

Agenda Item	6.
Report No	SCC/04/22

HIGHLAND COUNCIL

Committee: Sutherland County Committee

Date: 28 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. Sutherland Committee was allocated £106,964.
- 1.2 In discussion with Ward 1 and 4 Members at the joint Ward Business Meeting held on 13 December 2021, Members expressed a desire to invite bids for the available PBIP grant.
- 1.3 The process opened on 29 December 2021 and closed 24 January 2022. A total of two applications were received. The total grant amount requested was £60,000. An extract of the salient sections of each application can be viewed in **Appendix 1**.

2 Recommendations

- 2.1 Members are asked to:-
- i. **agree** to award the Golspie YMCA project £30,000 for delivery in 2022/23 subject to Scottish Government approval to carry over funds into the next financial year; and
 - i. **agree** that the Council write to the Scottish Government to request permission to carry over the £76,964 uncommitted PBIP grant into 2022/23 and that a report be brought to the next meeting of the Sutherland County Committee outlining the Scottish Government's decision and any associated recommendations if response favourable.

3 Implications

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

4 Place Based Investment Programme background

- 4.1 The 2020 Programme for Government committed to establishing a Place-Based Investment Programme (PBIP), linking and aligning place-based funding initiatives. The aim of the PBIP is to ensure that all place-based investments are shaped by the needs and aspirations of local communities and accelerate ambitions for place, 20-minute neighbourhoods, town centre action, community led regeneration and community wealth building.

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

5. PBIP objectives

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

6. PBIP locations

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

1. Rural settings with smaller populations, dependent on larger geographical area for support, for example:-
 - small towns with a limited range of non-specialised facilities; and
 - villages with very limited, or non-existent, access to facilities.

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

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

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

7. Sutherland County PBIP Applications

7.1	Project	PBIP requested £	Eligible PBIP costs £
	Golspie YMCA (Go Golspie)	30,000	30,000
	LiDAR Survey of the parish of Clyne (Clyne Heritage Society)	30,000	0
	Total	60,000	30,000

7.2 In assessing which project to support, Members will need to consider four key factors when determining applications:-

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

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

7.4 Golspie YMCA

Go Golspie are seeking the sum of £30,000 in order to carry out a further phase of refurbishment works to the Golspie YMCA. The refurbishment costs are estimated to be £179,361 and concludes the work to the building to completely re-open as a youth club and intergenerational community hub, meeting place and events venue. This phase of work includes:-

- Installing solar panels on the roof at the rear of the building;
- Installing an air source heat pump for underfloor heating for the back part of the building;
- Wet Underfloor heating (60sqm);
- Insulation to the youth club/community space, breakout room, kitchen/dining area and meeting room as well as to the new accessible toilet at the front of the building;
- Replacing the kitchen window with a double-glazed window;
- Energy efficient and water saving kitchen devices/appliances;
- Removing the stair lift between front and back of the building;
- Creating a new accessible toilet at the front of the building;
- Fitting and furnishings throughout;
- Opening up from the main hall through to the meeting room;
- Fitting folding doors and a stage area;
- Fitting out the kitchen/dining areas;
- Fitting out the breakout and youth club/community rooms; and
- Tidying up and painting external areas of the rear extension.

PBIP objectives met?	Yes - 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 this project.
Capital?	Yes
Deliverable?	No – match funding not in place and contract award date anticipated May/June 2022.
CPP alignment?	Verbal update to be provided.

7.5 LiDAR Survey of the parish of Clyne

Clyne Heritage Society are seeking £30,000 towards a £40,000 project to undertake a LiDAR (Light Detection and Ranging) survey of the parish of Clyne. This is an aerial ultra-high resolution 3-D laser scan survey of the surface of the earth, particularly useful for locating archaeological / cultural heritage features. Given the remote nature of much of the parish, this is an ideal way for all of the community to virtually access its inaccessible parts, building the community's wealth of knowledge about its cultural heritage.

This project is ineligible as it relates to digital content and therefore not capital.

PBIP objectives met?	Yes
Capital?	No
Deliverable?	Yes. Quotations obtained.
CPP alignment?	N/A – project ineligible

8. PBIP Area Allocation Balance

- 8.1 If Members are minded to approve the PBIP application for Golspie YMCA, it will result in £76,964 to be committed. It is proposed that permission is sought from the Scottish Government to carry this into 2022/23 and that a report be brought to the next meeting of the Sutherland County Committee outlining the Scottish Government's decision and any associated recommendations as to the disbursement of residual funding if response favourable.

Designation: Executive Chief Officer Infrastructure, Environment & Economy

Date: 18 February 2022

Author: Alan Webster, Regeneration Team Leader

Appendix 1: PBIP Application Extracts

SECTION 1: PROJECT SUMMARY

1.1 Applicant organisation	Go Golspie Development Trust	
1.2 Project title	YMCA Youth and Community Hub	
1.3 Project costs	Total cost of project	£179,361
	Match Funding	£149,361
	PBIP grant requested	£30,000
1.4 Project start date	May 2022	
1.5 Project end date	September 2022	

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

See guidance notes for further information.

<ol style="list-style-type: none"> 1. Town centre revitalisation by taking the derelict, unoccupied YMCA building on Golspie main street back into productive youth and community use which will have hugely visible effect for Golspie as it is on the main A9/NC500 route. 2. 20-minute neighbourhoods by enabling vital but currently unavailable daily services including youth and community activities to be accessed more quickly. 3. Community wealth building through regeneration building community resilience, which unlocks new economic opportunities for wealth growth. 4. Net zero by reducing travel to access daily services, installing energy saving devices, a renewable heating system, and maximum insulation. 5. Wellbeing and inclusive economic development as restoring an existing local resource provides youth and community activities and events and sustainable local jobs directly benefits mental and physical health & wellbeing. 6. Tackling inequality and disadvantage in an identified disadvantaged area enabling the whole community to have a much needed safe, inclusive place. 7. Community ownership as the community and particularly young people own and manage the YMCA taking it back to its original central focus for Golspie. 	<p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p>
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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

YMCA, Main Street, Golspie KW10 6TG

A location plan is attached as requested.

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?

Go Golspie has a 50-year lease of the YMCA building on the Main Street in Golspie from Highland Council which is attached.

The building is in a state of disrepair having suffered from serious neglect for a number of years. In two distinct but linked parts, the original hall and clock tower are thought to date from 1901 (according to the plaque over the door but it could be earlier) and then an extension at the rear of the building was built in 1977. The main hall is in a very poor state of repair and currently unusable. The extension area of the building, although in poor condition, was used for Golspie Youth Club 2-3 times each week until being closed due to the pandemic. It has since deteriorated further and is now not able to be used at all so the Youth Club can not currently reopen there.

