local Area Development plan encourages new clusters along A830 which will expand the village in a sensitive and proportionate way.

Through partnership with CHT, we were able to evidence an acute housing shortage and a disparity between available and affordable housing; exacerbated in recent years due to the growth of the tourism sector and reverse urban migration. The project will add vital housing stock to the village, providing a range of sizes and tenures and low-cost ownership options.

## Regeneration Strategy

Remote, rural villages such as Arisaig maintain a fragile balance between demographics, the local economy and sustainability. Our allocations policy will prioritise key worker housing and creating more housing opportunities through vacated social rental properties.

There are limited opportunities for affordable home ownership in the area and the 4 self-build plots, integrated into the development, will create a new streetscape with joined up footpaths and shared spaces. Community owned land also creates unique opportunities to provide co-operative gardens and recreational space. Tree planting will be throughout.

Being a community organisation, ACT is accountable to its members and village residents and has sought to fill the gap where local authority development has been limited. Housing is one area that community ownership is proven to generate opportunities and benefits for the village: addressing need through partnerships, sustainable growth and a long-term vision.

The local authority planning department have requested changes to the development that would further enhance its resilience to climate change with a sustainable urban drainage system.

### **(p) How will the project benefit local communities and surrounding locality areas? Who will benefit from the project?**

- 6 new homes for affordable rent made available for those living and working in Arisaig
- 4 self-build plots for low-cost home ownership, secured with a rural housing burden to ensure they are occupied as primary residence.
- Housing for key workers – local schools and services will benefit from secure, permanent housing for staff
- Local employment – the contractor has recently recruited a new apprentice and a second is planned as a result of this project
- Active travel – the new houses are located within the village which is suited to walking and cycling.

### **(q) What need or opportunity will the project address? How do you know there is local support for the project? Please provide evidence of community support with the application i.e., letters of support/consultation reports**

A housing needs survey conducted in 2018 suggested up to 39 new homes would be needed within 10 years to address local need. Survey attached as supplementary evidence.



Support for the project has always been strong and this was confirmed through our survey.

**(r) List the main activities to deliver the project including timescales – this will be the project delivery plan. Projects must be completed and claimed by the end of September 2022.**

Activity name	Achieved by (date)
Feasibility study and community consultations	2016-18
Land purchase	2019-21
Pre-construction phase (tender, design, planning, building warrant, roads consent, servitude rights)	Jan 2020 - March 2022
Contract agreed with S&K MacDonald homes	February 2022
On site works commence	March/April 2022
Construction complete (6 homes built and 4 serviced plots sold with planning in principle)	December 2022

**(s) In developing the project, please detail how you have considered the following:**

**Environmental impact** – describe how you have taken into consideration how the project specifically addresses climate change/net zero ambitions.

- SUDS pond to attenuate surface water in the event of heavy rainfall or storms
- Renewable heating systems in all properties
- Reuse of materials on-site where possible
- Tree planting throughout site

**Equalities impact** – explain how you have taken groups with protected characteristics into account in the development of the project. How will you strive to ensure that no one is excluded or disadvantaged from benefitting from the project?

- The allocations policy ensures no-one is excluded from applying as long as they meet the basic criteria – living, working or a clear local connection to the area.
- All homes are designed as single storey and will be fully accessible
- Roads and pavements are designed to local authority adoptable standards which ensure pedestrian accessibility, e.g., Dropped kerbs, continuity between footpaths, protected crossings.

**(t) How will the project be supported after PBIP funding and what will be the lasting benefits?**

- The project will be funded with a mix of public, private and loan financing
- Community owned homes will provide a modest income to ACT which in turn will be reinvested in other community projects
- The new road will provide access to sites to the north of the village for potential future development or conservation projects.

**(u) Please outline how the project fits with local plans and strategies**

- Development along A830 is specified in the WestPlan (2019)
- Housing shortages are evident across the Highlands; small scale local developments can be a template for other rural communities and the local authority will increasingly see the benefits of supporting these.

<b>4.4 Does the project require planning permission or statutory regulatory consents?</b>	<b>YES /</b>
<b>If YES, please detail below – if consents are in place, please provide evidence with the application</b>	
<b>Type</b>	<b>Date granted/expected</b>
Planning permission	February/March 2022
Building warrant	February/March 2022
Roads construction consent	February/March 2022

**SECTION 5: BUDGET**

*This can be provided in a separate excel spreadsheet if preferred. Delete the example below before completing this section.*

<b>5.1 Main project expenditure</b>		
<b>Budget Heading</b>	<b>Detailed cost</b>	<b>Amount</b>
Construction	Pre-construction/design phase	71,330
	Preliminaries	78,093
	Construction costs	842,951
	<b>Renewable Heating Systems</b>	<b>31,050</b>
	<b>Footpaths</b>	<b>9,500</b>
Professional fees	Legal fees	10,000
	Finance fees	10,722.50
	Employer's Agent	8,100
	CHT development fees	23,240.79
	Clerk of works	3,300
	Non-reclaimable VAT	6,928.16
	Cags, bins etc.	1,000
<b>TOTAL PROJECT COST</b>		<b>£1,096,215</b>

**5.2 Reasonableness of cost – how did you obtain project costs?**

The project went to competitive tender and the preferred contractor was selected on the basis of lowest price.

**SECTION 6 – MATCH FUNDING**

<b>6.1 Please give details of confirmed match funding if applicable:</b> <i>If match funding is confirmed, please provide letters of awards with the application</i>		
<b>Name</b>	<b>Date awarded/expected</b>	<b>Amount £</b>
Rural Housing Fund	Awarded 2020	782,034
Quaker Housing Trust	Awarded 2020	20,000
Rural Communities into Action Fund	Awarded 2021	37,093
Ecology Building Society Loan	Expected March 2022	216,538
<b>Total match funding</b>		<b>£1,055,665</b>
<b>PBIP Grant requested</b>		<b>£40,550</b>
<b>Total project cost</b>		<b>£1,096,215</b>

<b>6.2 Will the project involve “in kind” support?</b> <i>This should not be counted as confirmed match funding for the project</i>
<p><b>Yes</b></p> <p><b>If yes, please detail:</b></p> <p><b>Between 2017-2020, over 500 volunteer hours were generated through community participation from ACT board of directors.</b></p>

## Isle Of Rum Community Trust (Harris Lodge)

<b>4.1 Project location - include postcode</b>
<p>Harris Lodge, Harris, Isle of Rum PH43 4RR</p> <p>See attached maps/pictures document</p>
<b>4.2 Do you own the land/building, or a lease/control of asset is in place?</b> <i>Lease agreements must be for at least 10-years. Please provide evidence of ownership or lease with the application. If not in place, what are the arrangements to obtain this and by when?</i>
<p>Yes. We own the building.</p> <p>See attached land transfer docs and maps</p>
<b>4.3 The Project</b>
<p><b>(a) Please summarise the project, explaining how it will achieve the funds' objectives as noted in 1.7 (1.6?), and list which outcomes it hopes to achieve.</b></p> <p><b>Outcomes of project</b></p> <ol style="list-style-type: none"> <li>1. restoration and preservation of an iconic, heritage building</li> <li>2. additional significant income stream for the Trust</li> <li>3. create a unique, affordable, high-quality, visitor experience</li> <li>4. create business opportunities for multiple local and regional SMEs</li> </ol> <p><b>Project Summary</b></p> <ul style="list-style-type: none"> <li>o To restore and preserve the historic and iconic Harris Lodge on the SW coast of the island.</li> <li>o PBIP support would provide the crucial first phase of restoration to rescue the building fabric from terminal decline and to achieve all planning and other consents for later phases</li> <li>o Subsequent phases in 2023 would see complete restoration as a functional, building to modern standards, preserving the original character where possible and working closely with all relevant agencies.</li> <li>o The finished project will create an income-generating, holiday let, to provide an exceptional and unique, world-class venue, for a wide range of user groups.</li> </ul> <p><b>Harris Lodge Background</b></p> <ul style="list-style-type: none"> <li>o This single-storey, slate-roofed, 4 roomed building was built in 1889 and stands in an imposing</li> </ul>

location on the SW coast of the island, sitting on a former raised beach above a rocky shore towards the west end of Harris Bay.

- It is currently in a parlous state, with severe damage to roof and windows from storms of recent years and from decades of minimal maintenance and limited use
- There are currently no facilities at Harris. The lodge is the only habitable structure. Access is by 8 miles of 4WD track from the village of Kinloch maintained by NatureScot for management of the surrounding Nature Reserve. IRCT have a guaranteed right of access. Completed project would agree contribution to road maintenance costs
- The building is not Listed, so there are no planning constraints to these immediate, like-for-like repairs.

#### **World Class Accommodation Venue**

- The potential here to turn a disused building into a world class facility is very real. With a high standard of ecological restoration this project could create a venue on a par with exceptional facilities anywhere in the world.
- The location is unique, iconic, easily recognisable. With unbeatable views of the Rum Cullin and Atlantic Corrie as well as to experience at close hand, the power of Atlantic storms that frequently hit this part of the coastline in a dramatic and awe inspiring fashion.
- This location, teamed with Askival Rum (bottled on island), Rum Salmon (raised in Rum waters), Rum Venison (grown and processed on island) and indeed deer stalking and loch trout fishing nearby, or simply enjoyment of Rum deer, ponies, feral goats and highland cattle which all base themselves for much of the year at the good grazing available around Harris on the former lazy beds left by an earlier generation.

#### **How do we know people will come?**

- We had a recent press release for vacancy for tenancies to live on Rum. The release (in large part) generated over 4000 enquiries and over 400 applications, many of them from highly qualified, rural living savvy families and individuals from around the world. There is a huge interest in island living and in visiting remote places.
- We are certain that an iconic venue such as this will attract huge group visitor interest.

#### **How project meets Objective of Community Wealth Building**

1. **Plural ownership of the economy**  
Focus on local, community-owned, income generation, rooted and relational to place
2. **Making financial power work for local places**  
Creating a vehicle to access income flows that are abundant elsewhere (E.g. Isle of Skye, NC500, etc), greatly increasing investment into Rum economy.
3. **Fair employment and just labour markets**  
Recruiting locally where possible (in restoration project and beyond), stable contracts, hours, training.
4. **Progressive procurement of goods and services**  
Support local sourcing (in restoration project and beyond), targeting SME's on Rum (and regionally), local people and jobs. Creating a business venue to support and catalyse other small business initiatives. Increase wealth retention within the local economy.
5. **Socially productive use of land and property**  
Ensure retention of a threatened local asset. Support sustainable development and management. Maximise local value retention. Reinvestment of income gained within the Rum and regional economy.

**(b) How will the project benefit local communities and surrounding locality areas?**

### Who will benefit from the project?

#### 1. Benefit to local communities and surrounding locality

- Provide a new stable, high quality tourist destination on island. The recent complete loss of Kinloch Castle as the principal visitor destination on Rum has been a huge blow to the local economy
- Provide an additional income stream for the Trust. Covid, as everywhere, has provided a significant loss of income to Rum businesses. The Trust has suffered a significant reduction in income, with zero profit from our Trading arm, Rum Enterprise (down at least £20,000).
- Provide jobs, income, SME goods and services boost, with new opportunities for multiple businesses on Rum, on neighbouring islands and the wider region. Several SME's (e.g. from Eigg, Knoydart, Elgol, Armadale, Mallaig) regularly take clients to the Harris location already. An onsite facility would greatly enhance opportunities to add value for these SMEs.
- provide short term letting accommodation in an incredibly beautiful, remote part of the island
- provide a unique, affordable, high quality experience for a wide range of visitors

#### 2. Who will benefit from the project?

- Local people from healthier economy
- Likely more investment in Harris track to maintain and improve condition over future years.
- Local and regional SME's. e.g.
  - local shop (Rum, Mallaig)
  - food producers (Rum)
  - catering (Rum)
  - events (Rum, Fort William)
  - mountain bike hire (Rum)
  - land and sea taxis (Knoydart, Elgol, Arisaig, Mallaig)
  - yachts (Eigg, Arisaig)
  - moorings and other marine (Rum, Arisaig)
  - accommodation providers (Rum)
  - deer stalking (Muck, Rum)
  - mountain rescue and fire control base (Rum; all visitors; NatureScot)

#### 3. How will this improve or enhance/add value to those communities.

- A stronger, healthier economy will have tremendous benefits across the board, particularly at this very difficult time for local businesses following covid shutdowns

#### Mental health and social capital.

- Harris has an iconic value to local people. It is a destination that fits with aspects of the 20minute communities concept. There is almost nowhere else to go on island to get a break from village life. A 25min drive (50min community!), or 45min cycle, gets one out of the village, into an incredible west coast sunset, ponies, cattle, goats all inaccessible in Kinloch itself. To have such investment in the iconic, community-owned, Harris Lodge asset will engender a sense of pride amongst Rum residents and the diaspora of regular visitors that will be of huge social benefit and pride in ones community.
- Residents will book family members and friends to visit and stay.
- It will showcase what the Rum community can achieve to residents and beyond.
- It will inspire future milestone achievements.
- Users of this high-quality venue will include entrepreneurs and would be entrepreneurs who will be inspired to make Rum a long or short term part of their future. E.g. as have Askival

Rum, a highly successful recent new business in Kinloch (Rum bottled on Rum), a business run by 4 regionally based young individuals.

**4. Does it target specific groups i.e. young people, the elderly, people with protected characteristics (see equalities in section 4.3 e).**

No. Main target is local businesses and all visitor groups.

