

Agenda Item	7
Report No	WRSL/005/22

## HIGHLAND COUNCIL

**Committee:** Wester Ross, Strathpeffer and Lochalsh

**Date:** 9 February 2022

**Report Title:** Place Based Investment Programme

**Report By:** Executive Chief Officer Infrastructure, Environment and 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. Wester Ross, Strathpeffer and Lochalsh Committee was allocated £80,906.
- 1.2 In discussion with Ward 5 Members at the Ward Business Meeting held on 27 September 2021 and subsequent email exchanges at the end of November 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 five applications were received. The total grant amount requested was £181,207.40. An extract of the salient sections of each application can be viewed in **Appendix 1**.

### 2 Recommendations

- 2.1 Members are asked to:-
  - i. **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; and
  - ii. **grant** delegated authority to the Executive Chief Officer Infrastructure, Environment and Economy in consultation with the Area Committee Chair to allocate any uncommitted PBIP grant to approved PBIP beneficiaries in the first instance and then TCF Grantees thereafter.

### **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. Economy and Infrastructure 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 and Infrastructure Committee agreed that all places, irrespective of population, be considered eligible for PBIP support.

## 7. WRS� PBIP Applications

7.1	Project	PBIP requested £	Eligible PBIP costs £
	Communities Housing Trust (Inveralligin Project)	30,320	0
	Strathpeffer Residents Association (New Play Park)	50,560	50,560
	Aultbea Hall	8,630.40	8,630.40
	Strathpeffer Community Development Trust (The Square)	79,000	0
	Kyle and Lochalsh Community Trust (Viking Networks pilot scheme)	12,697	0
	<b>Total</b>	<b>181,207.40</b>	<b>59,190.40</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 WRS� communities. It was agreed at the EandI 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 EandI 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 five proposals received by The Highland Council for Wester Ross, Strathpeffer and Lochalsh and provides commentary on the key issues to be considered by Members when determining which projects they wish to offer PBIP grant.

#### 7.4 Communities Housing Trust (Inveralligin Project)

Communities Housing Trust are seeking the sum of £30,320 in order to carry out development work associated with refurbishing a long-term vacant property for affordable rent. The refurbishment costs are estimated to be £190,000. Feasibility/development work is ineligible due it not being capital expenditure.

PBIP objectives met?	Yes
Capital?	No
Deliverable?	Yes
CPP alignment?	N/A ineligible PBIP expenditure

#### 7.5 Strathpeffer Residents Association (New Play Park)

Strathpeffer Residents Association are seeking the sum of £50,560 towards stage 3 of the new play park located at Ord Terrace. Stage 3 consists of the creation of a network of safe and secure paths throughout the site. Stage 3 is estimated to cost £55,560. The project satisfied a number of PBIP objectives and stage 2 of the project received TCF financial assistance.

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

#### 7.6 Aultbea Hall

Aultbea Hall Trust are seeking the sum of £8,630.40 towards the £25,500 refurbishment of the vacant Aultbea Hall. In 2018 part of the hall was closed to the public due to concerns about the built fabric and in 2019 it closed completely. It is estimated that the modest £25,500 investment could extend the life expectancy of the property for another 20 years and therefore provide a valuable community resources in the immediate to medium term.

PBIP objectives met?	Yes
Capital?	Yes
Deliverable?	Yes – However risk is present. No match funding is secured.
CPP alignment?	Verbal update to be provided

#### 7.7 Strathpeffer Community Development Trust (The Square)

SCDT are seeking the sum of £79,000 towards the external refurbishment of privately owned properties in The Square, Strathpeffer. The private sector contribution is £16,000. The works consist of reharling, window replacement, signage and canopy installation.

Ordinarily a proposal like this would be managed by a local authority on a competitive basis i.e., a small repair/shopfront grant programme. It would operate on an open basis, unlike the exclusive nature of this proposal. The intervention rate proposed is very generous and does not reflect best practice where typical intervention rates would be in the region of 50% as opposed to the 20% being suggested here.

Whilst it is commendable that the Trust want to take ownership and deliver this project there is significant reputational risk to the Highland Council as funder. If a dispute arose between the property owner(s) and the Trust, the Council would invariably be drawn into the conflict by virtue of its financial interest. Furthermore, this could extend beyond the initial delivery phase if there were any subsequent defects requiring attention.

In conclusion, it is felt that this proposal is deemed ineligible on competency grounds. It is suggested that if the private property owners do wish to apply for PBIP investment in future then they should apply directly to the Council and clearly articulate the market failure circumstances and public benefits of the project.

PBIP objectives met?	Yes
Capital?	Yes
Deliverable?	Significant risk is present
CPP alignment?	Verbal update to be provided

7.8 Kyle and Lochalsh Community Trust (Viking Networks pilot scheme)

KLCT are seeking the sum of £12,697 to extend the current Viking Networks project by 6 months. This is an employability project with 50% of the costs attributable to staff time and participant travel costs. The project is not capital in nature and therefore ineligible for PBIP investment.

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

**8. PBIP Area Allocation Balance**

8.1 If Members are minded to approve the PBIP applications containing eligible expenditure, it will result in £21,716 to be committed. Given the Aultbea Hall project has no match funding in place, potential exists to increase the value of the PBIP grant. This could address any shortfall in fundraising and ensure the project is delivered. The Strathpeffer play park is also a six-stage project with potential to increase the grant offer to deliver components of future phases. It is therefore suggested that Officers engage with these two applicants in the first instance to explore the benefits of additional investment beyond what has been requested in the applications. If this exercise does not absorb the PBIP sum available, it is suggested that TCF Grantees in the Ward are also approached to identify further phases of approved projects that may require investment.

Given that the expectation is that grant will be committed by 31 March 2022, it will necessitate delegated authority being granted to the ECO Infrastructure, Environment and Economy in consultation with the Area Committee Chair to allocate any uncommitted PBIP grant.

Designation: Executive Chief Officer Infrastructure, Environment and Economy

Date: 3 February 2022

Author: Alan Webster, Regeneration Team Leader

## Appendix 1: PBIP Application Extracts

### Communities Housing Trust (Inveralligin Project)

#### 4.1 Project location - include postcode

Craigloiste, Inveralligin, Torridon, West Ross, IV22 2HB

#### 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 property is currently owned by the National Trust for Scotland. Communities Housing Trust (CHT) have agreement in principle to purchase and renovate the property. As soon as all of the funding and finance has been secured CHT can make an offer to purchase the property.

#### 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.

This application is for the design phase of the project to renovate an empty property in Inveralligin, near Torridon which has lain empty for around 12 years and has fallen into disrepair. The property has been bequeathed to NTS for affordable housing and CHT have been working alongside them to find a suitable funding package and mechanism to renovate the home.

We aim to create a new housing model which can be replicated elsewhere, to bring numerous empty homes in remote and rural locations across Scotland back into use. This project will have two phases to its construction 1) Make safe the building structure and the home fully wind and watertight and 2) Enable eligible persons to undertake the completion and fit out of the property prior to acquiring same.

The feasibility phase will ensure the necessary due diligence, consents and engineering work are progressed. It will address the specific fund objectives of:

**20-minute neighbourhoods:** Helps to underpin sustainable communities and enables work from home in a rural location. The building is in the heart of the remote highland village of Inveralligin. Limited facilities are available in the village, but the property is within walking distance of all other properties in the community maintaining the ethos of active travel and community closeness as well as providing home working opportunities.

**Community wealth building:** The community will benefit from the establishment of a good quality affordable home for local people in their area, enabling the householder to contribute to the local economy and social fabric. The depopulation of our rural villages is a well-documented national concern resulting in a loss of services, lack of investment and unsustainable communities. Crucial local services and voluntary posts cannot be sustained due to the lack of people. In areas as fragile as Inveralligin each and every property brought back into use has a material effect on the community. Local businesses struggle to attract employees due to a lack of affordable housing which hampers their viability and prospects. Refurbishing an existing building in such a remote community will support local businesses and help retain traditional trades in the area as well as enabling local employers to attract and retain staff.



**Net zero:** An empty property will be brought back into use, thereby reducing the need to build new. The materials and energy originally expended, and carbon utilised during the original build will be captured reducing the overall impact compared to the alternative of a demolition and new build route. The property will be upgraded to current building standards and will be energy efficient. Sustainable materials will be utilised at all opportunities.

**Wellbeing and inclusive economic development:** Stemming the effects of population decline by offering an opportunity to introduce a high-quality affordable home in the village will help address the wellbeing of not only the building occupiers who will have been in housing need but also the wider local community by bringing a long neglected derelict property back into use. The immediate and direct work required on the property will provide opportunities for local trades but perhaps more importantly the occupiers will be in a position to make an economic contribution to the area benefitting businesses. The property also allows people from out with the area to move in and provide services and labour to local businesses.

**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 in our beautiful rural areas often drives up local property prices to beyond the reach of locals. Seasonal and part time work in rural locations can result in low wages in the area and leads to many people living in poor conditions and unsuitable accommodation. This project may appear limited in scale given it is a single home but the impact on such a small community can be quite profound.

**Community ownership:** The building will not be owned by the local community; however, it will be purchased by an organisation which supports community-led development and housing to support the social and economic viability of communities. It is intended that a Rural Housing Burden will be applied to the property which will ensure the property remains an affordable home in perpetuity, is used as a main residence and the community retain control over the discount available and prospective owners.

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

Local businesses will benefit immediately with the construction and training related opportunities. Retailers, suppliers and accommodation providers are likely to be required throughout this phase too. In the longer-term local employers will see advantages due to the availability of affordable home being available and reserved for people with demonstrable need. This is a small remote rural community, the provision of an affordable home in the area will provide immediate benefits to the occupiers and longer-term benefits to the social fabric of the community by helping to sustain their numbers and create opportunities for local employment.

