

Housing, Homelessness and Fair Work Committee

10.00am, Friday, 25 June 2021

Place Based Investment Programme – 2021/22 allocations

Executive/routine Wards	Executive All
Council Commitments	1, 2, 10, 50

1. Recommendations

1.1 It is recommended that Committee:

- 1.1.1 Agrees the allocation of the Council's allocation of Place Based Investment Programme money for 2021/22 (£1.998m) from the list of candidate projects in Appendix 1;
- 1.1.2 Requests officers bring forward a further report setting out a framework for allocating future rounds of Place Based Investment Programme money; and
- 1.1.3 Agrees that should any project allocated money from the Place Based Investment Programme later be judged by officers to be unlikely to achieve the deadline set out at paragraph 4.6, or should any project be double funded due to other grant applications being successful, the money in question shall be reallocated by the Executive Director of Place in consultation with the Convener and Vice Convener of Housing, Homelessness and Fair Work Committee.

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Place Based Investment Programme – 2021/22 allocations

2. Executive Summary

- 2.1 This report seeks agreement from Committee on how the Council's share of the Place Based Investment Programme (PBIP) for 2021/22 (£1.998m) is allocated. Members are also recommended to ask officers to prepare a more detailed framework for the allocation of future rounds of PBIP money.

3. Background

- 3.1 In December 2018, the Scottish Government announced the creation of a £50m Town Centre Fund. The Council was awarded £2.613m in February 2019. In September 2020, the Council was awarded £0.954m in a second round of the Town Centre Fund, bringing its overall allocation over the two rounds to £3.567m.
- 3.2 The 2020 Programme for Government made a commitment to establish a “Place Based Investment Programme” (PBIP) that would “*ensure that all place based investments are shaped by the needs and aspirations of local communities and accelerate our ambitions for place, 20-minute neighbourhoods, town centre action, community led regeneration and community wealth building*”.
- 3.3 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. The PBIP alongside the developing Place Framework are designed to make the Place Principle real.
- 3.4 The Council is currently developing a 20-Minute Neighbourhood Strategy. The key principle of the 20-Minutes Neighbourhood approach is that residents should be able to access most of their daily services and amenities along with wider leisure, culture and social facilities in a single 20-minute round trip (on foot, via active travel, or via public transport). On 10 June 2021, Policy and Sustainability Committee considered this new strategy. A framework will be developed to support the allocation of funding from PBIF in future years.

4. Main report

Introduction to the Place Based Investment Programme

- 4.1 On 10 May 2021, the Scottish Government wrote to all Scottish local authorities announcing the launch of a new PBIP. The Scottish Government has subsequently confirmed that the PBIP is effectively the successor to/next iteration of the Town Centre Fund. The funding offer letter can be seen in appendix two.
- 4.2 The PBIP is essentially a ring-fenced capital grant. The total PBIP allocation for 2021/22 is £38m, of which the City of Edinburgh Council has been allocated £1.998m (5.3%). There will be further rounds of PBIP money in 2022/23, 2023/24, 2024/25, and 2025/26. The estimated future share for Edinburgh is set out at 6.2.
- 4.3 The remit of the PBIP is relatively wide ranging. The objectives of the PBIP are to:
- 4.3.1 Link and align place based initiatives and establish a coherent local framework to implement the Place Principle;
 - 4.3.2 Support place policy ambitions such as town centre revitalisation, community led regeneration, 20-Minute Neighbourhoods and Community Wealth Building;
 - 4.3.3 Ensure that all place based investments are shaped by the needs and aspirations of local communities; and
 - 4.3.4 Accelerate [Scotland's] ambitions for net zero, wellbeing and inclusive economic development, tackling inequality and disadvantage, community involvement and ownership.
- 4.4 The Scottish Government has directed that local authorities should use PBIP money to “*accelerate our ambitions for place, 20-minute neighbourhoods, town centre action, community led regeneration and community wealth building*” and to “*contribute to net zero, wellbeing and inclusive economic development, tackling inequality and disadvantage, and community involvement and ownership, including the repurposing of buildings, maintenance and repairs, reallocating external space and community led land acquisition*”.
- 4.5 The PBIP can only be used to fund new activity – it cannot be used as a substitute source of funding for existing Council-funded activity.
- 4.6 The PBIP must be fully spent or contractually committed by 31 March 2022.

Delivering the Place Based Investment Programme in Edinburgh

- 4.7 In advising the Committee on how it may wish to allocate the funds, officers have had regard to the emerging 20-Minute Neighbourhood Strategy and the potential projects identified through that process. It aims to create an environment where residents can access most of their daily service needs and amenities in a single 20-minute round trip. In many parts of the city this is already the case. In other areas, additional services and amenities or improvements to existing ones are needed. It is also important to note, that it is not just the existence and quality of services that are

important but also the journey to and from them. Improvements to pedestrian and active travel routes will also be required.

- 4.8 The emerging 20-Minute Neighbourhood Strategy identifies 19 areas across Edinburgh: Corstorphine; Craigmillar/Bingham; Currie/Balerno; Gorgie/Dalry; Granton; Kirkliston; Leith/Leith Walk; Lochend/Restalrig; Moredun/Gilmerton; Morningside/Bruntsfield; Muirhouse; Nicholson Street; Oxfords; Portobello; Ratho; Queensferry; Stockbridge; Tollcross; and Wester Hailes. These areas represent the city's town centres, areas of greatest need (based on Scottish Index of Multiple Deprivation (SIMD) data) and key rural areas.
- 4.9 The delivery of the 20-Minute Neighbourhood Strategy will be rolled out over time and will be informed by on-going engagement with local communities.
- 4.10 Officers have also drawn from the list of potential projects identified through the consultation process, that was put in place for the Town Centre Fund, which was issued to all ward councillors on 2 September 2020 for their views on the priority projects for each of the town and local centres in Edinburgh with the final list reflecting the feedback received from ward councillors and other consultees.
- 4.11 For the first year of funding officers have drawn together a list of potential candidate projects which can be found in Appendix 1. These projects:
- 4.11.1 Are judged to fit with the objectives of the PBIP set out at 4.3;
 - 4.11.2 Are judged to be capable of meeting the deadline set out at 4.6; and
 - 4.11.3 Broadly align with the principles and objectives of the emerging 20-Minute Neighbourhood Strategy (as set out above) and wider Council business plan priorities.
- 4.12 The allocation of funding is not restricted to the projects set out in Appendix 1; however, given the need to spend (or at least contractually commit) the money by 31 March 2022 and the long lead-ins associated with procurement and other matters, it is recommended that, for 2021/22, projects be drawn from the list at Appendix 1. Maximum and minimum funding asks are provided to assist members in deciding upon allocations. For the future rounds of the PBIP a more strategic approach, aligned to the finalised 20-Minute Neighbourhood Strategy, will be adopted. It is recommended that officers be asked to bring forward a further report setting out a framework for allocating future rounds of PBIP money.
- 4.13 No recommendations are made in terms of which projects should be supported but, in order to assist decision making, Appendix 1 sets out minimum and maximum allocation levels for each projects, how they relate to the 20-minute neighbourhood approach, the SIMD data for the area,¹ and any other potential contribution to

¹ The Scottish Index of Multiple Deprivation ranks the 6,976 "datazones" that make up Scotland from 1 (most deprived) to 6,976 (least deprived) based on a basket of indicators (employment, income, health, crime, etc). These can be sorted into quintiles – groups of one-fifth – with, for example, the bottom (i.e. most deprived) quintiles including the 1,395 most deprived datazones. These have been colour coded as below:



Council objectives. It is hoped that this information is useful in helping Members make decisions on funding allocations.