However, it will provide an exceptional, accessible, single storey venue for all (or a very wide range of) abilities use.

**(c) What need or opportunity will the project address? How do you know there is local support for the project?**

**Need/opportunity the project addresses – what is the reason for the project and what are the overall/long-term goals it hopes to achieve.**

- Save an iconic, heritage asset
- Investment in rum economy and local SME's
- provide an additional income stream for the Trust
- provide a unique, affordable, high quality experience for a wide range of visitors to Scotland

**Does it address a specific need within the community?**

- Economic boost
- Inspirational project

**What are the opportunities that may arise from the project?**

- investment in rum economy
- wider entrepreneurial spin off businesses and events
- inspirational event venue attracting world leading artists, performers

**Local support – explain and provide evidence of local support for the project. This could be letters of support, community consultations, previous feasibility studies or options appraisals for example.**

**Local Support**

IRCT represent the community, comprise largely local members, majority of Board are elected local directors. They represent the voice of the community and in developing Harris Lodge are attempting to deliver what community have long asked them to deliver.

Extensive discussion across the community since 2010 and before show value attached to this building. This was indeed a reason why Harris alone outside of Kinloch village assets, was included in the land Transfers back in 2009/2010.

**Community consultations.**

Recent financial pressures on IRCT in part cause by Covid, forced Trust to consult the community on which assets the Trust might sell to raise income. Community were very clear, their was strong opposition to a proposed sale of Harris Lodge to allow private development, it was too much of a treasure for long term community ownership and use. Ownership of Harris also guarantees (controlled) vehicle access across the island for community and local businesses.

**Wider support**

Support letter attached from Visit Small Isles group and Small Isles CC

If you are targeting a specific group as noted in 4.3 b, please ensure you can evidence there is support for the project.

N/a

(d) List the main activities to deliver the project including timescales – this will be the project delivery plan. *Projects must be completed and claimed by the end of September 2022.*

#### Delivery Plan

##### Phase 1 (this project to sep2022)

1. Building condition surveys (£5k) (mar22)
  - expert reports and investigation on condition of roof, walls, fabric, etc
  - expert reports and investigation on options for drinking water, sewage and other services
2. Detailed planning for initial phased restoration (£5k) (mar/apr22)  
Working with relevant experts e.g.:
  - Aluminium or new slate roof
  - DG, high quality, wooden framed: sash and case or modern DG (eg. Nordan)
  - insulation and ventilation plan: floor, walls, ceiling
  - refloor and repanel plan
  - space and water heating, lighting, cooking/kitchen plan (off grid: maximise renewables)
3. Emergency repairs to building fabric (£15k) (apr to aug22)
  - repair roof to watertight (mainly replacing slates)
  - replace fascia, soffits, guttering, etc that have completely gone in places
  - fix leadwork as required, fix all chimneys (stop water ingress, allow ventilation)
  - Patch windows or temporarily replace
  - seal walls/paint as required
4. Repair to underfloor area (£15k) (may to jul22)
  - lift floors and seal (against rats, and against damp)
5. Planning permissions, consents, etc (£10k) (apr to jul22)  
including
  - clients agent
  - surveys: mammals, birds, archaeology, etc.

##### Phase 2 (further project, 2022/23)

6. Restore building fabric (new roof, windows, etc)
7. Restore building interior and services
8. Meet all required standards and conditions for letting

##### Phase 3 (2023/24)

9. Furnish, supply and recruit for letting



(e) In developing the project, please detail how you have considered the following:

**Environmental impact –**

*describe how you have taken into consideration how the project specifically addresses climate change/net zero ambitions.*

**This phase of project repairs.**

- Emergency repairs will reuse slate stored at both Harris and Kinloch reducing carbon footprint
- Replacing woodwork and other repairs will also have minimal material use and wastage
- Utilise most eco friendly paints suitable for render.
- Remove all waste materials from Harris to Kinloch.

**This phase of project planning for future phases**

- Re-use of redundant building
- Aim for Eco-restoration which will be entirely off-grid
- Reduce plastic usage to minimum, including insulation materials and air seal materials.
- Slates eventually removed from Harris roof will be reused for multiple IRCT properties in Kinloch
- Slow Tourism:
  - consider discount rate for walker and cycling group use of building to reduce vehicle transport across island
  - Discount if use local Rum Stores to supply weeks food supply
- Fenced enclosure around IRCT curtilage to protect property from livestock/deer and to create useable 'garden' space.
- Consider hedged boundary on landward side of building, native tree species, salt hardy, behind wood fence screen, netted to further reduce exposure and to reduce browser impact.
- Biggest impacts are building materials. Their sourcing, quality and longevity.
  - re use materials where possible: e.g. internal wall panelling.
  - Off grid power, water, sewage. Look to promote as renewable sources of power and heat and waste processing as possible.
    - E.g. woodstove for space and water heating (wood sourced from Kinloch). Design large woodshed for good drying and storage facility. Known, simple, dependable, renewable space and water heat source for off grid hardiness.
    - Solar thermal on roof as back up and summer water heating
    - Solar PV on roof for electric
    - low carbon lighting
    - Significant battery storage for electric supply back up
    - Gas cooking hard to avoid!
    - capture water from roof for washing/loo
    - consider recycle wastewater system
  - consider climate change/net zero impacts as part of the procurement/tender assessments. I.e. aim to always source highest quality building materials:
    - e.g. aluminium roof for best longevity (in driven salt spray)/cost effective/versatile, low maintenance and repair, coloured to suit location
    - e.g. high quality DG for longevity and sourcing construction materials e.g. Nordan.
    - paints. most environmentally friendly, low VOC etc
    - consider non harled exterior cladding if structure suitable

**Equalities impact**

Describe how you have considered groups with protected characteristics in the development of the project.

How will you ensure that no one is excluded or disadvantaged from benefitting from the project?

IRCT strives to deal with all individuals fairly, regardless of race, sexual orientation, abilities, etc.

A key factor in design will be to allow all ability use where possible. The building is a restoration so this will have limits (e.g. door size) and it is very remote, which will place some but hopefully minimal associated restrictions for some. But with appropriate transport to Harris, most people should be able to fully use this facility with little adaptation. As per IRCT's Rum Bunkhouse in Kinloch.

Building will in turn provide a unique resource in an area currently completely inaccessible to many, even just those who really need an accessible loo. The closest public accessible loo is in Mallaig, a ferry ride away. Rum Bunkhouse, 45min away by car, in Kinloch, has accessible loo but not open to non-guests.

**(f) How will the project be supported after PBIP funding and what will be the lasting benefits?**

**Project continuation/lasting benefits - if the project is intended to continue beyond the PBIP funding phase, how will this happen?**

**Will the PBIP fund a specific phase of the project for example?**

**If so, how will the remaining project be funded and completed by when?**

This project will take project to planning. It will then seek to carry out future phase of full restoration using additional unrestricted monies raised to allow project flexibility. IRCT will continue to fundraise to complete each phase, element by element if required. E.g. key element of phase2 is replace roof. then glazing. etc. We fully anticipate a fully funded project to complete for building use by 2023.

**If the application relates to the establishment of a new facility for example, how will ongoing costs be covered?**

Project will be income generating.

**What will be the lasting benefits or change that arises from the project? For example, a completed feasibility study will provide ongoing direction for future developments and funding applications. A new visitor centre will provide job opportunities and facilities for both visitors and the community.**

This phase of the project will allow subsequent phases to be possible.

This phase will ensure building survives a further winter of Atlantic storms.

The finished complete project will provide, income, jobs and an exceptional visitor experience.

**(g) Please outline how the project fits with local plans and strategies**

Very much in keeping with:

SG Programme for Government

Place Principle

Rum Joint Visitor Management Plan

Rum Community Land Use Plan

IRCT vision

Investing in communities, in place, in local businesses, in local people will fit very well with a great many national, regional and local plans and strategies.

4.4 Does the project require planning permission or statutory regulatory consents?		<b>NO</b>  (not for initial phase)
If YES, please detail below – if consents are in place, please provide evidence with the application		
Type	Date granted/expected	

**SECTION 5: BUDGET**

*This can be provided in a separate excel spreadsheet if preferred. Delete the example below before completing this section.*

5.1 Main project expenditure		
Budget Heading	Detailed cost	Amount
Building Surveys	Expert investigation and reports	£5,000
Detailed plan	Working with relevant experts	£5,000
Emergency repairs	To building fabric	£15,000
Underfloor repairs	Seal solum	£15,000
Planning Permissions, consents, surveys	To obtain consents for future phases	£10,000
Contingency	Harris is a remote, island location	£10,000
<b>TOTAL PROJECT COST</b>		<b>£60,000</b>

5.2 Reasonableness of cost – how did you obtain project costs?
<p>We have based our costs on previous recent experience building 4 houses on Rum (completed 2020). And a bunkhouse in 2015 (both £800k projects). Extensive maintenance experience on our 15 domestic lets and other commercial lets in Kinloch. And in consultation with local builders, trades people and surveyors for this specific project.</p> <p><b>Cost Estimating on a remote island</b>  Very hard to estimate costs anywhere on Rum, let alone at Harris and increasingly so at this unprecedented time. One significant factor for this project, in addition to that of weather and ferries, is that of accommodation. We have a great deal of experience in dealing with this challenge in Kinloch. Increasingly trades people demand higher standards of accommodation, a small caravan is just not acceptable for many, even in spring before the midgies arrive. And that's at Kinloch. So at Harris the cost of travel from the village has also to be factored in for every operation or exploring viable contractor options for a temporary base at Harris. This will have to deal with toileting and removal of all waste from site until those issues have been dealt with satisfactorily with SEPA and with NS from an SSSI/NNR viewpoint.</p> <p>The point being that costs to restore Harris will be high. We feel that this is manageable and that the end result will be well worth the cost.</p>

**SECTION 6 – MATCH FUNDING**

<b>6.1 Please give details of confirmed match funding if applicable: <i>If match funding is confirmed, please provide letters of awards with the application</i></b>		
<b>Name</b>	<b>Date awarded/expected</b>	<b>Amount £</b>
The Hon John Lambton's Mausoleum Settlement – The Rhum Trust	February 2022	£30,000
(letter of award: we have assurance from solicitor that this funding is in train)		
Other Funding (not confirmed) for future phases		
HIE. Likely to be supportive. Meeting next week to progress. e.g further £30,000		
<b>Total match funding</b>		<b>£30,000</b>
<b>PBIP Grant requested</b>		<b>£30,000</b>
<b>Total project cost</b>		<b>£60,000</b>

<b>6.2 Will the project involve "in kind" support? <i>This should not be counted as confirmed match funding for the project</i></b>
<p><b>If yes, please detail:</b></p> <p>Yes.</p> <p>IRCT Development Officer will manage the project.</p> <p>IRCT will work closely with Rum Enterprise, our Trading Arm. They have recently successfully used volunteer expert trades people for repair and upgrade of Bunkhouse. We will seek to recruit similar 'holidaying' experts for this project to reduce impact of travel and accommodation during build phase in particular with volunteers more likely to accept high quality, mobile site accommodation to further reduce costs and environmental impact.</p>
<b>6.3 For private sector led projects please detail why public subsidy is necessary? Clearly identify the market failure or equity rationale such as social difficulties or distributional concerns that the project is seeking to address. In addition, please explain the specific public policy objective that the project is supporting.</b>



## Isle Of Eigg Heritage Trust (An Laimhrig Interpretation Project – Phase 2)

### 4.1 Project location - include postcode

An Laimhrig, Isle of Eigg, PH42 4RL

### 4.2 Do you own the land/building, or a lease/control of asset is in place?

*Lease agreements must be for at least 10-years. Please provide evidence of ownership or lease with the application. If not in place, what are the arrangements to obtain this and by when?*

#### Details:

Yes

The Isle of Eigg Heritage Trust has owned and managed the Isle of Eigg on behalf of its residents and stakeholders since 12<sup>th</sup> June 1997.

The Isle of Eigg Heritage Trust wholly owned subsidiary Eigg Trading owns the land and buildings at An Laimhrig.

### 4.3 The Project

- **Please summarise the project, explaining how it will achieve the funds' objectives as noted in 1.7, and list which outcomes it hopes to achieve.**

As requested, we have selected one PBIP objective we believe our project achieves, Community Wealth Building. Our project also contributes to the Net zero, wellbeing and inclusive economic development, and community ownership.

This application is for Place Based Investment to support **phase two** in a series of new interpretation that will stretch across the whole island and engage visitors and Eigg residents in the natural and cultural heritage of the Isle of Eigg.

The process of developing and installing interpretation across the island will take 3 to 5 years, depending on the availability of funds. Phase two, happening in 2022/23 focuses on the area around Eigg's two piers and is a part of the £3.3m redevelopment of the community hub, An Laimhrig, to be completed in summer 2022. Phase two will be completed by 1<sup>st</sup> September 2022.

(Phase one saw signage and interpretation panels installed in Taigh Nighe | The Wash House, Eigg's new toilet and shower block completed in November 2021.)

The An Laimhrig redevelopment has been six years in the planning. When finished it will provide much needed new and improved facilities for Eigg's 110 residents and 11,500 annual visitors. The building at the head of Eigg's two piers will incorporate the island's only shop, café and bar, craft shop, and other island businesses. As the social and economic hub of the island, An Laimhrig plays a vital part in Eigg's ambitions to grow and support a thriving community working towards carbon zero by 2030.

