

Agenda Item	<b>5</b>
Report No	<b>ERA-03-22</b>

## HIGHLAND COUNCIL

**Committee:** Easter Ross Area

**Date:** 17 February 2022

**Report Title:** Place Based Investment Programme

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

### 1 Purpose/Executive Summary

- 1.1 The Scottish Government has allocated the Council £1,963,000 ring-fenced Place Based Investment Programme (PBIP) funding for 2021/22. On 1 September 2021, Members of Economy & Infrastructure Committee (E&I) agreed an area distribution of the grant. Easter Ross Area Committee (ERA) was allocated £280,155.
- 1.2 In discussion with Ward 6 and 7 Members at the joint Ward Business Meeting held on 3 November 2021, Members discussed options to invest the PBIP area allocation in existing Town Centre Fund (TCF) projects and also established local priority projects as identified by Ward Members. Members also expressed a desire to divide the PBIP area allocation equally between the two wards and asked Officers to investigate and bring the relevant detail to Committee for consideration. The full detail of each proposal can be viewed in **Appendix 1**.

### 2 Recommendations

2.1 Members are asked to:-

- i. **agree** to investing £2,887.64 in the TCF Shore Road project, Invergordon;
- ii. **agree** to investing £30,000 in CCTV infrastructure in Alness town centre;
- iii. **agree** to investing £35,000 in CCTV infrastructure in Invergordon town centre;
- iv. **agree** to investing £40,000 in new public convenience provision in Evanton;
- v. **agree** to investing £14,948 in Teandallon Play Area, Evanton;
- vi. **agree** to holding £17,319.36 as contingency for Ward 6 projects;
- vii. **consider** the two proposals for Tain and agree which project(s) is to benefit from Place Based Investment Programme investment and the value of funds to be offered;

- viii. **grant** delegated authority to the Executive Chief Officer Infrastructure, Environment & Economy in consultation with the Area Committee Chair to allocate any uncommitted PBIP grant to approved PBIP beneficiaries in the event that additional investment is required; and
- ix. **agree** that the Council write to the Scottish Government to request permission to carry over the value of any uncommitted PBIP grant into 2022/23.

### 3 Implications

- 3.1 **Resource** - The Placed Based Investment Programme are capital and ring-fenced with specific conditions attached. The grant can be spent by Council or third parties. The grant needs to be contractually committed by 31 March 2022.
- 3.2 **Legal** – The Council, along with statutory community planning partners, has a legal duty from the Community Empowerment Act (Scotland) (2015) to tackle inequalities. The Council and its partners must produce 'locality plans' at a more local level for areas experiencing particular disadvantage. All partners must take account of these plans in carrying out their functions and must contribute appropriate resources to improve the priority outcomes. By seeking the views of the community partnerships in allocating this place-based funding and in recognising the areas of need to consider, the place-based investment can support the Council's legal duties.
- 3.3 **Community (Equality, Poverty and Rural)** – A key objective of the Place Based Investment Programme is to support wellbeing and inclusive economic development, tackling inequality and disadvantage, community involvement and ownership. While the allocation formula included use of the Scottish Index of Multiple Deprivation (SIMD), the Council has agreed with community planning partners to also use the Socio-Economic Performance (SEP) index which recognises rural deprivation better. This has led to over 20 locality planning areas being identified for community planning partners to work together in and with communities to reduce inequalities. Communities where locality plans have been or are being produced should be included in the consideration for this funding.
- 3.4 **Climate Change / Carbon Clever** - A key objective of the Place Based Investment Programme is to accelerate net zero ambitions.
- 3.5 **Risk** - When managing external funding it is imperative that the risks to the Council are accessed/mitigated and any back-to-back grant award letters with third parties and financial claims management protect Council financial and reputational interests. In addition, the Best Value Assurance Report 2020 highlighted the need for the Council to make progress with partners in delivering our shared empowerment and locality planning obligations. The involvement of community partnerships in informing the priorities for place-based investment will help deliver this improvement action.
- 3.6 **Gaelic** - No direct implications arising albeit specific projects may bring positive implications.

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

- 4.1 The 2020 Programme for Government committed to establishing a Place-Based Investment Programme (PBIP), linking and aligning place-based funding initiatives. The aim of the PBIP is to ensure that all place-based investments are shaped by the needs and aspirations of local communities and accelerate ambitions for place, 20-minute neighbourhoods, town centre action, community led regeneration and community wealth building.
- 4.2 The Place Principle, which underpins this approach, was adopted by Scottish Government and COSLA as a basis for collaborative working to ensure that future local investment is relevant to local communities for the benefit of local people. Bringing relevant services, enterprise, and communities together to make our towns, villages, and neighbourhoods more viable.
- 4.3 The Scottish Government recognise that local government is a key partner in delivering the PBIP. Scottish Government and CoSLA have agreed that Local Government will receive a share of the funding over 5 years to support and advance place-based investment.
- 4.4 Local Government will receive a share of this capital funding, with £38m in 2021/22; £33m in 2022/23; £23m in 2023/24; £23m in 2024/25; and £23m in 2025/26. The £1,963,000 awarded to the Highland Council for 2021/22 is based on a distribution methodology agreed by COSLA and Scottish Ministers with 80% distributed based on the total population and number of towns, and 20% distributed based on deprivation. E&I Committee agreed that the same formula be applied to arrive at the area committee allocations.
- 4.5 Assuming that no changes are made to the aforementioned distribution formula, the Council can expect the following awards in future years:-
- £1,704,710 in 2022/23
  - £1,188,131 in 2023/24
  - £1,188,131 in 2024/25
  - £1,188,131 in 2025/26

## **5 PBIP objectives**

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

## 6 PBIP locations

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

1. Rural settings with smaller populations, dependent on larger geographical area for support, for example:-
  - small towns with a limited range of non-specialised facilities; and
  - villages with very limited, or non-existent, access to facilities.
2. Urban settings with sizeable populations, for example:-
  - regional capitals with extensive provision supporting a wide geographical area;
  - larger towns with a comprehensive range of dedicated services and facilities; and
  - individual neighbourhoods with limited access to relevant local provision.