**(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**

A housing need survey was carried out by CHT in 2018. This identified demand for 28 affordable houses in the area.

Open days held in both Torridon Hall and Kinlochewe Hall in November 21 with Torridon and Kinlochewe Community Council to launch their community survey. The proposals for the renovation of Craigloist were fully supported by the local community and residents.

**(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)
Feasibility Stage	31.07.22
Tender Process	30.09.22
Construction (Structural)	30.05.23
Construction (Fabric)	30.11.23
Habitation	01.12.23

**(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.

Utilising an existing property ensures the carbon impact is reduced by capturing energy and materials already expended in the existing home. Energy production and consumption are the largest sources of greenhouse gas emissions in the UK. An energy efficient house will be created substantially reducing energy costs and emissions. Sustainable materials and local providers will be used where possible.

**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 property will only be available to people who cannot afford to access mainstream housing at market value, the allocation will be based on an open fair and transparent policy giving due consideration to all.

Fuel poverty is prevalent throughout the North and West of Scotland. Creating a modern energy efficient home will help address this critical issue.

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

An energy efficient, high quality, long-term affordable home will be provided in a remote and rural community. The occupiers will provide a lasting economic and social contribution to the local community.

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

**Strategic Housing Investment Plan and Highland Council Housing Strategy:**

[https://www.highland.gov.uk/info/917/housing/658/housing\\_strategy](https://www.highland.gov.uk/info/917/housing/658/housing_strategy)

**Local Development Plan:**

[https://www.highland.gov.uk/info/178/local\\_and\\_statutory\\_development\\_plans/582/west\\_highland\\_and\\_islands\\_local\\_development\\_plan](https://www.highland.gov.uk/info/178/local_and_statutory_development_plans/582/west_highland_and_islands_local_development_plan)

**Repopulation and Regeneration of Rural areas**

**Conservation of historic built environment**

**Affordable homes strategy:**

[https://www.highland.gov.uk/info/917/housing/658/housing\\_strategy](https://www.highland.gov.uk/info/917/housing/658/housing_strategy) **20 Minute**

**neighbourhoods**

**Reducing Fuel Poverty:** <https://www.legislation.gov.uk/asp/2019/10/enacted>

**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
Planning	30.09.22
Building Warrant	30.09.22

**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
Project Feasibility Work	Building Conditions Survey	£1,250
	Architect and Building Services (Planning, Building Warrant, Heating, Plumbing and Electrical works)	£12,000
	Structural Engineer (Foundations and Structure)	£3,000
	Project Management of Feasibility Stage	£3,500
	Quantity Surveyor for Bill of Quantities	£4,000
Legal Framework	Solicitor Fees for creating new Templates for scheme	£2,000
Legal Fees	Acquisition	£2,000
Valuation	Valuation Report from Surveyor	£570
Procurement and Tender	Tender exercise and contractor award	£2,000
Envelope and Structural Remedial Works	Foundations, external walls and Roof	70,000
Refurbishment	Works throughout property to meet current building standards.	120,000
<b>TOTAL PROJECT COST</b>		<b>£220,320</b>

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

The costs were obtained by utilising our 20 plus year experience in the carrying out many similar developments across Scotland. The remote location, current challenging environment and discussions with industry professionals was also informed the figures taken.

## **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>
Rural Housing Fund	Tbc	20,000
CARES	Tbc	15,000
NTS	Tbc	10,000
Nationwide Foundation	Tbc	25,000
Mortgage Funding – Purchaser Savings	Tbc	120,000
<b>Total match funding</b>		<b>£190,000</b>
<b>PBIP Grant requested</b>		<b>£30,320</b>
<b>Total project cost</b>		<b>£220,320</b>

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

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

**Yes / No**

Members of the local community group Torridon and Kinlochewe Community Council will provide time to assist with the project. The National Trust for Scotland will provide staff resource to assist with the project viability and development.

**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.**

n/a

## **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 / No**

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

**7.2 Have you considered taking out a loan for the project?****Yes / No****Please state your reasons:**

There will be mortgage finance in place for part of the costs. However, without grant assistance, the Loan to Value would be too great.

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

<b>Name of organisation</b> <i>(e.g., Highlands and Islands Enterprise, Business Gateway etc.)</i>	<b>Contact Person</b>
The Highland Council	John McHardy and Allan Maguire
National Trust for Scotland	Clea Warner and Alan Barrow
Torridon and Kinlochewe Community Council	Alpin Stewart

**7.4 Has the organisation previously received public funding?****Yes / No****If yes, please provide details of awards for the last 3 years:**

<b>Funding</b>	<b>Date of award</b>	<b>Amount £</b>	<b>State Aid YES/NO</b>
HIE	24.10.2019	24,972	N
HIE	08.09.2020	8,315	N
HIE	08.11.2021	10,000	N

## Strathpeffer Residents Association (New Play Park)

<b>4.1 Project location - include postcode</b>
The new Play Park, Ord Terrace, Strathpeffer, IV14 9DA.
<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: The land involved is in the ownership of the Strathpeffer Residents' Association (SRA) following a community buy out from the Highland Council.</b>
<b>4.3 The Project</b>
<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>
The overall project involves building a play park for the local community.
There are 6 Stages to the project.
<b>Stage 1</b> Purchase and take ownership of the land -ACTIONED AND ACHIEVED
<b>Stage 2</b> Improving the drainage-ACTIONED AND ACHIEVED
<b>Stage 3</b> Constructing a Network of safe, secure and accessible paths-THIS IS THE STAGE WE ARE AT NOW
<b>Stage 4</b> Delivering the Children's Play areas
<b>Stage 5</b> Improving the biodiversity and planting
<b>Stage 6</b> Construction of a Pump Track for bikes

## 1. Town centre revitalisation

By creating a good quality Park for local people will also have an economic impact on the Town Centre as most people who visit a Park also look for refreshments (teas, coffees, ice cream etc). These would be available within a 5 minute walk of the Park.

Strathpeffer has a long history of tourism, from its Victorian origins, and is still recognised as a key destination. With the growth of the NC500, and overall market in the North of Scotland, improvements will ensure that the village benefits from these domestic and, eventually, international visitors stopping more often, in greater numbers, and for longer. This will translate into increased spend in local food and drink, services, and accommodation. These economic benefits have been recognised by local businesses and groups from Strathpeffer and the surrounding area with many providing letters of support (Supplied as evidence with application).



## 2. 20-minute neighbourhoods

Everyone living in Strathpeffer lives within a 20-minute walk of the Park. An open space audit of Strathpeffer was carried out as part of the 2015 Feasibility Study. This identified ample amenity space, but which is of low quality and with negligible provision for positive use and activities within those spaces.

In addition, a review of the surrounding area showed few sites providing equipped play and no community growing areas. There is easy access to the countryside, but this primarily provides for walkers and mountain bikes on more demanding trails.

For children and younger families, for teenagers, for people with mobility issues and for many of the elderly, there is little to offer without travel out of the village, which costs money and impacts on the environment.

And while there are other play park facilities (one in our 'area of benefit') none of them are in Strathpeffer and can only be accessed, by most local people, via car or public transport.

**Our Park location ideally fits the 20-minute neighbourhood model.**

## 3. Community wealth building

Community wealth building 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.

Rebuilding the connection between the people and the places that create wealth and those who benefit



from it is at the heart of community wealth building. We know that locally owned or socially minded enterprises are more likely to employ, buy and invest locally. This is what SRA is trying to achieve with the Community Park project.

Part of our purpose was to help stimulate a sense of community with facilities where local people could meet, build links and a feeling of belonging. By creating a local facility for local people, we are adding to the Community's Wealth in a broad sense.

#### **4. Net zero**

Reduction in CO<sup>2</sup> Emissions as a result of building a local park

By building a local Park there will be less need for residents in the area to drive to similar facilities either to Inverness or further afield. In turn this will reduce CO<sup>2</sup> emissions from unnecessary car journeys.

#### **5. Wellbeing and inclusive economic development**

**Wellbeing and inclusive economic development**

The National Performance Framework outlines 11 outcomes for the people of Scotland, with the following directly relevant to the provision of a new Community Park in Strathpeffer:

**People live in communities that are inclusive, empowered, resilient, and safe.**

By increasing the facilities available, the Association will continue to support the provision of activities and sports, supporting a more inclusive portfolio of possible outdoor leisure activities within Strathpeffer which also caters for the surrounding areas.

**People value, enjoy, protect, and enhance their environment.**

Engaging in physical activity at the new Park will become a common pastime for residents and visitors, and as such the proposed facility looks to minimize impact to the area. The new path network will bring this area of the Park into more active use in a way that enhances and respects the local environment. The path network is a Planning prerequisite to providing children's play equipment.

**People are healthy and active.**

By its very nature, the proposed new Park will promote active lifestyles, in particular for those who may experience greater barriers to participation. In developing active lifestyles, and increasing the levels of physical activity, participants have a direct positive impact on their physical and mental health. The provision of new path network within the Park will help meet this outcome.

By encouraging both improved physical health and increased opportunity to develop social skills and interact with peers, the facilities proposed will improve the quality of life for its users. By increasing and improving the range of active facilities in the park, SRA will continue to expand and develop opportunities for more people to become active and healthier.

With the addition of the new path network within the Park as a whole, this will cater more effectively for family groups who have different needs.

#### **6. Tackling inequality and disadvantage**

In researching the market and making the case for need, it is clear the community park project will meet some areas of unmet demand locally. 'Achieving a Sustainable Future: Regeneration Strategy' (Scottish Government) recognises that problems facing some of the *most vulnerable rural communities* can be as significant as deprivation in urban areas.

