
Report to: Clackmannanshire Council

Date of Meeting: 30 November 2023

Subject: Place Based Investment Programme 2023/24

Report by: Pete Leonard, Strategic Director, Place

1.0 Purpose

- 1.1. The purpose of this report is to provide an update to Members on activity around the Council's Place Based Investment Programme. This paper describes the process that Council Officers have undertaken to create a plan for the appropriate use of the Scottish Government's Place Based Investment Funds for the year 2023/24.

2.0 Recommendations

It is recommended that Council notes:

- 2.1. The work that has been undertaken to give a robust view on the place-based capital projects that are achievable within the timescales of the 2023/24 fund. (Appendix 1).

It is recommended that Council approves:

- 2.2. The allocation of the Place Based Investment Fund 2023/24 for a set of projects taken from the list set out in in Appendix 1.
- 2.3. The authorisation of a flexible approach to delivering the projects in this paper so that underspends in one project can be allocated to overspend or added value elements in other projects.

3.0 Place Based Investment Programme

- 3.1. The Scottish Government operates three funds as part of their Place Based Investment Programme.
- 3.2. Two of these funds; the Regeneration Capital Grants Fund and the Vacant and Derelict Land Fund, are allocated through a challenge fund mechanism that is open to Clackmannanshire Council to apply to. The third fund is the Place Based Investment Fund (PBIF), which is a set sum allocated to Local Authorities each year.

- 3.3. The two challenge funds both tend to open and close in summer and require significant planning in advance to successfully apply. The Council has recently been successful with a grant application for £500,000 to the Vacant and Derelict Land Fund for a Renewable Energy and Food Growing project. This project will build a vertical growing facility in vacant land close to Forthbank Recycling Centre along with a solar power array.
- 3.4. The Scottish Government has committed to providing Local Authorities with place based investment funds for the purposes of improving areas with a place based methodology from 2021/22 – 2025/26.
- 3.5. The main objectives of the Place Based Investment Fund are to:
- Ensure that investments in a place are relevant to that place and for the benefit of all the people in that place.
 - Support the delivery of 20 minute neighbourhoods.
 - Provide a consistent framework for looking at investments in a place and explore with those communities how greater collaboration can improve the circumstances of peoples' lives.
 - Support the ambitions of existing place based plans and strategies, such as the Infrastructure Investment Plan and the emerging National Planning Framework 4, making sure that money spent in places has the greatest collective benefit possible.
 - Accelerate ambitions for Community Wealth Building, community-led Regeneration, and the cities and town centres agendas.
 - Provide a coherent local framework across urban and rural areas for realising ambitions for inclusion, climate change, and wellbeing.
- 3.6. Clackmannanshire Council was allocated £512,000 in 2021/22, which was used to part fund the Primrose Street dementia friendly housing development.
- 3.7. Clackmannanshire Council was allocated £444,000 for the year 2022/23, which was put towards the following projects:
- 3.7.1. A Multi Use Games Area at Hawkhill Community Centre.
 - 3.7.2. A Multi Use Games Area at Tullibody Community Development Centre.
 - 3.7.3. New play equipment in Wimpy Park.
 - 3.7.4. A new biking facility (known as a pump track) in George V Park in Clackmannan.
- 3.8. Clackmannanshire Council has been allocated £310,000 for this financial year (2023/34).
- 3.9. All projects detailed in Appendix 1 are considered by Officers to strongly meet the aims of the fund.

- 3.10. The Scottish Government has advised that the Council will receive £310,000 per year for a further two years up 2025/26.

4.0 Clackmannanshire Council Investment Strategy

- 4.1. Council approved a new Investment Strategy in March 2023 that sought to narrow the focus of future council investment aims. This would allow Council to prepare investable propositions for these projects in anticipation of funds becoming available and are the Council investment priorities. The projects set out in the Investment Strategy that the Council agreed to prioritise are as follows:

4.1.1. Wellbeing Hub/Alloa West Masterplan

4.1.2. Gartmorn Dam Masterplan

4.1.3. Forthbank Transformation Zone Masterplan

4.1.4. Alloa Town Centre Transformation Zone

4.1.5. Connectivity Masterplan

4.1.6. The Alloa Innovation Hub/Campus

- 4.2. Underpinning the Investment Strategy is the utilisation of an 'anchor and catchment' approach to investment where the 6 investment opportunities above represent the anchors that are capable of attracting significant investment but are each buttressed by many potential catchment opportunities. These catchment opportunities will allow wider connected prospects to be funded with a wider investment mix.
- 4.3. Another principal point of the Investment Strategy was to ensure that investment activity, as much as possible, targets upstream activity. That investment intervenes in issues at the root stage rather than the downstream consequences of the problem.
- 4.4. It is with these points above that the table in Appendix 1 shows the chosen projects for the Place Based Investment Fund can be shown to be priorities of the Council.