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

## 7 Ward 6 PBIP Proposals

### 7.1 Shore Road Layby (Invergordon)

On 20 January 2021, ERA Committee approved a £50k TCF investment to provide two laybys suitable for tour coaches to drop off and pick up passengers and associated directional signage for cruise passengers visiting the town. All preparatory work has now been carried out by the Council and the contract awarded for the works. However, there is a £2,887.64 budget shortfall and it is proposed that this is addressed using the PBIP.

### 7.2 CCTV support to Town Centres (Alness)

This Council led project is for installation of a modern digital CCTV public space system to provide coverage of Alness town Centre. The estimated cost is £30,000.

#### Project eligibility

The full detail of the project can be viewed in Appendix 1. In summary the project satisfies a number of the PBIP objectives. The project is capital in nature and the intention is to award contract by the end of March 2022. Therefore all essential eligibility criteria are met.

### 7.3 CCTV modernisation and development Invergordon Town Centre

This Council led project is for digitalisation of the existing aging analogue CCTV public space system and extension of the area of coverage of Invergordon town Centre. The estimated cost is £35,000.

#### Project eligibility

The full detail of the project can be viewed in Appendix 1. In summary the project satisfies a number of the PBIP objectives. The project is capital in nature and the intention is to award contract by the end of March 2022. Therefore all essential eligibility criteria are met.

#### 7.4 New public convenience provision, Evanton

Evanton Community Trust require £40,000 towards a £72,000 project to provide public toilet facilities in the centre of the village of Evanton. This will comprise of a standard non gender specific toilet / washroom, a wheelchair accessible toilet /washroom with baby change facilities, a dirty waste disposal unit for caravans and motorhomes, a water bottle refill station and a janitor's cupboard. The structure will be modular and be designed to Secured by Design principles.

##### Project eligibility

The full detail of the project can be viewed in Appendix 1. In summary the project satisfies a number of the PBIP objectives and is capital in nature. However, significant risk is present with this project. Match funding is not secure and the anticipated contract award date is after 31 March 2022. It was agreed at the E&I Committee meeting on 1 September 2021 that the Council would write to the Scottish Government seeking flexibility in respect to the commitment deadline. If Members are minded to approve this investment, is proposed to use this specific example to illustrate why flexibility is required.

#### 7.5 Teandallon Play Area, Evanton

This Council led project aims to take advantage of the space available and provide play opportunities in the widest sense – for example sensory planting and the installation of piping. This will also ensure this provision is not prone to damage and is relatively maintenance light ensuring long life and good value. The estimated cost of the project is £14,948

##### Project eligibility

The full detail of the project can be viewed in Appendix 1. In summary the project satisfies a number of the PBIP objectives. The project is capital in nature and the intention is to award contract by the end of March 2022. Therefore all essential eligibility criteria are met.

### **8. Ward 7 PBIP Proposals**

#### 8.1 Tain Picture House

Tain Heritage Trust have requested £140,000 to carry out a further phase of refurbishment works to the Picture House. The Trust have identified four stand-alone packages of work (1. Dressing room [Lean-to] works. 2. New external doors and window works. 3. Under floor heating to main hall. 4. Rainwater goods works) to the value of £195k. The work packages to be implemented will be dictated by the value of any PBIP offered. Tain Heritage Trust will also invest £10,000 of their own funds in this phase.

##### Project eligibility

The full detail of the project can be viewed in Appendix 1. In summary the project satisfies a number of the PBIP objectives. Given that this project has previously secured TCF investment previously, it is no surprise that alignment with the town centre renewal objective is a particularly strong outcome for the Tain Picture House project. The project is capital nature and the intention is to award contract by the end of March 2022. Therefore all essential eligibility criteria are met.

## 8.2 Tain Streetscape Renewal

This Council led project seeks to carry out streetscape improvements to the High Street. The PBIP investment of £140,000 is specifically for footpath improvements. This work will be carried out alongside planned street lighting replacement so disruption will be minimised and costs kept to a minimum by undertaking the two projects together. The total cost of the project is estimated at £175,000.

### Project eligibility

The full detail of the project can be viewed in Appendix 1. In summary the project satisfies a number of the PBIP objectives, is capital in nature and match funding secure. However, significant risk is present with this project as the anticipated contract award date is after 31 March 2022. It was agreed at the E&I Committee meeting on 1 September 2021 that the Council would write to the Scottish Government seeking flexibility in respect to the commitment deadline. If Members are minded to approve this investment, it is proposed to use this specific example to illustrate why flexibility is required.

## 9. Community Planning Partnership

A key requirement of the decision making process agreed by E&I Committee is that Members take into account the views of the community partnerships when allocating this place-based funding. A verbal update will be provided by the Ward Manager.

## 10. **PBIP Area Allocation Balance**

- 9.1 If Members are minded to approve the Ward 6 PBIP proposals, it will result in £17,319.36 to be committed. It is proposed to hold this as a contingency in the event that any projects require additional support. 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. If the contingency sum is not required, permission will be required from the Scottish Government to carry over any uncommitted funds into 2022/23.