Go Golspie recognises the importance of this iconic building to the community and particularly to young people and had that reinforced by a community survey carried out as part of a stage 1 Scottish Land Fund award. Go Golspie had already agreed to take ownership of the building from the YMCA. However, due to a trust clause in the transfer agreement from Sutherland Estates, the building must revert to the Highland Council if the YMCA ceases to operate in Golspie. The terms of the agreement state it cannot be sold by the YMCA and when it reverts to the Council, they equally cannot sell it. That being the case, the Council confirmed they will be taking ownership, and this has been agreed by the YMCA.

Go Golspie then agreed on a long-term (50-year) lease of the YMCA building from Highland Council with a view to restoring and returning it to the youth and community use it had originally.

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.

Go Golspie Development Trust (SC046438) was set up in 2015 with the vision to support Golspie to achieve its collective needs and ambitions and make the town a more attractive place to live and work. One of its current projects is the restoration of the YMCA building located on the main street in Golspie on the A9/NC500 route. Due to the work involved, this is a phased project that involves taking the building back to its original use as a key multi-purpose inter-generational youth and community building. At the same time, the work carried out updating it throughout will make the building more energy efficient, reduce its carbon footprint and contribute towards the region preparing for a net zero future.

Awards of £221,000 secured for Phase 1 work recognised the importance of this building to the community with its High Street frontage and location. They enabled the urgent work replacing the roof, rainwater goods and main windows of the rear extension (Youth Club area) to be completed. The rest of the Phase 1 work to the main hall, toilets and office starts shortly and includes further energy saving measures (replacement windows and insulation) within those areas.

Phase 2 - this application: the estimated £179,361 covers renovation mostly in areas towards the rear of the building and completes the work for the building to completely re-open as a youth club and intergenerational community hub, meeting place and events venue. This includes:-

- Installing solar panels on the roof at the rear of the building
- Installing an air source heat pump for underfloor heating for the back part of the building
- Wet Underfloor heating (60sqm)
- Insulation to the youth club/community space, breakout room, kitchen/dining area and meeting room as well as to the new accessible toilet at the front of the building
- Replacing the kitchen window with a double-glazed window
- Energy efficient and water saving kitchen devices/appliances.
- Removing the stair lift between front and back of the building
- Creating a new accessible toilet at the front of the building
- Fitting and furnishings throughout
- Opening up from the main hall through to the meeting room
- Fitting folding doors and a stage area
- Fitting out the kitchen/dining areas
- Fitting out the breakout and youth club/community rooms
- Tidying up and painting external areas of the rear extension

The work will be carried out by skilled contractors, all locally based if possible, and overseen by a lead contractor who will report back to Go Golspie. The project meets all the PBIP Objectives.

No.1: Improving and enhancing this centrally located building visibly lets locals and tourists know that Golspie is open for business and offering a range of facilities. Physical regeneration leads to community revitalisation and improves local infrastructure. It will revitalise the centre of Golspie (identified as disadvantaged: SIMD/SEP), and be a huge boost to the community to get the whole building back open as soon as possible as it has been in a state of steady decline for a number of years having suffered severe neglect. The main focus of the YMCA Youth and Community Hub project is the area that was home for Golspie Youth Club until it closed due to the pandemic.

Once the project is complete, Golspie Youth Club will be able to restart after being closed for nearly two years. The Youth Club area was in an increasingly poor state with many faults highlighted in the structural condition report carried out with SLF 1 funding. Since the pandemic it has been completely unused but continued to deteriorate. It is now at a stage where it cannot safely be used at all.

Physical Regeneration Outcomes:

- Regenerating an iconic building situated in the centre of the village directly on the NC500 route.
- Restoring a building that sits at the heart of the community with a strong historic past.
- Repurposing and redeveloping a building that presents a public face for the village, with strong architectural features.

No.2: On completion, the building will provide young people in Golspie with a modern 20 minute neighbourhood resource which directly benefits everyone. Currently they have nowhere else to meet and there have been some minor vandalism issues in the village recently which could well be linked to the lack of this facility. Once re-open, the Youth Club will have a hugely improved and updated base and access to the adjoining breakout room and kitchen all of which will be furnished and fitted out to a much higher standard.

Providing a fully equipped kitchen will present an opportunity for the building to act as a community hub close to home for many that reduces the need to travel to access similar activities and events. This will benefit both young and old as anyone can drop in just for coffee and a chat. The increase in the ageing population locally places those over 60 in the area at greater risk of loneliness and isolation and we know from work we were doing delivering hot meals to elderly and vulnerable individuals during the pandemic who were self-isolating or shielding, that social isolation and loneliness is a huge issue.

Increased youth, leisure and community facilities, resources and support will attract people to the area, provide 20-minute neighbourhood benefits and help long-term community sustainability.

No.3: Giving the building an inclusive and accessible new lease of life will improve and enhance local community facilities within Golspie. Investment in the community and its infrastructure is critical in order to build capacity, giving the longer-term benefits of developing a stronger and more resilient community and helping to retain young people in the village and locally.

The project will unlock sustainable development and local employment creating new posts and protecting existing roles. It will help attract and retain people in the area benefitting the local economy, generating community resilience and building community wealth. This particularly includes Youth Workers running the Youth Club, those cleaning/maintaining the building and those organising activities or events using the Kitchen and Meeting Room. Opening up the connecting wall to the main hall will create a new flexible space that can be used as separate units or as a single large space for community events. This will unlock new opportunities with economic benefit spin off helping to build community wealth.

No.4: Contributing towards achieving net-zero carbon emissions by 2045, all work will be carried out to the highest standards of modern construction and spaces fully insulated throughout – at present there is no insulation. There will be environmentally friendly installations for heating (air source heat pump), lighting (low energy), and kitchen appliances (water saving and energy efficient) with double glazing for windows and solar panels fitted on the flat rear roof reducing carbon footprint and operating costs going forwards.

Environmental Outcomes:

- A refurbished hall located in the historic heart of the village meets an important gap in existing provision by offering a range of community-based activities and classes which will provide social, economic and environmental benefits and opportunities.
- The provision of a local facility providing services, entertainment and learning opportunities decreases the need for travel further afield, reducing environmental impact.
- The environmental impact on the main thoroughfare in Golspie will be greatly enhanced by the visual improvement that the refurbished building will bring.
- Refurbishment and insulation improvements reduce the carbon footprint of the building which is currently significant.