5. Consultation

- 5.1. The primary parameters that have directed Council Officers when considering what projects should be consulted upon and presented in this paper are:
- Place Based Investment Funds can only be used on capital costs.
 - The various projects the funds are to be allocated towards cannot already be on the capital programme and funds cannot substitute for existing spend.
 - The funding must be committed within financial year 2023/24 and cannot be carried forward to 2024/25.

- 5.2. Council Officers have undertaken significant consultation internally in meetings with Senior Managers, Team Leaders and Project Managers to understand what project opportunities are appropriate, of value to communities and ready to complete within the timescales. No wider public consultation or 'call for projects' was undertaken due to resource constraints and the desire to fund a smaller number of strategic projects. Officers instead used their networks to identify strategic projects that relate to Council priorities.
- 5.3. The list of projects in Appendix 1 for approval for this year of Place Based Investment Funds represents those projects that best meet the funding criteria and that are achievable within the timescales, i.e. that they are committed by 31 March 2024 and delivered within the following year. All projects will be Council led except for the Resonate Together project, which will be delivered by Resonate Together.
- 5.4. Council Officers have worked with Resonate Together through the course of their successful application to the Scottish Land Fund to purchase Ochil House and Harvey House in Carsebridge. Officers have supported them in a successful funding bid to the Community Led Local Development Fund (previously called LEADER) and have organised the UK Shared Prosperity Fund Communities and Place Capital Challenge Fund that Resonate Together were also successful in securing a grant from. Resonate Together have secured detailed studies of the two buildings that they now own and have a good understanding of the significant works that require to be undertaken as a matter of urgency. The Cultural Campus has significant need that is not met by the existing grants they have secured, and support any investment to help them restore the buildings and support the growing community they have built.
- 5.5. Significant local consultation with both Menstrie Community Council and Menstrie Community Resilience Group has been undertaken by the Roads and Transportation team regarding the new active travel route linking Menstrie and Alva and the formalisation of the rough track linking Hazel Avenue in Menstrie Mains with NCN768. Lighting this extension will provide a fully lit through route to the new active travel route. Options for lighting full route through to Alva Academy are being investigated to encourage more active travel.
- 5.6. The project to improve directional signage and orientation around Menstrie flows directly from the signage work that was undertaken recently as part of the Rural Tourism Infrastructure Project, which heavily involved the Community Council and Menstrie Community Action Group in writing the text and agreeing the designs. It was felt at the time that there was more potential to improve signage and interpretation and this project would similarly involve the community.
- 5.7. The Roads and Transportation Team has also consulted Menstrie Community Council and Menstrie Community Resilience Group on the community priorities for the train station area. The area has become overgrown since abandonment with a large cleared space where the platform is and has become a rich biodiversity resource. The community are keen to retain that biodiversity element and not clear the space but to install interpretation and

seating in the cleared area to make clear the historic and recreational value of the area alongside the biodiversity value.

- 5.8. Both Tillicoultry Community Council and Tillicoultry Primary School have been consulted on the project to improve the parkland adjacent to the primary school and Firpark Ski Centre. Tillicoultry Primary School have stated that the project would enhance safe routes to school, pupils' wellbeing and ensure equity for all considering the path is very challenging for wheelchairs at present.
- 5.9. The proposed pump track in Clackmannan has been spearheaded by Clackmannan Development Trust and Clackmannanshire Third Sector Interface who have worked in partnership to organise a number of consultation events and site visits over the last few years. The Development Trust has highlighted the need for facilities to occupy young people in the area.
- 5.10. The need for more facilities for young people in Clackmannan is supported in recent work undertaken by Clackmannan Community Council who have compiled The Clackmannan Kennet Forestmill Community Action Plan 2023 – 2028. The content of the Action Plan has been agreed following a series of community consultation events over the last year and including a place standard assessment. The report is still in draft but the Community Council have highlighted that some of the actions that are allocated to the 'More Activities for All Ages' objective in the Action Plan support the pump track as below:
- Carry out community engagement to identify the needs of young people.
 - Work together to create a Clackmannan Directory to promote existing activities for all ages and abilities and identify gaps in provision.
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 - Work together to create a Clackmannan Directory to promote existing activities for all ages and abilities and identify gaps in provision.
- 5.11 Clackmannanshire Third Sector Interface (CTSI) has been consulted on the projects and is supportive of the list in Appendix 1.