In addition to providing core economic and social facilities, the redevelopment is a showcase for renewable energy, energy efficiency, low carbon technologies and the circular economy. It is the gateway for everyone as they arrive on Eigg.

The interpretation will explain how An Laimhrig works in the social, cultural, environmental, and economic context of the whole island. The interpretation will help visitors understand Eigg, past,

present and our ambitions for the future. It will also provide Eigg residents, particularly new ones, with the opportunity to understand and engage more meaningfully with the four themes which the community identified during the interpretation strategy consultation in 2021. These are:

- People Power [*the buyout and spirit of the people*]
- Our Green Journey [*how we are trying to live in a more sustainable way*]
- Our Collective Memoryscape [*archaeological and cultural heritage*]
- Bountiful Biodiversity [*nature, wildlife, geology*]

The Strategy identified three key audiences

1. Daytripper: with limited time and therefore in need of clear, concise guidance on where to go, what to see and how long it will take.
2. Adventurer: staying for 2-4 days (or longer), looking for more options for wider exploration of the island's places and sites.
3. Eigg residents: to enhance the community's sense of what makes the island special and contributes to a sense of pride, of shared identity, of inheritance and joint purpose. It also supports collective 'buy-in' to the island's green journey.

(There is also a digital audience, but other than linking the physical interpretation digitally through QR codes to our website, interpretation for the digital audience will be the focus of later phases)

The four themes and different audience needs were used to successfully define and design the phase one interpretation, signage and identity of Taigh Nighe | The Wash House.

Using these four themes again the following phase two interpretative signage and panels will be created to engage audiences in a way which meets their needs:

### Outputs

#### Exterior An Laimhrig

- 2 x orientation maps including points of interest, walk routes, key sites and services
- 2 x graphic panels (focused on Our Green Journey and Bountiful Biodiversity)
- New signage for the gable ends of main building – to identify the building to those arriving at the pier

#### Interior hallway area

- 1 x Eigg Timeline, along internal wall
- 2 x notice boards for current information - ferry, shop/café opening times, accommodation availability, community events, news etc
- 1 x Wildlife sighting board – “white board” so islanders and visitors can record wildlife they see throughout the year
- 2 x graphic panels (focused on People Power and Our Collective Memoryscape)

#### Interior men's, women's, and accessible toilets

- 3 x large graphic panels introducing where Eigg's water comes from (natural springs through different geologies), how its use and disposal is managed, and how water and Eigg's other natural resources of wind, sun and biomass are used to generate heat and power
- 10 x smaller panels giving specific examples to engage visitors further

### Interior general

- Plaques/signage for the doors of all businesses and community facilities
- If Place Based Investment allows, we would also like to include interpretation materials within each of the four tenant businesses in An Laimhrig – the shop, café bar, craft shop and adventure hire business. The £3,945 + 5% contingency = £4,142 cost of this has been included in the budget \*

### Piers

- 2 x welcome panels including orientation maps and other key information for visitors, particularly Day Trippers, who are further broken down into 'Whistlestop' visit (1-1.5hrs) and 'Taster' visit (4-5hrs) to ensure both get what they need to enjoy their time on Eigg. Because of their proximity to the sea and more exposure to weather, these panels need to be much more robust than those in the more sheltered An Laimhrig building.

### An Laimhrig and Pier area

- 2 x finger posts to direct and encourage visitors to explore other parts of the island

### Community Wealth Building

Our project achieves the Place Based Investment Fund's objective of Community Wealth Building. The project is an example of how the Place Principle can support communities like Eigg to develop a clear vision for their place. The project promotes a shared understanding of place and is a clear example of Eigg's collaborative approach to developing and delivering Eigg's services and assets to achieve better outcomes for people and the community. The project mirrors the Place Principle's aim to encourage and enable local flexibility to respond to issues and circumstances in different places.

Community wealth building (CWB) is a people-centred approach to local economic development which redirects wealth back into the local economy, and places control and benefits into the hands of local people. CWB aims to ensure the economic system builds wealth and prosperity for everyone. Anchor organisations like the Isle of Eigg Heritage Trust and its three subsidiaries are the island's largest employers, their tenants being the island's second largest. Together these businesses exert sizable influence through purchasing of local goods and services, through their workforce and employment capacity, their creative use of their facilities and land assets, and in supporting other businesses on the island. The Trust and its subsidiaries work hard to grow and sustain their anchor role to generate positive social, economic, and environmental change on Eigg.

The Isle of Eigg Heritage Trust and its three subsidiaries Eigg Trading, Eigg Electric, and Eigg Construction, currently employ 17 people on a part or full-time basis. When the An Laimhrig redevelopment is complete, this will increase by 2, while the staff of An Laimhrig's privately owned tenant businesses will increase from 11 to 16.

This shared ownership of the local economy supports and grows community wealth and well-being across Eigg. The community-owned businesses in turn support Eigg's privately owned businesses as well as public sector bodies delivering key services. Collectively they build a more financially generative and circular model of growth for the island economy. This increase flows of investment within the island economy; harnessing and recirculating the wealth that exists on Eigg, rather than being dissipated off-island.

The whole island and its built infrastructure are community owned by the Isle of Eigg Heritage Trust, the anchor organisation. As a result of this socially-just use of land and property, the wider community benefits from financial and social gain.



In enhancing visitor and resident's understanding, experience, and engagement with Eigg's natural and cultural heritage, along with the community's way of life now and its ambitions for the future, this interpretation project will generate positive social, economic, and environmental change on Eigg.

### Outcomes

- The interpretation will enhance and amplify the £3.3m funding already received for the An Laimhrig redevelopment, bringing the story of Eigg, past, present and future to life. The buildings alone cannot tell Eigg's story. Without interpretation the redevelopment is missing a huge opportunity to highlight Eigg's rich, innovative and inspiring story. Interpretation brings Eigg's community, and what it has achieved in creating a facility such as An Laimhrig, to life.
- The interpretation will enable the Isle of Eigg Heritage Trust to share the vision Eigg residents developed during Strategy consultation process. The interpretation will reflect residents' sense of pride and ownership of Eigg and what it has and can achieve.
- Visitors to Eigg will understand Eigg's natural and cultural past and present better and envisage the kind of future Eigg's residents are working towards.
- Visitors will have a better understanding and engagement with the concept of community ownership. They will know that their support of local businesses on Eigg is more financially generative for the island's economy. They will have a greater understanding of how community ownership empowers local action, and can support a just transition to a low carbon future
- Eigg residents will have a better understanding and engagement with their collective past and present, and be proud of how the future they are working towards is being understood by others
- Eigg's businesses will be able to use the strong sense of place the interpretation reveals to highlight and amplify the products and services they offer
- In adding interpretation to the redeveloped An Laimhrig, community and locally owned assets are being developed equitably, making a more socially just use of land and property.
- Working in partnership to improve community, private and publicly owned assets with interpretation that reflects what Eigg residents are proud of and want to share, means the community benefits from financial and social gain.
- New interpretation will enhance and amplify what An Laimhrig and the rest of Eigg has to offer residents and visitors. By encouraging visitors to connect more closely with what matters to Eigg, to offer them products and services to explore, the interpretation will help increase and recirculate inward investment to our remote island economy.

### **(v) How will the project benefit local communities and surrounding locality areas? Who will benefit from the project?**

There will be four main beneficiaries – residents of the Isle of Eigg, local businesses, visitors to Eigg, and the communities of the other Small Isles.

#### **Residents**

The proposed interpretation, to be in the main community space on Eigg, a building that everyone uses, will give Eigg residents a way of sharing what they love, what they are proud of, and feel connected to, with each other and with visitors who come to Eigg. The interpretation will enhance Eigg residents' sense of community, helping them to engage with and define Eigg's sense of place as defined by the Scottish Government Place Principle:

*Place is where people, location and resources combine to create a sense of identity and purpose and is at the heart of addressing the needs and realising the full potential of communities. Places are shaped by the way resources, services and assets are directed and used by the people who live in and invest in them*

*Place is a more joined-up, collaborative, and participative approach to services, land and buildings, across all sectors within a place, enables better outcomes for everyone and increased opportunities for people and communities to shape their own lives*

It will help address visitor-question-fatigue, where islanders are asked the same questions repeatedly. Residents working in visitor facing jobs are used to and happy to respond to regular queries about what we do in the winter, whether there's a school or if we pay for our locally generated electricity. For other residents, these questions can start to feel intrusive, making people Eigg feel like a visitor attraction and not their home. Providing interpretation which provides a deeper engagement with what Eigg is, has to explore, and how it works will help to share Eigg more authentically and generously.

### **Local Businesses**

For businesses in and around the An Laimhrig area the interpretation will

- Help manage bottle necks by providing visitors with key information clearly and quickly at a series of different locations in the area
- Save time – while businesses are happy to share favourite walks or what time the next ferry is, answering many questions visitors can take a significant amount of time. At ferry times the shop and café bar can experience large groups of people all arriving at once. The interpretation will help in answering oft-asked questions in a visible and engaging way
- Enhance the quality and brand message local businesses use to promote and market their product or services – locally made/sourced/caught, created with care, supports the community etc – and so add value to the product and services they sell

### **Visitors**

At its most basic, visitors will benefit from new interpretation presented in a clearer and more cohesive way, making it much easier to access, explore and enjoy the place they've chosen to visit.

They will enjoy more, and a much-improved quality of interpretation designed to share not only what there is to do or where to go on Eigg, but also offer an insight into life on Eigg and an invitation to engage with it and take some of what we do home e.g., working towards net zero, benefits of community ownership and a prioritising a more circular and financially generative local economy.

They will feel more welcome and included in Eigg's story – visitors (we don't call them tourists) are a vital part of Eigg, economically but also socially. Our interpretation theme People Power includes the positive impact visitors have socially, bringing new faces, new energy and ideas with the conversations and experience they bring to Eigg. Our interpretation project will make them feel less like a "tourist" bringing solely economic benefit to Eigg and more like a temporary local.

The interpretation will stimulate an appetite for visiting the other islands in the Small Isles and reflect our combined approach to a more positive cross-marketing of the four islands within the Small Isles.

### **Others Small Isles of Canna, Muck and Rum**

Eigg, along with the other four Small Isles, is working to build a more sustainable approach to tourism in the Small Isles. This includes working together to identify a shared message on how people can travel to the islands. To encourage them to "linger longer" and return rather than island hop or "bag". To engage with the way of life on the islands, the challenges that presents as well as the beauty and unique opportunities they offer.

The interpretation will help define what Eigg is and its place in the natural and cultural ecology of the Small Isles. With each of the four islands working towards the same ambition of defining our individual uniqueness and our collective identity, this project will benefit the future of sustainable tourism in each and all of the Small Isles.

**(w)What need or opportunity will the project address? How do you know there is local support for the project? Please provide evidence of community support with the application i.e., letters of support/consultation reports**

The redevelopment of the An Laimhrig buildings and surrounding pier area meets a long-established need to improve and extend community and visitor facilities on Eigg. In a 2019 visitor survey while visitors told us they came to Eigg for its abundant natural and cultural heritage, there were consistent and repeated comments that there was not enough information, signposting or opportunities to engage with Eigg's story through interpretation.

While the redevelopment creates new infrastructure, it does not include any budget for interpretation to help residents and visitors understand where they are, what's special or different about Eigg, or how their interaction with the place and people supports the island's future.

Other than the phase one interpretation recently installed in Taigh Nighe | The Wash House, there is very limited amounts of interpretation in Eigg's pier area, most of it in the building which is now being redeveloped. The most recent of the interpretation in An Laimhrig was installed in 2010 so as well as being out of date, it is also weathered and in much need of replacement.

The Interpretation Strategy process in 2021 included an audit of existing interpretation materials, their relevance, condition, location, and accessibility. Along with surveys of visitors, island businesses, partner agencies, and the wider community, the Strategy identified how little useful interpretation the island currently has. Community consultation extended beyond surveys to include one to one meetings, site visits, meetings with specific interest groups such as Eigg History Society, the school, and Eigg Environmental Group. There were also two workshop and feedback sessions at different stages of the process to ensure as many residents and visitor perspectives as possible could be included and that no areas of need were missed.

It went on to identify how gaps to meet the needs of visitors coming for different lengths of time might be filled, while also providing interpretation and experiences that went beyond simple information. Interpretation is needed to ensure residents have a better understanding and engagement of the four themes of People Power, Collective Memoryscape, Our Green Journey and Eigg's Bountiful Biodiversity. To encourage visitors to feel and behave like temporary locals, to feel and act as if they are a part of our community, new interpretation that engages them in a way that reflects the vision and values of Eigg, now and in the future, is needed.

New interpretation is needed to contribute to the island's sustainability across the following areas:

**Culture** – connecting island residents with their island's unique story, bringing the past, present and future together with a strong sense of identity.

**Community** – linking with the work of IEHT, subsidiaries, business and community organisations and bringing people with us.

**Tourism** – enriching the experience for visitors, with sensitivity to the environment and respecting the place and perspective of its residents.

Economy – recognising the importance of tourism to the island’s economic success and encouraging more (but respectful) visits and longer stays.