No.5: The YMCA building is very centrally located and that will help it contribute to the local economy in a number of ways both directly and indirectly. These include:

- Creating employment (Construction, Youth Workers, Cleaner and potentially at a later stage a Caretaker/Manager) and sustaining existing posts associated with activities/events.
- Providing an accessible community venue which will generate economic opportunities for all the community. By opening up the hall and its associated spaces to pop up shops, markets, sales of work and other community activities, that will offer employment and entrepreneurial opportunities as well as supporting other charitable organisations.
- Encouraging innovation.
- Holding Trade and Career events and enabling training events to identify routes into employment.
- Providing Tourist Information with promotion of local tours and sight-seeing trips and as a base for tourist related activities: walking, canoeing, cycling etc.

No.6: The provision of a quality environment that particularly benefits the young people in the village who have no similar facility locally will address inequality and disadvantage issues within an identified deprived area. It will provide a safe space for young people to use for social interaction with their peers. This is particularly important for children following the pandemic who may suffer abuse or who have caring needs in the home and as such time spent with their peers is especially important as they have a degree of respite from their stressful and anxiety filled lives. Older people will also benefit from the building as a drop-in centre and through its activities and events. The rural location of Golspie and lack of public transport disadvantage many and highlights the rural and social isolation and loneliness issues which a centrally located community hub will address.

The pandemic has highlighted health, poverty and gender inequalities and taken an unprecedented toll on mental health particularly on young people. Suicide rates among young people across the Highlands have never been so high. This project will provide a community hub and facility with access to support and signposting, helping through early interventions and promoting health & wellbeing. The refurbishment of the YMCA and reopening of the Youth Club will help address the inequality that young people in the village suffer from due to barriers to participation caused by lack of resources. This is the only safe place they are able to go to and it has been shut for nearly two years.

Social Outcomes:

- Provision of inclusive and accessible community spaces that can be used for intergenerational work. The local care home sees this as a useful link to the wider community for residents.
- The opportunity to provide additional community activities not currently available in Golspie.
- Youth and Intergenerational activities under one roof will help engagement and understanding between generations.
- Improved access to facilities leading to enhanced well-being and cohesiveness through increased opportunities for social activities and events.

No.7: The project will also empower the local community generally by enabling them to manage a popular community asset providing community benefit resources and support. The benefits of community ownership are demonstrated through the fact that completing the YMCA restoration will then unlock further local sustainable development into the future with associated economic/social/environmental benefits. The SCP notes that Golspie (along with Brora, Dornoch, Thurso and Wick) plays a key role for the surrounding area and ‘an important role in providing a variety of retail and service uses to a large part of Sutherland’. With tourism cited as important to the local economy and offering employment through the promotion of outdoor activities such as canoeing, fishing walking and climbing, Go Golspie sees the potential for the YMCA to be used to help promote local tourism businesses activities such as a recently established canoe expedition business in the area. During the summer months, by offering tourist information via its office which will be in the building and on the ground floor, this could also result in further paid seasonal employment as tourist guides etc.

Measures to demonstrate progress towards outcomes/outputs could include:

- Number of jobs maintained and created
- Numbers using different spaces (hall/meeting room/kitchen)
- Numbers attending youth club
- Number taking training/skills course
- Number of volunteers
- Building occupancy generally
- Income generated from different income streams.

No other building in the community offers the potential opportunities available in the YMCA and it is the fervent wish of Go Golspie and the local community that this iconic and intergenerational building becomes the centre of village life for everyone once again as soon as possible.

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

Go Golspie has a board of 12 trustees all from the local area and a voluntary (free) membership of 224 including over 200 from the KW10 area. It covers the KW10 postcode and supports the development of Golspie for the benefit of the whole community regardless of age or background. Go Golspie aims to do this through:

- supporting economic sustainability
- creating and improving job opportunities
- encouraging inward investment to the area
- helping develop Golspie's community assets
- organising social and community activities for all ages.

The YMCA Youth and Community Hub project will create accessible and inclusive spaces that the community and surrounding areas can be proud of and particularly where children can feel safe. Multiple community groups but particularly young people and older people will benefit from feeling empowered and re-energised and begin to flourish as they did in the past. This is a community building, and the community would be encouraged to participate at all levels through groups and active involvement in its management.

As the building will be fully accessible, we will be able to welcome individuals and groups of all ages and abilities to access community activities, events and support. This will encourage people to access learning opportunities closer to home. These will be organised with the help of the Lairg Learning Centre who have expressed an interest in using the building for community activities. Doing this will remove the need for people to travel to access activities, reducing carbon footprint and travel time as well as moving towards a net zero future. The total number of those who would benefit will be in the hundreds.

The smaller room leading off from the Youth/Community space is suitable for meetings, which will benefit community groups and organisations, or businesses needing a meeting space. It can also be used for community activities or be booked for training courses as a new income stream. Opening up the meeting room to the main hall with folding doors to separate them if required, unlocks further uses as the area could also become a stage if needed.

During the construction phase, local contractors and food and retail outlets will benefit (approx. 1 FTE role per £50,000 build cost). Local food and accommodation providers will benefit once it is open from increased visitor numbers and associated spend in the village and surrounding areas. Those associated with activities taking place in the building (Youth Workers and those running community learning activities or events) will benefit once it is operational.

Primarily in the YMCA Phase 2 project it is the young people of the village from Primary school right up to those aged 18 and beyond who will benefit enormously from the Youth Club reopening. Prior to its closing and despite the poor condition of the building at the time, the spaces were used by Golspie Youth Action Project (GYAP) two-three times each week with up to fifteen children from P1-7 attending and around ten young people of senior school age. With 97 children in the local Primary School and over 100 local secondary school pupils, the project will directly benefit all of them.

Older residents will also benefit, especially during the day as the plan is to have the building open for folk to drop in for a chat when they are passing. The local care home expressed interest in using the building as a venue for their residents to visit when they get the chance to get out again.

The intention is the lunch club will take place in the building once the kitchen is operational and the adjacent areas and meeting room are available. Based on current numbers attending the lunch club at present, this will benefit about 20-30 people every fortnight at least.

With an office in the building, Go Golspie staff, volunteers and members will benefit from having their own base to work from. It will be part of the remit of Go Golspie to ensure the facility is open and available to benefit as many people as possible.

Restoring the YMCA building located in the historic heart of the village with its dedicated spaces for young people will meet these gaps in existing provision and unlock the potential to offer a range of community-based activities, events and classes that provide opportunities across all ages as well as social, health, economic and environmental benefits and engagement, with support and further signposting also available if needed.