- 4.14 In agreeing the allocation of this funding, Committee is asked to set out the projects it would like to fund and the amount that should be allocated to each. It would also be helpful if all of the projects could be put in priority order. This would be of assistance if projects cannot proceed for any reason.
- 4.15 It is proposed that, should any projects allocated funding appear unlikely in officers' judgement to achieve the deadline set out in paragraph 4.6, funding be reallocated by the Executive Director of Place in consultation with the Convener and Vice Convener of Housing, Homelessness and Fair Work.
- 4.16 It is noted that some of the projects set out in Appendix 1 have been put forward for the Scottish Government's Regeneration Capital Grant Fund (RCGF). Should any of the relevant RCGF bids be successful, and should this effectively leave any projects double funded from the PBIP and RCGF (or another grant fund), it is proposed that, where appropriate, the PBIP would be reallocated to a project not benefitting from RCGF support by the Executive Director of Place in consultation with the Convener and Vice Convener of Housing, Homelessness and Fair Work. Decisions on RCGF bids are expected in January 2022.

5. Next Steps

- 5.1 Once the allocation of the funds has been agreed, officers will work with the relevant stakeholders to ensure the money is fully contractually committed and/or spent by the deadline of 31 March 2022.
- 5.2 If agreed by members, officers will prepare a framework for the allocation of future rounds of PBIP money aligned to the approved 20-Minute Neighbourhood Strategy.

6. Financial impact

- 6.1 The Council has been awarded £1.998m from the PBIP for 2021/22. This money must be fully spent or contractually committed by 31 March 2022.
- 6.2 The PBIP will run for five years until 2025/26. Based on the announced overall levels of funding for each year, and the City of Edinburgh Council's share for 2021/22, the estimated Council allocations for each year are set out below.

2021/22	Estimated 2022/23	Estimated 2023/24	Estimated 2024/25	Estimated 2025/26
£1.998m	£1.735m	1.209m	£1.209m	£1.209m

7. Stakeholder/Community Impact

- 7.1 The candidate projects put forward by officers are all judged to contribute to the 20-Minute Neighbourhood principle of residents being able to access most of their daily services and amenities along with wider leisure, culture and social facilities in a single 20-minute round trip.

8. Background reading/external references

- 8.1 None.

9. Appendices

- 9.1 Appendix 1 – Summaries of candidate projects
- 9.2 Appendix 2 – Place Based Investment Programme 2021/22: grant offer letter

Appendix 1 – Summaries of candidate projects

1) The Causey




The Causey is a project initiated by the Causey Development Trust that aims to make West Crosscauseway and the surrounding area safer and more welcoming for pedestrians and cyclists.

A design has been developed that includes the creation of a public square, widening of pavements, and traffic calming measures. The Council and the Trust have progressed the necessary traffic regulation and redetermination orders. Progress relies on an independent hearing that will determine the outcome of the necessary traffic regulation and redetermination orders; this is expected to have concluded by August 2021.

Minimum and Maximum Allocations

- ~**Up to £850k** would enable a curtailed version of the scheme to be delivered.
- ~**£850k** would enable the scheme to be fully delivered.

Project Analysis

Match funding	~£150k has been secured for this project from the Council's Roads Capital programme.
SIMD 2020 data 	The Causey falls within datazone S01008673, which ranks 4,156 th of the 6,976 datazones making up Scotland – placing it in the third bottom (i.e. third most deprived) quintile – and 235 th of the 597 datazones making up Edinburgh.
20-Min Neighbourhood Assessment	This project aligns to the desire of the 20-Minute Neighbourhood Strategy to reduce the need for car travel and safe active travel networks.
Other comments	The Causey project proposes to make West Crosscauseway and the surrounding area a safer, more welcoming space for pedestrians and cyclists. It is very much a grass-root place-making project. The associated Traffic Orders have been advertised and objections received. The Council is awaiting a date for a hearing for the independent Reporter to consider these objections (expected to be in August 2021). The project has the ability to contribute to the Council's City Mobility Strategy and Edinburgh City Centre Transformation Programme.

2) Craigmillar – ‘Meanwhile’ site



Previous Town Centre Fund cash has enabled an unused brownfield site in the heart of Craigmillar to be brought in to use and there is an opportunity to expand this project to provide additional commercial space. The original £170k of funding has allowed the site to be landscaped to provide an outdoor space for the community to enjoy, a commercial unit for a small business, an outdoor event/market space, new planting and a public artwork.

An additional £60,000 would further enhance the project and enable a second commercial unit to be provided on the site which would add to the mix of uses on offer and encourage more footfall to the site and wider town centre area.

Minimum and Maximum Allocations

- **£60k** would enable a second commercial unit to be provided.

Project Analysis

Match funding	£170k has previously been allocated to the “Meanwhile” site from the Town Centre Fund.
SIMD 2020 data [REDACTED]	This project is centred on datazone S01008701, which ranks 1,172 nd of the 6,976 datazones making up Scotland – placing it in the bottom (i.e. most deprived) quintile – and 61 st of the 597 datazones making up Edinburgh.
20-Min Neighbourhood Assessment	This development will align with the 20-Minute Neighbourhood Strategy priority to create safe and attractive local spaces, supporting local businesses to thrive. This project is specifically highlighted in phase 1 of the strategy – to improve the quality of place in this busy and traffic dominated centre.
Other comments	N/A

3) Craigmillar – Shop Front Improvement Scheme



The Craigmillar town centre area has seen a large amount of investment in housing, a school and a new Council office and library hub over the past decade. In order to build upon the achievements so far, and ensure the area remains attractive and has a sense of place for residents and visitors to the area, the existing sections of the high street also require investment.