Designation: Executive Chief Officer Infrastructure, Environment & Economy

Date: 10 February 2022

Author: Alan Webster, Regeneration Team Leader

## Appendix 1: PBIP Proposals

### SECTION 1: PROJECT SUMMARY

<b>1.1 Applicant organisation</b>	The Highland Council	
<b>1.2 Project title</b>	CCTV support to Town Centres	
<b>1.3 Project costs</b>	<b>Total cost of project</b>	£30,000
	<b>Match Funding</b>	£
	<b>PBIP grant requested</b>	£30,000
<b>1.4 Project start date</b>	February 2022	
<b>1.5 Project end date</b>	September 2022	

### **1.6 Which of the following programme objectives will the project meet?**

*See guidance notes for further information.*

1. Town centre revitalisation	<b>YES / NO</b>
2. 20-minute neighbourhoods	<b>YES / NO</b>
3. Community wealth building	<b>YES / NO</b>
4. Net zero	<b>YES / NO</b>
5. Wellbeing and inclusive economic development	<b>YES / NO</b>
6. Tackling inequality and disadvantage	<b>YES / NO</b>
7. Community ownership	<b>YES / NO</b>

### SECTION 4: PROJECT DETAILS

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

#### **4.1 Project location - include postcode**

**Alness Town Centre - IV17**

#### **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:**

Project is for installation of a modern digital CCTV public space system to provide coverage of Alness town Centre.  
CCTV will be installed in Council owned public space.

### 4.3 The Project

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

The project is to provide a new public space CCTV system in Alness town centres to cover the following locations:  
Alness – Mitchells Lane, High Street and Averon Centre car park

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

The principal beneficiaries will be local residents and local shops/licensed premises though some visitors will also benefit. The project will result in a increased sense of safety and confidence around Alness town centre which will in turn encourage footfall in the area, reduce the number of residents who feel anxious when out and about especially at night. This will support health and wellbeing and will also encourage folk to walk rather than take the car for some journeys.

**(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*

Local Members have identified the community desire for improved and extend CCTV. The local Police Scotland Inspector has also confirmed the need for improved and extended CCTV noting that this can be invaluable in supporting community safety particularly for more vulnerable residents. CCTV footage can reduce disorder and vandalism and when incidences do occur can assist in identification of individuals of interest.

Police Scotland support the scheme:

The local Police Inspector has also confirmed the need for improved and extended CCTV noting that this can be invaluable in supporting community safety, particularly for more vulnerable residents. The presence of CCTV provides significant reassurance to the community and visitors alike, Easter Ross is becoming a major part of that tourism industry attracting significant numbers of visitors through the cruise ship industry. CCTV quality is of just as much importance as having the CCTV itself, when it comes to utilising the CCTV to reduce disorder, vandalism, and criminal activities within the community the rapid identification of offenders or individuals allows police time to be utilised more effectively.

**(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)
Place Purchase order for CCT cameras and associate equipment. As soon as funding is awarded.	February 2022
Place orders with SSE for dedicated electricity connections.	February 2022
Install CCTV equipment April to August 2022	August 2022
System Commissioning	Sept 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 CCTV will support community safety, This can also encourage local resident to walk rather than take the car and so reduce car 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?

Extended CCTV can help reduce disorder and antisocial behaviour. This will ensure more vulnerable members of the community have an increased confidence in the Town centre areas regardless of the time of day.

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

The CCTV will be managed, maintained and monitored along with the existing CCTV and so the benefits will continue.

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

Community Consultation carried out by the Community Planning Partnership in Easter Ross has noted many positives – such as the strength of community volunteers and the positive impact of youth work. However, some residents, particularly mums and older residents said they tended not to go out at night and expressed concern about not always feeling safe. CCTV will help address such concerns as well as providing a deterrent to those inclined to any kind of disorderly or potentially criminal behaviour.

<b>4.4 Does the project require planning permission or statutory regulatory consents?</b>	<b>YES / NO</b>
If YES, please detail below – if consents are in place, please provide evidence with the application	
<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>
Construction	Preliminaries SSE power supplies	£5,000
	Civils work; cable ducting and foundations for new poles	£6,000
	New CCTV units	£15,000
	New poles	£4,000
<b>TOTAL PROJECT COST</b>		<b>£30,000</b>

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

Project costs are based on site surveys undertaken in January 2022, with estimates using January 2022 market prices.

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

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

Name	Date awarded/expected	Amount £
<b>Total match funding</b>		£
<b>PBIP Grant requested</b>		£
<b>Total project cost</b>		<b>£30,000</b>

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

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

**Yes / No**

**If yes, please detail:**

Highland Council staff costs for management and supervision of scheme

**SECTION 1: PROJECT SUMMARY**

<b>1.1 Applicant organisation</b>	The Highland Council	
<b>1.2 Project title</b>	CCTV modernisation and development Invergordon Town Centre	
<b>1.3 Project costs</b>	<b>Total cost of project</b>	£35,000
	<b>Match Funding</b>	£0
	<b>PBIP grant requested</b>	£35,000
<b>1.4 Project start date</b>	February 2022	
<b>1.5 Project end date</b>	September 2022	

**1.6 Which of the following programme objectives will the project meet?**

*See guidance notes for further information.*

1. Town centre revitalisation	<b>YES / NO</b>
2. 20-minute neighbourhoods	<b>YES / NO</b>
3. Community wealth building	<b>YES / NO</b>
4. Net zero	<b>YES / NO</b>
5. Wellbeing and inclusive economic development	<b>YES / NO</b>
6. Tackling inequality and disadvantage	<b>YES / NO</b>
7. Community ownership	<b>YES / NO</b>

**SECTION 4: PROJECT DETAILS**

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

**4.1 Project location - include postcode**

**Invergordon Town Centre - IV18**

**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:**

Project is for digitalisation of the existing aging analogue CCTV public space system and extension of the area of coverage of Invergordon town Centre. CCTV will be installed in Council owned public space.

### 4.3 The Project

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

The project is to provide digital modernisation and extension of the CCTV currently in place in Invergordon Town centre in the following locations:  
Invergordon – to review and upgrade existing system and to extend existing area of cover to include Castle Avenue, Castle Road and King Street with new digital cameras.