Additionally, Eigg is part of the newly formed Visit Small Isles which aims to

- a) work collaboratively as an island group to promote the Small Isles as an area with unique and outstanding natural and cultural assets
- b) enhance business, cultural, educational, and social opportunities for those living in the Small Isles by working together
- c) develop a sustainable approach to welcoming visitors to the Small Isles of Eigg, Rum, Muck and Canna

Development of the four interpretation themes into physical interpretation at the new An Laimhrig Gateway supports the work of Visit Small Isles. It meets a need to identify what’s unique and specific about Eigg but in a way that complements how the other islands describe themselves, so we can collectively start to reshape our relationship with tourism to the benefit of our visitors and our residents.

**(x) List the main activities to deliver the project including timescales – this will be the project delivery plan. Projects must be completed and claimed by the end of September 2022.**

Activity name	Achieved by (date)
Write tender for design and production of interpretation required (listed in 4.3 above)	March 7 2022
If tender is required, issue tender, review and select contractor for design, production, and installation of interpretation.  If tender is not required, approach Sparks interpretation consultancy	March 31 2022
Appoint contractor and agree delivery schedule (this and all subsequent dates could be brought forward a month if we can choose to work with Sparks and not have to go out to tender)	7 April 2022
Interpretation design and production contract starts	11 April 2022
The following tested process mirrors what happened during the successful design and installation of interpretation in Taigh Nighe   The Wash House	
Steering group meet with interpretation contractor	11 April 2022
Interpretation contractor produces indicative content and design proposals, materials and location	end April 2022
Community consultation to review ideas and locations for interpretation	early May 2022
An Laimhrig tenant consultation to review ideas and locations for interpretation	early May 2022
Community event to confirm the final content and design for the interpretation materials and their exact location	early May 2022
Interpretation materials send for production	late May 2022
Interpretation materials delivered and installed	Early August 2022
Final contract payments made, case study showing interpretation materials installed produced and any PBIP reporting completed	31 August 2022
Project complete	1 September 2022

**(y) In developing the project, please detail how you have considered the following:**

**Environmental impact** – describe how you have taken into consideration how the project specifically addresses climate change/net zero ambitions.

Environmental sustainability is something very close to Eigg's heart and the island is recognised worldwide for its award-winning approach to renewable energy and mitigating against the impacts of human made climate change. However, we are also aware that we are constantly on a journey to reduce our impact. Press, media and others laud Eigg's efforts, but while we are proud of what we've achieved, we also want to share what we have yet to do and engage all of our community and visitors in that quest.

Eigg has set itself an ambitious target to be carbon net zero by 2030, 15 years ahead of the target set by Scottish Government. This means that we have to consider the environmental impact of every aspect of life on Eigg, including the development and production of our interpretation materials.

One of the four themes the interpretation will focus upon is Our Green Journey –

The approach for interpretation is to encapsulate the idea that we are a community that is learning and trying to live in an energy efficient and sustainable way. We want to establish in residents and visitors minds that we are *all* on a green journey, show what Eigg is doing and ask, what can *you* do? This means incorporating the what we're doing on our Green Journey into our interpretation, including:

- Power from nature – Eigg electric 'micro grid' (landmark renewables scheme), power from solar, wind & water and our ambition that renewable electricity will replace fossil fuels used in all power, heat, transport, cooking and manufacturing processes by 2030.
- Red Light – we know where our electricity comes from and how much we use
- Water – we know where our water comes from and how we can manage its responsible use
- ECO-Eigg – sustainable, low impact businesses promote green living, local food production etc. Green Team (EEAG) beach cleans & other activities, waste management.
- Eco school status.
- Fuel for life – sustainable forest plan, tree nursery and wood fuel enterprise – reducing carbon emissions.
- Carbon & our community – we are working on a Clean Energy Transition Agenda to be carbon net zero by 2030.
- Crofting comeback – we celebrate this traditional method of land management for sustainability & nature conservation.

Interpretation materials and their production will be sought from sustainable sources and environmentally responsible suppliers, purchased for their low environmental impact as well as their robustness and longevity. The content (text and images) will be selected to ensure they don't date quickly, meaning the interpretation has as long a shelf life as possible. Where practical, interpretation materials will be sourced locally.

The next phase(s) of our interpretation plan will include digital, enabling us to report back on our progress towards our 2030 target, what we've done, are doing, what's working, what's not.

Digital tools will also help us gradually replace paper-based interpretation. While we are not including digital in this phase, we can prepare for it by integrating QR codes into phase two interpretation that take visitors to the Eigg website now, in advance of adding more features later.

**Equalities impact** – *explain how you have taken groups with protected characteristics into account in the development of the project. How will you strive to ensure that no one is excluded or disadvantaged from benefitting from the project?*

In developing the An Laimhrig and Interpretation Strategy projects the Isle of Eigg Heritage Trust strove to ensure that, where appropriate, no one within any of the nine protected characteristics felt excluded or disadvantaged from benefitting from the project. Consultation for both projects was community-wide, with different types of engagement opportunities offered at different times of the week and day to ensure maximum participation.

For the interpretation project this means focusing on three areas specifically:

1. Accessibility – to ensure no one is excluded from enjoying the interpretation because they can't physically reach it, see or hear it, or by using only text when an image can help tell or enhance understanding. In practice this means adhering to the graphic designs code of best practice, which provides guidance on how to meet the needs of users who experience low vision, D/deaf and hard of hearing, dyslexia, motor disabilities, users on the autistic spectrum and screen readers.

2. Representation – to present a representative balance of ages, gender, orientation, and cultural identities of people from Eigg's past and present while acknowledging the different experience of others in the places that people come to Eigg from.

3. In addition to the nine characteristics, through consultation the Isle of Eigg Heritage Trust will implement the mandate of the Isle of Eigg Residents Association that it takes a positive and proactive approach to using Gaelic in interpretation on the Isle of Eigg.

This approach embraces Gaelic as a part of Eigg's cultural heritage; enables native speakers and/or learners to have a full and rewarding interpretive experience in their own language, and also provide added richness and depth for non-speakers, locals and visitors. For this project this means implementing

- Dual language where possible across wide range of subjects
- Touch of Gaelic throughout Non-Gaelic interpretation
- Use professional translators/writers with Gaelic Orthographic Convention as standard
- Make strong use of existing assets - poetry, song, stories
- Use creatively and across different media: audio, digital and text
- Layered approach ranging from nuggets of interest for English speakers through to parity of provision for speakers and learners

**(z) How will the project be supported after PBIP funding and what will be the lasting benefits?**

The PBIP funding will be used to create a series of capital assets which will be maintained by the Isle of Eigg Heritage Trust and its subsidiary Eigg Trading as part of a regular and ongoing maintenance programme.

Phase two of the delivery of the full Interpretation Strategy focuses on An Laimhrig and the areas around the pier. The Isle of Eigg Trust, its subsidiaries and other organisations including Scottish Wildlife Trust, the Isle of Eigg Residents Association and Comunn Eachdraidh Eige (Eigg History Society) will then develop and deliver the next phases, creating interpretation across the island, thus extending the benefits of this project further. Using the Interpretation Strategy to deliver a phased approach to delivering interpretation will result in more joined-up,

collaborative and coherent result than in the past. Delivering interpretation in a phased approach also helps plan ongoing maintenance and updating.

The lasting benefits of the project will be high-quality, accessible interpretation which creates a Gateway experience to the whole Isle of Eigg. The project will also accelerate the delivery of an all-island approach to telling the full story of Eigg across the island using an interpretation strategy shaped by community consultation.

**(aa) Please outline how the project fits with local plans and strategies**

In addition to addressing the needs and opportunities for interpretation outlined in the All-Island Interpretation Strategy for Eigg 2021 to 2026, the project fits in with the following local plans and strategies.

**LOCAL / ISLAND**

Eigg's 10-year strategic plan identifies the need to improve and expand infrastructure and strengthen the island's capacity to manage its increased population and growing visitor numbers. It prioritises the need to provide greater social and economic opportunities for islanders, better access to services and facilities, and a better range and quality of experience to visitors. It seeks to create new employment opportunities for all ages, recognising that for the young this can be particularly hard.

Eigg at 20, an island survey and community consultation carried out in the winter of 2017/18, provides evidence to support the strategy's aims. The survey aimed to form a better understanding of Eigg today, its people, priorities, economic profile and future aspirations. 83% of community completed the surveys 53 detailed questions.

Missing or substandard infrastructure was seen as one of the key barriers to economic and social development. The survey revealed concerns around not meeting visitors' expectations, missing out on new opportunities to develop existing or new businesses, and residents feeling their community's shop, café/bar and other social facilities were being prioritised for visitors and that the island's strong social cohesion was under threat.

The survey also identified that while people love Eigg and feel strongly they are part of the community, it has a fragile and inter-dependent economy, with over 60% in self-employment and 70% having multiple jobs, many of them seasonal. Tourism is the biggest employment sector on Eigg with 25% of Eigg's residents involved in the tourism sector, some full-time, some part-time. This compares with 9% in Highland and 6% elsewhere in Scotland.

Meeting the increasing demand from visitors coming to Eigg to enjoy its landscape, wildlife, culture and history, or find out about its unique and world-renowned electricity scheme and community ownership, provides opportunities to sustain and grow existing businesses and create new ones. As the gateway to the island, An Laimhrig has a strategic role to play in managing visitors, providing what they need there and then, but also sign-posting them to elsewhere on the island to enjoy its natural and cultural heritage and take advantage of other businesses and services sited elsewhere on the island.

Strategic priorities for Eigg's Tourism Group (which represents accommodation, transport and other visitor services across the island) include:

- Improving interpretation of the island's story to provide more information and a deeper engagement in and experience of the place Eigg plays in history and contemporary culture
- Diversifying and extending the ranges of products and services Eigg provides for visitors. Visitors staying for more than a few days and who want to spend money tell us they are looking for a wider range of products and services.
- Increasing the number of visitors to Eigg, particularly in the shoulder season.
- Improving facilities at An Laimhrig to provide greater choice and a better visitor experience.
- Highlighting what the rest of the island has to offer and providing a different menu of options in the gateway style information accessible at or near An Laimhrig will encourage visitors to explore further and address the current issue of congestion which can be problematic.

## **FIT WITH REGIONAL and NATIONAL STRATEGY**

This project aligns neatly with the Scottish Government's focus on National Outcomes. Community focused, the project aims to build on Eigg as a place to live and a place to visit; to meet the needs of a growing, diverse population, celebrate Eigg's natural environment and highlight its culture – past and present. It aims to further develop Eigg's economy, employment and learning opportunities and promote both indoor and outdoor spaces.

The project has worked with partners to ensure the solutions it presents are "island-proof" and meet the ambitions of the National Island Plan

The Highland-wide Local Development Plan (HwLDP) vision is that by 2030, Highland will be one of Europe's leading regions. Sustainable communities will be created that balance population growth, economic development and safeguarding of the environment across the area. By doing so, a fairer and healthier Highlands will be built. Redevelopment of Eigg's Community Hub supports HwLDP aspirations of:

- Increasing the population of the Highlands, to include a diverse age range
- Ensuring the special quality of the Highlands natural, built & cultural environment is protected & enhanced.
- Providing opportunities which encourage economic development and create new employment across the area focusing on the key sectors whilst at the same time improving the strategic infrastructure necessary to allow the economy to grow over the long term.
- Promoting the development of tourism: additional accommodation or new facilities.

**Scottish Gov. Community-led regeneration** lies at the heart of the redevelopment of Eigg's Hub:

- The local community has identified issues and opportunities in the local area
- They have decided on action required to address them and are now seeking to make positive change

**Place Principle and Infrastructure Investment** – both strategies are reflected in this project, growth in local services and economy, good environmental practice, tackling inequality, through combining people, location and resources.

**National Tourism Strategy (TS2020)** – the project will contribute towards the key objectives of the strategy and the Highland Tourism Action Plan

- Delivering a high quality, value for money and memorable customer experience to visitors
- Help grow visitor spend, increase employment in the tourism sector and in tourism turnover



<b>4.4 Does the project require planning permission or statutory regulatory consents?</b>	<b>NO</b>
<b>If YES, please detail below – if consents are in place, please provide evidence with the application</b>	
<b>Type</b>	<b>Date granted/expected</b>

## **SECTION 5: BUDGET**

*This can be provided in a separate excel spreadsheet if preferred. Delete the example below before completing this section.*

<b>5.1 Main project expenditure</b>		
<b>Budget Heading</b>	<b>Detailed cost</b>	<b>Amount</b>
Exterior An Laimhrig	2 x orientation maps 2 x graphic panels (Our Green Journey and Bountiful Biodiversity) New signage for the gable ends	£7,734
Interior hallway area	1 x Eigg Timeline, along internal wall 2 x notice boards 1 x Wildlife sighting board 2 x graphic panels ((People Power and Our Collective Memoryscape) Design and production	£6,012
Interior men's, women's, and accessible toilets	3 large panels, 10 smaller panels, design and production	£2,136
Interior general	Business name plaques, design and production	£609
Interior general	Other door signage, design and production	£636
Interior general*	Tenant businesses interpretation*	£3,945*
Piers	2 x welcome panels, design and production	£3,925
An Laimhrig and Pier area	2 x finger posts, design and production	£2,000
Installation	Installation costs	£5,400
1x site visit Designer	3 nights DB&B (@£100/day), mileage (est £100), ferry with car for 2 people (£50), 2 days' work @ £300/day	£1,050
1x site visit for content developer/Gaelic interpreter	3 nights DB&B (@£100/day), mileage (est. £100), 2 days' work @ £350/day	£1,100
1x site visit for installation company	3 nights DB&B (@£100/day). For 2 installers. Three day install. All other T&S costs covered in installation fee provided.	£600
Brand development for An Laimhrig imagery for signs	Est 2 days @ £300 DR	£600
Support from Content/PM	Est 0.5 days @ £350 DR	£175
Map illustration - whole island	Professional illustrator - illustrated map of island	£1,995
Map illustration - inset area	Professional illustrator - illustrated map of area around An Laimhrig	£1,400

10x small illustrations	Estimate 10x illustrations @ £105 per illustration	£1,050
Brief development for above	Est 1 day @ £300 DR	£300
Image sourcing/ licensing costs (estimate 10 images)	Estimate 10x high-res digital images at avg cost (5–10-year license) @£100 per image	£1,000
Contingency	Contingency on all above 5%	£2,083
<b>TOTAL PROJECT COST</b>		<b>£43,750</b>

## 5.2 Reasonableness of cost – how did you obtain project costs?

The project costs have been established as part of the interpretation strategy undertaken by the Isle of Eigg Heritage Trust with Eigg’s community and stakeholders and delivered by Sparks interpretation consultants.