Alongside the redevelopment of an underused site on Niddrie Mains Road for new affordable housing this project would deliver a shop front improvement scheme at the existing shops adjacent to the category B listed Whitehouse building on the south side of Niddrie Mains Road. The scheme would unify the façade of this row of shops, celebrate the decorative art deco features and 1930s heritage of Craigmillar, and create an attractive, vibrant and coherent street frontage that would enhance the high street and the public realm. An expanded scheme would include the neighbouring two storey block of shops which mark the beginning of the high street, when approached from the city centre.

A cohesive shop front scheme that provides overarching principles to consolidate the block of shop fronts as a single unit, whilst allowing individual shops to design their signage to suit their business, would be developed as part of the design work for the new homes behind the shops.

Minimum and Maximum Allocations

- ~£150k would enable the single storey shops to be upgraded.
- ~£300k would enable the two-storey shops to also be upgraded.

Project Analysis

Match funding	No match funding is currently in place for the Shop Front Improvement Scheme, but a bid for £350k has been made to the Regeneration Capital Grant Fund.
SIMD 2020 data 	This project is centred on datazone S01008705, which ranks 1,064 th of the 6,976 datazones making up Scotland – placing it in the bottom (i.e. most deprived) quintile – and 51 st of the 597 datazones making up Edinburgh.
20-Min Neighbourhood Assessment	This development will align with the 20-Minute Neighbourhood Strategy priority to create safe and attractive local spaces, supporting local businesses to thrive. This project is specifically highlighted in phase 1 of the strategy – to improve the quality of place in this busy and traffic dominated centre.
Other comments	N/A

4) Gracemount civic square



This project would deliver improvements to the square at Gracemount Drive/Captain's Road including additional planting and green space; shopfront improvements; improved street furniture; full upgrade of the surfacing; improved accessibility with the removal of the split level; artwork; and cycle bays.

£100k was awarded for this project from the Town Centre Fund in November 2020. Since then the design has been significantly improved following community engagement and professional input from civil engineers. This re-scoping of the project led to slippage in the timescales and the £100k was reallocated due to the risk that deadlines would not be met.

This project will be tendered in July 2021 following further engagement with the community and, if funding can be secured, construction is expected to be completed by the end of 2021. The total costs of the revised scope of the project are estimated at around £300k.

Minimum and Maximum Allocations

- ~£100k would enable the project to be delivered but would require an element of value engineering and potential modifications to the scope.
- ~£150k would enable the project to be fully delivered.

Project Analysis

Match funding	~£150k has been secured for this project from the Council's HRA capital budget.
SIMD 2020 data [REDACTED]	Gracemount civic square falls within datazone S01008557, which ranks 1,166 th of the 6,976 datazones making up Scotland – placing it in the bottom (i.e. most deprived) quintile – and 59 th of the 597 datazones making up Edinburgh.
20-Min Neighbourhood Assessment	This development will align with the 20-Minute Neighbourhood Strategy priority to create safe and attractive local spaces, supporting local businesses to thrive.
Other comments	This project previously supported by committee and allocated funding from last year's Town Centre Fund. Unfortunately, the project could not meet the timescales involved and the funding was reallocated but is it still considered to be of significant benefit for the local area.

5) Green Bridge, Balerno



The Green Bridge is a footbridge spanning the Bavelaw Burn at Balerno, linking Bavelaw Road to Malleny Garden. It was closed in 2016 due to structural deterioration rendering it unsafe.


Balerno Community Council has identified the restoration of the bridge as a priority for Balerno as it would attract walkers to the heart of Balerno, generating increased customs for the shops, pubs, restaurants, and cafés there and reinforcing its role as the “gateway to the Pentlands”.

Demolition of the existing bridge is estimated to cost ~£25k and quotes for the supply and installation of a replacement bridge of ~£30k have been received. Allowing 10% contingency giving the potential complexities of this project would give an estimated cost to replace the Green Bridge of ~£66k.

Minimum and Maximum Allocations

- **~£25k** would enable removal of the existing derelict bridge allowing for a replacement bridge to more straightforwardly be installed at some point in the future.
- **~£66k** would enable removal of the existing derelict bridge and a replacement bridge to be installed.

Project Analysis

Match funding	It is understood that Balerno Community Council has secured a small amount of funding towards the delivery of the Green Bridge.
SIMD 2020 data 	The Green Bridge lies within datazone S01008419, which ranks 5,200 th of the 6,976 datazones making up Scotland – placing it in the fourth bottom (i.e. fourth most deprived) quintile – and 307 th of the 597 datazones making up Edinburgh.
20-Min Neighbourhood Assessment	The reinstatement of the Malleny Bridge would reduce travel distances for walkers accessing the services in Balerno local centre.
Other comments	N/A

6) Hunters Hall Park cycling hub




The Council has for several years been seeking to deliver a new cycling hub at Hunters Hall Park in Craigmillar. A pump track has already been delivered with an aspiration to also deliver both a new outdoor velodrome and a new BMX/trail bike course.

Minimum and Maximum Allocations

- ~**£800k** would enable the project to be delivered in full (subject to securing funding from sportscotland and Scottish Cycling).

Project Analysis

Match funding	~£850k of Section 75 monies have been secured for this project. There is potential to secure a further ~£500k from sportscotland and Scottish Cycling.
SIMD 2020 data 	The Hunters Hall Park cycling hub would lie within datazones S01008711 and S01008704, which rank 66 th and 1,380 th of the 6,976 datazones making up Scotland – placing them in the bottom (i.e. most deprived) quintile respectively – and 29 th and 71 st of the 597 datazones making up Edinburgh respectively.
20-Min Neighbourhood Assessment	Whilst not obviously fitting the 20-Minute Neighbourhood Strategy, this is an important health and wellbeing project and measures would need to be in place to ensure benefit to residents in the immediate locality of the project
Other comments	N/A

7) Leith Theatre




Leith Theatre is a B-listed inter-war town hall – later adapted into a music theatre – at 28 Ferry Road. The theatre closed in 1988 and has been largely disused since; it was added to the national Buildings at Risk Register in 2010.

In 2016, the Council granted a lease to the Leith Theatre Trust to take forward an incremental restoration as a music venue and performance space. The Trust is initially focusing on surveying the building, carrying out initial sanitation and accessibility improvements, and carrying out a feasibility study and design work for a more comprehensive package of improvements.

Minimum and Maximum Allocations

- ~£250k would enable improved sanitation, toilet provision, and outdoor accessibility improvements to make the building safe for any public return.
- ~£500k-£1m would enable a wider scope of critical works to ensure long-term lease security, further allowing considerable leverage to access further funds and allowing the whole building to open on a part-time basis.
- ~£2m would enable the theatre to fully reopen with all priority works completed.