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

The principal beneficiaries will be local residents and local shops/licensed premises though some visitors will also benefit. The project will result in an increased sense of safety and confidence around Invergordon town centre which will in turn encourage footfall in the area, reduce the number of residents who feel anxious when out and about especially at night. This will support health and wellbeing and will also encourage folk to walk rather than take the car for some journeys.

**(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*

Local Members have identified the community desire for improved and extended CCTV. The local Police Scotland Inspector has also confirmed the need for improved and extended CCTV noting that this can be invaluable in supporting community safety particularly for more vulnerable residents. CCTV footage can reduce disorder and vandalism and when incidences do occur can assist in identification of individuals of interest.

Police Scotland support the scheme:

The local Police Inspector has also confirmed the need for improved and extended CCTV noting that this can be invaluable in supporting community safety, particularly for more vulnerable residents. The presence of CCTV provides significant reassurance to the community and visitors alike, Easter Ross is becoming a major part of that tourism industry attracting significant numbers of visitors through the cruise ship industry. CCTV quality is of just as much importance as having the CCTV itself, when it comes to utilising the CCTV to reduce disorder, vandalism, and criminal activities within the community the rapid identification of offenders or individuals allows police time to be utilised more effectively.

**(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)
Place Purchase order for CCT cameras and associate equipment. As soon as funding is awarded.	February 2022
Place orders with SSE for dedicated electricity connections.	February 2022
Install CCTV equipment April to August 2022	August 2022
System Commissioning	Sept 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 CCTV will support community safety, This can also encourage local resident to walk rather than take the car and so reduce car 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?

Modernised and extended CCTV can help reduce disorder and antisocial behaviour. This will ensure more vulnerable members of the community have an increased confidence in the Town centre areas regardless of the time of day.

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

The CCTV will be managed, maintained and monitored along with the existing Highland Council Public Space CCTV and so the benefits will continue.

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

Community Consultation carried out by the Community Planning Partnership in Easter Ross has noted many positives – such as the strength of community volunteers and the positive impact of youth work. However, some residents, particularly mums and older residents said they tended not to go out at night and expressed concern about not always feeling safe. CCTV will help address such concerns as well as providing a deterrent to those inclined to any kind of disorderly or potentially criminal behaviour.

**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

**SECTION 5: BUDGET**

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

**5.1 Main project expenditure**

Budget Heading	Detailed cost	Amount
Construction	Preliminaries SSE power supplies	£5,000
	Civils work; cable ducting and foundations for new poles	£5,000
	Replacement and new CCTV units	£17,500
	New poles	£2,500
<b>TOTAL PROJECT COST</b>		<b>£35,000</b>

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

Project costs are based on site surveys undertaken in January 2022, with estimates using January 2022 market prices.

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

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

Name	Date awarded/expected	Amount £
<b>Total match funding</b>		£
<b>PBIP Grant requested</b>		£
<b>Total project cost</b>		<b>£35,000</b>

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

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

**Yes / No**

**If yes, please detail:**

Highland Council staff costs for management and supervision of scheme

**SECTION 1: PROJECT SUMMARY**

<b>1.1 Applicant organisation</b>	Evanton Community Trust	
<b>1.2 Project title</b>	Public Toilet Provision	
<b>1.3 Project costs</b>	<b>Total cost of project</b>	£72,500.00
	<b>Match Funding</b>	£32,500.00
	<b>PBIP grant requested</b>	£40,000.00
<b>1.4 Project start date</b>	March 2022	
<b>1.5 Project end date</b>	July 2022	

**1.6 Which of the following programme objectives will the project meet?**

*See guidance notes for further information.*

1. Town centre revitalisation	<b>YES</b>
2. 20-minute neighbourhoods	<b>YES</b>
3. Community wealth building	<b>YES</b>
4. Net zero	<b>YES</b>
5. Wellbeing and inclusive economic development	<b>YES</b>
6. Tackling inequality and disadvantage	<b>NO</b>
7. Community ownership	<b>YES</b>

**SECTION 4: PROJECT DETAILS**

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

**4.1 Project location - include postcode**

**Centre of village of Evanton, Easter Ross. IV16 9UN**

**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:**

Locations have been identified within the Centre of the Village which include land within the ownership of the Highland Council and land owned by the Evanton Community Trust as well as an unused area owned by company who developed housing in the Village in the early 1990's. ECT have contacted the housing developer previously at which time there was willingness to assist in delivery of the project.

The land owned by the Council includes the existing carpark with the ECT land being the Village Green and site of the former public toilets which were demolished in 2002. The Trust is confident that the proposals can be delivered on one of the sites identified and will continue discussion with interested parties and the Highland Council as the Planning Authority.

### 4.3 The Project

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

The project is to provide public toilet facilities in the centre of the village of Evanton, Easter Ross. This will comprise of a standard non gender specific toilet / washroom, a wheelchair accessible toilet /washroom with baby change facilities, a dirty waste disposal unit for caravans and motorhomes, a water bottle refill station and a janitor's cupboard. The structure will be modular and be designed to Secured by Design principles.

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

The provision of public toilets will be of great benefit to the community and both residents and visitors to the area. Evanton is on the National Cycle Network and attracts many cyclists, mountain bikers and walking / running groups from out with the area. Evanton is also on the North Coast 500. There are currently no facilities in the village for these visitors.

Provision of these facilities will revitalise the town centre by encouraging residents to spend more time in the centre of the village e.g. on the village green and will encourage visitors to stop in the village and patronise local businesses and use other local facilities e.g. paths network and Evanton Community Woods.

This project will, as far as possible, use environmentally friendly materials and building methods and will utilise low energy lighting and heating and water saving measures.