*Rural inequality* impacts the local community in Strathpeffer. As previously indicated, the 2020 SIMD figures show that one datazone in Strathpeffer is ranked 42<sup>nd</sup> out of over 6000 in Scotland for geographic



access to services. The provision of a new park and the proposed projects within will help to directly alleviate this. Limited access to services has a negative effect on the quality of life, and often motivates individuals and families to relocate.

*Also, the park will be free of charge to use by everyone.*

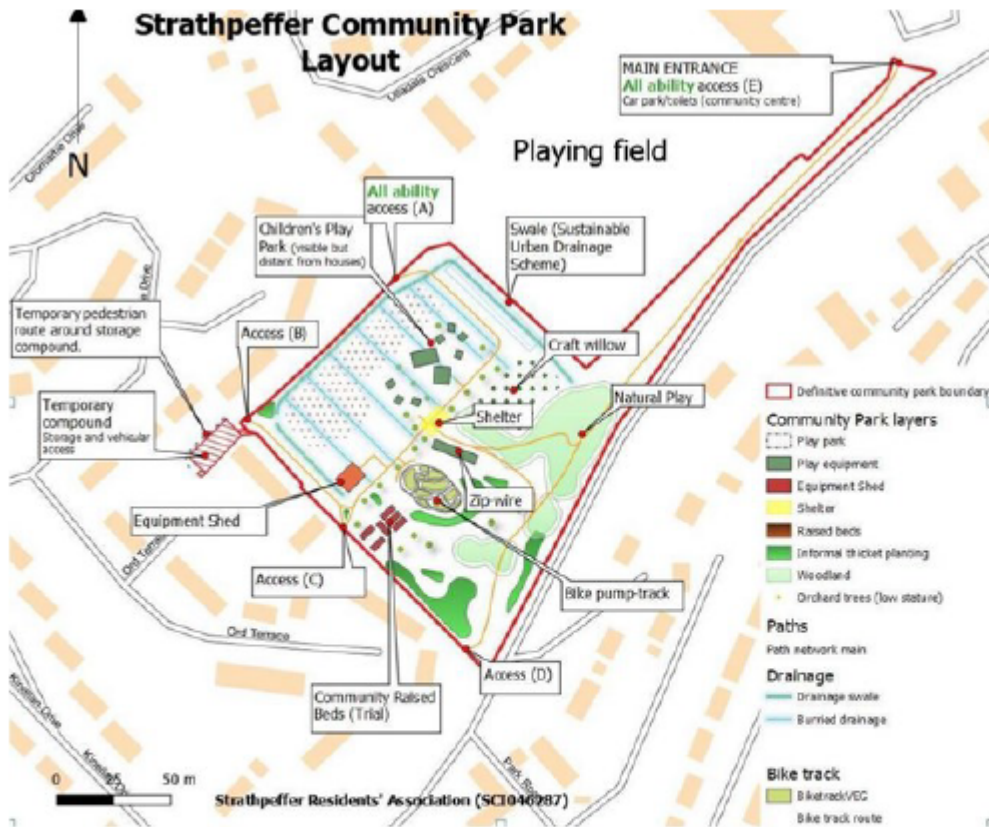
### 7 Community ownership

Our whole project is based around community ownership. SRA has a membership of 245, 209 of which are from the SRA's defined area of benefit. The community voted to buy the land which SRA holds on behalf of the community.

The project has evolved from public demand and has overwhelming community support. There has been extensive community consultation to assess support, including 4 public meetings, a community survey, an open day and canvassing local schools. In addition, SRA has held a number of well-attended volunteer days to begin tidying up the site.

Support was given by the Town Centre Fund in 2021 for the first stage of this project which involved drainage works required for the Park. This next Stage of the project would now provide the path network for safely accessing the main outdoor spaces in the park and will provide a safe and secure route to Strathpeffer Primary school for those children living at the Ord/Park Terrace end of the Park.

The paths are required and critical to the next stage of building the park. A plan showing the park and the paths involved is below.



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

The park will provide recreational facilities for all members of the local community from toddlers through to senior citizens. The park is supported by the local community which can be evidenced by the surveys carried out by the SRA in 2018,2019 and 2020. The local Community Council and Strathpeffer Community Development Trust have also added their support to the park.

Your local place, in accordance with the Place Principle and/or Town Centre First Principle- Our project will accord with the Place Principle by:

- *By building an all year- round Community Park facility which is free of charge to use as a driver of health and wellbeing. This is especially relevant due to the pandemic when more and more people are taking part in outdoor activities in local parks.*
- *Realising 20- minute neighbourhood ambitions - Our project does this by creating a Community Park and path network accessible free of charge for local residents as well as surrounding communities. The primary school is 2 minutes from the Park and all residents live within a 20-minute walk of the Park.*
- *Net Zero or low carbon- by reducing the car trips to other similar facilities and creating a "Going Local" facility in Strathpeffer reduces CO2 emissions on unnecessary car journeys. It also encourages Active Travel to school.*
- *Local environment and green infrastructure -The Park will provide play and other facilities within the overall green open space. By creating a Path Network within the Park using sustainable building materials will draw people to an active facility within a green environment.*
- *Reducing inequalities; supporting social inclusion, disadvantaged communities, or having an impact on wider disadvantaged. Strathpeffer suffers from being rurally disadvantaged in park and play provision and creating a new Community Park addresses some of these inequality issues.*
- *Resourcing for the Place Based Investment Programme (PBIP) Our project also links to the aims of the Place Based Investment Fund. Building the wealth of your local community/businesses- Wealth can also be built through improving a community's Health and Wellbeing. We have support of 24 local groups and businesses, the Primary School and the Community Council.*

**(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**

An open space audit of Strathpeffer was carried out as part of the 2015 Feasibility Study. This identified ample amenity space, but which is of low quality and with negligible provision for positive use and activities within those spaces.

In addition, a review of the surrounding area showed few sites providing equipped play and no community growing areas. There is easy access to the countryside, but this primarily provides for walkers and mountain bikes on more demanding trails.

For children and younger families, for teenagers, for people with mobility issues and for many of the elderly, there is little to offer without travel out of the village, which cost money and the environment.

And while there are other playpark facilities (one in our 'area of benefit') none of them are in Strathpeffer and can only be accessed, by most local people, via car or public transport.

The new Park will provide much needed recreational facilities for the children of the local community to use safely. Recent surveys by both the Strathpeffer CC and the SRA have shown a great deal of support within the community for such a facility. 97% of respondents indicated that they would support the park.

## Community Consultation

There has been extensive consultation with the community to help assess the need and support for the project. The methods used were:

- Four public meetings;
- 750 questionnaires door to door in the local area (of which 348 were returned) highlighted the overwhelming support (97%) from local residents for improvements to the park area. The provision of exciting play equipment was a key request from the community (see Appendix C of our [feasibility study](#));
- Open day attended by 79 local people;
- Canvassing of local schools.

The community survey had a good response rate with 39% of questionnaires returned (including primary school children returns). The results showed overwhelming local support in favour of the project (97%) and clear preferences on the key priorities which are:

1. Paths and seats
2. <12 year old play
3. 12-15 year old play
4. Natural play
5. Provision for bikes
6. Provision for growing food
7. Outdoor gym
8. MUGA
9. Opportunities for public art

Subsequent consultation and engagement have demonstrated ongoing support for these priorities, e.g. Table 3. However, there is a general acknowledgement that development will have to be phased whilst keeping the final grand-plan clearly in sight. We will therefore deliver a sustainable park that delivers for all of our community and creates assets at every stage.

### **We have 24 Letters of support from the undernoted;**

1. Ben Wyvis Cycle Club
2. Community Council
3. Contin Community Trust
4. Deli in the Square
5. Dingwall Ducklings Nursery
6. Highland Museum of Childhood
7. K9SPA
8. Little Angels Nursery
9. Mackays Hotel
10. Maree Todd MSP
11. Marybank Primary School Parent Council
12. McColls Shop
13. Museum Cafe
14. Peffery Way
15. Real Sweets Company and Pump Room
16. Red Poppy Restaurant
17. Small Planet Trading
18. Square Wheels
19. Strathpeffer Community Centre
20. Strathpeffer Parent Council
21. Strathpeffer Pavillion Steering Group
22. Strathpeffer Primary School
23. Strathpeffer Under Fives
24. The White Lodge B&B



These are have been sent in our supporting information along with 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)
Excavation of soil and vegetation along the line of the access road and paths	End of August 2022
Installation of geotextile membrane	End of August 2022
Placing and compacting of type one road stone to create foundation of road/path	End of August 2022
Placing and compacting of whin dust surface to roads/path	End of August 2022
Landscaping of verges to roads/paths	End of August 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.

The creation of a new Community Park in Strathpeffer can have several positive environmental impacts;

- Well designed facilities contributes towards the Park's diversity and supports environmental sustainability by reducing car trips to other facilities outside Strathpeffer e.g to Inverness. In turn this reduces CO2 emissions.
- Within urban open space, varied facility provision helps to relieve the monotony of the urban landscape with different colours, textures and sounds and help to bring lots of locals and visitors together to share quality facilities.
- Good quality community facilities contributes significantly to urban regeneration and neighbourhood renewal and development projects by improving the image of the place and attracting investment.
- It improves investor and resident perceptions of an area by raising confidence in the area.

**With regard to the construction of the path network all materials used will be locally sourced to reduce any impact on the environment.**

**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?

**This facility will be available to everyone to use free of any charge.**

The Council's Public Sector Equality Duty will be met by increasing the available time for making use of the Community Park all year round for health and exercise and social interaction outdoors. Gaps in facilities, particularly those that are free of charge and not requiring transport to access, affects children and young people in our community. This can be addressed by ensuring that the facilities are available all year round for all ages and abilities without discrimination, making the best possible use of this new community asset.