Project Analysis

Match funding	The Leith Theatre Trust has secured £750k for works to Leith Theatre to date. A bid for £1.5m has been made to the Regeneration Capital Grant Fund.
SIMD 2020 data 	Leith Theatre lies within datazone S01008776, which ranks 1,269 th of the 6,976 datazones making up Scotland – placing it in the bottom (i.e. most deprived) quintile – and 65 th of the 597 datazones making up Edinburgh.
20-Min Neighbourhood Assessment	Whilst not obviously fitting the 20-Minute Neighbourhood Strategy, this is an important cultural and wellbeing project and measures would need to remain in place to ensure benefit to residents in the immediate locality of the project
Other comments	The Council has allocated capital investment funding for the redevelopment of the Leith Theatre.

8) MacMillan Hub, Pennywell



The MacMillan Hub, Pennywell (formerly the Pennywell Culture and Learning Hub) is a proposed new creative and community hub at MacMillan Square. It would deliver enhanced arts space, a café, a library, an early years centre, a learning and skills hub, and affordable housing. The hub is the centrepiece of the regeneration of Pennywell and Muirhouse and would complement new homes in the area.


The co-location of vital services such as childcare and learning alongside creative industry and the café would encourage a diverse range of users and activate the town square, drawing people in from surrounding areas. The Council and North Edinburgh Arts (NEA) are working in partnership to design and deliver the new hub. Once operational the hub would be jointly managed between the Council and NEA, creating unique opportunities for collaborative working and shared facilities.

Design of the Hub is at an advanced stage with a planning submission made in spring 2021. Construction could begin in January 2022.

Minimum and Maximum Allocations

- ~£250k would enable a significant portion of external works such as public realm, artwork, and seating to the front of the building to be delivered.
- ~£250k to £500k would allow a significant portion of external works such as public realm, artwork, and seating to the front of the building to be delivered plus the fitting out of arts and learning space.

Project Analysis

Match funding	The City of Edinburgh Council has allocated £5.6m to this project including £0.137m from the Town Centre Fund. A further £6.2m has been secured from the Scottish Government for the housing and childcare elements. A bid for £2m has been made to the Regeneration Capital Grant Fund.
SIMD 2020 data 	The McMillan Hub would sit within datazone S01008930, which ranks 228 th of the 6,976 datazones making up Scotland – placing it in the bottom (i.e. most deprived) quintile – and 8 th of the 597 datazones making up Edinburgh.
20-Min Neighbourhood Assessment	This development will align with the 20-Minute Neighbourhood Strategy priority to create safe and attractive local spaces, supporting local businesses to thrive and creating a community hub which can be shared by community groups and potentially the Council and other public sector partners.
Other comments	This project links to the Council's commitment to create more affordable housing.

9) Northfield




The project at Northfield is to deliver a softer greener landscape, to develop the green space for play and recreation, improve biodiversity, to reduce the areas of hard standing, reduce fly tipping and improve waste facilities, improve connection to the Figgat Burn and improve access and street lighting across the area. Northfield has seen years of under investment and the proposals attached will make a large difference to how the area feels.

The estimated cost of delivering the project is ~£750k. It is anticipated that the first phase could be completed during 2021/22.

Minimum and Maximum Allocations

- **~£230k** would enable the project to be fully delivered, subject to £200k being secured from Nature Scotland.

Project Analysis

Match funding	£320k has been secured for the project from the Council's Roads and Housing Neighbourhood Environment Programme budgets. A further £200k has been applied for from Nature Scotland. There is also potential for further funding from Scottish Water.
SIMD 2020 data 	Northfield is centred on datazone S01008743, which ranks 1,728 nd of the 6,976 datazones making up Scotland – placing it in the second bottom (i.e. second most deprived) quintile – and 93 rd of the 597 datazones making up Edinburgh.
20-Min Neighbourhood Assessment	This development will align with the 20-Minute Neighbourhood Strategy priority to create safe and attractive local spaces.
Other comments	N/A

10) Portobello Town Hall



Portobello Town Hall is a 1910s 2,013 m² B-listed town hall at 147 Portobello High Street, previously used to host weddings, concerts, community events, etc. It has been closed since July 2019 due to safety issues linked to the ceiling.

In 2020, the Council began a process to award a long lease on the building to restore it. On 20 May 2021, Finance and Resources Committee agreed to work towards an asset transfer of the building to a Scottish Charitable Incorporated Organisation led by members of the Portobello community. This project would deliver repairs and upgrades to help bring the hall back into good condition, ultimately enabling it to be leased out and brought back into use. Work to carry out like-for-like repairs could commence reasonably promptly.

Minimum and Maximum Allocations

- ~£350k would enable the ceiling (the most pressing item) to be repaired.
- ~£350k to £1m would enable the ceiling to be repaired and other repair and upgrades works to be undertaken (in descending order of priority).
- ~£1m would enable the building to be comprehensively repaired and upgraded.

Project Analysis

Match funding	No match funding is currently in place for this project. A bid for £820k has been made to the Regeneration Capital Grant Fund. The community organisation that is seeking to take ownership of Portobello Town Hall is approaching multiple grant funds.
SIMD 2020 data 	Portobello Town Hall lies within datazone S01008732, which ranks 2,117 th of the 6,976 datazones making up Scotland – placing it in the second bottom (i.e. second most deprived) quintile – and 113 th of the 597 datazones making up Edinburgh.
20-Min Neighbourhood Assessment	This development will align with the 20-Minute Neighbourhood Strategy priority to create safe and attractive local spaces, supporting local businesses to thrive and has the potential to create a community hub.
Other comments	N/A

11) Queensferry public realm




This project aims to substantially improve the public realm in the heart of Queensferry by introducing a new one-way traffic layout and creating high quality space for pedestrians, shoppers, visitors and cyclists. A revised and enhanced layout will also be created at the Hawes Promenade area to improve the experience for visitors. The scheme will create safer and more pleasant environment for residents and visitors and alleviating pressures caused by the growing number of residents and tourists.

