

Agenda Item	9
Report No	SR/6/22

HIGHLAND COUNCIL

Committee: Isle of Skye and Raasay

Date: 21 February 2022

Report Title: Place Based Investment Programme

Report By: Executive Chief Officer Infrastructure, Environment & Economy

1 Purpose/Executive Summary

- 1.1 The Scottish Government has allocated the Council £1,963,000 ring-fenced Place Based Investment Programme (PBIP) funding for 2021/22. On 1 September 2021, Members of the Economy and Infrastructure Committee agreed an area distribution of the grant. Isle of Skye and Raasay Committee was allocated £76,594.
- 1.2 In discussion with Ward 10 Members at a Ward Business Meeting held on 4 October 2021, Members expressed a desire to invest the PBIP area allocation in existing TCF projects that may be experiencing budgetary challenges caused by escalating costs or where value could be added to projects. Members requested that Officers provide PBIP proposals for their consideration at Committee.

2 Recommendations

- 2.1 Members are asked to:-
- i. **agree** to investing £29,465 in the Broadford Toilet Project;
 - ii. **agree** to investing £38,297 in further refurbishment works to Portree Community Centre;
 - iii. **agree** to holding £8,832 as contingency; and
 - iv. Grant delegated authority to the Executive Chief Officer Infrastructure, Environment and Economy in consultation with the Area Committee Chair to allocate the contingency as required to approved PBIP beneficiaries in the event that additional investment is required.

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 & 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 & Infrastructure Committee agreed that all places, irrespective of population, be considered eligible for PBIP support.

7 Broadford Toilet Project

7.1 The report considered by Members of the Economy & Infrastructure Committee on 1 September 2021 highlighted that the PBIP provides a valuable opportunity for Area Committee Members in the first instance to consider supporting existing Town Centre Fund (TCF) projects that may be experiencing deliverability challenges. Furthermore, across the wider economy budgetary challenges are exacerbated by the effect of the pandemic resulting in cost increases. The Broadford Toilet Project being delivered by Broadford and Strath Community Company (BSCC) is no exception. BSCC require £29,465 to augment the TCF Round 1 (£99,483) and Round 2 (£28,052) awards to complete the financial package necessary to deliver the project. Without this additional investment the project will not proceed.

7.2 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 Broadford Toilet 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 Portree Community Centre

8.1 Portree and Braes Community Trust are seeking £38,249 to undertake another phase of refurbishment works (electrical/joinery/flooring) at the Community Centre. On 21 January 2021, Skye and Raasay Committee agreed to investing £19,052 of the TCF Round 2 area allocation in refurbishing the small hall (bar area) and disabled toilet of the Community Centre. The objective of this next phase of works is to bring the vacant Main Hall up to a standard where it can be used regularly for a variety of activities and events such as live performances (theatre, music etc), sports (indoor bowling and fitness classes for example), exhibitions, meetings, pop-up markets and weddings.

8.2 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 Portree Community Centre. 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.

9 Community Planning Partnership

- 9.1 A key requirement of the decision-making process agreed by Economy & Infrastructure 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

- 10.1 If Members are minded to approve the two proposals, it will result in £8,832 to be committed. It is proposed to hold this as a contingency in the event that either of the 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: 18 February 2022

Author: Alan Webster, Regeneration Team Leader

SECTION 1: PROJECT SUMMARY

1.1 Applicant organisation	Broadford and Strath Community Company	
1.2 Project title	Broadford Toilet Project	
1.3 Project costs	Total cost of project	£157,000
	Match Funding	£127,535
	PBIP grant requested	£29,465
1.4 Project start date	March 2022	
1.5 Project end date	August 2022	

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

See guidance notes for further information.

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

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

Land adjacent to Broadford Car Park - South
Broadford
Isle of Skye

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

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

Details:

Yes, owned

4.3 The Project

(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.

New build toilet facilities which will also include e-bike charging point and seating area.

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

- Design and build of toilet block on adjacent derelict land.
- Ebike power points.
- Bike racks.
- Seating area.
- Revenue sufficient to employ staff to manage toilets

(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 Community Company and the Community Council have been consulted by Highland Council to take on the responsibility to run the existing toilet building. It is intended to replace the existing toilets with a new purpose built modern facility which will be practical for the post pandemic era. Both organisations closely represent the views of our community which is well aware of the requirement for new practical toilets. The current toilets are in a parlous state and were not able to open effectively during the tourist season of 2020 - whilst this was a truncated season tourist numbers were high and this translated into significant issues within the village in terms of toileting and as a consequence high community awareness and disquiet.

(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)
○ Building warrant issued	31 st March 2021
○ Tender Period ends	15 th March 2021
○ Contracts issued	31 st March 2021
○ Work begins	1 st March 2022
○ Work completed	31 st August 2022
○ Facility open	15 th 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.*

Toilets built to higher standard than existing toilet block
E-charging to encourage more use of electric bikes / vehicles

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?