**(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**

Letters of support from Kiltearn Community Council and local Parish Minister  
Results of previous village / community surveys

**(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)
Finalise location	As soon as funding is confirmed
Lodge Statutory consents (including detailed spec / plans)	February 2022
Procure Toilet Module	April 2022
Procurement of onsite works	March 2022
Site works	May 2022
Delivery of module	June 2022
Complete installation	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 project proposes that the toilet block is procured from a specialist producer of modular buildings constructed in factory conditions. The on-site works which are required to provide access to the block will as far as is practical use the existing footpaths and tarmac carparking area. The approach to development will limit construction waste and reduce the use of cement-based products. Water saving taps and toilets flushes will be specified, along with LED lighting controlled by PIR detectors. The provision of a water bottle refill station will reduce the use of single use plastics.

**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 provision of public conveniences will include non gender specific standard toilet / washroom and disabled access toilet / washroom with baby change facilities.

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

The facilities will be pay to use, and the income generated will be used for ongoing maintenance, cleaning and running costs. The Evanton Community Trust will continue to manage on an ongoing basis.

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

The Inner Moray Firth Local Development Plans includes substantial new housing for Evanton village and aspires to the development of town centres and the provision of services for different groups. This community owned project provides facilities for residents and visitors alike.

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

**SECTION 5: BUDGET**

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

See attached Cost Plan Report

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

Costs supplied by specialist modular buildings supplier and cost consultant

**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>
Kiltearn Community Council (Windfarm funding)		£30,000.00
Own funds		£ 2,500.00
<b>Total match funding</b>		<b>£32,500.00</b>
<b>PBIP Grant requested</b>		<b>£40,000.00</b>
<b>Total project cost</b>		<b>£72,500.00</b>

<b>6.2 Will the project involve “in kind” support?</b> <i>This should not be counted as confirmed match funding for the project</i>
<p><b>Yes</b></p> <p><b>If yes, please detail:</b></p> <p>Energy and expertise of the Evanton Community Trust, Kiltearn Community Council and the broader community</p>

**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>	
<p><b>Yes</b></p> <p><b>If yes, how will the revenue benefit the organisation? How will it be utilised?</b></p> <p>All revenue generated will be utilised to cover ongoing running costs of public facility</p>	
<b>7.2 Have you considered taking out a loan for the project?</b>	
<p><b>No</b></p> <p><b>Please state your reasons:</b></p> <p>Income generated from the project would be insufficient to service loan repayment and also cover running costs</p>	
<b>7.3 Have you had support from other organisations in developing the project? If so, please specify the organisation and contact person.</b>	
<p><b>Name of organisation</b> <i>(e.g. Highlands and Islands Enterprise, Business Gateway etc.)</i></p>	<p><b>Contact Person</b></p>

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

**SECTION 1: PROJECT SUMMARY**

<b>1.1 Applicant organisation</b>	Highland Council	
<b>1.2 Project title</b>	Teandallon Play	
<b>1.3 Project costs</b>	<b>Total cost of project</b>	£14,948
	<b>Match Funding</b>	£
	<b>PBIP grant requested</b>	£14,948
<b>1.4 Project start date</b>	May 2022	
<b>1.5 Project end date</b>	June 2022	

**1.6 Which of the following programme objectives will the project meet?**

*See guidance notes for further information.*

1. Town centre revitalisation	<b>YES / NO</b>
2. 20-minute neighbourhoods	<b>YES / NO</b>
3. Community wealth building	<b>YES / NO</b>
4. Net zero	<b>YES / NO</b>
5. Wellbeing and inclusive economic development	<b>YES / NO</b>
6. Tackling inequality and disadvantage	<b>YES / NO</b>
7. Community ownership	<b>YES / NO</b>

**SECTION 4: PROJECT DETAILS**

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

**4.1 Project location - include postcode**

**Teandallon Play Area, Teandallon Square, Evanton IV16 9YX**

**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 play area is Council owned and managed**

### 4.3 The Project

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

Play is an important part of children's development. The value of creative play in particular is being increasingly understood and promoted. This play area supports a sizeable village with a significant level of family housing, both private and social housing. Historically there have been small play areas but with fairly limited types of provision and little to support more free play. This project aims to take advantage of the space available and provide play opportunities in the widest sense – for example sensory planting and the installation of piping. This will also ensure this provision is not prone to damage and is relatively maintenance light ensuring long life and good value

The Power of Play is a literature review, and it includes “ The importance of play in children's daily lives and healthy development has become increasingly recognised in recent years. A growing body of evidence supports the view that playing, throughout childhood, is not only an innate behaviour but also contributes to children's quality of life, their well-being and their physical, social, emotional and cognitive development. The type of environment for play is also important, having an impact on children's experience, choices and relationships, both with other people and with the environment itself”.

The provision of a significant space with good and varied provision will encourage the 20 minute neighbourhood but encouraging families to 'play local'. This will also support net zero aims with less incentive for those families with transport to head to larger play areas elsewhere. It will also tackle inequality and disadvantage by ensuring all families in the village can easily access top quality play experiences.

The project will provide the following:-

Teandallon Play Area			
Capital Spend			Value
2 lengths of twin wall pipe		£	2,500.00
pipe facing		£	1,000.00
grass matting		£	1,500.00
Sensory planting		£	2,000.00
Climbing ramp		£	1,523.00
9 Step pods		£	1,175.00
Musical play items		£	3,000.00
Path creation		£	2,250.00
		£	14,948.00

Inclusivity, Interactivity, Imagination, Physical development, Social activity, Interaction with nature. Creative play.

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

Families in the wider village will benefit with easy access to a good open landscaped space with a wide variety of provision. The sensory garden will appeal to all whilst other equipment will encourage children to be more active. It will be particularly beneficial to those without transport who are not able to regularly take advantage of play park provision in the neighbouring town of Alness.

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

This project will provide:

- improved opportunities for play for children as well as
- greater encouragement to all local residents to enjoy a pleasant outdoor space.

This will support:

- healthier more active children and
- improved mental health and wellbeing for all.