Community Park facilities create an environment where people, regardless of age, ethnicity, disability, sexual orientation, and other protected characteristics, can relate to each other through social activity and the shared enjoyment and challenge of physical activities. With the space being designed for and shared among people of all ages and abilities, from older people, through to toddler's interactive play, the nature of the activity engenders inclusion and respect from the outset.

The facility will be barrier free and accessible, and has the support of the whole community. All aspects of the Park design will be conducted with full accessibility and the provision of inclusive features and routes considered throughout.

The design of the new facility will be fully inclusive and accessible in line with 2010 Equalities Act. This compliance will ensure a Park that is suitable and attractive for the whole community, including individuals who identify as having a disability.

In terms of addressing Equality and Inclusion our project subscribes to the following; "Promoting accessibility" - Our project will promote accessibility and all sections of the community will be able to use the new facilities with relative ease. The facilities will be accessible fully complying with the requirements of the Equality Act (2010). "Valuing cultural diversity" - People have different needs, beliefs, values and abilities, and these differences need to be respected and promoted. This will be achieved by providing facilities suitable for everyone, and continuing to embrace the inclusive approach as outlined in our constitution.

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

The SRA is a properly constituted organisation which has so far raised sufficient funds to purchase the land required from the Highland Council and to obtain planning permission for the park. The SRA will work closely with the newly formed Strathpeffer Community Development Trust to identify and tap into resources going forward which will be used to maintain and improve the park in years to come. The SRA has also made good use of volunteers to carry out works to date. The use of volunteers to help maintain the park will also be a key feature of the project in the future.

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

In 2019, Strathpeffer CC prepared a Community Action Plan (CAP). A copy is attached. This CAP identified the play park as a key project which should be supported by the community. The SRA has taken the project forward obtaining planning permission in 2020 and now ownership of the land required. In current times, with the Covid pandemic, this facility will provide children with opportunities to play outdoors in the fresh air at less risk to their health.

**Our project links to the Place Principle by creating a;**

- 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. This is particularly relevant to Strathpeffer where there is a lack of community facilities.
- 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. We have the support of the 24 local groups and businesses and the primary school, the Highland Council and the Community Council in taking the project forward.

**Community Led Regeneration - Local People Delivering Local Change**

The public sector (Highland Council) working together and with the voluntary sector (Strathpeffer Residents' Association) and local people has a critical role to play in regenerating our communities. Community-led regeneration is about local people identifying for themselves the issues and opportunities in their areas, deciding what to do about them, and being responsible for delivering the economic, social and environmental action that will make a difference. It is dependent on the energy and commitment of local people themselves and has a wide range of benefits. Strathpeffer Residents' Association have done



this through the community consultation and Feasibility Study and Business Plan to prove community support and evidence of need for a new Community Park in Strathpeffer.

A Regeneration Strategy places support for community led regeneration at the heart of its approach, recognising that the changes required to make all communities sustainable will only be achieved when communities themselves play a part in delivering change. This is what Strathpeffer Residents' Association are seeking to do.

Our project resonates with the Scottish Government's commitment to support community led regeneration in order to:

- grow the numbers and strength of locally controlled, enterprising community organisations which can anchor long term sustainable change in disadvantaged communities
- support locally based organisations to take on ownership of viable assets
- help people to organise and respond to challenges in areas where capacity is currently low

Community led regeneration covers a spectrum of activity from committed volunteers coming together informally to campaign or act, to the work of enterprising local community anchor organisations like Development Trusts and community-based housing associations.

**Our project links to Scotland's 6 Health Priorities by creating a new facility that ticks all 6 boxes below;**

The Scottish Government and COSLA agreed six Public Health Priorities in June 2018. These are intended to support national and local partners across Scotland work together to improve healthy life expectancy and reduce health inequalities in our communities.

1. A Scotland where we live in vibrant, healthy and safe places and communities.✓
2. A Scotland where we flourish in our early years.✓
3. A Scotland where we have good mental wellbeing.✓
4. A Scotland where we reduce the use of and harm from alcohol, tobacco and other drugs.✓
5. A Scotland where we have a sustainable, inclusive economy with equality of outcomes for all.✓
6. A Scotland where we eat well, have a healthy weight and are physically active.✓

#### **Links to other Policies and Strategies**

Fitness and Wellness have, of late, become crucial policy objectives for the Scottish Government. A range of strategies, white papers and policy frameworks have been published in recent years which stress a health agenda for a variety of reasons including, but not limited to, the following examples:

- o **Scottish Government's National Performance Framework**

The National Performance Framework outlines 11 outcomes for the people of Scotland, with the following directly relevant to the provision of a new Community Park in Strathpeffer:

**People live in communities that are inclusive, empowered, resilient, and safe.**

By increasing the facilities available, Strathpeffer Residents' Association will continue to support the provision of activities and sports, supporting a more inclusive portfolio of possible outdoor leisure activities within the new Park.

**People value, enjoy, protect, and enhance their environment.**

Engaging in physical activity within this setting is a common pastime for residents and visitors, and as such the proposed facility will fit nicely into the overall Park.

**People are healthy and active.**

By its very nature, the proposed facilities promote active lifestyles, in particular for those who may experience greater barriers to participation. In developing active lifestyles, and increasing the levels of physical activity, participants have a direct positive impact on their physical and mental health. The provision of new Path network within the Park will help meet this outcome.

By encouraging both improved physical health and increased opportunity to develop social skills and interact with peers, the facilities proposed will improve the quality of life for its users. By increasing and improving the range of sports facilities, the Association will continue to expand and develop opportunities

for more people to become more active and healthier.

o **Let's Make Scotland More Active**

The National Strategy for Physical Activity (2003–2022), most recently reviewed in 2008, aims to change Scotland's reputation for inactivity. This Strategy sets out the vision that: "People in Scotland will enjoy the benefits of having a physically active life." This requires changes in both policy and culture. However, as the World Health Organisation (WHO) has noted:

"There is insufficient action and limited policy orientation for encouraging the adoption and maintenance of physically active lifestyles within supportive political, social and physical environments... political leaders and decision-makers need to be convinced of the importance of physical activity for health."

The provision of a Community Park and Paths Network, directly in response to the community's explicit needs (evidenced in Feasibility Study), will help to support this policy, making it easier for people of all ages in Strathpeffer to safely access the Park through its Path network.

<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>
Full planning permission – Reference Number 19/03841/FUL  Planning permission was obtained in March 2020, including drainage, paths, children's play-park, cycle-zone, and community food growing hub. All pre-development planning conditions have been discharged making the project <b>'shovel-ready'</b> . Our planning documents are available on the <a href="#">project website</a> .	Granted 9 March 2020

**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	Contacto site set up costs	£2,350
Construction	Tree and vegetation removal	£1,650
Construction	Soil Strip	£2,500
Construction	Supply Type 1 materials Excavate path areas Structural fill Surface Course	£27,500
Construction	Compact all surfaces	£3,000
Construction	Edge with soil and turf	£2,000
Construction	Construct 8m x 4m area at entrance	£750
Construction	Provide wooden fence rail	£600
Construction	Distribute excess spoil and reinstate areas	£1,700
	<b>Sub Total</b>	<b>£42,050</b>

	Contingency 10%	£4,250
	Sub Total	£46,300
	VAT	£9,260
	Total	£55,560
<b>TOTAL PROJECT COST</b>		<b>£55,560</b>

**5.2 Reasonableness of cost – how did you obtain project costs?**  
Based on 3 quotes received in the last year and estimates obtained from recent experience of delivering similar works in this location by other groups such as the Peffery Way Association. We selected the lowest quote.

**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 £
Association's own funds	Confirmed	£5,000
<b>Total match funding</b>		<b>£5,000</b>
<b>PBIP Grant requested</b>		<b>£50,560</b>
<b>Total project cost</b>		<b>£50,560</b>

**6.2 Will the project involve “in kind” support?**  
*This should not be counted as confirmed match funding for the project*

No

If yes, please detail:

**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 is a community owned and led project.



**SECTION 7 – REVENUE GENERATION PROJECTS**

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

<b>7.1 Will the project generate revenue?</b>	
No If yes, how will the revenue benefit the organisation? How will it be utilised?	
<b>7.2 Have you considered taking out a loan for the project?</b>	
No Please state your reasons: The SRA does not have a regular income that would satisfy the requirements of any lender.	
<b>7.3 Have you had support from other organisations in developing the project? If so, please specify the organisation and contact person.</b>	
<b>Name of organisation</b> <i>(e.g. Highlands and Islands Enterprise, Business Gateway etc.)</i>	<b>Contact Person</b>
Strathpeffer Community Council	Ron Macauley
Strathpeffer Community Development Trust	Peter Walling
Strathpeffer Primary School	Andrea Millar

<b>7.4 Has the organisation previously received public funding?</b>			
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	Feb 2021	£28,000	No
Scottish Land Fund	Mar 2019	£38,025	No

## Aultbea Hall Trust (Aultbea Hall)

### 4.1 Project location - include postcode

Aultbea Hall  
Main Road  
Aultbea  
IV22 2JH

### 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?*

Aultbea Hall is owned by the community, as per the Deed of Trust of December 1960 (Attachment 1). The Land Registry reference is ROS25831. (Attachment 11 - also has location plan)

### 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 area served by Aultbea Hall embraces the villages of Aultbea and Laide in Wester Ross, together with all the townships, settlements and crofts on the peninsulas leading to Mellon Charles and Mellon Udrigle and along the shores of Gruinard Bay to Second Coast - a highly dispersed population with access to very few amenities.