6. Considerations

- 6.1. Where it is proposed that PBIF projects are on property owned by the Council, subject to any legal agreements (i.e. lease, management agreement and/or licenses to occupy where maintenance sits with a third party), future maintenance will continue to be the responsibility of the Council. The relevant budget holders are aware of this and have confirmed that these commitments are minimal and can be covered by existing budgets.
- 6.2. Where it is proposed that PBIF projects are on property owned by third parties (i.e. private owner, community group and/or third sector organisation) these owners will be responsible for maintaining, repairing and renewing of new or enhanced facilities provided by the PBIF.

- 6.3. In the event that there are variances in the final costs of any Council managed projects, it is proposed that there is flexibility within the project allocations to move funds to ensure all projects complete successfully. Any funds awarded to third parties for projects will be fixed and those third parties will have to ensure their projects stay within budget.
- 6.4. If there is an underspend in the overall allocation then the funds will be put towards the playpark replacement programme according to the Environment Team's prioritisation plan.
- 6.5. Each project has a 10% contingency applied to mitigate against high rates of inflation that are currently being experienced, to allow project managers to take advantage of opportunities for adding value to projects that appear mid-project or for unforeseen cost increases uncovered mid-project.
- 6.6. It is confirmed that the projects set out in Appendix 1 deliver on the Be the Future themes of sustainable, inclusive growth and improving health and wellbeing. The table in Appendix 1 shows which themes each project helps to deliver.

7.0 Sustainability Implications

- 7.1. None

8.0 Resource Implications

- 8.1. The funds to be used for these projects are 100% externally funded from the Scottish Government.
- 8.2. The full financial implications of the recommendations are set out in the report.
This includes a reference to full life cycle costs where appropriate. Yes x
- 8.3. Finance have been consulted and have agreed the financial implications as set out in the report. Yes x

9.0 Exempt Reports

- 9.1. Is this report exempt? Yes (please detail the reasons for exemption below) No X

7.0 Declarations

The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

- (1) **Our Priorities** (Please double click on the check box)

Clackmannanshire will be attractive to businesses & people and ensure fair opportunities for all Our families; children and young people will have the best possible X

start in life
 Women and girls will be confident and aspirational, and achieve their full potential
 Our communities will be resilient and empowered so that they can thrive and flourish X

(2) **Council Policies** (Please detail)

8.0 Equalities Impact

8.1 Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?
 Yes No

9.0 Legality

9.1 It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers. Yes

10.0 Appendices

10.1 Please list any appendices attached to this report. If there are no appendices, please state "none".

Appendix 1: List of projects to be funded by the Place Based Investment Fund in year 22/23 and analysis table

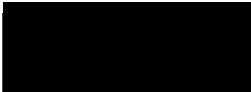
11.0 Background Papers

11.1 Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)
 Yes (please list the documents below) No

Author(s)

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Approved by

NAME	DESIGNATION	SIGNATURE
Pete Leonard	Strategic Director (Place)	

Appendix 1: List of projects to be funded by the Place Based Investment Fund in year 23/24 and analysis table