Sparks worked with the community to identify what types of interpretation, their materials, quantity, and location within the An Laimhrig area were best, and then created a budget for its delivery.

The costing process for phase two benefited from the previous work Sparks did on the content development, design and production of the interpretation for phase one in Taigh Nighe | The Wash House.

We believe the costs offer good value for money given the quality of design and engagement Sparks bring to the process, but also allow for a high spec of materials that can cope with our remote and weather-challenged island location.

Please note, for clarity, the cost given for the first eight interpretation panels and signs listed above include the cost of each item’s content creation, design, Gaelic translation, production, and VAT.

While we accept that the Place Based Investment Programme may require successful applicants to go out to tender, for continuity, speed of delivery, consistency of design approach, and Sparks’ knowledge of the island and the story we want to share, we request the option of going direct to Sparks and not go out to tender.

Note: We originally engaged with Sparks via a competitive tender process, using Public Contracts Scotland, which gives us further assurance that they represent value for money. The tender process was signed off by The Highland Council and the tender report and scoring shared with our THC point of contact.

## SECTION 6 – MATCH FUNDING

### 6.1 Please give details of confirmed match funding if applicable:

*If match funding is confirmed, please provide letters of awards with the application*

Name	Date awarded/expected	Amount £
Isle of Eigg Heritage Trust	Own funds	£2,750
<b>Total match funding</b>		<b>£2,750</b>

<b>PBIP Grant requested</b>	<b>£41,000</b>
<b>Total project cost</b>	<b>£43,750</b>

## **6.2 Will the project involve “in kind” support?**

*This should not be counted as confirmed match funding for the project*

Yes

3 days of professional heritage consultancy expertise focusing on wildlife, geology, archaeology and local history expertise has been offered to the project on an in-kind basis. The value of this is £1,050.

Comunn Eachdraidh Eige (Eigg History Society) has offered free use of images from their archive. These images that are not available through commercial and other archive services and feature key people, places and events from Eigg’s past. Calculated at the same rate as images being licenced through other sources for the project, the value of this in-kind support is £1,000.

Support from the Highland Council in giving permission to erect a replacement for the existing visitor panel on the main pier, which the Highland Council owns will be requested.

## Lochaber Wheeled Sport Society (Fort William Bike Park)

### **SECTION 4: PROJECT DETAILS**

*Please refer to the Guidance Notes to complete this section. It provides important information, definitions, and examples to ensure you answer each section correctly.*

<b>4.1 Project location - include postcode</b>
Fort William Bike Park Camaghael PH33 7ND
<b>4.2 Do you own the land/building, or a lease/control of asset is in place?</b>
<i>Lease agreements must be for at least 10-years. Please provide evidence of ownership or lease with the application. If not in place, what are the arrangements to obtain this and by when?</i>
<b>Details: Lease from Highland Council for 25 years. Commenced August 2021</b>
<b>4.3 The Project</b>
<p><b>(a) Please summarise the project, explaining how it will achieve the funds' objectives as noted in 1.7, and list which outcomes it hopes to achieve.</b></p> <p>Our aim is to construct and run a world class Pump Track, BMX/Skate Park and Pushbike Trials facility with covered teaching and coaching space and safe storage of bikes in the Fort William area accessible to all users regardless of ability. The facility will be called Fort William Bike Park.</p> <p>Lochaber Wheeled Sports Society is a charity community group. Our goal is to develop and promote recreational wheeled sports in the Lochaber area, including but not exclusively: Mountain Biking, BMX, Skateboarding and Trials riding. The group aims to inspire local people by providing accessible, inclusive and inspiring facilities that enable and encourage people to engage in wheeled sports in all its forms regardless of gender, age, ethnicity or ability. We will grow and develop club and community cycling by providing a multi-disciplinary hub facility with safe coaching and skill development. From this LWSS will collaborate with other local and national organisations to promote cycling as a safe and enjoyable form of sustainable transport and encourage cycling for people of all ages and backgrounds within Lochaber.</p>

The price for this project is £450 000.

Timescales:

Contractor Meeting January 2022

Start construction- 1April 2022 - 10 week build time

#### Funding Summary

Anonymous Donation	£30 000	In place
Moidart Trust	£30 000	In Place
Local Fund-raising and donations	£15 000	In place
Baxters Foundation	£25 000	Applied For
Rotary	£500	In Place
Norman Clark	£500	In Place
Sportscotland	£290 000	In place
Garfield Weston Foundation	£25 000	In place
<b>Total Funding Profile</b>	<b>£416 000</b>	
<b>Shortfall</b>	<b>£34 000</b>	

**(b) How will the project benefit local communities and surrounding locality areas? Who will benefit from the project?**

The LWSS are using the following objective criteria for participation through the Fort William Bike Park.

- More young people participating in biking.
- More people with disabilities participating in biking
- More women and girls participating in biking
- More individuals from deprived communities participating in biking
- More individuals with protected characteristics participating in biking
- More individuals from rural communities participating in biking
- More opportunities for participation in sport
- More opportunities for progression in sport
- More opportunities for performance
- More opportunities for developing coaching and volunteering workforce.

Within 5 years:

**Sport:**

6 male and female riders competing at World level and podiuming at Scottish national level.

**Participation:**

50% increase in participation at local level events.

**Weekly uses:**

Adult male – 200

Adult female – 70

Youth male – 400

Youth female – 100

Adult with disability – 5

Youth with disability – 30

BAME adult – 12

BAME youth – 15

Adult living in deprived area – 20

Youth living in deprived area – 100

**Coaches:**

Male current 30 > 60

Female current 10 > 30

**Social impacts:**

Support pupils with ASN needs through schools

Support children and youths in care through Highland Council through children's services.

Women's and girl's sessions leading to increased participation.

Promote diversity and inclusion through organised sessions.

Support leaders and coaches from across the range of demographics.

**(c) What need or opportunity will the project address? How do you know there is local support for the project?** *Please provide evidence of community support with the application i.e. letters of support/consultation reports*

**Please see attached documentation.  
Numerous letters of support available.**

In order to understand the needs and the support for future wheeled sports provision in and around Fort William, a detailed survey was distributed through key channels. This included mailing lists from previous engagements, and school social media channels.

The survey was conducted from December 2018 through until February 2019. It achieved a significant reach across the resident population of Fort William and surrounding areas.

The online survey was distributed by Lochaber Wheeled Sports Society and promoted through appropriate local social media channels. It received 1039 responses, with the results showing a unanimous support for development of Fort William Bike Park.

70% of respondents were from Fort William, 20% from the wider Lochaber area.

96% of respondents would like their children to have access to the facility.

69% of respondents would use the facility themselves.

49% would use daily, 40% weekly, 16% monthly.

97% believed it would be a benefit to the community.

Some of the comments are listed below.

- I love the idea of a sports facility in Fort William,
- I think it would be brilliant to have a pump track and skatepark in Fort William. Daniel age 12
- We need one!
- Amazing
- I would love to have a pump track
- It would be lovely to have one.
- It would be amazing for a skate park
- it looks cool
- I would love to have a bike park
- Good
- I would love to have one
- we would love to have it in fort William.
- It will be really fun in Fort William.
- Because it would be nice to be able to have a place like this in Fort William.
- it would be fun if there is a facility
- It sounds amazing I am so excited to have one
- Please make one in Fort William
- it would be fantastic
- We would love to have a track in fort William. by Logan and Abbie."
- I think it would be good
- It looks brilliant I would really like one in fort William because it looks fun!!!!!!
- It would be lovely to have one
- Hopefully the track is built. I would love to see a really challenging and exciting bike park in Fort William.
- Its brilliant I would really like one in Fort William
- A much needed and much welcomed facility.
- I think it would be brilliant to have in Fort William.
- I am so happy to get to use it more
- I love that idea
- Good luck
- This is very exciting!!!
- Can't wait!
- Long overdue for a bike park, Inverness is always busy.
- I have waited 40 years for a facility like this

Working with and support of Partners. Proposed usage from our partners are shown in separate Document:

Highland Wheelers - Club usage for coaching. Both junior and senior sessions.

Organisation WHW Contact Doug Little

University of the Highland and Islands - Use for the Outdoor instructor courses

Organisation UHI Contact Karl Haberl

High life Highland Active School usage for children session - intro and progression sessions

Organisation HLH Contact Bridget Thomas

LHS Usage for bike maintenance courses and level one instructor courses. Possible use for PE classes

Organisation LHS Contact Scott Steele

LEG Bike Kitchen - Maintenance and beginner's classes. Build a bike class, bike recycling. Intro to biking

Organisation LEG Contact Richard Kidd

Use of Bike Park for young adults requiring assisted support

Organisation Highland Council Contact Fiona Wallace (Assisted Support Network Manager - West Area)

Organisation Highland Council Contact Jill Gudelis (Children's services)

**(d) List the main activities to deliver the project including timescales – this will be the project delivery plan. Projects must be completed and claimed by the end of September 2022.**

Activity name	Achieved by (date)
Invite to tender for construction	August 2021
Choice of preferred Construction company	Jan 2022
Finalised detailed plan agreed and shown to public	April 2022
Construction commences	April 2022
Construction completed	September 2022



**(e) In developing the project, please detail how you have considered the following:**

Lochaber Wheeled Sports Society is a community charity organisation who will take on the running of the Fort William Bike Park. LWSS will form a board that seeks to represent the wider community of Fort William and Lochaber and will form key partnerships with organisations to ensure the facility delivers on as many outcomes as possible, whether in sports performance and participation, or in to meet social outcomes – helping to make our area a more sustainable and equitable place to live, work and visit. The LWSS board will work with key partner organisations to adopt appropriate policies to set appropriately high standards to meet objectives – the following gives an insight into the direction of LWSS:

**Environmental impact** – *describe how you have taken into consideration how the project specifically addresses climate change/net zero ambitions.*

**ADVOCATE ACTIVE AND SUSTAINABLE TRAVEL**

LWSS will be an active voice in supporting and progressing plans towards active and sustainable travel plans and net zero targets through building relationships and influence within Lochaber Chamber of Commerce, Sustrans, Highland Council and more. There is no target for this but records of roles will be kept. The project will be part of a move towards sustainable active transport in Lochaber, through fostering a culture of cycling within the community which will help improve the use of cycle paths and facilities as they develop in Fort William to help the move to net zero. This will be supported by bikeability training and bike maintenance classes.

**HELP MAKE FORT WILLIAM INCLUSIVE, SAFE RESILIENT AND SUSTAINABLE:**

Accessible by safer routes to school and with routes to popular local recreational cycling areas. Support move to sustainable active travel through cycle training and bike maintenance.

**PROMOTE SUSTAINABLE, INCLUSIVE AND SUSTAINABLE ECONOMIC GROWTH:**

Tourism and recreation are important for Lochaber. This facility provides a place for safe and accessible outdoor sport and recreation for the local community and visitors, helping to support the local economy of bike shops, sports coaches and tourism businesses.

**Equalities impact** – *explain how you have taken groups with protected characteristics into account in the development of the project. How will you strive to ensure that no one is excluded or disadvantaged from benefitting from the project?*

**ENSURE INCLUSIVE AND EQUITABLE QUALITY EDUCATION AND PROMOTE LIFELONG LEARNING:**

Through key partner organisations there will be targeted inclusion in the high and primary school curriculum through sessions to meet individual needs of ASN pupils and for P.E pupils. Highland Council Children's Services and interested in using the facilities for improving the chances for children and young people who are in and out of care. West Highland College UHI will use the facility for their School of Adventure Studies courses. Lochaber Environmental Group's Bike Kitchen will be based on site, helping with community education and training through coach education, Bikeability training, bike recycling and bike maintenance classes.

**ACHIEVE GENDER EQUALITY AND EMPOWER WOMEN AND GIRLS:**

LWSS will promote gender equality by training female coaches, run sessions for women and girls and encourage and support female role models.

**REDUCE INEQUALITY:**

LWSS will support inclusive sport and recreation through developing coaches from all communities of Lochaber, including areas with high SIMD index to reduce barriers to participation through developing leaders and role models who will support inclusive participation.

Bikes will be available for participants who do not have their own bike. Lochaber Environmental Group Bike Kitchen will be based on site.

**GOOD HEALTH AND WELLBEING:**

Promote and facilitate use of bikes for transport and recreation. Inclusion into strategic programmes like the Scottish Governments Free Bikes for kids and Rock Up and Ride would give potential to maximise benefits.