Our Hall is an unmistakeable, arched Romney building which began life as the NAAFI and local cinema for military and defence purposes in the restricted area of Loch Ewe during the Second World War, then served as a much-loved leisure and social centre for 80 years. Many residents have nostalgic and emotional connections with the iconic building, which is owned by the community, courtesy of a Deed of Trust in 1960.

Until October 2018 Aultbea Hall was in regular use without misgivings. However, following a visual structural survey which was to be the basis of determining the feasibility of renovating the building, defects in the roof supports and damage to the roof itself were identified which the then-serving management committee decided were sufficiently concerning to necessitate closure of the Hall to the public whilst more detailed work was undertaken.

Although, initially, the two-storey section of the building, which contains a function room, kitchen, toilets and stores, remained open, an unforeseen consequence of the decision to shut down the main Hall was the compromising of fire security. Highland Council's officers provided a list of what was required to meet fire safety regulations but, for financial and logistical reasons, this remedial work could not be carried out immediately. So, in September 2019 this block, although still being used, was also closed - a tremendous blow to the communities of Aultbea and Area. All subsequent planning for reinstatement was thwarted by the Covid-19 pandemic and resulting lockdowns. In 2021, owing to relocation and personal commitments, the remaining management committee members decided they would retire and proposed the dissolution of the Hall Trust and disposal of its assets.

Chaired by the Skye and Lochalsh Council for Voluntary Organisations, a public meeting, attended in person and virtually by 83+ local residents, was held on 6 October 2021 to vote on their proposals. Many others communicated their views outside of the meeting. There was unanimous and encouraging support for the offer from three local residents to form an interim committee which would investigate all options available, with the intention of proposing a way forward which would retain the much-loved Aultbea Hall as a community asset, bringing its facilities back into use. Details of the meeting, and a link to the published minutes can be found on <https://www.slcvo.org.uk/aultbeacommunityhall>

Critically, the aims of the current Trustees are not just for the building but, in the words of a new community group, *Aultbea Area Together*, formed in 2021, "to celebrate the community and the area we know and love, to enable our community to get together and to find ways to work together to make our area as good a place to live and thrive as it can be."

The objective of this application is therefore to address the inequality and disadvantages experienced by the residents of the area served by Aultbea Community Council in that, living in locations that have no regular public transport (just three buses each week to Inverness - leaving early morning and returning early evening), and no inter-village transport to access the resources of the closest larger village of Gairloch, they have always depended on local facilities for so many of those aspects of life beyond work which support physical and mental health and well-being. The closure of the one venue in our area which accommodated more active and larger-scale events has deprived our younger, more mature and in-between-agers of access to a broad range of leisure, sporting and social activities.

Phase I of the project aims to restore the two-storey section of Aultbea Hall to community use and to prepare the groundwork for our longer-term plan to re-open the whole building. A locally-resident, professional chartered engineer with particular expertise in steel structures off-shore undertook (*pro bono*) a detailed investigation of the internal strength of the roof supports in December 2021 & January 2022. His report indicates that, if his recommendations for remedial work to the steel supports is undertaken, "then the existing building could continue to serve the local community for a considerable time probably in excess of 20 years". The costs of this remedial work are deemed to be realistic and cost-effective. There is evident and strongly expressed support within the community to raise the funds and provide much of the labour required.

A bonus, in all respects, is the involvement of the "Military Training over Private Land Team in Scotland", based at Kinloss, which supports community projects which offer the opportunity for service personnel to practise their trade skills. The nature of the repair work required meets their criteria and they have

indicated strong interest in engaging their engineers in the project given the long-standing military uses of Loch Ewe and the origin of the Hall. They have pencilled in a period in the summer (July/early August) when they would be available to provide their skilled labour, the materials having been purchased.

The outcomes of Phase I, reopening the two-storey block, will be:

- ❖ reinstatement of a versatile, equipped facility for the younger generations of our area including:
  - space for the local nursery and parent/toddler group to enjoy 'messy' play
  - within walking distance, a room big enough for the primary school (which is bucking the trend of rural depopulation having its highest pupil role in 10 years) to enjoy indoor games, present shows to parents, run a 'pop-up' community café ...
  - a venue for the youth club youngsters to meet their peers, have fun, be active, learn life skills, chill out ...
- ❖ the return of regular sessions for local activity groups forced to close for lack of a suitable venue (such as table tennis, boccia and bowls in the short term) and hope for those requiring the larger space of the main hall (basketball, football, indoor hockey, badminton, roller-skating ...)
- ❖ The Russian Arctic Convoy Project will be able to deliver on their plans to host WW2 themed events and commemorations in a building which offers an entirely authentic experience (see letter of support)
- ❖ creation of a convenient and comfortable meeting space for groups such as the Primary School Parent Council, the Aultbea Hall project team (as it plans the restitution of the whole building and to launch Phase II of the project, restoring the main Hall facilities), community council, Fun-day planners ...
- ❖ opportunities for new initiatives, currently stymied for lack of a central base, such as the science/engineering club for local families proposed by the local outreach STEM coordinator
- ❖ (currently being negotiated - outcome awaited: an outreach post office facility, 2 sessions per week, to replace the Aultbea village post office which closes 9 February following the retirement of the post-mistress)
- ❖ a stronger sense of optimism across our community, given that the revival of our highly-valued local centre will support our area's recovery from the dislocation and demoralisation of Covid.

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

Aultbea Hall is in the centre of the village. All who reside in or visit the area served by Aultbea Community Council will benefit, even in the short term, once Phase I work is completed. To summarise from the outcomes:

- ❖ the children in the area's (only) nursery and primary school will, after 3+ years of having to travel by hired coach/cars to the village 8 miles away, (and that only when logistics and funding allows), have access to local space for indoor play and games, active drama and music, practical life-skills workshops, and performances for parents, carers and wider audiences
- ❖ young people, whose youth club had to close when the Hall was shut, will have a meeting place again
- ❖ local groups serving many different interests, particularly those who require space for activities involving exercise or practical work, will have access to a suitable venue
- ❖ the various groups who plan and deliver projects and large-scale events for Aultbea and Area, will be able to accommodate the audiences which make ambitious happenings viable



- ❖ after suffering a number of other setbacks (the one hotel/bar has been closed for nearly 3 years now and the post office service is being withdrawn from February 2022), local residents will be heartened as they look forward to more of those activities which contribute to a good village life. There is already a tangible benefit to our collective sense of well-being and purpose given the support for the plans of the new Aultbea Hall trustees.

**(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 residents of the villages, townships and crofts of the Aultbea community council area lost access to the one space suitable for indoor sports and games, dances, large audiences for music, drama and pantomime and a host of other regular and ad hoc activities when our Hall was closed for public use. The other meeting places in the area cannot accommodate the size and nature of such events that have been so much a feature of local life and leisure since the 1940s, so the loss of social cohesion has been significant.

A *Planning for Real* exercise, organised by GALE, the local social enterprise, took place on 10 March 2019, attended by more than 40 local residents, just before all such had to cease. The range of ideas based in and from the Hall included environmental, recycling, social enterprise and mental health enhancement developments as well as restitution of the leisure and social facilities for folk of all ages. See the link to Vocaleyes <https://www.vocaleyes.org/vocaleyes/group/view/id/13083> then tab for topic Ideas for Aultbea Hall.

Lockdown, and the ongoing isolation, consequent of the Covid pandemic, brought home just how much Aultbea Hall meant to local people and exacerbated the feelings of loss and disengagement as social interactions have resumed elsewhere.

The capacity audience of 60 in person and 23+ 'Zoom link' households attending the public meeting held on 6 October 2021, (together with several emails and numerous conversational comments), unanimously rejected the proposal to dissolve the Hall Trust and dispose of its assets, thus demonstrating explicit support for the positive way forward proposed by the new Trustees.

Since that public meeting, more than 40 local people have committed themselves in writing to give their time and experience, and many others continue to indicate their approval of the intentions to work towards the reopening of their beloved Hall for community use. Attachment 7 contains 15 exemplars of letters and emails of support. These indicate the strength of feeling but do not reflect in full the breadth of community encouragement for the work being proposed. Unfortunately, every meeting scheduled so far to bring everyone together has, of necessity, been stalled, owing to ongoing Scottish Government restrictions. A Zoom session is now planned for 24 January to progress the next steps with the setting up of task-orientated working groups.

**(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)
Reconnection of utilities (water/electricity/refuse collection)	March/April 2022
<i>(Note that the Kinloss Military Task Force is scheduled to undertake the fire security/fabric repairs/toilet refurbishments and electrical work for dates to be agreed in late July/early August)</i>	
Implementation of the recommendations provided by Highland Council's Building Standards Surveyor for Fire Security upgrades required to enable reopening of the two-storey block (door replacements and re-hangings/fire alarm system / exit lighting / signage / stair nosings)	July-August 2022
Repairs to ceiling, windows and incidental damage	July-August 2022

Toilet refurbishments	July-August 2022
Electrical work	July-August 2022
Painting & decorating	August-September 2022
Celebration of reopening	End September 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 very much wish to avoid demolition of the existing building, which would be at a serious cost to the environment; re-instituting it for community use would demonstrate far stronger consideration of the environment - recycling at its best!
- ❖ If the Hall remains unrepaired and unused, it will continue to deteriorate, in time becoming victim to the serious weather we experience on the shores of Loch Ewe, to visual and environmental detriment
- ❖ Once Phase I gets the go-ahead (funding secured), volunteers are already committed to the grounds maintenance and general site improvement to improve the visual impact of what is currently an eyesore (overgrown surroundings and ugly security fencing)
- ❖ Our default plans for refurbishment of kitchen and toilets specify that, whenever sensible and feasible, what is already there will be re-used and repaired, or replaced with 'new condition' second-hand equipment and fittings
- ❖ The longer-term plans for Phase II envisage installation of heat pumps to replace the existing very inefficient overhead electric heaters.