It is particularly important for those without access to transport who cannot easily meet these needs on the nearby town of Alness. and a greater encouragement.

The need for the project has been raised by residents with local Councillors. The local Community Council has also recognised the importance of such provision and a letter of support from the Community Council Chair is attached.

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

Activity name	Achieved by (date)
Order play items (dependant of funding payment)	Mid Feb
Landscape site in preparation	March/April
Install equipment - 1 phase Soft landscaping	May
Install equipment - 2 phase hard landscaping	End of May
Post install inspection	June

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

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

The project will encourage more families to stay local rather than go to larger play areas elsewhere and those in the village can easily walk to it.

**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?*

Those without access to transport will be able to easily and regularly enjoy this provision and the range of provision including a sensory garden and musical play equipment means there is something there for all.

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

The area will be maintained by the Council's amenity service and so, the benefits will be maintained, and the sensory garden will become established and improve over time.

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

The United Nations General Comment on Article 31 adopted by the Committee in 2013 states "That every child has the right to rest and leisure, to engage in play and recreational activities appropriate to the age of the child and to participate freely in cultural life and the arts."

<b>4.4 Does the project require planning permission or statutory regulatory consents?</b>	<b>YES / NO</b>
If YES, please detail below – if consents are in place, please provide evidence with the application	
<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>
Construction		
	2 lengths twin pipe	2500
	pipe facing	1000
	grass matting	1500
	sensory planting	2000
	climbing ramp	1523
	9 step pod	1175
	musical play items	3000
	path creation	2250
<b>TOTAL PROJECT COST</b>		<b>£14948</b>

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

Pricing of comparable items and quotes from suppliers.

**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>
<b>Total match funding</b>		<b>£</b>
<b>PBIP Grant requested</b>		<b>£</b>
<b>Total project cost</b>		<b>£</b>

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

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

**Yes / No**

**If yes, please detail:**

The amenities service will procure and install all the equipment listed.



**SECTION 1: PROJECT SUMMARY**

<b>1.1 Applicant organisation</b>	Tain Heritage Trust	
<b>1.2 Project title</b>	Picture House Restoration Project	
<b>1.3 Project costs</b>	<b>Total cost of project</b>	£ 150,000.00
	<b>Match Funding</b>	£10,000.00
	<b>PBIP grant requested</b>	£ 140,000.00
<b>1.4 Project start date</b>	1 <sup>st</sup> April 2022	
<b>1.5 Project end date</b>	30 <sup>th</sup> September 2022	

**1.6 Which of the following programme objectives will the project meet?**

*See guidance notes for further information.*

1. Town centre revitalisation	<b>YES</b>
2. 20-minute neighbourhoods	<b>YES</b>
3. Community wealth building	<b>YES</b>
4. Net zero	<b>YES</b>
5. Wellbeing and inclusive economic development	<b>YES</b>
6. Tackling inequality and disadvantage	<b>YES</b>
7. Community ownership	<b>YES</b>

**SECTION 4: PROJECT DETAILS**

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

**4.1 Project location - include postcode**

**The Picture House, Tower Street, Tain, Ross-shire IV19 1DY**

**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 Building is owned by Tain Heritage Trust**

### 4.3 The Project

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

1. Town centre revitalisation – This project seeks to renovate and bring back into use the most prominent derelict listed building in our town centre Conservation Area
2. 20-minute neighbourhoods – at present there is no access to cinema within 20 minutes and no venue for touring performing arts. Both are catered for at Eden Court in Inverness which is 35 miles away.
3. Community wealth building – The Picture House is owned by a Charity which is a Company Limited by Guarantee. Every £ spent on it increases the value of community owned assets.
4. Net zero – Part of the work programme in the current year is to replace the existing and inoperable coal-fired heating with underfloor zero-carbon heating. This will make a significant contribution to our net zero ambitions.
5. Wellbeing and inclusive economic development – At present Balintore is a top decile SIMD Community. Milton sits in the top quintile. Both of these communities suffer in particular from peripherality and rurality with poor transport links. The collapse of bus services during COVID can only have added to these problems. With a cinema and live arts venue in Tain they only need a short hop on the bus to access these services in a 20-minute neighbourhood. Getting to Inverness is a costly and time-consuming option leaving access to these services out of reach for many. Local businesses will be involved in subcontract opportunities boosting economic development in the area. This will protect local employment at a time when Universal Credit claims have been rising rapidly in the area.
6. Tackling inequality and disadvantage - At present Balintore is a top decile SIMD Community. Milton sits in the top quintile. Both of these communities suffer in particular from peripherality and rurality with poor transport links. The collapse of bus services during COVID can only have added to these problems. With a cinema and live arts venue in Tain they only need a short hop on the bus to access these services in a 20-minute neighbourhood. Getting to Inverness is a costly and time-consuming option leaving access to these services out of reach for many.
7. Community ownership – Tain Picture House is a community-owned asset. Awarding a grant to this project will add significant value to the Balance Sheet. It will also significantly burnish Tain Heritage Trust's Green Credentials with a move to zero-carbon heating.

**On all these grounds a grant to this body will be of significant benefit to the long-term wellbeing of Tain and Easter Ross.**

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

People in Ward 7 (Tain & Easter Ross) will benefit  
Tain Picture House closed in 1968. For the last 54 years the local community has sought financial support to restore our listed building located in a Conservation Area and to re-open it as a cinema and arts venue.

This will provide job opportunities for people in Tain and the surrounding area (including a number of SIMD communities), it will diversify the local economy. It will improve the look of our town for locals and provide entertainment for visitors on the NC500 and provide a performance venue for hard pressed traditional musicians so badly affected by COVID-19. There will be a significant contribution towards our community meeting SDG goals, especially in relation to Climate Change with the installation of a zero-carbon heating system. Our SIMD communities in the ward are peripheral and suffer from rurality and geographical exclusion from access to the kind of entertainment opportunities the Picture House is certain to provide.

