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**Report to: Clackmannanshire Council**

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**Date of Meeting: 29 August 2024**

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**Subject: Place Based Investment Programme 2024/25**

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**Report by: Kevin Wells, Strategic Director, Place**

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## **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, to update on the Scottish Government's current position on the fund and to put forward proposals for a 2024/25 bid for funding.

## **2.0 Recommendations**

**It is recommended that Council notes:**

- 2.1. The approach that Scottish Government is taking for the Place Based Investment Programme for 2024/25

**It is recommended that Council approves:**

- 2.2. That a bid is submitted to the Scottish Government's Place Based Investment Fund 2024/25 for two key projects; repairs to Sauchie Hall, Sauchie (£43,000) and the Forthbank Renewable Energy and Food Growing Project (£112,000); and
- 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 (RCGF) and the Vacant and Derelict Land Fund (VDLF), 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. Due to funding challenges, the Scottish Government has been reviewing these funds for the year 2024/25 and has made the decision not to open the RCGF and VDLF for new applications. In addition, the amounts to be allocated to local authorities for the Place Based Investment Fund will be reduced to up to 50% of the previously notified allocation and must be used for projects that have already started and which require this capital funding to complete. No new projects are being supported. The Scottish Government has provided local authorities with a spreadsheet for completion with proposed projects which fit with the conditions they have outlined for this financial year. Unlike previous years, Councils are required to bid for funds. Once received, each bid will be assessed and Councils will notified of the outcome.
- 3.4. The Scottish Government previously indicated that Clackmannanshire Council's allocation for 2024/25 would be £310,000. This means that up to £155,000 will be awarded for any successful bid.
- 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 £310,000 for the financial year (2023/24) and Council agreed to fund the following projects:
- Carsebridge Cultural Campus – Roof works, rot treatment and internal works £88,000
  - Menstrie Active Travel Orientation Improvements - £10,000
  - Improvements to Paths and Park around Tillicoultry Primary School and Fir Park Ski Centre
  - New Cycle Facilities at Clackmannan - £10,000

In addition to the above amounts, a 10% contingency sum was set aside. With the exception of the new cycle facilities at Clackmannan which is experiencing delays, all projects are complete.

- 3.7. With regard to the current financial year 2024/25, a bid for Place Based Investment Funds (PBIF) needs to be made to Scottish Government quickly and it can be made only for projects already underway.
- 3.8. As part of the General Services Revenue and Capital Budget for 2024/25, Council agreed that the 2024/25 allocation be directed towards alternative models for the management and/or ownership of community assets.
- 3.9. A condition survey of Sauchie Hall was recently completed and identifies a number of repair works which are required to secure the long term viability of the building and to allow a successful Community Asset Transfer. Some small scale repairs including replacement of the suspended ceiling and refurbishment of the floor and new fire doors in the Activate hall have already been completed using Council capital funding.
- 3.10. Whilst the PBIF cannot cover the full cost of the outstanding repairs which amount to over £600,000, a start can be made with a bid for PBIF for four small scale repair projects including external render repairs- £5,000, internal redecoration works £3,000, partial replacement of roof tiles- £15,000, replacement of Rainwater goods- £10,000 and access equipment including cherry picker and scaffold- £10,000 which together totals £43,000. When this £43,000 is added to the repairs already carried out and the cost of the condition survey, it represents an investment of almost £65,000 this financial year 2024/25.
- 3.11. It is considered that this project fits with the Scottish Government's criteria for PBIF this year as it is securing the asset for future Community Asset transfer and is already underway with initial repairs having recently been completed.
- 3.12. Another key project underway is the Forthbank Renewable Energy and Food Growing Project. An amount of £500,000 from the Scottish Government's Vacant and Derelict Land Fund was awarded to the Council and its partners in Spring 2023 and the project has been running since early Summer 2023. The full allocation was spent, as required, by 31 March 2024 on consultant's fees, the food growing containers and a solar PV array which will provide energy for growing food. A third sector community food growing partner is working with the project team with a view to taking on the project once it is established on site at Forthbank, Alloa. Delays to the project and unexpected additional costs have recently been experienced due mainly to technical matters around water and sewer pipe constraints.
- 3.13. Additional funding to cover construction costs are now required which at present are estimated to be in the region of £200,000.
- 3.14. This project at Forthbank fits well with the current restrictions around PBIF in that it is already underway and needs additional funding to complete and it meets with the objectives of the fund. It is therefore recommended that Council agrees to bid for PBIF to enable the completion of the project. This would mean that £112,000 is potentially available from Scottish Government. In addition to PBIF, a £50,000 UK Government Shared Prosperity Funding is available for this project as is a limited amount of Council capital funding for renewable energy projects (up to £50,000). Put together, this funding will ensure that the construction phase of the project is in a position to complete by 31 March 2025.

## 5.0 Sustainability Implications

- 5.1. The proposed bid to Scottish government would secure the long term viability and community asset transfer of a listed building and will support a community food growing project using renewable energy as a power source. Both projects have positive sustainability implications.

## 6.0 Resource Implications

- 6.1. 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

- 6.2. Finance have been consulted and have agreed the financial implications as set out in the report. Yes x

## 7.0 Exempt Reports

- 7.1. 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 X  
Our families; children and young people will have the best possible start in life X  
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**

Complies with relevant Council Policies

## 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 X

## 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  X

## 10.0 Appendices

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

None

## 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  X

### Author(s)

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### Approved by

NAME	DESIGNATION	SIGNATURE
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