**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 benefiting from the project?*

- ❖ The Hall is in a central location in the village, close to the social housing populace, so accessible for those without their own transport
- ❖ There is a ramp to the main door, the external railings will be repaired (North Highland Initiative grant applied for), access to the main Hall is not impeded by steps and there are toilets, (accessible to all on the ground floor, to which we will add baby-change equipment), and kitchen facilities on both levels, so there are few barriers to all-ability access
- ❖ The impact of the full project will ensure that all local people and visitors have access to the facilities of the Hall. Visitors encompass both North Coast 500ers, and also many holiday home tourists in the area, staying longer-term and looking for indoor activities when the sun stops shining
- ❖ Once a SCIO, new policies will be developed to ensure that there are no barriers of access to, or engagement with, the Hall's facilities and events and this will be a condition of each hire and use agreement with all groups and individuals.

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

As life progresses beyond Covid-restrictions, there are strong moves locally to ensure that there are the facilities and the opportunities to bring people together and to restore the community spirit and collaborations which so many local people fondly remember but which were fragmenting before the pandemic. Having developed local networks and a much stronger sense of community enterprise over the past two years, as we looked to our own resources to replace those no longer available further afield owing to lockdown, we have recognised our strengths and re-evaluated our priorities.

The planned revival of Aultbea Hall has already generated amazing offers of commitment to the cause: a grant from PBIP would be the catalyst and a huge encouragement for the project. By the time Phase I is complete, supported by PBIP funding and grants from other sources, the trustees of Aultbea Hall anticipate that the conversion of the unincorporated organisation to a SCIO, currently in process, will be finalised.

That will open the door to apply to grant givers for funding support towards the Phase II remedial building work necessary to allow for the reopening of the main Hall, with all the consequential benefits of the larger public activity space. Grants will supplement the resources raised by our own fund-raising efforts, which will be underway as soon as the current restrictions on gatherings comes to an end.

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

As 4.3c) explains, the Aultbea Hall Revival! project will make possible, and be a base for, many of the ideas raised as part of the *Planning for Real* consultation process. GALE, (Gairloch & Loch Ewe Action Forum), the local Social Enterprise, is just restarting this work, post-pandemic, with a new officer. If successful with a grant application to the Coastal Communities Fund, GALE is also hoping to deliver improved access and facilities at Aultbea Harbour/Pier Road (the road next to the Hall), which would help with the economic regeneration of the village and be a complementary project engaging local people in their community.

The active Community Council is very supportive of our project as it is always seeking to develop the assets which contribute to the cohesion and life of the area. Re-opening Aultbea Hall will help move the village another step towards the '20 minute neighbourhoods' ideals, particularly if some post office provision can be relocated there in due course, with the current office closing early February.

Finally, there is a 'Highland and Islands' imperative to retain population in, and encourage return to, this part of the world, particularly families who can contribute to sustaining school rolls. Many of those who have moved away, for college and career, wish to revisit people and place. A reopened Hall will offer a communal social space to return to and nurture nostalgia and connections that have the potential to bring local people back on a long-term basis.

<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>Details are on Attachment X</b>		
<b>Budget Heading</b>	<b>Summary cost including VAT</b>	<b>Amount</b>
Fire security: construction aspects	Itemised on spreadsheet	£4845.60
Repair and refurbishment of toilets	Itemised on spreadsheet	£3784.80
Repair ceiling and windows	Itemised on spreadsheet	£2529.60
Electrical work	Ballpark figure based on recent comparable work	£6900
Paint	Ballpark figure based on recent comparable work	£400



External enhancements & repairs	Itemised on spreadsheet	£910.55
Legal fees: Land Registry amendments; Dissolution of Trust and transfer of assets to new SCIO	Ballpark figure based on recent comparable work	£1700
Reconnection of utilities	Ballpark figure based on recent comparable work	£1250
Sundry	Itemised on spreadsheet	£846.60
Contingency	@ 10% of £23167.15	£2317
<b>TOTAL PROJECT COST</b>		<b>£25484.15</b>

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

The architect and structural engineer who undertook the survey and assessment of the building did this *pro bono*, so there were no costs for these. They intend to continue to offer their expertise on the same basis and have guided us with the work and costings required so far.

A local, very experienced, builder has prepared estimates for the fire safety, toilet upgrade and general repair work required, including externally. On the spreadsheet, these are itemised, with VAT added. The 'ballpark' figures, for example legal fees and utility reconnections, are based on experience on other recent development projects.

Labour for site preparation, cleaning up as work progresses and painting and decorating will be provided by volunteers (with appropriate experience!) so making the costs even more affordable, essentially for materials only for much of the work - even without the amazing bonus of having the military at Kinloss offer to undertake the practical construction, plumbing and electrical work required.

## 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*

Delays caused by Covid restrictions on meetings and failure of Bank of Scotland to send account statements to the new trustees mean that PBIP is the first application we have been able to make for our project. Before mid-February we intend to have submitted applications as below and our community fund-raising will be underway!

Name	Date awarded/expected	Amount £
Awards for All (for the repairs and refurbishment of toilets/kitchen/hall and stairways + electrical) £10K max	Mid-March	£9,829.60
North Highland Initiative (for the external enhancements) £1K max.	Mid-February	£910.55
Highland Council Ward Discretionary Fund (for legal fees and utility reconnections) £3K max	End-February	£2,950
Community Fund-raising for Phase I (underway from late January)	Ongoing	£3,163.60
<b>Total match funding</b>		<b>£16,853.75</b>
<b>PBIP Grant requested</b>		<b>£8,630.40</b>
<b>Total project cost</b>		<b>£25,484.15</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:**

We have offers, some already being implemented, of practical voluntary support from

- ❖ The 'Military Training Over Private Land Team in Scotland', (Kinloss-based) engineers/craftspeople for the major skilled repair/renovation work.
- ❖ IT, social media and marketing professionals
- ❖ Architect
- ❖ Chartered engineer with specialist steel structures expertise
- ❖ Local builder (for expertise and advice, not as contractor)
- ❖ 30+ local residents offering their time and expertise with project management and delivery; administration; finance management; fund-raising; catering; event organising; painting and decorating; building maintenance; publicity and the myriad of other activities which are essential for a successful community project.

**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.**

Not applicable

**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?**

Not directly for Phase I. Once Aultbea Hall is functioning again it will be at least self-supporting financially and may generate revenue for other community enhancements, such as tree planting, nature and wildlife areas (particularly for the school and nursery) in the vicinity ... The groups developing such amenities will be able to use the Hall as their working base.

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

Any revenue will be reinvested in the Hall, to improve the facilities (particularly heating and lighting), to upgrade the equipment available and, if at all possible, to subsidise the cost of access to events/activities for those members of our community who most need, but can least afford, to participate.

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

No.

**Please state your reasons:**

The Trust has no security that it can offer to support taking out a loan.

**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***(e.g. Highlands and Islands Enterprise, Business Gateway etc.)***Contact Person**




N/a

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

No funding has been received within the past 3 years.

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

Funding	Date of award	Amount £	State Aid YES/NO

 LAND REGISTER OF SCOTLAND	Version date	TITLE NUMBER	
	23/06/2021	<b>ROS25831</b>	
 BRITISH NATIONAL GRID EASTING/NORTHING			
	186616, 889225	Survey Scale	Print Scale
	1:2500	1:2500 @ A4	

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## Strathpeffer Community Development Trust (The Square)

### 4.1 Project location - include postcode

The Square, Strathpeffer, IV14 9DW

### 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 project relates to the façade of the shops/buildings located in the Square, Strathpeffer. These buildings are owned privately. The owners are working with the Trust on this application and this 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 involves the refurbishment of the façade of the buildings in the Square, Strathpeffer. The actual work involved will be as follows:**

- **Removal of existing harling**
- **Application of new harling using lime based mortar**
- **Replacement of eight existing windows and the refitting of two windows which were removed several years ago. The ground floor windows will be of uniform design and the upper floor windows will be a direct replacement for the style of windows currently in place.**
- **The painting of the new harling.**
- **The replacement of the existing signage with uniform Victorian style signage.**
- **Replacement of the old canopy at the west end of the shops which was removed a few years ago.**

**Two plans showing the existing and proposed elevations are attached. Please note these plans show the new gazebo which was built as phase 1 of this project with funding from the Town Centre Fund in 2020.**



This work will revive the flagging appearance of the existing buildings promoting Strathpeffer as a tourist destination encouraging more people to visit and spend time within the village. It will help to regenerate and revitalise the town centre.

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

In 2019, the Strathpeffer Community Council produced its Community Action Plan, a copy of which is attached. The preparation of this plan involved extensive consultation exercises with the local community and one of the key recommendations or themes of the report was that we should encourage visitors to visit and stay longer within the village and community. In doing so, the economy of the village will be boosted, creating more jobs for people and encouraging further private investment in the hotels and accommodation in the community.

This project is a key part of achieving that objective. While the owners of the shops will benefit directly, all members of the community will benefit through seeing a significant improvement to the hub of the village and many will be able to access more local jobs.

**(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 production of the Community Action Plan involved a great deal of consultation with the local community. Questionnaires were distributed and several consultation events held. The community were asked for their views on what the priorities should be for Strathpeffer over the next five to fifteen years. The following categories scored highly in the survey:

- Better facilities – local shops, tourist facilities
- Making the local area more attractive, fewer unmanaged areas.

When it came to what projects should be seen as being important to Strathpeffer, the following also scored highly:

- Improvements to the Village Square.