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

Throughout this project, there have been a number of consultations and community engagement exercises and processes, from which the direction of the project has been shaped. The various studies and engagements below demonstrate the community support for the project.

- Public consultations and local charrette.
- Visited; local school (to understand how the Picture House could be relevant today), local care homes and day care centres – listening to the fond memories from residents that have enjoyed the Picture House Building and have seen the positive impact that the building had in terms of bringing communities together and how it provided a central place for individuals living in rural parts of our community to unite.
- Created a business development group with over 50 + businesses, providing a sounding board for how a Tourist Attraction such as the Picture House can benefit local businesses.
- A volunteering sign-up program is in place and so far, we've had local schools helping at community events, free labour and services offered and community groups working with us to fundraise.

Support has also been given from our Local Community Council, Local Councillors and MP Jamie Stone.

### **Community Engagement Event – June 2017**

At an early meeting in June 2017, over 100 members of the community were consulted on what projects they felt would be most important to Tain, and therefore would wish the Trust to move forward. 74% of respondents at this meeting prioritised the restoration, and re-purposing / re-opening of the Picture House as their favoured priority.

### **Consultation on the Governance and Management of the Project – February 2019**

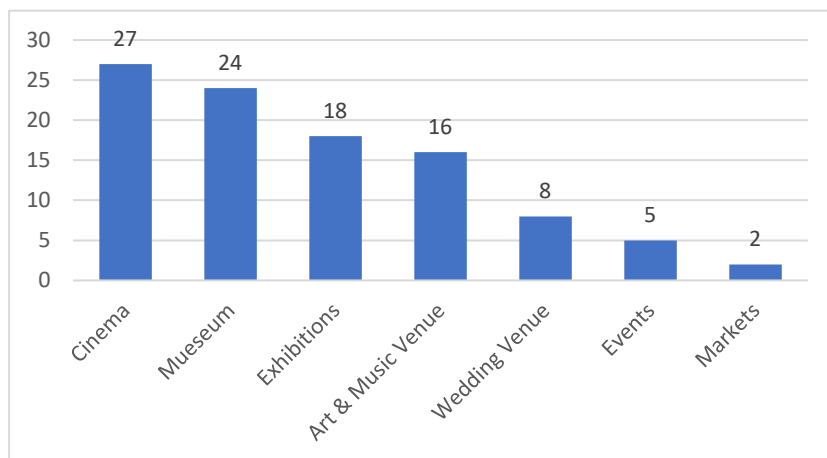
In a meeting of over 100 members, there was a majority vote in favour of the Tain and District Development Trust to become a Charity and adopt the correct articles of association to allow the Tain and District Development Trust to take ownership of The Picture House building. Directors have been invited onto Tain Heritage Trust's board in the meantime.

### Creative Workshop – 2019

At an open invited creative workshop, 23 community members were in attendance, all of whom were in agreement that the Tain Picture House should be recognised as a key attraction for the area, and ideally as part of a wider strategy to bring Tain onto the map as a unique tourist destination.

### Community Survey – February 2019

The Community were consulted and asked what they would like to see with regards to the Picture House restoration. As the chart below demonstrates, the use of the cinema was the top preference, followed by heritage / museum space, exhibitions, and an arts and music venue. It is noted that the limitations of space would potentially mean that the best option for delivering the most outcomes would be to combine Cinema and Arts & Music venue given the shared space opportunities.



### Community Survey – November 2020

It was very clear from previous surveys and consultations that the community want to see the Picture House restored as a cinema but what is less clear is the other uses for the building. The community were recently consulted again and asked this time, 'Apart from a cinema what else would you like to see the building used for? The engagement will continue until we are up-and-running again.

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

Activity name	Achieved by (date)
Prelims for works below (Package 1)	April 2022
Dressing Room (Lean-to) Works (Package 2)	September 2022
New External Doors and window works (Package 3)	August 2022
Under floor heating to Main hall (Package 4)	September 2022
Rainwater Goods works (Package 5)	May 2022

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

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

There will be a significant contribution towards our community meeting SDG goals, especially in relation to Climate Change with the installation of a zero-carbon underfloor heating system.

**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?

Our SIMD communities in the ward at Balintore and Milton are located on the periphery and suffer from rurality and geographical exclusion from access to the kind of entertainment opportunities the Picture House is certain to provide

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

In recent years Tain Heritage Trust has been supported by Tain & Easter Ross Civic Trust and by Tain & District Development Trust. The latter helped to source grants for us. They have recently appointed a successor to a member of staff responsible for sourcing funding. Tain Heritage Trust look forward to working with them to drive things on. We have been working for over ten years to develop a funding stream from a commercial windfarm. We hope this too will move forward in the year ahead.

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

Section 4.3 above shows the consultations undertaken by Tain & District Development Trust following the identification in the Charrette of the Picture House as the town's first, major project, priority. All of these plans & strategies will be progressed by supporting this project.

<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>
LBC - 20/04783/LBC	2021
FUL - 20/04786/FUL	2021
WARRANT - 21/00075/DOM4	2021
LBC & Warrant to be amended for 2022 works	

**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 – All Costs (Inc. VAT)</b>		
<b>Budget Heading</b>	<b>Detailed cost</b>	<b>Amount</b>
Construction	Prelims for works below (Package 1)	£7,878.67
	Dressing Room (Lean-to) Works (Package 2)	£91,959.35
	New External Doors and window works (Package 3)	£19,658.76
	Under floor heating to Main hall (Package 4)	£71,055.60
	Rainwater Goods works (Package 5)	£4,808.76

	Detailed spreadsheet attached with full breakdown of all costs.	
<b>TOTAL PROJECT COST (Inc. VAT)</b>		<b>£195,361.14</b>

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

Project Costs have been estimated by our project manager Lewis Mackenzie of Richard M Mackenzie Ltd.