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

Golspie has an increasingly ageing population of around 1300 (source: The Highland Council Adjusted Population 2016) which is a drop of around 69 people from the 2011 census and the community has a slightly older age profile than Scotland as a whole.

Golspie is on the Scottish Index of Multiple Deprivation (SIMD) and as such has a number of vulnerable children and families with little access to community space. The building currently offers the only available indoor space for the youth club and while the dedicated staff and volunteers did a great job right up until March 2020, they had to work in a substandard building with poor sanitation and very limited facilities. Now even that is no longer available.

There has always been a need for young people to gather and socialise in a safe environment and that was available to them at the YMCA. The fabric of the building became such that this was not possible with leaking roofs and minimal sanitation. It was unsafe for anyone to meet there and there is simply nowhere else in the village that meets this need.

The YMCA project fills a 'needs' gap for sustainable local employment creating new jobs and securing existing posts as it uses local contractors where possible and creates roles to maintain and run the building and its activities and events.

Golspie has a below average rate of employment and suffers from a lack of employment opportunities and poor transport links resulting in restricted access to services, medical facilities and employment opportunities.

In terms of creating opportunities, Go Golspie plans to return this iconic building to full use and enhance it by incorporating a dedicated area for the young people in the community but to also allow for community intergenerational work to be carried out. It is well documented that this type of activity enhances the lives of the people concerned from the youngest to the oldest members of the community.

The YMCA building will become a Youth and Community Hub benefitting all ages. Lairg Learning Centre recognises the opportunity the building offers for educational classes saving participants a 36-mile round trip. Attending workshops or classes can contribute to employability skills and social development, can prevent isolation, increase mobility and help resilience along with mental health and well-being benefits from learning new skills and increased social interaction and engagement.

The YMCA Phase 2 will benefit the youth of the village by providing a quality environment that provides a safe space to use for social interaction with their peers. Currently the building is in such a state that it is unusable. However, the determination of local group **Go Golspie Youth Action Project (GYAP)** and youth workers it organises who ran the Youth Club kept this much needed lifeline service going in spite of the barriers that the building created right up to the start of the pandemic. Go Golspie is working very closely with GYAP on this project - one of its trustees sits on the board of Go Golspie.

Discussions have been held with a number of interested parties keen to collaborate with Go Golspie and maximise use of the building to meet identified local needs. These include **Clair Nichols at Youth Highland** about youth activities and working with young people to enable them to access new opportunities that tackle local identified issues such as rural and social isolation, mental health, poverty, accessibility and inclusion. Clair says: 'Go Golspie's plan to improve the YMCA building and increase community involvement aligns with National and local strategy and legislation. Youth Highland is supportive of this work and would welcome the opportunity to work with the trust, community members and volunteers to develop a successful youth work programme'.

Local Young Carers organisation (**TYKES**) fully supports this project as they recognise their clients currently have nowhere for them to go for respite from their very stressful home lives. Never before has there been such a need for a safe place for youngsters to go as the impact of the pandemic has taken an unprecedented toll on their mental health. Suicide rates among young people across the Highlands have never been so high and this project will go some way to addressing that.

The aim is to use the building for intergenerational activities and events and the local care home sees this as a useful link to the wider community for their residents. It will be used as a drop-in centre for during the day offering a safe place for people to meet and socialise. This will also go a long way to alleviating the loneliness that has become so more prevalent particularly amongst older people over the last 20 months.

Restoring the YMCA building located in the historic heart of the village with its dedicated spaces for young people will meet these gaps in existing provision and offer a range of community-based activities, events and classes that provide opportunities across all ages for social, health, economic and environmental benefit and engagement, with support and further signposting also available if needed.

Local Support and Community Engagement:

At every step of the way we have consulted with the community and stressed that this is a community project and that the focus of the restoration work will be to restore the youth centre and give the children and young people a safe place to meet and socialise. It will also give the rest of the community a central location to meet with friends in pleasant surroundings.

Go Golspie recognises the importance of this iconic building to the community which was reinforced through a community survey carried out as part of the Scottish Land Fund Stage 1 award. A Community Consultation survey ran from 28th October-9th November 2019. The methods used were an online survey using Survey Monkey which was also available in paper format at four local businesses. The survey was promoted through posters and Golspie Village Facebook page. A copy of the survey is in the appendices of the Business Plan. In addition, there were phone and email interviews with a number of local groups and stakeholders. A list of these is also provided in the Business Plan appendices.

The survey attracted 272 responses which represents just over 20% of the population. Over 97% of respondents agreed Golspie would benefit from a multi-use hall and were in favour of bringing the YMCA back under community control. While Golspie does have meeting spaces for community groups (Fountain Road Hall, Masonic Hall and the Community Centre) a combination of factors including size, hire rates, reported difficulties with bookings together with strong interest expressed from a number of potential users and local stakeholders indicates that a modernised YMCA building would meet a gap in current provision.

The community survey showed overwhelming support for Go Golspie taking ownership of the YMCA building with 96.25% of respondents (231 people) backing the proposal. A refurbished venue located in the historic heart of the village offering a range of community-based activities and classes will provide many social, health, economic and environmental benefits.

The community survey also showed popular support (75%) for a meeting space for community groups. To create this, the area at the end of the main hall could be opened up and with the use of folding screens become a meeting room. Anecdotal evidence provided to Go Golspie during the course of this study being compiled suggest a number of local organisations would be interested in booking the space on a regular basis.

There will be many new opportunities for volunteers and this will be encouraged as much as possible.

Through the community engagement, Target Groups have been identified to support including:

- Youth Groups for Primary and Secondary age children, including Guides, Brownies and Cubs.
- TYKES (Young Carers with over 90 members who have nowhere to go in the evening to get some respite from their difficult circumstances).
- Pipe Band (who do not have a permanent base to practice).
- NHS.
- Local care home using the space for local residents.
- Older people attending lunch club or dropping in for a coffee.
- Sporting groups (Rowing Club, Cycling Club, Keep fit, Yoga).
- Start-up businesses (pop up shops, Trade exhibitions, Farmers Markets, Tourist related business, tours & adventure activities).
- Tourists (needing information mostly in the summer months).

The surveys and interest in the building revealed the strength of feeling for it within the local community. There is a lot of nostalgia and memories of events and activities that people attended there and photos have been supplied of past events (available to see on the Go Golspie website). The building has always been very much central to the village and is held in great affection.

This will be very much kept in mind as the project is implemented and as Go Golspie continues to engage with all sectors of the community, will report back to them regularly and will encourage their involvement at every step through to completion. We will encourage members of the community to be part of the YMCA through the Youth Club, the drop-in centre, through use of the meeting room, by attending classes or attending events and activities such as craft fayres, cinema nights, farmers markets, etc.