In 2020, various other improvements to the Square were completed with funding from the Town Centre Fund. These included: the construction of a new Victorian Style Gazebo and the refurbishment of the fountains, waterfall cascade and gardens in the Square. These improvements have been received positively by the community and have encouraged more visitors to the village.

This project is now seen as the second phase of these improvements.

**(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)
Removal of existing harling	June 2022
Repairs to stonework	June 2022
Application of new harling	June 2022

Painting harling	July 2022
Replacement of existing windows	August 2022
Installation of two replacement windows to replace those removed years ago.	August 2022
Removal and replacement of existing signage	August 2022
Erection of replacement canopy at west end of shops.	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.

The largest part of the project will involve the removal and replacement of the harling. The new harling will make use of lime-based mortar to ensure that the finished article is in keeping with the conservation area status of the village. It will help restore a key part of the village's heritage. As the project is about renewing existing assets, the overall finished project will not add to ongoing emissions. The replacement of the windows with double glazed units should improve the insulation performance of the buildings reducing emissions.

**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 is being taken forward by the Strathpeffer Community Development Trust which is a body formed by the local community with membership open to everyone living in the Strathpeffer CC area. Membership is free and open to all residents. The project will largely be carried out by contractors who will be selected for their specialist skills in stone masonry and joinery. However, we will aim to contract with contractors who have the correct approach to equality of employment.

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

The owners of the buildings will take on the cost of ongoing maintenance after the work has been completed. The benefits will come from making the Village and the Square more attractive to tourists and by restoring a key part of the village's heritage.

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

As mentioned above, the Community Action Plan produced by the Strathpeffer CC identified one of their key themes as encouraging "Visitors to stay longer". This project fits with that theme and of course, maintaining and restoring the built heritage is a key theme of most of the Council's planning strategies.

<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>
Full planning permission – Reference Number 19/04829/FUL	Granted 20/12/2019
Building warrant - Reference Number 20/00196/NDOM7	Granted 5/3/2020





**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>
The owners of the buildings have agreed to contribute funds to the value shown	Confirmed	£16,000
<b>Total match funding</b>		<b>£16,000</b>
<b>PBIP Grant requested</b>		<b>£79,000</b>
<b>Total project cost</b>		<b>£95,000</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 Strathpeffer Community Development Trust will project manage the project at no cost. The person who will do so (Ron McAulay), has many years of relevant experience delivering multi million pound projects in the Rail and Water industries. He also project managed the earlier improvements in the Square successfully.

**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 has been identified as a priority by the Community and is being led by the Community. In bringing together the various owners and receiving a significant contribution towards the costs from them, we are able to achieve an outcome that would otherwise be undeliverable. The nature and relatively low turnover of some of the businesses in the Square limits the availability of funding to do this kind of work without support.

## SECTION 7 – REVENUE GENERATION PROJECTS

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

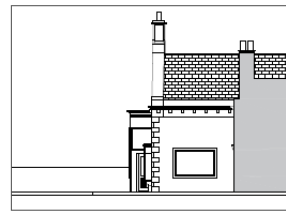
7.1 Will the project generate revenue?	
No	
If yes, how will the revenue benefit the organisation? How will it be utilised?	
7.2 Have you considered taking out a loan for the project?	
No	
Please state your reasons: The Development Trust does not have the kind of regular income streams to satisfy the needs of a lender.	
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
N/A	

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
Business Support Grant during the Covid pandemic paid to <b>Strathpeffer Community Development Trust</b>	30/7/20	£10,000	
Previous Town Centre fund grant awarded to <b>Strathpeffer Community Council.</b>	6/12/19	£70,000	
Previous Town Centre fund grant awarded to <b>Strathpeffer Community Council.</b>	4/2/21	£25,000	

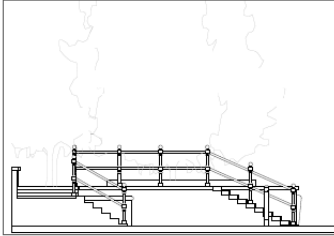




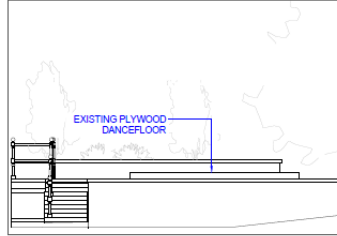
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6 EXISTING CANOPY SECTION  
Scale 1:50



4 EXISTING GAZEBO WEST  
Scale 1:50



5 EXISTING GAZEBO SOUTH  
Scale 1:50

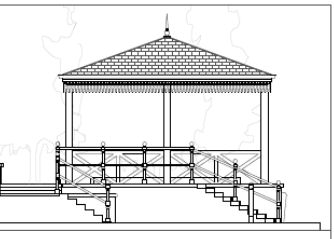
REF.	DESCRIPTION	DATE
CLIENT	STANTONPERE AND DISTRICT DEVELOPMENT TRUST ON BEHALF OF STANTONPERE AND DISTRICT COMMUNITY COUNCIL	
DESIGNED BY	MARK EDWARDS	
PROJECT NAME	PROPOSED IMPROVEMENTS TO STANTONPERE SQUARE	
DRAWING TITLE	EXISTING ELEVATIONS	
SCALE	1:50 (A3)	DATE
DATE	14/03/2019	
DRAWING NO.	03	REV.
		A



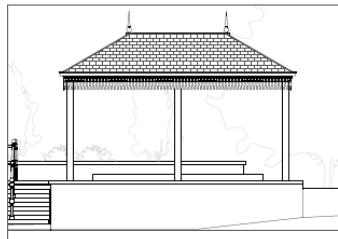
7 PROPOSED ELEVATION  
Scale 1:50



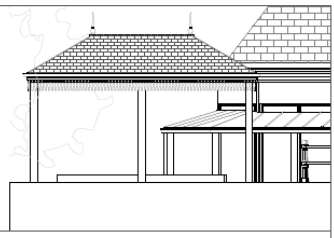
12 PROPOSED CANOPY SECTION  
Scale 1:50



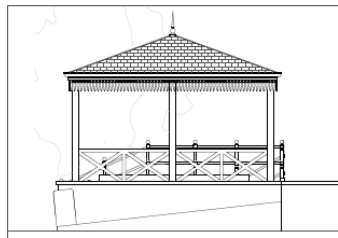
8 PROPOSED GAZEBO WEST  
Scale 1:50



9 PROPOSED GAZEBO SOUTH  
Scale 1:50



10 PROPOSED GAZEBO NORTH  
Scale 1:50



11 PROPOSED GAZEBO EAST  
Scale 1:50

**DETAILS OF PROPOSED WORKS AND MATERIALS ARE PROVIDED IN THE ATTACHED TECHNICAL SCHEDULE.**

REF.	DESCRIPTION	DATE
CLIENT	STANTONPERE AND DISTRICT DEVELOPMENT TRUST ON BEHALF OF STANTONPERE AND DISTRICT COMMUNITY COUNCIL	
DESIGNED BY	MARK EDWARDS	
PROJECT NAME	PROPOSED IMPROVEMENTS TO STANTONPERE SQUARE	
DRAWING TITLE	PROPOSED ELEVATIONS	
SCALE	1:50 (A3)	DATE
DATE	14/03/2019	
DRAWING NO.	03	REV.
		A

## Kyle and Lochalsh Community Trust (Viking Networks pilot scheme)

### 4.1 Project location - include postcode

The Plock, Kyle of Lochalsh IV40 8AZ

### 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?*

Kyle and Lochalsh Community Trust owns the land and buildings

### 4.3 The Project

Kyle and Lochalsh Community Trust (KLCT) will use a Place-Based Investment Programme grant to support the six-month continuation of its ongoing *Viking Networks* pilot scheme, which is currently testing the waters for a longer three-year project in collaboration with the Lofotr Viking Museum in Norway and the Skagafjörður Heritage Museum in Iceland. The scheme utilises Viking heritage initiatives now being taken forward by the three participating organisations to widen the horizons and improve the employment prospects of young adults living in the remote coastal regions where these organisations are based. KLCT has formalised links with Plockton High School, instituting the proposed new Viking 'living museum' it is developing at the Plock in Kyle of Lochalsh as a specialised training resource for fifth and sixth-year school pupils and recent school-leavers seeking meaningful workplace experiences and longer-term paid apprenticeships. The project meets almost all the Place-Based Investment Programme's main objectives but is perhaps most closely aligned with 'Community Wealth-Building'. It certainly addresses all five of the core principles set out for this objective by the Scottish Government: a) the Viking Living Museum scheme will help to develop local supply chains for businesses in Lochalsh and the western Highlands that are likely to support employment and retain wealth within their communities; b) the project promotes fair employment and just labour markets, using an anchor institution (Plockton High School) to improve prospects for local people; c) KLCT is a community development organisation, specifically set up to promote shared ownership of the local economy, and supporting business models that are more financially generative for the people of Lochalsh; d) The Plock is already being developed as a more socially-just model for the use of land and property, with the function and ownership of a highly-prized local asset being managed for the benefit of people in Lochalsh; e) The Viking Living Museum project is specifically designed to increase the flow of investment through the Lochalsh economy, harnessing and recirculating the wealth that already exists here and, we hope, generating additional wealth in the future.