Minimum and Maximum Allocations

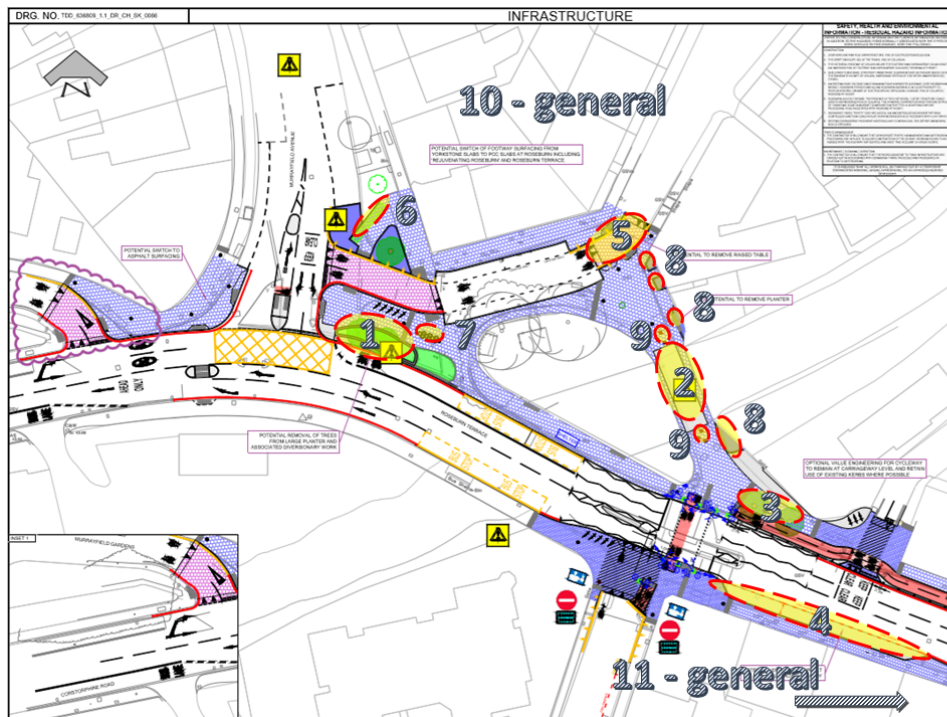
Planned works on the main regeneration in this area are due to start in late 2022:

- Subject to Roads capital funding in 2022/23 – (assumed between £0.5m and £0.75m) **~£450k** would enable the project to be fully delivered with a dedicated project manager, subject to securing ~£1.8m of Sustrans and £0.75m Roads funding.
- **~£1.25m** would enable the project to be fully delivered with a dedicated project manager, subject to securing ~£1m of Sustrans funding and £0.75 Roads funding.
- **~£1.5m** would enable the project to be fully delivered with a dedicated project manager, subject to securing ~£1m of Sustrans funding and £0.5m Roads funding.
- **~£1.5m** would enable the project to be delivered (albeit with some value engineering) with no support from Sustrans and £0.5m Roads funding.

Project Analysis

Match funding	~£350k has been allocated to the project from the Council's Roads capital budget in 2021/22 with a commitment for further funding in 2022/23. A grant funding application has been made to Sustrans.
SIMD 2020 data 	This project is centred on datazones S01009003 and S01009008, which rank 6,076 th and 5,573 rd of the 6,976 datazones making up Scotland – placing them in the second and third bottom (i.e. second and third most deprived) quintiles – and 383 rd and 331 st of the 597 datazones making up Edinburgh.
20-Min Neighbourhood Assessment	The wider programme of development on the High Street in Queensferry is designed to improve conditions for walking, cycling, taking public transport or using wheelchairs and other 'wheels' like scooters or prams. This initial work will begin to make the area more attractive and safer, in advance of the main improvement works planned.
Other comments	This project previously supported by committee and allocated funding from last year's Town Centre Fund. Unfortunately, the project could not meet the timescales involved and the funding was reallocated but is it still considered to be of significant benefit for the local area.

12) Rejuvenating Roseburn



- 1 – Moveable Planters
- 2 – Setts on Old Coltbridge
- 3 – New Trees
- 4 – Setts in Loading/Parking
- 5 – Raised Table
- 6 – Bin Storage
- 7 – Hopscotch
- 8 – Planters
- 9 – Horseshoe Paving Slabs
- 10 – Scoutmoor Footway North Rejuvenating Roseburn
- 11 – Scoutmoor Footway Roseburn Terrace

A package of public realm upgrades in Roseburn linking into the City Centre West to East Cycle Link (CCWEL).

Construction of the CCWEL project is expected to commence in 2021 and if funded these elements could be completed within the timeframe for this funding.

Minimum and Maximum Allocations

- **Up to £221k** would enable certain elements from items 1-9 above to be delivered.
- **£221k** would enable items 1-9 to be delivered alongside the essential changes being delivered as part of the CCWEL: setts on Old Coat Bridge and in parking/loading areas; new trees and planters; a raised table at Murrayfield Place; new bin storage and hopscotch paving, and artistic paving slabs.

Project Analysis

Match funding	The Council has allocated funding for the CCWEL alongside funding from Sustrans.
SIMD 2020 data	This project is centred on datazone S01008882, which ranks 6,913 th of the 6,976 datazones making up Scotland – placing it in the fifth bottom (i.e. fifth most deprived) quintile – and 571 st of the 597 datazones making up Edinburgh.
20-Min Neighbourhood Assessment	While not identified as a priority area, this project is designed to improve conditions for walking, cycling, taking public transport or using wheelchairs and other 'wheels' like scooters or prams
Other comments	This links to the active travel investment programme, improving public realm alongside the active travel investment plans.

13) Roseburn Park toilet block conversion




The Friends of Roseburn Park (FORP), a Scottish Charitable Incorporated Organisation, has presented the Council with a business plan setting out proposals for the conversion of a disused 1900s toilet block in Roseburn Park into a new café incorporating a publicly accessible toilet. The FORP proposes to lease the building from the Council and sub-lease it to an operator; the Council's Finance and Resources Committee agreed to a peppercorn lease on 23rd March 2017. A prospective operator for the café has been identified. Planning consent for the project was awarded in 2017 (reference 17/00175/VARY).

The projected cost of the refurbishment is £78k.

Minimum and Maximum Allocations

- ~£66k would enable the refurbishment to progress.

Project Analysis

Match funding	The FORP has raised ~£12k towards the refurbishment costs.
SIMD 2020 data 	The Roseburn Park toilet block lies within datazone S01008876, which ranks 6,706 th of the 6,976 datazones making up Scotland – placing it in the fifth bottom (i.e. fifth most deprived) quintile – and 502 nd of the 597 datazones making up Edinburgh.
20-Min Neighbourhood Assessment	The creation of a café and toilet block would help meet the needs of local residents, enabling people to access local services in a newly created community owned space.
Other comments	N/A

14) St. Oswald's Centre



St. Oswald's Church and Hall is a B-listed church in Bruntisfield, dating to 1900. In March 2021, the church was the subject of a community asset transfer from the Council to Bruntisfield St. Oswald's, a local group which intends to convert the building into a community facility, St. Oswald's Centre.

The group has identified a three-phase plan to deliver the comprehensive restoration of the building, with works costing £1.5m over a 10-year period.

The first phase, costing £556k, would make the building wind- and water-tight, secure, and operational, enabling it to open in 2022. This approach would allow the building to begin serving the community as soon as possible, while generating revenue to sustain its longer-term plans. Work on the first phase could commence promptly.