Letters of support are attached from: East Sutherland Wheelers, Golspie Community Council, Golspie Gala Week, Lairg Learning Centre, NHS, Silver Rock Foundation, TYKES (Young Carers), Youth Highland.

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

Activity name	Achieved by (date)
Funding applications submitted	February 2022
Indicative estimated quotes for applications	February 2022
Discussions with GYAP regarding youth club fitout/furnishings	February 2022
Project goes out to tender	April 2022
Hear back from funding applications	March-May 2022
Ongoing Community engagement and involvement	April 2022
Tenders returned by	May 2022
Tender assessment	May 2022
Contract awarded	May/June 2022
Work starts	June 2022
Work completes (PBIP funds used at an early stage if needed)	September 2022
Opening of whole building and Youth Club reopens	October 2022

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

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

Installing an Air Source Heat Pump and wet underfloor heating (60sqm), replacing the single glazed window in the kitchen, installing insulation throughout and putting solar panels on the flat roof will all contribute towards addressing climate change/net zero ambitions for the region. Insulation will be put into the youth club/community breakout room, kitchen/dining area, meeting room and disabled toilet at the front of the building with energy efficient and water saving devices and appliances in the kitchen.

Reducing the need for people to travel to access activities, to take part in events and to find employment, will reduce fuel consumption and contribute towards reducing carbon footprint and net zero targets.

With no radiators or heaters due to underfloor heating in the extension areas, this maximises space and provides a more modern feel which may be good for the Youth Club space. It can be safer for those with small children or who are visually impaired and might touch a heater or radiator inadvertently. It is expected that the air source heat pump can be sited externally in space to the side of the building where it can also be easily accessed. The solar panels should reduce energy bills going forwards benefitting all who use the building.

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 refurbishment of the YMCA and reopening of the Youth Club will help address the inequality that young people in the village in particular suffer from due to barriers to participation caused by lack of resources. This is the only safe place they are able to go to and it has been shut for nearly two years. The local Young Carers organisation (TYKES) fully supports this project as they recognise that their clients currently have nowhere for them to go for respite from their very stressful home lives.

There has always been a need for young people to gather and socialise in a safe environment and that has been available to them at the YMCA. However the state that the building has deteriorated to means it became impossible to meet safely with leaking roofs and minimal sanitation but there is simply nowhere else in the village that meets that need. This is particularly important for children who may suffer abuse or who have caring needs in the home and so the time spent with their peers is especially important as they have a degree of respite from their stressful and anxiety filled lives.

The pandemic has highlighted health, poverty and gender inequalities and taken an unprecedented toll on mental health particularly on young people. Never before has there been such a need for a safe place for youngsters to go to. Suicide rates among young people across the Highlands have never been so high either and this project will go some way to addressing that. This project will provide a youth and community hub and become a facility with access to support and signposting, helping through early interventions and promoting health & wellbeing. This will generate lasting benefits to everyone in the community.

The aim is to also use the building for intergenerational work helping inclusivity and the local care home sees this as a useful link to the wider community for their residents.

Work includes making the building generally more accessible throughout which will reduce barriers to participation, particularly for those who are older or with mobility issues.

Removing the old unsafe stair lift between the front and back of the building and opening up from the main hall through to the meeting room is just part of this as it will provide more flexible spaces and easier and safer access from one part of the building to another. Creating a new disabled toilet at the front of the building will contribute towards making the building more accessible and remove the need for those with mobility issues to draw attention to them by needing to use a stair lift to access facilities at the rear of the building.

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

Full details of how the YMCA Youth and Community Hub will be sustained once the refurbished and operational and funding is finished, are within the Business plan which accompanies this application. This will be reviewed and adjusted on a regular basis as the project moves forwards. Once restored and operating, the projections show that building will be in a position to generate enough income to be sustainable. The Business plan has indicative pricing for the use of the building (adjusted according to different needs) and shows the likely income streams.

With reduced operating costs due to the energy efficiency measures included in the capital build work, we also expect (and projections show) that income and donations received from users will more than cover the cost of maintaining the building going forwards. Costs will be monitored and reviewed on a regular basis.

The Go Golspie website and social media pages will be used to maintain community engagement and involvement, and to demonstrate progress with the project. In due course it could include booking forms in the future if required.

Once completed and operational, activities taking place within the YMCA building will deliver a range of long-term benefits as they will:-

- address issues of social and rural isolation
- encourage intergenerational activities and interaction
- provide access to learning and training opportunities and improve spaces for recreational activities for all ages.

The project will benefit and empower the local community in the longer term by enabling them to manage a popular community asset providing youth and community benefit, resources and support.

Improving and enhancing this village centre building visibly lets locals and tourists know that Golspie is open for business and offering a range of facilities. Physical regeneration leads to further community regeneration and longer-term benefits as it improves local infrastructure. Increased youth, leisure and community facilities, resources and support attract people to the area helping long-term community sustainability.

Giving the YMCA building an inclusive and accessible new lease of life will provide substantial long-term benefits as it improves and enhances local and community facilities within Golspie. Investment in the community and its cultural assets and infrastructure is critical in order to build capacity, giving the lasting benefits of developing a stronger and more resilient community and helping to retain young people in the village and locally.

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

The project fits with a number of local plans and strategies including the **Caithness and Sutherland Local Development Plan**, adopted in August 2018 and used by Highland Council to guide development and investment in the Caithness and Sutherland area. This specifically refers to the YMCA and states that Golspie's historic core, where the YMCA building is situated, has the potential for future designation as a conservation area. It also contributes to this plan as the project focuses on sustainable rural and community-led development which strengthen communities.

Go Golspie works closely with the **Community Planning Partnership (CPP)** and through this was heavily involved in the **Golspie Locality Plan** which was drawn up after the 2018 local residents survey. We are a Community Anchor organisation through our access to Fountain Road Hall and work closely with local/regional agencies and third sector organisations as a result. The redevelopment of the YMCA fits in with the aims of the **Golspie Community plan** (supporting document to the Golspie Locality Plan).

Economic fragility remains a challenge for Sutherland regionally as it covers a large, relatively sparsely populated area and has a lower employment base per 10,000 adults compared with the Highlands and Islands, higher unemployment rates and an ageing population (source: HIE Caithness and Sutherland Area profile). These issues have been highlighted as part of the **Sutherland Community Partnership (SCP) Locality plans** in which Golspie was listed as one of the five areas in Sutherland identified as in need of targeted partnership action to address inequality and deprivation.