Accessible disabled toilets
Family friendly changing area

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

The project will be run by Strath Leisure the Broadford and Strath Community Company Trading Arm. It will be supported by the Highland Council Comfort Scheme and the facility will also be fee paying and funds raised will be used for the ongoing maintenance and management of the toilet facility.

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

Placemaking Priorities for Broadford as per the current West Highland Plan which would be addressed with the proposed project:

- Support relocation of the public toilets to reclaimed land adjoining the main car park.
- Assist and support economic development by consolidating the centre of Broadford at its Western end.
- Promote active travel links to the village centre.

4.4 Does the project require planning permission or statutory regulatory consents?	YES
<i>If YES, please detail below – if consents are in place, please provide evidence with the application</i>	
Type	Date granted/expected
Planning permission	Granted 2019

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
Groundworks		£18,500
Building works		£ 124,166
Service connections		£ 4500
Project Management		£ 3300
Fees		£ 5000
Signage		£1735
TOTAL PROJECT COST		£157,201

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

No

Please state your reasons:

As a community group we are not currently in a place to service loans. Our funding is project specific and we have limited surplus funds.

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

SECTION 1: PROJECT SUMMARY

1.1 Applicant organisation	Portree and Braes Community Trust	
1.2 Project title	Portree Community Centre renovations – main hall	
1.3 Project costs	Total cost of project	£38.297
	Match Funding	£0
	PBIP grant requested	£38,297
1.4 Project start date	1 st April 2022	
1.5 Project end date	30 th September 2022	

St Andrew's Churchyard: Disabled Access Project

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

See guidance notes for further information.

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

4.1 Project location - include postcode

Portree Community Centre, Camanachd Square IV51 9BW

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 Portree Community Centre Association (PCCA) own the community centre building and the land the building it sited on is currently leased from the Highland Council. PBCT have been appointed trustees of the Portree Community Centre Association and the trust are working towards amalgamating both organisations thereby taking ownership of the building. The PBCT, PCCA and Highland council are working in close partnership while this is in progress.

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.

Town Centre Revitalisation – the main hall of the community centre is currently not in use. The floor requires maintenance, the hall is poorly insulated making it expensive to heat and the electrics require upgrading. This investment will bring the main hall back into use for a variety of activities and events such as live performances (theatre, music etc), sports (indoor bowling and fitness classes for example), exhibitions, meetings, pop-up markets and weddings.

20-minute neighbourhoods – there are no other halls of this capacity on the island. Re-opening the hall would mean that individuals and groups don't have to travel off-island to host events in suitable venues.

Community wealth building – making the hall available to hire once again would provide an income for the PCCA / PBCT which could then be reinvested into the ongoing operation and renovation of the building.

Net zero – insulating the main hall of the community centre would significantly reduce future energy consumption

Community ownership – this project will support the PBCT's aspirations to secure income generating community owned assets.

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

Re-opening the main hall will provide a large capacity hall for both Portree and Braes, the wider north Skye community and also the wider Skye community. Income from the hall will help secure the future of the building which has the potential to deliver wide ranging economic, social and cultural benefits.

(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*

It has been widely acknowledged that securing the future of the community centre building will bring wide ranging economic, social and cultural benefits to Portree and Braes, particularly at a time when the population is increasing. The need for spaces for business, sports, arts and community activity has also been recognised in recent years through studies such as the Town Centre Highland Health Checks and the Portree Community Conversations study. This project will secure the buildings immediate future. A masterplan study and business case re: the building and wider Camanachd Square area is also being delivered currently. This work had the full support of Skye ward members through the coastal community's fund and will help to secure the buildings long term future.

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

Activity name	Achieved by (date)
Renovations of the community centre main hall	30.09.22

(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 will support the renovation of the existing community centre building. This is more environmentally friendly than building a new community building. A proportion of the funding will be used to insulate the main hall. The previous town centre grant was partially used to insulate another space in the community centre and this has proven to be particularly effective in terms of reducing energy consumption.

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 access panel will be consulted where needed to ensure that the works do not affect the accessibility of the building.

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

Access to the community centre will be managed by an active committee until such time as staffing is required. All income from the operation of the hall will be reinvested back into the hall making it available for a range of economic, social and cultural activity for years to come. A proportion of income will also be ring fenced for ongoing maintenance and any professional services or staffing required, e.g., cleaning, administration.

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

Both projects are highlighted in the Skye and Raasay Future plan.

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
Community Centre – Main Hall	Electrics	£13,000
	Joinery – labour	£7,000
	Joinery – other materials (inc. insulation)	£2,797
	Taping and Filling (labour & materials)	£4,500
	Painting and decorating (labour & materials)	£6,000
	Flooring	£5,000
TOTAL PROJECT COST		£38,297

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

Yes / No

Please state your reasons:

We would not be willing to take out a loan at this stage of the project.

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

7.4 Has the organisation previously received public funding?

Yes / No

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

Funding	Date of award	Amount £	State Aid YES/NO
Town Centre Funding	03.20	26,000	NO