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

The *Viking Networks* project will directly benefit young adults at Plockton High School (as well as recent school-leavers) but is also designed to benefit the wider community and surrounding locality. It will do this by contributing to the following outcomes: a) Town centre revitalisation – Once completed, the scheme for a Viking Living Museum at the Plock will attract visitors to Kyle of Lochalsh, increasing dwell-time and encouraging additional customer spend right across the village, helping to make its main street more attractive and more sustainable as a centre for business and commerce; b) Community wealth-building – See above for an explanation of how the project will contribute to community wealth-building in Lochalsh and the western Highlands; c) Net-zero – The project will operate as a vital early step in the process for engaging young adults in traditional, low-carbon construction techniques and sustainable land management philosophies. It will initiate questions, develop conversations and help to find ways of addressing common challenges around the broader environmental issues that affect communities in Lochalsh and right across the Highlands and Islands – issues to do with sustainable economic development, rural de/re-population, the potential offered by new digital communications technologies, etc. It will also emphasise the critical importance of tackling climate change and biodiversity loss, encouraging cleaner and more sustainable energy-use in our communities; d) Wellbeing and inclusive economic development – The project intersects with many of the policy areas identified as key priorities for continuing Scottish Government action in the Advisory Group on Economic Recovery report '[Towards a robust, resilient wellbeing economy for Scotland](#)'. In particular, it sits squarely in line with that report's recommendations on 'Tourism and Hospitality' (5.13, p.49), 'People, Place and Community' (5.17, p.52) and 'Skills and the Labour Market' (5.20, p.55) – all of which are profoundly important to the long-term health and viability of communities in Lochalsh; e) Tackling inequality and disadvantage - Lochalsh is officially classified as a 'fragile area'. This is a term used by Highlands and Islands Enterprise (HIE) to categorise areas recognised as economically and demographically disadvantaged - characterised as subject to a range of challenges, including declining populations, under-representations of young people within the population, lack of economic opportunities, below-average income levels, problems with transport and other issues reflecting remote geographic locations. Census figures from 2011 indicate that unemployment across Lochalsh at that time was 14.3%, compared with a Scottish national average of 4.8% - a significant disparity. Population data for age showed interesting additional anomalies. With median ages of 50 for females and 42 for males, people in Lochalsh were generally older than the average for Scotland (females by eight years, males by two), but this difference was not consistent across the board. In 2011 Lochalsh had a significantly larger proportion of people in the 16-29 age range (22.8%) than the national average (18.5%). Census figures for 2021, once available, will show whether these disparities have persisted, but at KLCT we believe the *Viking Networks* project and the ongoing scheme for a Viking Living Museum at the Plock offer meaningful incentives for more young adults to stay and build rewarding careers in Lochalsh; f) Community ownership – Taking place at the Plock - a large area of community parkland on the edge of Kyle of Lochalsh - and moving forward under the auspices of KLCT, a local community-run development company, the *Viking Networks* project has community ownership at its heart as a central theme and driving motivation

**(b) 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**

Proposals for a Viking Living Museum were first discussed with local people during community consultations in the lead-up to the production of a formal *Plock Masterplan* in 2018. They were further discussed at two public open days on the Plock in the summer of 2021, with a range of key questions circulated for consultation as part of KLCT’s extensive *Lochalsh Community Survey* – completed towards the end of last year (with 593 responses from a total Lochalsh population of 2,681). The *Viking Networks* project responds to calls for action to address several problem-areas identified as pressing in these consultations – namely the lack of activities and opportunities for young people, the need for more skills development training and the lack of local arts, cultural, heritage, outdoor and sporting facilities. Upon request, KLCT will provide letters of support for the *Viking Networks* project from: a) Claudia Pech, Schools Coordinator for DYW (Developing the Youth Workforce), West Highland; b) Elfine George and Neil Jardine, teachers at Plockton High School (where Neil heads up the school’s famous *Am Bata* traditional boat-building course); c) Susan Galloway, Head Teacher at Plockton High School. We can also forward a copy of the aforementioned *Lochalsh Community Survey*

**(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)
A cohort of current fifth- and sixth-year pupils (and recently graduated former pupils) from Plockton High School will contribute a total of 50 individual working days to groundworks and ongoing construction developments at the Plock in Kyle of Lochalsh. The young adults will participate in - and benefit from - carefully-planned programmes of specialised onsite training, supervised work and instructional mentoring from staff, volunteers and outside experts at KLCT, acquiring knowledge and experience in a variety of work-based skills relating to our proposals for a new Viking Living Museum. The areas covered will include archaeological survey, archive research, community outreach, experimental archaeology, film-making, logistics, marketing and market research, museum interpretation and project management, but the main emphasis will be on traditional and environmentally sustainable construction and land management techniques	30 September 2022
Participants will organise and host a special online symposium for local stakeholders in Lochalsh and our project partners at Lofotr Viking Museum and Skagafjörður Heritage Museum, sharing presentations on their work with KLCT and gathering feedback	30 September 2022
Participants will produce a special evaluative film, recording and memorialising the project’s key developments and impacts – including the benefits it delivers for communities in Lochalsh	30 September 2022

<p>Participants will contribute to a comprehensive written report on the project to be produced by the Project Officer (Viking Living Museum). This report will provide a solid foundation of evidence-based data to assist in the ongoing development of partnership working with Plockton High School, and exchange programming with Lofotr Viking Museum and Skagafjörður Heritage Museum, following the completion of the Place-Based Investment Programme-sponsored project in September 2022</p>	<p>30 September 2022</p>
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**(d) 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 project will operate as a vital early step in the process for engaging young adults in traditional, low-carbon construction techniques and sustainable land management philosophies. It will initiate questions, develop conversations and help to find ways of addressing common challenges around the broader environmental issues that affect communities in Lochalsh and across the Highlands and Islands – issues to do with sustainable economic development, rural de-/re-population and the opportunities offered by new digital communications technologies. It will emphasise the critical importance of tackling climate change and biodiversity loss, encouraging cleaner and more sustainable energy-use in our communities

**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?*

All project outputs and longer-term outcomes will be delivered in line with the Equality Act 2010, and in strict adherence to KLCT own best-practice policies and procedures for equal opportunities. The project team has no interest in participants’ sex, their erotic preferences, the colour of their skin, their religious beliefs or even their physical and/or mental prowess. As long as they are keen to come work on the Plock and help us deliver what we believe to be an exciting and meaningful project, then they will be exactly the sorts of people we are looking for. The same goes for when the Viking Living Museum is finally completed, and we are able to invite the general public to come visit the facility. When that day arrives, everybody will be welcome

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

The project will carry on running after the completion of PBIP funding, supported by further fundraising

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

KLCT’s ongoing developments at the Plock, including plans for a Viking Living Museum and the *Viking Networks* proposals, all conform to recommendations contained within Highland Council’s West Highland and Islands Local Development Plan (2019): “*The Plock of Kyle is an asset to the community and there are further opportunities to build upon its recreational and tourism potential as well as potential for a limited amount of new housing development*” (see 4.2 Kyle of Lochalsh, pp.186-191)



<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>
Staff time	For 37.5 days @ £100 a day + 15% on-costs	£4,312
Travel expenses	For 25 days @ £61.20 a day = 34-mile return journey from Plockton to Kyle for an average of four participants (45 per mile)	£1,530
Building materials	For materials towards the construction of a traditional Viking pit-house measuring 5 x 5 metres (25m <sup>2</sup> ) = 25 x £250 (one quarter of the rule-of-thumb estimated cost per metre required to build an ordinary log cabin)	£6,250
Contingencies (5%)	For unforeseen additional costs = 5% of sub-total	£605
<b>TOTAL PROJECT COST</b>		<b>£12,697</b>

<b>5.2 Reasonableness of cost – how did you obtain project costs?</b>
<p>KLCT currently employs a Project Officer (Viking Living Museum) for 21 hours (three days) a week. Those hours are already fully committed to core duties; the proposals outlined in this application cannot be coordinated and delivered as part the ordinary working week. Another 1.5 days a week will be required between April and September 2022 to do this effectively. An estimated cost has been included to cover travel expenses between Plockton High School and Kyle of Lochalsh for participants; it would be unfair (and probably disincentivising) to expect young unsalaried adults to put themselves out of pocket in order to take part in the scheme. The rule-of-thumb estimated cost per metre to build a log cabin comes from <a href="http://www.checkatrade.com">www.checkatrade.com</a>. For this project, KLCT will purchase native timber and other materials from charitable organisations caring for the sustainably-managed community woodlands at Applecross, Glengarry, Lochbroom, Tormore and elsewhere – including the National Trust for Scotland estate at Balmacara. Enquiries to this effect have already been made and negotiations are ongoing</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>
N/A		
<b>Total match funding</b>		<b>£</b>
<b>PBIP Grant requested</b>		<b>£</b>
<b>Total project cost</b>		<b>£</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>
<b>YES. If yes, please detail:</b>  Participants will have access to KLCT office space, ICT equipment, tools, PPE, etc., together with portions of time with the Outdoor Learning and Wellbeing Officer, the Plock Ranger and other staff
<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>
KLCT is a charity. It receives no statutory funding. Its work is dependent on charitable trading income, donations and grants

## **SECTION 7 – REVENUE GENERATION PROJECTS**

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

<b>7.1 Will the project generate revenue?</b>
<b>NO</b>  If yes, how will the revenue benefit the organisation? How will it be utilised?
<b>7.2 Have you considered taking out a loan for the project?</b>
<b>NO</b>  Please state your reasons:  The current proposals are not suitable for this mode of funding
<b>7.3 Have you had support from other organisations in developing the project? If so, please specify the organisation and contact person.</b>

Name of organisation (e.g., Highlands and Islands Enterprise, Business Gateway etc.)	Contact Person
Scottish Government (Arctic Connections Fund)	Craig Smith (Craig.Smith@scot.gov)
SSE (Highland Sustainable Development Fund)	Lindsay Dougan (Lindsay.Dougan@sse.com)

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

**YES**

**If yes, please provide details of awards for the last 3 years:**  
(In relation to the current project)

Funding	Date of award	Amount £	State Aid YES/NO
Scottish Government (Arctic Connections Fund)	Oct. 2021	£8,800	NO