The **SCP Golspie Locality plan** is under constant review through the Locality group which Go Golspie is an active member of. We also take part in the SCP sub-groups for transport and mental health and wellbeing. The project aligns with the new SCP **Sutherland Pathfinder Report** (October 2021) which notes that it *'brings together statutory bodies from across Sutherland to engage and work in partnership with communities to support the people of Sutherland to live full, healthy lives with opportunity and diversity.'*

The new **SCP Pathfinder Report and Youth Reports** (October 2021) identify the need for 'better community facilities and a safe space for young people to meet in each community' and 'more spaces with organised activities and people to talk to'. The Agenda for the 25th January 2022 **SCP Golspie Locality Group** meeting has Youth Activities in Golspie including the Youth Club as its focus. A pre-meeting on 21st January (with Youth Highland and Golspie High School) centred round progress of the project and included offers of support and help going forwards from Youth Highland which is very useful.

On a wider scale, as a regeneration project that is community led, the YMCA Youth and Community Hub project supports the **Regeneration Strategy**. By delivering sustainable growth and addressing inequalities and local labour market challenges, the project contributes to **Scotland's Economic Strategy**.

The project supports **the Place Principle** through 'a shared understanding of what that place is for and what it wants to become' and by 'communities collaboratively agreeing the joint actions required to make that happen and doing them'. It also contributes towards the **Highland Wide Local Development Plan** as a regenerating place with a network of strong communities and with the buildings' heritage: 'safe in the custody of local people'.

4.4 Does the project require planning permission or statutory regulatory consents?	NO
If YES, please detail below – if consents are in place, please provide evidence with the application	
Type	Date granted/expected
None are required as the work is purely repair and refurbishment so no planning permission or building warrant is needed.	
For YMCA Phase 1 work (funded and underway), planning permission was required for the roof replacement: was granted and completed.	

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
Solar panels	Installing solar panels on the flat roof	£12,650
Air Source Heat Pump	Installing an Air Source Heat Pump for Underfloor Heating	£15,400
Heating	Wet underfloor heating 60sqm	£12,210
Insulation	Insulation to the youth club/community breakout area, meeting room and disabled toilet at the front of the building	£8,800
Window	Replacing the window in the kitchen with a new double-glazed window	£1,100
Kitchen	Energy efficient and water saving devices and appliances in the kitchen	£2,750

Stairlift	Removing the stair lift between the front and back of the building	£1,500
Toilet	Creating a new disabled toilet at the front of the building	£25,000
Fitting and Furnishings	Fittings and furnishings throughout	£12,000
Construction	Opening up from the main hall through to the meeting room	£10,000
Doors and Stage	Fitting folding doors and a stage area	£8,000
Fit out	Fitting out the kitchen/dining areas	£7,500
Fit Out	Fitting out the youth club/community room and breakout spaces	£8,500
External work and painting	Tidying up external areas and painting the rear extension.	£4,000
Prelims	Calculated @ 5% of £129,410	£6,470
VAT	Calculated @ 20% of £135,880	£27,176
Contingency @ 10%	Calculated @ 10% of £163,056	£16,305
TOTAL PROJECT COST		£179,361

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

These costs are estimates at present some based on online research, some past experience. An indicative quote has been requested from the Lead Contractor for the Phase 1 work as he is already familiar with the project.

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 £
<p>Development Phase: Go Golspie had a grant of £16,834 from the Scottish Land fund to carry out feasibility studies, create a business plan, have indicative architectural drawings completed and to carry out a local consultation with the community. We used our own funds to pay for Local Authority Legal costs involved with the Lease.</p> <p>Phase 1 work: We secured £221,000 funding and this phase is underway. This was from: £120,000 - Town Centre Regeneration Fund £61,000 - Highland Coastal Communities Fund £20,000 - SSE Beatrice Partnership £20,000 - Gordonbush Community Fund</p>	Awarded 2020	
Phase 2: YMCA Youth and Community Hub:		

SSE Sustainable Development Fund	Submitted 01/22. Hear 04/22	£73,332
E B Scotland (Scottish Community Land Fund)	Deadline 28/02/22. Hear 03/22	£30,000
SSE Gordonbush Community Fund	Deadline 31/01/22. Hear 05/22	£20,000
Hugh Fraser Foundation	Deadline 31/01/22. Hear 04/22	£16,029
Kilbraur Wind Farm Community Benefit Trust	Deadline 28/02/22. Hear 05/22	£10,000
Total match funding		£149,361
PBIP Grant requested		£30,000
Total project cost		£179,361

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:

Go Golspie Board Members have agreed to do any non- or semi-skilled work where possible.

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?

Once the work in this project is completed and the YMCA is fully open, the activities and events within the building will generate income and so enable the YMCA to become self-sustaining.

A Business Plan with a financial forecast is attached

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

Revenue raised through the activities and events held in the YMCA building once it is operational will benefit Go Golspie as it will be used to cover the building running costs and repairs and maintenance costs going forwards. The financial forecast shows that the building will be self-sustaining, but it will be kept under regular review.

Revenue raised will be one of the measures detailed below which is used to evaluate project success in the short, medium, and long-term. The range of measures include but are not limited to:

- Use of the building: Occupancy levels - numbers, by whom, individuals/groups, trends, any issues
- Regular reviews of financial and targets/plans
- Feedback via surveys/questionnaires/meeting those using the YMCA
- Having a Complaints/Issues Processes in place
- Monitoring the revenue being generated and the financial side of the project closely
- Recording Project Outputs

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

No

Please state your reasons:

We are a charity with no regular income other than grant funding, so a loan is not an option for us at present.

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
<i>Golspie Youth Action Project: advice/support</i>	Tracey Campbell
<i>Youth Highland: advice/support about activities</i>	Clair Nichols and Jacquie Steel
<i>Lairg Learning Centre: advice about activities</i>	

SECTION 1: PROJECT SUMMARY

1.1 Applicant organisation	Clyne Heritage Society	
1.2 Project title	LiDAR Survey of the parish of Clyne	
1.3 Project costs	Total cost of project	£35,000
	Match Funding	£5,000
	PBIP grant requested	£30,000
1.4 Project start date	ASAP	
1.5 Project end date	Survey – spring 2022. Resultant project work – spring 2023	

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
4. Net zero	YES / NO
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

**Brora
KW9 6NH**

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

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

Details: No land or building involved.

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.

We don't see a 1.7, however, we presume this is 1.6. If so, a little background of us and our wider ambitions first:

Clyne Heritage Society (CHS) is a successful, active, well-supported, award-winning community heritage organisation in Brora, East Sutherland. Formed in 1998 to protect, preserve and promote the heritage of the parish of Clyne, in which Brora is the only village, we are a Company Limited by Guarantee (SC557763), with Charitable Status (SC028193).