Minimum and Maximum Allocations

- ~£86k would enable backlog maintenance and remedial works to be carried out.
- ~£186k would enable the above along with immediately required works to services.
- ~£556k would enable the above along with necessary upgrades/alterations to convert the building into a community facility.

Project Analysis

Match funding	No match funding is currently in place, but Bruntisfield St. Oswald's is currently approaching a range of grant funds.
SIMD 2020 data [REDACTED]	St Oswald's Centre lies within datazone S01008642, which ranks 6,861 st of the 6,976 datazones making up Scotland – placing it in the fifth bottom (i.e. fifth most deprived) quintile – and 550 th of the 597 datazones making up Edinburgh.
20-Min Neighbourhood Assessment	The creation of a community centre in this area could enable the Council to work with the voluntary sector in this area to create a community hub which meets the needs of local residents, enabling people to access local services in a newly created community space.
Other comments	N/A

15) Wayfinding



The Wayfinding project aims to install a network of totems throughout Edinburgh to assist with navigation. Each totem costs approximately £8,000.

Minimum and Maximum Allocations

- Each **~£8k** would enable one totem to be delivered.

Project Analysis

Match funding	Transport for Edinburgh is exploring sponsorship opportunities to help deliver the Wayfinding project albeit this is challenging in the current climate.
SIMD 2020 data	N/A – the totems would fall within multiple different data zones.
20-Min Neighbourhood Assessment	This development partly aligns with the 20-minute Neighbourhood strategy priority to create safe and attractive local spaces, by installing wayfinding signage to help people find their way around.
Other comments	This project has the potential to contribute to the City Centre Recovery Action Plan agreed at Policy & Sustainability Committee on 10 June 2021.

16) Wester Hailes regeneration



The Council is in the process of commissioning a Regeneration & Development Framework for the Wester Hailes area. This will set out a comprehensive, phased regeneration plan for the next 10 to 15 years. There are a number of “early action” projects already underway, including improvements to existing Council homes and estates and the replacement of the high school.

Wester Hailes offers a wealth of opportunity for improvements to existing transport and active travel infrastructure, new housing-led developments and adapting public sector delivery models, all firmly routed in the 20 Minute Neighbourhood model. Wester Hailes is also one of the first communities in Scotland to start to develop its own Local Place Plan following their introduction within the Planning (Scotland) Act in 2019.

Minimum and Maximum Allocations

- **~£50k** would support improvements to local infrastructure to be delivered as identified in the interim Local Place Plan.
- **~£100k** would support improvements to local infrastructure to be delivered as identified in the interim Local Place Plan and additional environmental improvement works.

Project Analysis

Match funding	Approximately £300k has been allocated to this project from the Housing Revenue Account budget.
SIMD 2020 data	The regeneration falls within multiple different datazones, many of them in the bottom (i.e. most deprived) quintile.
20-Min Neighbourhood Assessment	This project is included in Phase 1 of the plan to implement the 20-minute Neighbourhood Strategy, building on work already done to create a Local Place Plan. While there is a good range of services available in this area, there remains a very strong case for investment to improve overall conditions and secure the outcomes identified in the Phase 1 LPP report.
Other comments	This work is strongly aligned with the recommendations set out in the Poverty Commission’s final report to the Council.



E: paul.tyrer@gov.scot

By e-mail

To: Local Authority Directors of Finance
c.c: Chief Executives of Scottish Local
Authorities
Directors of Economic Development and
Regeneration
COSLA

10 May 2021

Dear Director of Finance

PLACE BASED INVESTMENT PROGRAMME 2021/22

The Scottish Ministers, in exercise of their powers under legislation detailed in [SCHEDULE 1](#) of this Offer Letter, hereby offer to give to local authorities (“the Grantees”) grant totalling £38 million STERLING (with individual allocations as per [SCHEDULE 3](#)), payable in the financial year 2021/22 in connection with the Place Based Investment Programme which is more particularly described in Part 1 of [SCHEDULE 1](#) (“the programme”), subject to the following terms and conditions.

1. Definitions and Interpretation

- 1.1 In these Conditions, the words and expressions set out in [Error! Reference source not found.](#) shall have the meanings ascribed to them in that Schedule.
- 1.2 In these Conditions unless the context otherwise requires, words denoting the singular shall include the plural and vice versa and words denoting any gender shall include all genders.
- 1.3 The headings in these Conditions are for convenience only and shall not be read as forming part of the Conditions or taken into account in their interpretation.
- 1.4 Except as otherwise provided in these Conditions, any reference to a clause, paragraph, subparagraph or schedule shall be a reference to a clause, paragraph, subparagraph or schedule of these Conditions. The schedules are intended to be contractual in nature. They form part of the Agreement and should be construed accordingly.
- 1.5 This Agreement shall not be varied except by an instrument in writing signed by both parties.

2. Purposes of the Grant

- 2.1 The Grant is made to enable the Grantee to carry out the Programme.

- 2.2 The Grant shall only be used for the purposes of the Programme and for no other purpose whatsoever.
- 2.3 No part of the Grant shall be used to fund any activity or material which is party political in intention, use, or presentation or appears to be designed to affect support for a political party.
- 2.4 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;
 - to accelerate our ambitions for net zero, wellbeing and inclusive economic development, tackling inequality and disadvantage, community involvement and ownership.
- 2.5 The eligible costs for which the Grant can be claimed are capital costs incurred by local authorities or third parties through the Place Based Investment Programme.
- The grant is for capital expenditure which is additional to that which is already or would otherwise be allocated to the 2021/22 budget; and, should not substitute for existing spend.
 - The Grant may also be used to fund third party capital expenditure in the current year, either directly or through the provision of grants to third parties (public sector bodies, private sector bodies or individuals) which would, if incurred by the local authority, be capital expenditure. Limitations apply and these are detailed in [SCHEDULE 1](#).
 - **The Grant is to be used in the financial year 2021/22. It is expected that expenditure will be met, or at least work or contracts signed or commenced by 31 March 2022.** There is an assumption that the Grant will be applied to finance local authority capital programmes before the application of any other capital or revenue resources such as capital receipts or borrowing.
 - Should any grant be used to fund third party capital expenditure and that third party is another local authority or a public body the grant must be used by that third party in the financial year 2021/22. Should the grant be made to a local authority controlled company or other body that will be consolidated into the council's group accounts the grant must be used by that body in the financial year 2021/22.
 - No part of the grant may be transferred to the Capital Fund, nor may any part of the grant be used to meet the costs of debt redemption.
 - No part of the grant may be used to fund any 'capital' injection into a Public Private Partnership (PPP) or similar scheme without the written consent of Scottish Ministers.
 - Where the local authority provides grant to any person, whether for use by that person or by a third party, the conditions attaching to the grant award must ensure that the expenditure it funds would, if incurred by the authority, be capital expenditure. Where the grant is to another local authority or public body, or a body that is consolidated into a local authority group accounts, the conditions attaching to that grant award must ensure the grant is fully used in the financial year 2021/22.
 - Any grant paid to a third party subsequently repaid to the local authority, may only be used to fund further capital investment as permitted by this agreement. This condition only applies where the grant is repaid within five years of the original grant payment.
 - If the Grantee does not use the grant in the financial year 2021/22, unused grant is to be repaid to the Scottish Government unless otherwise agreed in writing by Scottish Ministers.