He has done this for work Mackenzies are pricing themselves and in discussion with subcontractors specialised in conservation architecture work.

These have been reviewed for reasonableness by Nick Lawton from the Torrance Partnership. We believe these costs are robust and that the job can be delivered on budget.

## 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 £
Tain Heritage Trust	Confirmed	£10,000
<b>Total match funding</b>		£10,000
<b>PBIP Grant requested</b>		<b>£140,000</b>
<b>Total project cost</b>		<b>£150,000</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:**

External weeding and ground maintenance has been undertaken by volunteers for a number of years. A large team was assembled a few weeks ago to remove all the furniture from the main floor to allow works to proceed. The team also brought the two old projectors down from the projector room for care & conservation. This team will continue to work, as required, to support the re-development of the Picture House. A number of professionals are also giving their time *pro bono* to help this project, that too will continue.

## 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, not at this stage.**

**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 – but we rejected the idea.**

**Please state your reasons:**

Not at this stage of the project. If we get near to completion we might consider this approach. Encumbering the Trust and the building with debt is I think something best avoided if at all possible. The cinema closed in 1968 because it generated insufficient income to cover its costs. The burden of interest charges and loan repayments would be the wrong foundation on which to build a future for a re-born Picture House.

## 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
Tain & District Development Trust	Dave Macrae
Tain & Easter Ross Civic Trust	Richard Littlewood

## 7.4 Has the organisation previously received public funding?

**Yes**

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

Funding	Date of award	Amount £	State Aid YES/NO
Town Centre Improvement Grant		£110,000	
Coastal Communities Fund Grant		£26,000	

**SECTION 1: PROJECT SUMMARY**

<b>1.1 Applicant organisation</b>	The Highland Council	
<b>1.2 Project title</b>	Tain streetscape renewal	
<b>1.3 Project costs</b>	<b>Total cost of project</b>	£175,000
	<b>Match Funding</b>	£35,000
	<b>PBIP grant requested</b>	£140,000
<b>1.4 Project start date</b>	June 2022	
<b>1.5 Project end date</b>	Sep 2022	

**1.6 Which of the following programme objectives will the project meet?**

*See guidance notes for further information.*

1. Town centre revitalisation	<b>YES / NO</b>
2. 20-minute neighbourhoods	<del>YES</del> / NO
3. Community wealth building	<del>YES</del> / NO
4. Net zero	<del>YES</del> / NO
5. Wellbeing and inclusive economic development	<b>YES / NO</b>
6. Tackling inequality and disadvantage	<del>YES</del> / NO
7. Community ownership	<del>YES</del> / NO



**SECTION 4: PROJECT DETAILS**

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

<b>4.1 Project location - include postcode</b>
Tain High Street, IV19 1AE
<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:</b> The B9174 street and pavements are adopted under the Roads (Scotland) Act 1984

<b>4.3 The Project</b>
<p><b>(a) Please summarise the project, explaining how it will achieve the funds' objectives as noted in 1.7, and list which outcomes it hopes to achieve.</b></p> <p>This streetscape project will improve the appearance and appeal of Tain's historic town centre and support its revitalisation. This will support the wellbeing of residents who can enjoy the town centre and take pride in it and will also support the economic development of the varied local retailers in and around the High Street.</p> <p>Tain is a historic market which includes a variety number of independent retail units along the High Street. There is also a community garden to one side just below the High Street. This is Council owned but managed and maintained by a local community group. The Rose Garden is a key location in the town, regularly used but residents and visitors alike as a place to sit, walk and play and is also used regularly throughout the year for a popular and very well attended community market. Previous funding streams have provided support to improve a key parking location, to improve paths in the Rose Garden and to refurbish the public toilets to ensure a welcoming environment for shoppers and visitors. This project aims to build on the previous work and ensure that the High Street itself provides an appealing and safe environment for shoppers with improved pavements with an attractive and non-slip surface. The work will be undertaken</p>

with planned street lighting work which will result in reduced costs and best value for money

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

The project will benefit local residents and visitors who will have a more pleasant and safe town centre experience as the resurfaced pavements will be more attractive but will also be less slippery when wet and so provide improved safety. This will in turn support the wide variety of independent retailers who have shops in Tain High Street. This is crucial to support these small retailers which give such character to the Town Centre as they go forward in the current challenging environment with retail behaviour influence by the Covid pandemic.

**(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*

Significant community consultation was carried out during a charette in 2014. Residents made clear in feedback at the Charette drop-in sessions that improvement of the town centre environment and accessibility were key priorities. Local members have also confirmed that the feedback received from local constituents highlights the desire for an improved, safe and attractive pavement surfacing. This work will be in done alongside planned street lighting replacement so disruption will be minimised and costs kept to a minimum by doing the 2 projects together

**(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)
Design	End Apr 2022
Tender & Award	End May 2022
Construction	End Sep 2022

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

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

This project increases the attractiveness and safety of the town centre environment which helps to encourage folk to 'stay shop local'

**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 current pavement surface can be slippery when wet. An improved surface will help increase confidence of all potential users and support inclusivity.

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

The project will be maintained by the Council and the benefits of an attractive and safe High Street will therefore be maintained.

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

The project fit well with the Inner Moray Firth Development Plan and with the Charette carried out in 2014 with significant local community consultation and will support a safe, welcoming and vibrant town centre. It also builds on and supports the previous projects undertaken with Town Centre funding all aimed at supporting the Town Centre of Tain and thereby both the local businesses and residents.

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

**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>
Preparation and administration	Covers officer for design & tendering	£6,000
Construction	Purchase of materials and contractor payments	£157,000
Site supervision	Ensuring correct materials are used and standards achieved.	£12,000

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<b>TOTAL PROJECT COST</b>		<b>£175,000</b>

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

Cost estimates based on rates obtained from similar previous schemes

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