PROJECT NAME	PROJECT SUMMARY	PROJECT FIT WITH INVESTMENT STRATEGY PRIORITIES	BENEFITS OF PROJECT	RELEVANT BE THE FUTURE THEMES	FUTURE MAINTENANCE
<p>Carsebridge Cultural Campus</p> <p>Cost £88,000 Contingency £8,500</p>	<p>Resonate Together have recently been awarded a grant of £295,822 from the Scottish Land Fund to acquire Harvey House and Ochil House and the associated garden in the Carsebridge area of Alloa. They received the grant in order to develop the buildings into a 'Cultural Campus' where they can accommodate their community members as well as promote Clackmannanshire's arts and heritage. These buildings are the old administrative buildings of Diageo's Carsebridge distillery site and some of the last remaining historic buildings from Clackmannanshire's distilling industry.</p> <p>There are significant initial costs including works to the roofs of both buildings and rot treatment as well as internal works to door replacements.</p>	<p>This project is at the edge of Gartmorn Dam and on the main route into the country park from Alloa. The cultural campus will be a significant feature of any future masterplanning process regarding Gartmorn Dam. This project will not deliver the principal anchor project contained in the Investment Strategy but a supporting catchment project. Investing in this project will be a key part of the wider programme of work that will be envisioned in a future Gartmorn Dam Masterplan.</p> <p>This investment is also very clearly an upstream investment where early intervention and support will offset further degradation of the buildings and the need for increased investment at a future date.</p>	<p>The significant community of visitors and attendees to the classes and clubs that meet at the cultural campus will benefit from having improved and stabilised buildings to use for meetings and activities.</p> <p>Residents of Clackmannanshire will benefit from having a formal arts and heritage space that is open to the public. Wellbeing benefits will likely be amplified due to the situation of the campus between Alloa and Gartmorn Dam Country Park.</p> <p>Clackmannanshire will benefit from being closer to striking two buildings from the Buildings at Risk Register.</p>	<p>Sustainable Inclusive Growth</p> <p>Empowering Families and Communities</p> <p>Health and Wellbeing</p>	<p>The two buildings are owned by Resonate Together who will take on all ongoing maintenance responsibility for works to the buildings.</p>

PROJECT NAME	PROJECT SUMMARY	PROJECT FIT WITH INVESTMENT STRATEGY PRIORITIES	BENEFITS OF PROJECT	RELEVANT BE THE FUTURE THEMES	FUTURE MAINTENANCE
<p>Menstrie Cycle Path Lighting</p> <p>Cost £75,000 Contingency £7,500</p>	<p>This project is to install lighting columns on the active travel route along the path from Hazel Avenue in Menstrie Mains estate to the junction with NCN768 that links Tullibody with Menstrie (see Appendix 2). This will add value to the existing work of the Roads and Transportation Team who are currently building the new active travel link between Menstrie and Alva.</p>	<p>This project will help to deliver on the aims of the strategic transportation strategy, “Connected Clackmannanshire”, which was approved by Council on 20th May 2021 and is the basis for the Connectivity Masterplan priority in the Investment Strategy. Connected Clackmannanshire is an ambitious vision for the area where all settlements are connected with high quality, off-road links.</p> <p>The existing investment of £1.9m to build the active travel route between Alva and Menstrie can be seen as the anchor investment with this grant being a catchment investment on an added value project to increase the utility and value of the network by increasing lighting along a section of the active travel route.</p> <p>This section of the NCN768 is one of the spinal routes leading to the new Wellbeing Hub site, which is another of the Investment Strategy anchor projects. This will provide lighting along a significant stretch of the route from Menstrie to the future Wellbeing Hub, which will be important to</p>	<p>Lighting this section of the NCN768 will make it safer and more attractive for young people in Menstrie Mains to access the active travel network to get to Alva Academy, which will help to deliver the Council’s ambitions for Safer Routes to School.</p> <p>It will benefit all people in Menstrie who will be able to utilise much more of the active travel network after dark and use it to link with other lit paths in the area.</p> <p>It will also light one of the key off-road arteries bringing people to the Wellbeing Hub from Menstrie and Alva.</p>	<p>Sustainable Inclusive Growth</p> <p>Health and Wellbeing</p>	<p>Council owned property</p>