Among our multi-stranded heritage activities, since 2016, we have had a very successful partnership agreement with Highlife Highland to operate the seasonal, Brora Heritage Centre on their behalf. Key to our reason for being is our project and activity work within the community. 'At Brora Heritage we sell great coffee - and the rest is history!'

We have been gifted a semi-derelict, historic former parish school, highly visibly situated on the A9 and popular NC500 tourist route. Our ambition is to transform this building in a £3.5m redevelopment to be our own community heritage centre and museum. These premises will give us the opportunity to operate all of our well-supported community heritage enterprises from under one secure roof, with an expanded heritage offer to a wider audience in a convenient, easily accessible, purpose-designed attractive and welcoming building.

In the meantime, with our heritage activities almost completely curtailed during the pandemic, we are keen to re-emerge with an exciting, innovative and unique project, which will feed the community's established appetite for their heritage.

Funding of the project, which is the subject of this application, is for CHS to build on its successful community heritage activities with a LiDAR survey of the entire parish of Clyne. This project shows the determination of the Society to develop new opportunities for the community to become further involved in, and take ownership of their heritage.

LiDAR (Light Detection and Ranging) is an aerial ultra-high resolution 3-D laser scan survey of the surface of the earth, particularly useful for locating archaeological / cultural heritage features. Given the remote nature of much of the parish, this is an ideal way for all of the community to virtually access its inaccessible parts, building the community's wealth of knowledge about its cultural heritage.

CHS has explored entering into a partnership with Historic Environment Scotland, who will process the data. It will be handed to CHS, who will organise a community volunteer research group, to include the local primary school and disadvantaged groups, to analyse the data and record all the cultural heritage sites. This ambitious project would be the first such project of its kind in the country.

As an educative project, the analysis and research of the LiDAR data will have the direct benefit of **social inclusion and wellbeing**, with the community coming together for regular interpretive sessions, each time increasing knowledge about the parish, giving a feelgood factor about their involvement. It will be a 'cup of tea and a blether' approach, which CHS has instilled in its previously successful community projects, such as our several years' of archaeological excavations. At these, people from all walks of life, all sectors of the community and all ages, many new to archaeology, joined in and returned, year after year, tackling inequality and disadvantage through a common aim and bond.

Volunteer quotes:

"My first experience of hands-on archaeology - really enjoyed it. Really well organised with advice and help for novices."

"Thanks again for organising the last few weeks and encouraging me to take part in the dig. I really enjoyed it and learned lots. I'm certainly up for anything similar again."

"After digging for 10 days I found muscles in my body I never knew I had. All a result of excessive amounts of trowelling, brushing and digging - I ached all over - but I was heard to say, on the day I left, that taking part in the dig was one of the best things I had ever done."

The results of the analysis of the data will be displayed locally at the Brora Heritage Centre and later at the Old Clyne School, which will be a driver in increasing economic development directly at the centres and, more broadly, throughout the village as Brora becomes more of a destination visit, rather than a drive through. We are building a future for Brora's past.

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

The LiDAR project provides the opportunity to extend meaningful engagement with audience groups in the local community who have not previously thought of the Society as something for them. This extends to opportunities for us to contribute to supporting skills development, employment and activities that improve both personal and community wellbeing.

Whilst LiDAR technology is not itself new, this is a brand new, innovative project for a community heritage group to deliver on such a parish-wide scale. The technology and analysis will be new to 99.9% of project participants, who will feel a collective ownership in something new and exciting and that will have a community legacy outcome in the form a comprehensive knowledge base of all cultural heritage remains in the parish. The interpreted and studied results will feed into a broader project to map all features and locations of historical interest into a virtual Clyne parish map, available online, worldwide. It will be a live, multi-layered, one-stop shop of all known cultural heritage resources for the parish, such as sites, photographs, stories, census, statutory register information and every other scrap of heritage knowledge held by the Society. As new information comes to light, it will be continually added to, allowing a worldwide audience to use it as a digital tool. There is also the probability of a follow-up creation of a landscape trail and interpretation project.

This phase will allow participants to learn about, recognise and interact with features in their landscape and engage with communities from the past. The project offers unique opportunities for people of all ages and abilities, who don't necessarily have access to the landscape, to take part in something new, different and creative in a rural community and develop new life skills and friendships.

The project will benefit the community by raising awareness in its heritage resource and value and by becoming engaged with a community project, increasing technical and interpretive skills. The participants will be served with a social benefit from the feeling of belonging in taking part in such an important, innovative project and by making new friends from different sectors of the community.

When viewing our project, neighbouring communities may be inspired to undertake similar projects, when they discover the benefits from the project here in Brora.

Project Outcomes:-

A wider range of people will be involved in heritage

Whilst CHS already reaches most sectors of our small community, it is one of CHS's own main project outcomes to involve more volunteers to engage with both the project itself and parish heritage in general and to learn new skills and to reconnect to their lost landscapes.

We can achieve this by being able to offer volunteers the choice of in-person or online data analysis and recording, which will allow for a potential worldwide audience.

Heritage will be better identified and better explained

Another of CHS's main project outcomes is to increase knowledge of the geographical spread of cultural heritage remains in the parish, making it unique in the country. This project presents a great opportunity to discover its complete extent by digital means, which will also ensure that newly discovered sites will be afforded greater protection.

(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*

We work closely with our local community and regularly undertake evaluation of our engagement activities to better understand our audiences and also those who do not visit.

In October 2018, we undertook a programme of local audience consultation, including visits from the local primary school, with a total of 75 participants. This gave us a rich qualitative resource from a wide group of respondents, including sections of the local community historically not connected with the museum.

Quotes:

'Emphasis should be on the museum display & activities related to our heritage.'

'Extra activities would be welcome in Brora.'

'Encourage young people to volunteer to gain experience.'

In the questions and discussions around 'people & place' we learnt just how important the local landscape was to our respondents. 22 respondents mentioned connecting the museum with outdoor events i.e. walks, research and archaeology. Respondents also highlighted how key it was that local people's history was emphasised, particularly in relation to historic communities outside the village of Brora.

This proposed LiDAR project will enable us to engage with people who may not have felt an interest in 'heritage' but who identified a connection to landscape and walking through it.

We have also consulted with Golspie High school who are keen to work with CHS to develop projects that support Curriculum learning, particularly around STEM and Social Sciences (see attached letter of support).