- No part of the Grant shall be used to fund any activity or material which is party political in intention, use, or presentation or appears to be designed to affect support for a political party.
- Revisions to the conditions of this offer shall be subject to the written agreement of the Scottish Ministers.

2.6 The eligible costs exclude any Value Added Tax (VAT) reclaimable by the Grantee.

3. Payment of Grant

- 3.1 The Grant shall be paid by the Scottish Ministers to the Grantee in accordance with the terms of [SCHEDULE 2](#) attached.
- 3.2 In the event that the amount of the Grant paid by the Scottish Ministers to the Grantee at any point in time is found to exceed the amount of the expenses reasonably and incurred by the Grantee in connection with the Programme, the Grantee shall repay to the Scottish Ministers the amount of such excess within 14 days of receiving a written demand for it from or on behalf of the Scottish Ministers. In the event that the Grantee fails to pay such amount within the 14 day period, the Scottish Ministers shall be entitled to interest on the sum at the rate of 2 per cent per annum above the Bank of England base lending rate prevailing at the time of the written demand from the date of the written demand until payment in full of both the sum and the interest.
- 3.3 The Scottish Ministers shall not be bound to pay to the Grantee, and the Grantee shall have no claim against the Scottish Ministers in respect of, any instalment of the Grant which has not been claimed by the Grantee by 31 March of the applicable financial year as set out in [SCHEDULE 2](#), unless otherwise agreed in writing by the Scottish Ministers.

4. Inspection and Information

- 4.1 The Grantee shall keep the Scottish Ministers fully informed of the progress of the Programme in the form of progress and end of year reports as detailed in [SCHEDULE 2](#). Details shall include actual expenditure to date compared with profiled expenditure and any change to estimated expenditure for the financial year and/or the Project as a whole, the reasons for any such changes and progress in achieving objectives/outcomes.
- 4.2 The Grantee shall also provide any other information that the Scottish Ministers may reasonably require to satisfy themselves that the Programme is consistent with the Agreement. The Grantee shall provide the Scottish Ministers with prompt access to any information they reasonably require to ensure compliance with these Conditions.
- 4.3 The Grantee shall keep and maintain for a period of five years after the expenditure occurs, adequate and proper records and books of account recording all receipts and expenditure of monies paid to it by the Scottish Ministers by way of the Grant. The Grantee shall afford the Scottish Ministers, their representatives, the Auditor General for Scotland, his/her representatives and such other persons as the Scottish Ministers may reasonably specify from time to time, such access to those records and books of account as may be required by them at any reasonable time in response to a written request for such access from the person seeking it. The Grantee shall provide such reasonable assistance and explanation as the person carrying out the inspection may from time to time require.

- 4.4 In the event of the Grantee becoming aware of or suspecting any irregular or fraudulent activity that may have any impact on the Programme or on the use of the Grant, or any part of it, the Grantee shall immediately notify the Scottish Ministers of such activity and provide such other information as the Scottish Ministers may reasonably require in relation to the impact on the Project and the use of the Grant.

5. Confidentiality and Data Protection

- 5.1 The Grantee will respect the confidentiality of any commercially sensitive information that they have access to as a result of the Programme.
- 5.2 Notwithstanding the above, the Grantee may disclose any information as required by law or judicial order. All information submitted to the Scottish Ministers may need to be disclosed and/or published by the Scottish Ministers. Without prejudice to the foregoing generality, the Scottish Ministers may disclose information in compliance with the Freedom of Information (Scotland) Act 2002, any other law, or, as a consequence of judicial order, or order by any court or tribunal with the authority to order disclosure. Further, the Scottish Ministers may also disclose all information submitted to them to the Scottish or United Kingdom Parliament or any other department, office or agency of Her Majesty's Government in Scotland, in right of the Scottish Administration or the United Kingdom, and their servants or agents. When disclosing such information to either the Scottish Parliament or the United Kingdom Parliament it is recognised and agreed by both parties that the Scottish Ministers shall if they see fit disclose such information but are unable to impose any restriction upon the information that it provides to Members of the Scottish Parliament, or Members of the United Kingdom Parliament; such disclosure shall not be treated as a breach of this agreement.
- 5.3 The Grantee shall ensure that all requirements of the Data Protection Laws are fulfilled in relation to the Programme.
- 5.4 To comply with section 31(3) of the Public Services Reform (Scotland) Act 2010, the Scottish Ministers publish an annual statement of all payments over £25,000. In addition, in line with openness and transparency, the Scottish Government publishes a monthly report of all payments over £25,000. The Grantee should note that where a payment is made in excess of £25,000 there will be disclosure (in the form of the name of the payee, the date of the payment, the subject matter and the amount of grant) in both the monthly report and the annual Public Services Reform (Scotland) Act 2010 statement.

6. Publicity

The Grantee shall where reasonably practicable acknowledge in all publicity material relating to the Programme the contribution of the Scottish Ministers to its costs. The Scottish Ministers may require to approve the form of such acknowledgement prior to its first publication.

7. Intellectual Property Rights

- 7.1 All Intellectual Property Rights are hereby assigned to and shall vest in the Crown or its assignees.
- 7.2 The Grantee shall ensure that nothing contained in any materials produced or submitted to the Scottish Ministers by the Grantee or anyone acting on its behalf nor the reproduction of such materials, shall constitute an infringement of any third party copyright or intellectual property right

and shall indemnify the Scottish Ministers against all actions, proceedings, claims and demands made by reason of any such infringement.

8. Default and Recovery etc. of Grant

- 8.1 The Scottish Ministers may re-assess, vary, make a deduction from, withhold, or require immediate repayment of the Grant or any part of it in the event that:
- 8.1.1 The Grantee commits a Default;
 - 8.1.2 The Scottish Ministers consider that any change or departure from the purposes for which the Grant was awarded warrants an alteration in the amount of the Grant;
 - 8.1.3 The Grantee fails to carry out the Programme;
 - 8.1.4 In the Scottish Ministers' opinion, the progress on the Programme is not satisfactory; or
 - 8.1.5 In the Scottish Ministers' opinion, the future of the Programme is in jeopardy.
- 8.2 If the Grant (or any part or condition thereof) does not comply with applicable Subsidy Control obligations, Scottish Ministers may require immediate repayment of the Grant or any part of it together with interest at such rate and on such basis as may be determined from time to time in accordance with law.