**REDUCE BARRIERS TO PARTICIPATION**

More riders from a range of backgrounds will be supported into cycling. Within 3 years the facility is forecasted to support the following weekly use:

Adult Male - 200

Adult Female - 70

Youth Male - 400

Youth Female - 60

Adult with disability - 5

Youth with disability - 30

BAME adult - 15

BAME youth - 12

Adult living in deprived area - 20

Youth living in deprived area - 100

**(f) How will the project be supported after PBIP funding and what will be the lasting benefits?**

The projects main funder Sportscotland requires it to be in use for 20 years, and the lease for the site is for 25 years, so the project must be sustainable in the long term. Cost of entry will be low - £25 per year seniors and £20 for juniors annually (and free for users accessing the facility through key organisations to reduce barriers to participation. Coaching and events will also generate income that will cover the ongoing annual running costs.

Provisional Cash Flow is attached to application. Funding for costs will be through fundraising, coaching sessions and support from partners.

**(g) Please outline how the project fits with local plans and strategies**

**West Highlands and Islands Local Development Plan (West Plan 2019).  
Highland Councils overall vision through the plan:**

**Growing Communities – All communities better designed. Larger settlements and their centres have retained and expanded facilities. Their populations have increased because of this better access to facilities because they are safe, attractive and better places to live.**

- *Lochaber is known for its outdoor activities, but has relatively few accessible facilities to the*

*wider population – with barriers including costs, reliance of private car use, need for specialist equipment and skills. FWBP will be a World-Class, purpose-built facility that provides an entry to outdoor activities and cycling as a form of sustainable transport. It will be accessible on safe routes for all communities of Fort William, reducing the need for car use. FWBP will provide a safe, well managed community facility to meet the needs of the local communities, making Fort William and Lochaber a better place to live, and tie in closely to the areas status as Outdoor Capital of the UK, by allowing a more accessible introduction to outdoor activities by reducing barriers to participation.*

**Employment – The local economy is growing, diverse and sustainable. West Highland has an enhanced reputation as a heritage tourism destination, as a base Employment for marine renewables and as an effective place for working at home and with the land.**

- *Lochaber's economy is dependant upon tourism and recreation. FWBP will compliment the other facilities and experiences available in the area, allowing a more convenient and accessible alternative. This will compliment the OCUK brand and all it stands for. Local employment will be supported through supporting local bike shops through increased demand for bikes, parts and services, and guides and leaders through increased demand for organised sessions and training qualified guides and leaders to meet the need. As an all-weather, all-season facility this demand will not be as seasonal as other parts of the local tourism and recreation economy.*

**Connectivity and Transport - Public agencies and other partners co-ordinate and optimise their Connectivity and investment in agreed growth locations. Communities are better supported Transport to become more self reliant, to have more pride in their area and identity, to diversify their populations, and to have more control of local resources.**

- *FWBP will be a strong local grass roots movement towards sustainable transport through championing the use of bikes for shorter journeys in communities. We will work closely with key organisations like Highlife Highland, Lochaber Environmental Group, Sustrans etc... to promote behavioural and cultural changes to support cycling as a form of sustainable transport.*

**Environment and Heritage A higher proportion of journeys are shorter, safer, healthier, more reliable and made in a carbon efficient way. Water, heat sources, land and buildings are used, sited and designed in a way that is carbon clever and respectful of heritage resources. Waste is reduced, reused, recycled or treated as close to source as possible to generate renewable energy. High quality places predominate where the outstanding environment and natural, built and cultural heritage is celebrated and valued assets are safeguarded.**

- *As above, FWBP will be part of a movement to promote behavioural and cultural changes towards net zero targets. The Lochaber Environmental Group Bike Kitchen, which will be based on site will help local people repair and recycle bikes to reduce consumption and make cycling more affordable and accessible. The facility will be high quality, with a lifespan of at least 25 years, and will compliment Lochaber's reputation as the Outdoor Capital of the UK and the local culture of outdoor adventure.*

Through good design and location, the FWBP will be accessible and convenient to users. Its site adjacent to Lochaber High School is already a thriving community hub with the school, sports pitches, health centre and good links to local communities. It is sited close to the National Cycle Network route, and within a Green Network Connection area. Its location means it serves existing communities, but can also compliment the potential developments at Blar Mor (includes housing),

Carrs Comer (includes housing), Inverlochy Castle Estate (community, tourism, recreation and leisure) and Nevis Forest (Business, tourism, community, recreation and leisure), and the various other proposed housing developments nearby. Through these connections FWBP can meet an increasing demand for recreation and support economic development.

#### Fort William 2040 Masterplan

The FWBP concept did not appear until after the FW2040 consultations, but the plans fit well within the visions of FW2040:

- A great place to live – desire for increased recreation facilities and High School Expansion.
- A connected place – through improved active travel
- A place with collective ambition – through being a community led project that meets many wider objectives.

#### Developing Mountain Biking in Scotland – Bike Plan for the Highlands Masterplan.

This masterplan included the local community being central to the development of mountain biking, with a community bike park development being a priority:

“Promote good relationships between the community, local clubs and formal facilities. Fort William Pumptrack will be a key inclusive venue for increasing participation. High profile local riders should contribute to building enthusiasm and raising participation”

This plan also referenced the pumptrack bike community bikepark development being an important part of Lochaber being a place to inspire outdoor adventures through its status as Outdoor capital of the UK.

<b>4.4 Does the project require planning permission or statutory regulatory consents?</b>	<b>YES</b>
<i>If YES, please detail below – if consents are in place, please provide evidence with the application</i>	
<b>Type</b>	<b>Date granted/expected</b>
Reference No: 21/00209/FUL	12 May 2021

## SECTION 5: BUDGET

*This can be provided in a separate excel spreadsheet if preferred. Delete the example below before completing this section.*

5.1 Main project expenditure		
Budget Heading	Detailed cost	Amount
Construction	Please see attached proposed costs.	

## Fort William Pump Track, Trials Bike Area and All ability Pump Track - Design &amp; Build - Pricing Document

No	Description	Specific Tasks	Sub Total
1	Preliminaries	H&S, survey, mobilisation, site set up, security, fencing & signage, CAT scan duration of works, CDM Regs.	£15,750.00
2	Consultation	Consultation pre construction	£1,500.00
3	Design	3d drawings and visualisations	£2,000.00
4	Project management	On site project management and site supervision during construction phase	£4,250.00
5	Plant, Machinery and fuel	All relevant machinery, transport and fuel for duration of works	£12,350.00
6	Formation & Compaction	Formation of tracks with base material and compaction.	£49,750.00
7	Type 1 sub base works	Install membrane and type 1 laid and compacted.	£36,000.00
8	Tarmac works	Supply, installation and compaction.	£48,500.00
9	Landscaping	Re use soils and turf scheme	£17,550.00
10	Drainage	Hard pipe drainage, all associated costs	£9,800.00
11	Track markings	Themosplastic markings and Orange line marking.	£3,150.00
12	Trials Features	Rocks, Cotton reels, Obstacles and fittings if required	£6,000.00
13	ROSPA report		£750.00
14	Signage	Design, Supply and install site signage. As per construction spec	£800.00
15	Other	Site Consumables, Travel, Office, Tools, Vehicles, Fuels, Accommodation	£4,600.00
Total (EX VAT)			£212,750.00
VAT			
Total			

**5.2 Reasonableness of cost – how did you obtain project costs?**

3 Tenders – preferred choice is Clark and Kent – Able to construct whole project in one contract. Preferred tender is attached.

**SECTION 6 – MATCH FUNDING****6.1 Please give details of confirmed match funding if applicable:**

*If match funding is confirmed, please provide letters of awards with the application*

Name			Date awarded/expected	Amount £
<b>Funding Summary</b>				
Anonymous Donation	£30 000	In place		
Moidart Trust	£30 000	In Place		
Local Fund-raising	£15 000	In place		
Baxters Foundation	£25 000	Applied		
Rotary	£500	In Place		
Donation	£500	In Place		
Sportscotland	£290 000	In place		

Garfield Weston Foundation	£25 000	In place		
<b>Total Funding Profile</b>		<b>£416 000</b>		
<b>Shortfall</b>	<b>£34 000</b>			
<b>Total match funding</b>			<b>£416 000</b>	
<b>PBIP Grant requested</b>			<b>£34 000</b>	
<b>Total project cost</b>			<b>£450 000</b>	

**6.2 Will the project involve "in kind" support?**

*This should not be counted as confirmed match funding for the project*

Possibly

**If yes, please detail:** We may ask local contractors to help out with the construction of the sheltered teaching facilities and storage area.

**6.3 For private sector led projects please detail why public subsidy is necessary? Clearly identify the market failure or equity rationale such as social difficulties or distributional concerns that the project is seeking to address. In addition, please explain the specific public policy objective that the project is supporting.**

### Fort William Town Team (Fort William Promenade)

#### 4.1 Project location - include postcode

Fort William Promenade on the A82 loch side pathway

#### 4.2 Do you own the land/building, or a lease/control of asset is in place?

*Lease agreements must be for at least 10-years. Please provide evidence of ownership or lease with the application. If not in place, what are the arrangements to obtain this and by when?*

**Details:**

**No**

#### 4.3 The Project

##### **(a) Please summarise the project, explaining how it will achieve the funds' objectives as noted in 1.7, and list which outcomes it hopes to achieve.**

The Promenade is used by a large part of the community plus thousands of visitors who travel to the area each year. The area is in need of work to improve its appeal and give people somewhere to sit and enjoy the views.

Two of the benches on the Promenade were destroyed in a car accident in November 2021. The bench debris was removed but there doesn't seem to be any intent from Highland Council, BEAR or Transport Scotland to replace them. The Town Team were guardians of these benches as our volunteers looked after them, repainted them annually and generally made sure they were available for the public to enjoy. We want to ensure they are replaced for the Summer season of 2022.

The planters along the Promenade are half barrels made of wood which are deteriorating with the Fort William weather and looking very untidy. We can no longer paint them annually to cover up the imperfections therefore would like to replace them. We also have issues if we have dry spells through the Summer as they do not hold water well and need regular watering which we cannot facilitate. The replacement planters will be made from plastic, they will not require painting and include a self-watering reservoir which collects water to reduce the need for volunteers to tend them. They are also manufactured by a Scottish family business who have provided the planters already installed in the High Street and Parade.

We would like to replace the plants in the pots as the current ones have no seasonal colour and have been in place for a good few years. We plan to replace them with small shrubs which will be super hardy, to survive the weather, but show colour at certain times of the year.

Our plan is to buy the above in colours to complement the benches already in place which will brighten a rainy Fort William day. If we can install all of the above the Promenade will look much better cared for, the area will require less volunteer time and it will be very low maintenance.

##### **(b) How will the project benefit local communities and surrounding locality areas? Who will benefit from the project?**

The project will benefit all! Local people who walk along the area daily, shop workers from the High Street who take lunch on the Promenade and community from outlying areas who come to town to shop.

Fort William has thousands of visitors annually who travel to the area and have commented over the years on how the town centre is improving aesthetically mainly along the High Street and Parade.

We want to extend this regeneration to the Promenade for pedestrians as well as people driving through on the A82. This will make a huge difference to everyone in the area.

**(c) What need or opportunity will the project address? How do you know there is local support for the project? Please provide evidence of community support with the application i.e., letters of support/consultation reports**

The Fort William Town Team has a very positive following in the town. Our Facebook page shows thousands of comments over the years on how the community appreciate the work our volunteers do to make the town colourful with flowers throughout the year.

This area has always been difficult for us to manage as the planters are not sturdy enough for the weather, we can't easily access the area with water to keep the plants alive and the benches as mentioned above have been destroyed and so no longer exist for people to use.

The community will be elated that we have another successful project to regenerate more of Fort William town centre for them to enjoy when they are out and about.

**(d) List the main activities to deliver the project including timescales – this will be the project delivery plan. Projects must be completed and claimed by the end of September 2022.**

Activity name	Achieved by (date)
Order planters and benches	February/March 2022
Delivery of planters and benches	April/May 2022
Installation of planters	April/May 2022
Collection of plants/soil/fertiliser	April/May 2022
Planting all containers	April/May 2022
Installation of Benches	April/May 2022

**(e) In developing the project, please detail how you have considered the following:**

**Environmental impact** – describe how you have taken into consideration how the project specifically addresses climate change/net zero ambitions.

Installing planters and flowers along the Promenade will encourage butterflies and insects to the area. Improve mental health by offering people somewhere to sit and relax. Remove the need for excess watering of the plants as the planters will conserve rainwater.

**Equalities impact** – explain how you have taken groups with protected characteristics into account in the development of the project. How will you strive to ensure that no one is excluded or disadvantaged from benefitting from the project?

The project and the Town Team are open for anyone to join and lend a hand. We do not have any restrictions around the people who can attend.



**(f) How will the project be supported after PBIP funding and what will be the lasting benefits?**

Everything being purchased will have longevity, be low maintenance and not require replacing for at least 15yrs unless it is deliberately destroyed or vandalised. Benefits will be a nicer looking Promenade and Town with people recommending people to visit rather than just pass through on their way to other areas.

**(g) Please outline how the project fits with local plans and strategies**

This tidy's up and improves this area of the town at no cost in time or capital expenditure to the Highland Council. It will also remain under the guardianship of the Town Team so there will be no ongoing work needed by anyone else.