PROJECT NAME	PROJECT SUMMARY	PROJECT FIT WITH INVESTMENT STRATEGY PRIORITIES	BENEFITS OF PROJECT	RELEVANT BE THE FUTURE THEMES	FUTURE MAINTENANCE
		maximise off-road transport to the Wellbeing Hub.			
Menstrie Active Travel Orientation Improvements Cost £10,000 Contingency £1,000	Building on the work in the recent Rural Tourism Infrastructure Fund grant, this project will look to improve visitor infrastructure in terms of increasing directional signage around Menstrie, installing interpretation at Menstrie Train Station and installing more seating.	This project will also help to deliver on the aims contained in Connected Clackmannanshire by improving the areas and infrastructure on the active travel routes. Installing interpretation and seating areas in key sites, such as the old train station, maximises the recreational value of historic sites that are currently underused. Increasing directional signage around Menstrie to ensure residents and visitors are able to find the route when in the town.	The new interpretation and path infrastructure will benefit the residents of Menstrie who will be able to find out more about the heritage of their area and help to create a sense of place and pride. This is particularly so as the community will help to create the interpretation as they did with the interpretation recently installed in the Dumyat Centre car park. It is hoped that the more interpretation and directional signs that are installed will help to bring more people through, and into, Menstrie. An increase in visitor numbers, even a small increase, should have a noticeable effect on business retention in the town, which has struggled to maintain a single café in recent years.	Sustainable Inclusive Growth Empowering Families and Communities	Council owned property
Improvements to Paths and Park Around Tillicoultry Primary School	This project is to develop and improve the parklands adjacent to both Tillicoultry Primary School and Firpark Ski Centre. The park has a poor quality circular path that is difficult for people	This investment will not deliver on any of the anchor projects in the Investment Strategy but is another catchment project that buttresses the anchor investment. The Wellbeing Hub anchor investment will deliver the building	Pupils from Tillicoultry Primary School will benefit from improved paths leading to the school in better quality greenspace. They will also benefit from the paths, which can be used as an improved	Sustainable Inclusive Growth Health and Wellbeing	Council owned property.

PROJECT NAME	PROJECT SUMMARY	PROJECT FIT WITH INVESTMENT STRATEGY PRIORITIES	BENEFITS OF PROJECT	RELEVANT BE THE FUTURE THEMES	FUTURE MAINTENANCE
Cost £100,000 Contingency £10,000	with disabilities to access and has little of interest in the park. This project will improve the greenspace with planting and biodiversity improvements, improve the quality of path by widening it and making it accessible to wheelchairs and improve the connections into the parkland.	and surrounds of the Hub but this project, along with many more, will build on the network of wellbeing opportunities across Clackmannanshire. It will also form a starting point for looking at developments of the Firpark Ski Centre.	daily mile circuit. Local residents will also benefit from an improved park with better paths and more planting and biodiversity.		
New Cycle Facilities in Clackmannan Cost £10,000	This project was funded by Council in last year's PBIF allocation with a grant of £79,900 including contingency. This, with a grant of £50,000 from Sports Scotland, gave the project a budget of £129,900. Since then tenders have come back that are significantly over the budget. Sports Scotland have indicated that they are minded to increase their grant by an additional £25,000, which still leaves a funding gap. An additional £10,000 from this year's PBIF would help to make the project viable. No contingency is being added to this project as it is a top up.	Connected Clackmannanshire is the key driver behind the Connectivity Masterplan priority in the Investment Strategy. Connected Clackmannanshire envisions a high quality active travel network with bike facilities such as pump tracks and mountain bike skills area adjacent to the routes to add value to users of the network. This pump track will be in King George V Park, which is on the route of NCN76 Round the Forth active travel route. This can also be viewed as an upstream intervention in building something of regional importance that will be of interest to the young people in Clackmannan, which suffers from increased instances of vandalism.	Young people of Clackmannan, and the rest of Clackmannanshire, will benefit from one of the best pump track facilities in Forth Valley. The pump track is to be sited in George V Park, which is opposite Clackmannan Primary School. It is anticipated that the community, and young people in particular, will be involved in helping to design the track and so they will benefit from having agency in the design. High quality pump tracks are known to be tourism draws and there are people who travel long distances to use them. It is hoped that businesses in Clackmannan will benefit from an increase in visitor numbers.	Sustainable Inclusive Growth Empowering Families and Communities Health and Wellbeing	Owned by the Council and, as such, all obligations on maintaining, repairing and renewing works will be with the Council. This will be met within existing budgets.

Project	Grant Amount	Contingency	Total PBIF Allocation
Carsebridge Cultural Campus	£88,000	£8,500	£96,500
Menstrie Cycle Path Lighting	£75,000	£7,500	£82,500
Menstrie Active Travel Orientation Improvements	£10,000	£1,000	£11,000
Improvements to Paths and Park around Tillicoultry Primary School	£100,000	£10,000	£110,000
New Cycle Facilities for Clackmannan	£10,000	0	£10,000
Total	£283,000	£27,000	£310,000

Appendix 2: Map highlighting the intended street lighting in red on SUSTRANS route NCN768