Both 'Engaging With Activity' and the 'Brora Learning Zone' (social enterprises which work with disadvantaged sectors of the community) are keen to take part in our projects, having successfully delivered to them in the past. We are also always seeking to involve the Brora Primary School pupils in projects which can add to their curricular activities and the Head Teacher welcomes our involvement in projects in their local heritage.

Brora Learning Zone's Sutherland Adult Learning Co-ordinator: *'As a learning centre we are always looking for different ways of bringing innovative and hands on community learning to our students. In the past we have often used the heritage society artefacts, facilities and expertise to add value to our learning projects.'*

'We have in the past done projects on The Picts, Medieval Highlands, World War 1 and 2, old trades and crofting to name but a few. We have also run family history classes with staff from the heritage society which have been very popular.'

Brora Primary School Head Teacher: *'The Heritage Society offer valuable, quality learning opportunities for our children.'*

Deirdre MacKay, local Councillor: *'Clyne Heritage Society continues to be an organisation which is held in high esteem locally. It is well integrated into the community and, due to the variety of activities and events it offers throughout the year, enjoys a high level of support across all ages. The quality of its work is first class from the production of 'Clyne Chronicle' to the content of regular lectures to the research it undertakes, to the events for children. Its name is synonymous with quality and high standards.'*

(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)
Preliminaries - contact Historic Environment Scotland (HES) for advice and guidance to undertake this project. HES supplied, pro bono, a specification for the survey for LiDAR companies to tender for the project. Three quotes were received.	Already completed
Preliminaries – contact AOC Archaeology for advice and guidance to undertake this project, including training needs and costings.	Already completed
Data acquisition – airborne LiDAR survey (focus of this application – completed by end Spring 2022)	By end Spring 2022
Volunteer Seeking – social media and targeted invitations to local community groups	Spring 2022
Data processing by HES	May 2022
Volunteer Training	May 2022
Data analysis, interpretation and recording	Jun – Dec 2022
Data presentation – for display at Brora Heritage Centre	Jan – Apr 2023

(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 cannot directly contribute to addressing climate change/net zero ambitions. However, with awareness of the cultural heritage assets of the parish, there will be greater legal protection for them through the planning process, with the indirect benefit of preservation of the environment.

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

As we have in past heritage projects and activities, we will work with the primary school, as well as Engaging With Activity and the Brora Learning Zone. As it is an exciting, innovative project we will reach all sectors of the community as it will be advertised on social media and shared to local community group pages.

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

The main project cost is for the data-acquisition. There will be zero cost after the initial training, as the interpretation, analysis and presentation will all be carried out by project volunteers.

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

The fit is with capacity building and resilience for an established local community group. It widens the opportunities for skills development, well-being and social inclusion for members of the community, who are living in the fragile economy of a rural Highland village.

Sutherland has a lower employment base per 10,000 adults compared with the Highlands and Islands, higher unemployment rates and an ageing population. The 2011 Census shows Brora's unemployment rate is 31% higher than the Scottish average. The area profile also demonstrates a declining population for Brora across the last five years, in line with other smaller towns and rural communities across Highland. This is often a result of a lack of employment, lack of sustainable jobs for young people, relatively lower incomes, and further factors of rural deprivation.

The 2011 Census shows the population of the parish of Clyne was 1,765 and Brora has a 2016 population figure of 1,240. Brora has a significantly higher proportion of older people, with 35% over the age of 60 compared to 23.2% nationally. 23.3% of Brora's population are retired, compared to 14.9% across Scotland. The Brora Primary School Roll for 2021-22 is 89 and the catchment high school, Golspie High School has a roll of 246 pupils in 2021-22.

A significantly larger percentage of people are in part time or smaller contract jobs, often with lower hourly rates or salaries than counterparts in urban population centres. Brora has been identified by the Highland Community Planning Partnership Board as a community for targeted partnership action aiming to address deprivation and inequality. Evidence from a number of data sources, including SIMD (Scottish Index of Multiple Deprivation 2020) and SEP (socio-economic performance), lists Brora as one of the five most deprived areas in Sutherland, which is shown (above) to be a fragile and deprived area within both Highland and Scotland.

Interventions in these five areas are aimed at improving standards of living for residents, bringing them closer (i.e. more equal) to the rest of the areas in the county. This project will directly look to benefit the disadvantaged areas of:

- Brora North SEP: 3.60, SIMD Overall Rank: 2,220
- Brora South SEP: 3.15, SIMD Overall Rank: 3,021
- Brora Rural SEP: 5.27, SIMD Overall Rank: 4,095

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

SECTION 5: BUDGET

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

5.1 Main project expenditure		
Budget Heading	Detailed cost	Amount
LiDAR Survey	Airborne survey and data	£38,400
Training for volunteers	LiDAR specialist	£1,200
TOTAL PROJECT COST		£39,600

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

CHS sent project specifications (compiled by HES) to four specialist commercial LiDAR survey companies and has obtained competitive quotes from three for the data gathering, the cheapest of which was £32,000 + VAT (£38,400).

CHS has approached LiDAR specialist, Dr Graeme Cavers, AOC Archaeology, for advice on the project and to undertake initial training of the volunteers and in a series of online sessions, with regular follow-ups during the project, totalling six sessions.

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 £
CHS unrestricted funds (10% of project cost)	-	£3,960
Total match funding		£3,960
PBIP Grant requested		£35,640
Total project cost		£39,600

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:

CHS initially approached Historic Environment Scotland for advice re setting up this project. Dave Cowley (Rapid Archaeological Mapping Programme Manager), kindly offered to assist, pro bono, by writing a tender specification to present to the few specialist commercial LiDAR survey companies in the country.

He has also offered to further process the resultant LiDAR data to make it more suitable for archaeological analysis by the volunteers.

Professional volunteer (Dr Lindsay) has already spent 30 hours on the preparation of the project to date. As project organiser, there will be another significant volunteer ‘in-kind’ contribution, estimated to be hundreds of hours.

SECTION 7 – REVENUE GENERATION PROJECTS

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

7.1 Will the project generate revenue?

Yes (indirectly)

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

With results of the project feeding into museum content, together with awareness of the project and its outcomes made on social media to potential visitors, an income stream will be generated for the Society. There will be further indirect economic benefits to the local retail, hospitality, catering and accommodation businesses, with more visitors coming to Brora and staying longer, with the wider goal of increasing visitor stays in the village.

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

No

Please state your reasons:

Taking out a loan for a project has been determined by the Board to be too great a risk for the Society.

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
Historic Environment Scotland	Dave Cowley (Rapid Archaeological Mapping Programme Manager)
AOC Archaeology	Dr Graeme Cavers (Director & Head of Survey and Geomatics)