**4.4 Does the project require planning permission or statutory regulatory consents?****YES / NO**

**If YES, please detail below – if consents are in place, please provide evidence with the application**

Type	Date granted/expected
Replacing the benches on the Promenade requires consent from Transport Scotland on the type	February
Highland Council need to confirm the purchase colours of benches and planters	February

**5.1 Main project expenditure**

Budget Heading	Detailed cost	Amount
Amberol planters	Amphora Precinct planters at £186.24	£1787.90
Planter delivery	Planters x 8 delivery 1 pallet	£70.75
KBS Depot benches	2 x moulded plastic benches at £350 each + VAT	£840
Bench fixings	Hard Ground fixings at £22.50 per bench + VAT	£54
Soil	16 x 75l bags compost	£160
Shrubs	8 x shrubs up to £40 each	£240
Fertiliser / feed	16 x boxes at £5 each	£80
Bench installation	Waiting for costs from HC, BEAR, Transport Scotland	£1000 contingency
<b>TOTAL PROJECT COST</b>		<b>£4223.65</b>

**SECTION 5: BUDGET**

*This can be provided in a separate excel spreadsheet if preferred. Delete the example below before completing this section.*

**5.2 Reasonableness of cost – how did you obtain project costs?**

For the benches and planters we have requested two quotes from different suppliers.

The plants, soil and fertiliser has been quoted for by Kinlochlaich Garden Centre, a local supplier.



### Fort William Town Team (Fort William Parade)

#### 4.1 Project location - include postcode

Fort William Parade

#### 4.2 Do you own the land/building, or a lease/control of asset is in place?

*Lease agreements must be for at least 10-years. Please provide evidence of ownership or lease with the application. If not in place, what are the arrangements to obtain this and by when?*

**Details:**

**No**

#### 4.3 The Project

**(a) Please summarise the project, explaining how it will achieve the funds' objectives as noted in 1.7, and list which outcomes it hopes to achieve.**

The Parade is used by a large part of the community plus thousands of visitors who travel to the area each year. The Sundial plot needs work to reduce the annual maintenance involved and also the annual cost of purchasing plants. The groups looking after this area both have an ageing volunteer population who can no longer do the physical work involved in tending these gardens. The Parade is used daily by many members of the public to sit and enjoy quiet time or on their way to the shops to take a rest and enjoy the outdoors.

The plot over recent years has also been difficult to water in the hotter times through the Summer, as the Town Team do not have a water source in the town. With Global Warming this is going to become an ongoing issue which planting Heathers may help to alleviate as they are more drought hardy plants. The weed membrane will reduce man hours to weed the plot and ensure it looks tidy and fitting for such a beautiful part of the town.

**(b) How will the project benefit local communities and surrounding locality areas? Who will benefit from the project?**

The project will benefit all! Local people who walk along the area daily, shop workers from the High Street who take lunch in the Parade and community from outlying areas who come to town to shop. This will make a huge difference to everyone in the area. The mental health of people over the past couple of years has suffered immensely and if we can ensure our community have a safe place to sit with nature and reflect in pretty surroundings then that can only be a positive.

**(c) What need or opportunity will the project address? How do you know there is local support for the project? Please provide evidence of community support with the application i.e., letters of support/consultation reports**

The Fort William Town Team has a very positive following in the town. Our Social Media pages show thousands of comments over the years on how the community appreciate the work our volunteers do to make the town colourful with flowers throughout the year.

The Lochaber Rotary Club are also a highly respected group who fundraise tirelessly to improve the lives of the community of Lochaber. They have supported us for a number of years looking after this plot and it's nice that we can work together to improve it for the town and also for the volunteers so it's easier for them to look after.

The community will be overjoyed that we have a successful project approved to redesign the Sundial for them to enjoy when they are out and about.

**(d) List the main activities to deliver the project including timescales – this will be the project delivery plan. Projects must be completed and claimed by the end of September 2022.**

Activity name	Achieved by (date)
Order Membrane, Bark, Heathers, Feed, lawn edging	February/March 2022
Clear the plot	March/April 2022
Install the lawn edging	March/April 2022
Add feed to the plot	March/April 2022
Lay the weed control	March/April 2022
Plant the Heathers	April/May 2022
Lay the bark	April/May 2022

**(e) In developing the project, please detail how you have considered the following:**

**Environmental impact** – describe how you have taken into consideration how the project specifically addresses climate change/net zero ambitions.

Heathers are a native Scottish plant and would encourage butterflies and insects to the area. They are also a drought hardy plant so there would be no need to water through dry periods helping the environmental impact of using water for gardening. This improvement in the area will help the public with their own mental health as well as them seeing the town is being cared for by the community.

**Equalities impact** – explain how you have taken groups with protected characteristics into account in the development of the project. How will you strive to ensure that no one is excluded or disadvantaged from benefitting from the project?

The project, the Town Team and the Rotary are local groups which anyone can approach to join and lend a hand. There are no restrictions around the people who can attend and with this being a collaborative project we hope it will encourage more people to come forward to look after their town and join our groups.

**(f) How will the project be supported after PBIP funding and what will be the lasting benefits?**

Everything being purchased will have longevity, be low maintenance and not require replacing unless it is deliberately destroyed or vandalised. Benefits will be a nicer looking garden area showing a well-cared for and loved town centre.

**(g) Please outline how the project fits with local plans and strategies**

This upgrade improves this area of the town at no cost in time or capital expenditure to the Highland Council. It will encourage folk to use the area and could well prompt more people to come to the High Street to shop if they have a lovely area of open space to use while they visit.

<b>4.4 Does the project require planning permission or statutory regulatory consents?</b>	<b>YES / NO</b>
<i>If YES, please detail below – if consents are in place, please provide evidence with the application</i>	
<b>Type</b>	<b>Date granted/expected</b>

## **SECTION 5: BUDGET**

*This can be provided in a separate excel spreadsheet if preferred. Delete the example below before completing this section.*

<b>5.1 Main project expenditure</b>		
<b>Budget Heading</b>	<b>Detailed cost</b>	<b>Amount</b>
Bark	2x Bark bulk bags £135 each	£270
Weed control membrane	1x 1m x 50m roll	£40
Feed	12 x boxes of feed £5 & bags of compost	£60
Fertiliser compost	8 x bags of compost £10 each	£80
Heathers	200 plants at £5 each	£1000
Flexi border edging	36m Eco, recycled, lawnmower safe edging	£403.99
<b>TOTAL PROJECT COST</b>		<b>£1853.99</b>

<b>5.2 Reasonableness of cost – how did you obtain project costs?</b>
<p>The plants we have sourced prices from a Scottish garden retailer online and also the Heather Centre in Aviemore</p> <p>The weed control membrane and bark will be sourced from local shops in the town, Marshall &amp; Pearson and Jewson or BSW</p> <p>The feed has been quoted by Kinlochlaich garden centre but may also be purchased locally in town</p> <p>The lawn edging has been sourced online as an environmentally friendly recycled option which is extremely hard wearing for a public area</p>

## **SECTION 6 – MATCH FUNDING**

<b>6. Please give details of confirmed match funding if applicable:</b>		
<b>1</b> <i>If match funding is confirmed, please provide letters of awards with the application</i>		
<b>Name</b>	<b>Date awarded/expected</b>	<b>Amount £</b>
<b>Total match funding</b>		<b>£</b>
<b>PBIP Grant requested</b>		<b>£</b>
<b>Total project cost</b>		<b>£</b>

### Fort William Marina & Shoreline CIC (Puffer Pier Project)

<b>4.1 Project location - include postcode</b>
Fort William Waterfront – PH33 6ED
<b>4.2 Do you own the land/building, or a lease/control of asset is in place?</b> <i>Lease agreements must be for at least 10-years. Please provide evidence of ownership or lease with the application. If not in place, what are the arrangements to obtain this and by when?</i>
Details:  N/A
<b>4.3 The Project</b>
<p><b>(a) Please summarise the project, explaining how it will achieve the funds' objectives as noted in 1.6, and list which outcomes it hopes to achieve.</b></p> <p>The project is to provide a preliminary Feasibility Appraisal Report to provide a clear idea of what will need to be considered in order to progress with the major development of the waterfront in Fort William. It will provide:</p> <ul style="list-style-type: none"> <li>• Outline scheme drawings of the major aspects of the development.</li> <li>• Quantities of material and particular requirements for wave protection.</li> <li>• An estimate of likely dredging requirements for the scheme.</li> <li>• Preliminary visual impact assessment of how the scheme may look.</li> <li>• An Order of Magnitude cost of the overall development and suggested phases for construction.</li> <li>• A general summary of the likely elements of Waterfront Regeneration Project, including business and community/social opportunities.</li> <li>• A summary of the strategic importance of developing the waterfront at Fort William (locally and nationally).</li> </ul> <p>This study will then be a very useful tool and basis for discussion with all relevant parties to</p>

progress with the project.

The main fund objective that this project will provide is Town Centre Regeneration. It is a well-known fact that due to historic misfortune Fort William has turned its back on the waterfront. This project will be the first step in showing how this can be rectified for the good of the town and residents by improving employment opportunities, increasing the access to Fort William from the Loch thus reducing the use of the A82 (in dire need of upgrading) and using the water to get to/from the town. The community have the commitment to see this Loch being brought back into good use just like in years gone by when there were regular boat trips with the *King George V* service from Fort William to Oban, the *Waverley* (the last ocean going paddle steamer) going on trips round the Lochs and islands and the *Balmoral* doing similar tours.

**(b) How will the project benefit local communities and surrounding locality areas? Who will benefit from the project?**

The project in itself won't initially benefit local communities or the area but it will give us a basis to then engage with partners and stakeholders to potentially transform the area and bring huge economic benefits to Fort William and Lochaber for the good of all which will benefit local communities and surrounding areas.

**(c) What need or opportunity will the project address? How do you know there is local support for the project? *Please provide evidence of community support with the application i.e. letters of support/consultation reports***

The project will address the need to have a clear overview of what would need to be carried out in order to develop the waterfront as well as identify the specific benefits that are expected as a result of the development.

The local support is shown in the attached letters:

- 1) Lochaber Chamber of Commerce – "Our concerns are for the economic value that will result from the development of the waterfront."
- 2) Fort William Town Team – "It is well known historically that Fort William turned its back on the water. It is now widely recognised that Loch Linnhe is a fantastic, underutilised resource for tourism. By providing facilities for yachts, cruiser boats and seaplanes we can help create a much-needed link between the town and the water."
- 3) MSP Kate Forbes – "Fort William and the wider Lochaber area has huge potential."
- 4) MP Ian Blackford – "Fort William and Lochaber have great potential in attracting waterborne visitors and the proposed new development presents great opportunities for the future"
- 5) Cross Party Group for Recreational Boating and Marine Tourism – support "The attraction of activity on Loch Linnhe to encourage visitors to stay in the area rather than pass through it"
- 6) Fort William Community Council – "The potential gain for Fort William could be quite substantial and we believe will go well beyond the Linnhe shorefront."
- 7) Fort William Accommodation Marketing Group – "It is widely recognised that Loch Linnhe is an underutilised resource especially for tourism. By providing berthing facilities for yachts, cruiser boats and potentially seaplanes it will provide a link to the town, from the water, regenerating the town for its community."

Over 60 people attended our Public Consultation regarding the extension to the pontoons on Friday 04/11/16 and we received 25 signatures and 23 comments of support. These include:

- Fantastic and hopefully realistic proposed development – 100% support from me.
- Fully support the proposals hopefully get funding and bring it to life!
- Future waterfront starts here!! Deserves all support!!
- Excellent. Keen to see development.

- A great idea & should help make FW more accessible to L. Linnhe & vice versa.
- Great idea. Good luck with plans.
- Tremendous vision. Look forward to progress.
- Needed done long ago!!
- A fantastic proposition which would lead to a huge boost to local businesses & the community. We have been visiting Fort William for years and have always thought the excellent waterfront has not been utilised enough.
- Vital for the regeneration of the Town Centre & surrounding area.
- Good location and right size of development to meet need and complement existing facilities.

**(d) List the main activities to deliver the project including timescales – this will be the project delivery plan. Projects must be completed and claimed by the end of September 2022.**

Activity name	Achieved by (date)
Report	31/07/2022

**(e) In developing the project, please detail how you have considered the following:**

**Environmental impact** – describe how you have taken into consideration how the project specifically addresses climate change/net zero ambitions.

If the development of the waterfront goes ahead then this will enable visitors to come to Fort William via the water and not via road thus reducing the tourists carbon footprint and being more environmentally friendly.

**Equalities impact** – explain how you have taken groups with protected characteristics into account in the development of the project. How will you strive to ensure that no one is excluded or disadvantaged from benefitting from the project?

Once this report is carried out it will be able to identify how the development of the waterfront can improve the lives of all who live, work and visit Fort William. A focus will be on ensuring that disabled and others who don't currently have access to Loch Linnhe or are excluded will be able to be included and have full access to the Loch.

**(f) How will the project be supported after PBIP funding and what will be the lasting benefits?**

The report will be used to then provide a basis for discussions and meetings with all stakeholders to provide the best way forward to put this regeneration of Fort William Waterfront into action with the needs of the community at it's heart. Other proposals to carry out this development have failed due to them being purely for profit. The success of this project will only happen if it is progressed by the community and so it is vital that this report reflects this.

**(g) Please outline how the project fits with local plans and strategies**

There have been significant reports over the past 25 years (including 'Forward to the Future', 'Lochaber Local Plan', 'Fort William Wider Waterfront Study', 'The Fort William Town Centre Action Plan', 'West Highland & Islands Local Development Plan', FW2040) indicating some kind of development on the waterfront in Fort William is vital for the town to prosper (see the



attachment "8. List of Reports Detailing the Development of FW Waterfront" for full list). To date, none of this has translated into anything meaningful to the community.

<b>4.4 Does the project require planning permission or statutory regulatory consents?</b>	<b>NO</b>
<i>If YES, please detail below – if consents are in place, please provide evidence with the application</i>	
<b>Type</b>	<b>Date granted/expected</b>

## **SECTION 5: BUDGET**

*This can be provided in a separate excel spreadsheet if preferred. Delete the example below before completing this section.*

<b>5.1 Main project expenditure</b>		
<b>Budget Heading</b>	<b>Detailed cost</b>	<b>Amount</b>
Report	As per quotation from IKM Consulting Ltd	£9,800
<b>TOTAL PROJECT COST</b>		<b>£9,800</b>

<b>5.2 Reasonableness of cost – how did you obtain project costs?</b>
<p>The price was from IKM Consulting Ltd as a result of a meeting with Martin Latimer from Blue Sea Consulting and Ian MacLachlan from IKM Consulting Ltd. We have been liaising with Martin Latimer at the Cross Party Group for Recreational Boating and Marine Tourism meetings and have seen how he has successfully assisted other locations with similar projects. We know that the report carried out for Mallaig Harbour cost around £30,000 and the one for Perth and Kinross was around £25,000 and therefore we felt that this was a fair charge for a high level overview of the whole project and identifying what would need to be done in order to get it progressed.</p>

## **SECTION 6 – MATCH FUNDING**

<b>6.1 Please give details of confirmed match funding if applicable:</b>		
<i>If match funding is confirmed, please provide letters of awards with the application</i>		
<b>Name</b>	<b>Date awarded/expected</b>	<b>Amount £</b>
<b>Total match funding</b>		<b>£-</b>

PBIP Grant requested	£9,800.00
Total project cost	£9,800.00

**6.2 Will the project involve “in kind” support?**

*This should not be counted as confirmed match funding for the project*

Yes

**If yes, please detail:**

The support from FWMSCIC will be free of charge i.e. Sarah Kennedy with admin support, James Kennedy with his knowledge of contacts and liaison with locals and Hamish Loudon with his significant knowledge of sailing and ship navigation.

**6.3 For private sector led projects please detail why public subsidy is necessary? Clearly identify the market failure or equity rationale such as social difficulties or distributional concerns that the project is seeking to address. In addition, please explain the specific public policy objective that the project is supporting.**

This project is for the community in Fort William. FWMSCIC is a volunteer led organisation which does not have surplus funds to pay for this report. This report will be the basis for starting the redevelopment of Fort William Waterfront that will have a permanent transformational affect on the town and the whole area for years to come.

## Fort William Marina & Shoreline CIC

### SECTION 4: PROJECT DETAILS

*Please refer to the Guidance Notes to complete this section. It provides important information, definitions, and examples to ensure you answer each section correctly.*

<b>4.1 Project location - include postcode</b>
Fort William Pontoons – PH33 6ED
<b>4.2 Do you own the land/building, or a lease/control of asset is in place?</b> <i>Lease agreements must be for at least 10-years. Please provide evidence of ownership or lease with the application. If not in place, what are the arrangements to obtain this and by when?</i>
Details:  N/A
<b>4.3 The Project</b>
<p><b>(a) Please summarise the project, explaining how it will achieve the funds' objectives as noted in 1.6, and list which outcomes it hopes to achieve.</b></p> <p>The main project is to provide an extension to the Fort William Pontoons to enable yachts and small cruiser boats as well as the sea plane to come alongside and visit Fort William.</p> <p>These extra costs relate to linking the breakwaters that we have to the existing pontoons by way of a mini 6 metre pontoon as well as providing bridge swivels and wheels to attach to the pontoon bridges currently being constructed by our local contractor.</p> <p>The main objective this will achieve is Town Centre Revitalisation which is so key after the challenges faced by everyone due to COVID-19. By providing the facilities we will be enabling visitors to come to Fort William from the Loch and spending money in the town. The average spend in Lochaline is £100 per vessel and this kind of spend would be very welcome in Fort William.</p>
<p><b>(b) How will the project benefit local communities and surrounding locality areas? Who will benefit from the project?</b></p> <p>This project will provide a focal point for the waterfront and start the regeneration of the area so instead of people driving past they will see the activity on the Loch and dwell in the area longer. This will have the knock-on effect of increasing spend in the town and thus supporting the local businesses hard hit by the COVID-19 pandemic.</p>

It will also provide a location for various water-based businesses to work from such as Elsie – a tour boat, a boat offering fishing trips, a speed boat doing trips down the Loch and another vessel who wish to start wildlife tours. Loch Lomond Seaplanes have also expressed interest in using the pontoons to provide scenic tours over Ben Nevis and the area as well as a scheduled service to Glasgow.

**(c) What need or opportunity will the project address? How do you know there is local support for the project?** *Please provide evidence of community support with the application i.e. letters of support/consultation reports*

The project will address the need to improve the facilities on the Loch for marine visitors.

The local support is shown in the attached letters:

- 1) Lochaber Chamber of Commerce – “Our concerns are for the economic value that will result from the development of the waterfront.”
- 2) Fort William Town Team – “It is well known historically that Fort William turned its back on the water. It is now widely recognised that Loch Linnhe is a fantastic, underutilised resource for tourism. By providing facilities for yachts, cruiser boats and seaplanes we can help create a much-needed link between the town and the water.”
- 3) MSP Kate Forbes – “Fort William and the wider Lochaber area has huge potential.”
- 4) MP Ian Blackford – “Fort William and Lochaber have great potential in attracting waterborne visitors and the proposed new development presents great opportunities for the future”
- 5) Cross Party Group for Recreational Boating and Marine Tourism – support “The attraction of activity on Loch Linnhe to encourage visitors to stay in the area rather than pass through it”
- 6) Fort William Community Council – “The potential gain for Fort William could be quite substantial and we believe will go well beyond the Linnhe shoreline.”
- 7) Fort William Accommodation Marketing Group – “It is widely recognised that Loch Linnhe is an underutilised resource especially for tourism. By providing berthing facilities for yachts, cruiser boats and potentially seaplanes it will provide a link to the town, from the water, regenerating the town for its community.”

Over 60 people attended our Public Consultation regarding the extension to the pontoons on Friday 04/11/16 and we received 25 signatures and 23 comments of support. These include:

- Fantastic and hopefully realistic proposed development – 100% support from me.
- Fully support the proposals hopefully get funding and bring it to life!
- Future waterfront starts here!! Deserves all support!!
- Excellent. Keen to see development.
- A great idea & should help make FW more accessible to L. Linnhe & vice versa.
- Great idea. Good luck with plans.
- Tremendous vision. Look forward to progress.
- Needed done long ago!!
- A fantastic proposition which would lead to a huge boost to local businesses & the community. We have been visiting Fort William for years and have always thought the excellent waterfront has not been utilised enough.
- Vital for the regeneration of the Town Centre & surrounding area.
- Good location and right size of development to meet need and complement existing facilities.

**(d) List the main activities to deliver the project including timescales – this will be the project delivery plan.** *Projects must be completed and claimed by the end of September 2022.*

Activity name	Achieved by (date)
Installation of extension to pontoons	31/07/2022

**(e) In developing the project, please detail how you have considered the following:**

**Environmental impact** – describe how you have taken into consideration how the project specifically addresses climate change/net zero ambitions.

This will enable visitors to come to Fort William via the water and not via road thus reducing the tourists carbon footprint and being more environmentally friendly.

**Equalities impact** – explain how you have taken groups with protected characteristics into account in the development of the project. How will you strive to ensure that no one is excluded or disadvantaged from benefitting from the project?

Once this extension is installed this will enable disabled and others who don't currently have access to Loch Linnhe or are excluded to be able to be included and have full access to the Loch.

**(f) How will the project be supported after PBIP funding and what will be the lasting benefits?**

The extension to the pontoons will be a permanent feature in Fort William and we anticipate that once it is installed there will be a lot of yachts and cruiser boats visiting the town and it will need to be extended further! This has been evidenced at Dunstaffnage Marina, Oban Marina and Mallaig Marina to name just a few.

**(g) Please outline how the project fits with local plans and strategies**

There have been significant reports over the past 25 years (including 'Forward to the Future', 'Lochaber Local Plan', 'Fort William Wider Waterfront Study', 'The Fort William Town Centre Action Plan', 'West Highland & Islands Local Development Plan', FW2040) indicating some kind of development on the waterfront in Fort William is vital for the town to prosper (see the attachment "8. List of Reports Detailing the Development of FW Waterfront" for full list). To date, none of this has translated into anything meaningful to the community.

<b>4.4 Does the project require planning permission or statutory regulatory consents?</b>	<b>Yes</b>
<b>If YES, please detail below – if consents are in place, please provide evidence with the application</b>	
<b>Type</b>	<b>Date granted/expected</b>
Planning Permission	20/08/2020
Crown Estate Permission	01/10/2020
Marine Licence – Dredging	10/02/2022
Marine Licence – Deposit	02/10/2017
Marine Licence - Construction	26/03/2021
Transport Scotland Permission	18/11/2020
The Highland Council	01/04/2016

**SECTION 5: BUDGET**

*This can be provided in a separate excel spreadsheet if preferred. Delete the example below before completing this section.*

5.1 Main project expenditure		
Budget Heading	Detailed cost	Amount
	See attached spreadsheet	£11,735.39
<b>TOTAL PROJECT COST</b>		<b>£11,735.39</b>

**5.2 Reasonableness of cost – how did you obtain project costs?**

The prices have been a mixture of estimates based on previous purchases and checking suppliers online.

**SECTION 6 – MATCH FUNDING****6.1 Please give details of confirmed match funding if applicable:**

*If match funding is confirmed, please provide letters of awards with the application*

Name	Date awarded/expected	Amount £
Coastal Communities Fund (yet to receive formal offer of grant)	23/03/21 (£70,447.02) & 22/09/21 (£15,000.00)	85,447.02
Viridor Credits	28/05/2021	20,000.00
Suez Communities Trust	23/09/2021	50,000.00
Town Centre Fund (yet to receive formal offer of grant)	26/01/2021	29,478.00
FWMSCIC own funds		106,809.92
<b>Total match funding</b>		<b>£291,734.94</b>
<b>PBIP Grant requested</b>		<b>£11,735.39</b>
<b>Total project cost</b>		<b>£303,470.33</b>

**6.2 Will the project involve "in kind" support?**

*This should not be counted as confirmed match funding for the project*

Yes

**If yes, please detail:**

The support from FWMSCIC will be free of charge i.e. Sarah Kennedy with admin support, James Kennedy with his knowledge of contacts and liaison with locals to get everything in place to manage the project and Hamish Loudon with his significant knowledge of sailing and ship navigation.

**6.3 For private sector led projects please detail why public subsidy is necessary? Clearly identify the market failure or equity rationale such as social difficulties or distributional**

concerns that the project is seeking to address. In addition, please explain the specific public policy objective that the project is supporting.

This project is for the community in Fort William. FWMSCIC is a volunteer led organisation which does not have surplus funds to pay for this report. This extension will be the basis for starting the redevelopment of Fort William Waterfront that will have a permanent transformational affect on the town and the whole area for years to come.

## SECTION 7 – REVENUE GENERATION PROJECTS

For projects that will generate revenue, please submit a business plan and financial forecast with the application.

### 7.1 Will the project generate revenue?

Yes

If yes, how will the revenue benefit the organisation? How will it be utilised?

The income from the yachts and boats using the pontoons will be used to pay for their maintenance, insurance and licence renewal costs as well as employing a Marina Manager plus an Assistant once the facility becomes well known and used.

### 7.2 Have you considered taking out a loan for the project?

No

Please state your reasons:

We are a voluntary group and the benefit is not for FWMSCIC – we just see ourselves as the catalyst to get this progressed.

### 7.3 Have you had support from other organisations in developing the project? If so, please specify the organisation and contact person.

Name of organisation <i>(e.g. Highlands and Islands Enterprise, Business Gateway etc.)</i>	Contact Person
HIE	Scott Dingwall
Highland Council	Dot Ferguson, Donna Manson, Margaret Davidson

### 7.4 Has the organisation previously received public funding?

Yes

If yes, please provide details of awards for the last 3 years:

Funding	Date of award	Amount £	State Aid YES/NO
Town Centre Fund	06/12/2019	£30,070	No

<u>Supplier / Info</u>	<u>Description</u>	<u>£</u>	<u>Supplier</u>
Guides for bridges at wheel end	6	500.00	MacPhersons Welding & Engineering Services Ltd
More mooring cleats	10	559.90	Gael Force
Repair/replacement of navigation light	1	100.00	Gael Force
Safety ring	1	50.49	Gael Force

Replacement ladder for existing pontoons to match other ladders	1	325.00	MacPhersons Welding & Engineering Services Ltd
Extra 6m pontoon	1	5000.00	MacPhersons Welding & Engineering Services Ltd
Bridge swivels & wheels (with axle pins and wheel carriages)	3 bridge swivels & 6 wheels with axle pins & wheel carriages	5000.00	Gael Force
Fire extinguisher & Safety Ring	1	200.00	Gael Force
		<hr/>	
		<u>11735.39</u>	