9. Assignment

The Grantee shall not be entitled to assign, sub-contract or otherwise transfer its rights or obligations under the Agreement without the prior written consent of the Scottish Ministers.

10. Termination

The Agreement may be terminated by the Scottish Ministers giving not less than 3 months' notice in writing from the date of the notice being sent.

11. Corrupt Gifts and Payments of Commission

The Grantee shall ensure that its employees shall not breach the terms of the Bribery Act 2010 in relation to this or any other grant. The Grantee shall ensure that adequate controls are in place to prevent bribery.

12. Continuation of Conditions

These Conditions shall continue to apply for a period of 5 years after the end of the financial year in which the final instalment of the Grant was paid.

13. Compliance with the Law

The Grantee shall ensure that in relation to the Programme, they and anyone acting on their behalf shall comply with the relevant law, for the time being in force in Scotland.

14. Governing Law

This contract is governed by the Law of Scotland and the parties hereby prorogate to the exclusive jurisdiction of the Scottish Courts

If you wish to accept the offer of this Grant on the whole terms and conditions as set out in the letter and annexed Schedules, you should sign and date both copies of the Grant Acceptance below and return one copy of the offer of Grant and Schedules to alex.mcghie@gov.scot You should retain the second copy of the offer of Grant and Schedules for your own records.

Yours faithfully

A handwritten signature in black ink, appearing to read "Paul Tyrer", enclosed in a thin black rectangular border.

Paul Tyrer
Deputy Director

GRANT ACCEPTANCE (TO BE RETURNED ON COUNCIL HEADED PAPER)

On behalf of «Grantee» I accept the foregoing offer of Grant by the Scottish Ministers dated 10 May 2021 on the whole terms and conditions as set out in the letter and annexed Schedules. I confirm that I hold the relevant signing authority.

Signed:

<Authorised Signatory>

Print Name:

Position in Organisation of Person Signing:

Date: [Click here to enter a date.](#)

Place of Signing:

Signed:

«Witness»

Witness Name:

Address:

Date: [Click here to enter a date.](#)

Place of Signing:

SCHEDULE 1

1. The Grant may only be used to fund capital expenditure of the local authority, or any third party capital expenditure incurred, whether or not disbursed in the form of grants, by any persons (public sector bodies, private sector bodies or individuals) towards expenditure which would, if incurred by the local authority, be capital expenditure. In permitting the grant to be used to fund third party capital expenditure reliance is placed on specific legislation. As such, the use of the grant to fund third party capital expenditure is limited to the subject of the specific legislation listed below. Local authorities should assure themselves that any grant payments that they may make to any person would be permitted by the legislation listed below.

2. Nothing in the legislation should be interpreted as enabling the grant to be used for any revenue expenditure other than that outlined in condition 2.3.

GRANT MAKING POWERS OF SCOTTISH MINISTERS – LEGISLATIVE DETAILS	
<i>Condition 2.2: The Grant may be used to fund capital expenditure of the local authority</i>	
Section 37 of the Local Government in Scotland Act 2003	Scottish Ministers may make grants to local authorities in respect of their capital expenditure. Capital expenditure is that expenditure that falls to be capitalised in accordance with proper accounting practices (section 39 of the Act)
<i>Condition 2.3: The Grant may be used to fund third party capital expenditure, either directly or through the provision of grants to third parties (public sector bodies, private sector bodies or individuals) which would, if incurred by the local authority, be capital expenditure. Grant making powers are as detailed below:</i>	
Section 37 of the Local Government in Scotland Act 2003	Scottish Ministers may make grants to local authorities in respect of their capital expenditure. Reliance is placed on this section to allow Councils to make grants to other Councils or other local authorities such as Regional Transport Partnerships.
Section 13 of The Flood Prevention (Scotland) Act 1961	Expenditure incurred by a local authority in carrying out flood prevention operations in accordance with a flood prevention scheme. Flood Prevention Schemes are those which have been promoted by the authority and confirmed by Scottish Ministers in accordance with legislation
Section 21 of the Coast Protection Act 1949	Scottish Ministers may make grants towards any expenditure incurred under this Act by a coast protection authority, or incurred by a local authority in carrying out of coast protection work under the enactments relating to roads.
Section 70 of the Transport (Scotland) Act 2001	Scottish Ministers may make grants to any persons for any purposes relating to transport. Reliance is placed on this section to allow unitary authorities (councils) to make grants to regional transport partnerships or bridge authorities.

<p>Section 126 of the Housing Grants, Construction and Regeneration Act 1996</p>	<p>Expenditure incurred in connection with activities which contribute to the regeneration or development of an area.</p> <p>Extract from Act provision:</p> <p>Activities which contribute to the regeneration or development of an area include, in particular—</p> <ul style="list-style-type: none"> (a) securing that land and buildings are brought into effective use; (b) contributing to, or encouraging, economic development; (c) creating an attractive and safe environment; (d) preventing crime or reducing the fear of crime; (e) providing or improving housing or social and recreational facilities, for the purpose of encouraging people to live or work in the area or of benefiting people who live there; (f) providing employment for local people; (g) providing or improving training, educational facilities or health services for local people; (h) assisting local people to make use of opportunities for education, training or employment; (i) benefiting local people who have special needs because of disability or because of their sex or the racial group to which they belong.
<p>Section 90 (1) (a) of the Housing Scotland Act 2001</p>	<p>Grants for housing purposes</p> <p>(1) The Scottish Ministers may make grants to a local authority for the purposes of—</p> <ul style="list-style-type: none"> (a) the authority’s functions in connection with— <ul style="list-style-type: none"> (i) providing, improving, adapting, repairing, maintaining and managing housing, (ii) undertaking, and assisting the undertaking of, the development, redevelopment and improvement of the physical, social, economic and recreational environment related to housing, (iii) preventing or alleviating homelessness,
<p>Section 96 of the Housing (Scotland) Act 2006</p>	<p>Any power of a local authority to make grants or loans (including the powers to make payments under section 91(1) and to provide assistance under section 95(1)(b)), and any function of a local authority in relation to the making of grants or loans, under this Part is exercisable by the Scottish Ministers as it is by the local authority.</p>
<p>Section 153 (1) and (3) of the Environmental Protection Act 1990 as amended by SSI 83 of 2002</p>	<p>Scottish Ministers may give financial assistance for environmental purposes. Section 153 (1) includes:</p> <ul style="list-style-type: none"> (nn) any scheme for the storage, treatment or disposal of any material or product for the purpose of preventing or reducing environmental damage.

SCHEDULE 2

PART 1: THE PROGRAMME

The 2020 Programme for Government committed to establishing a Place-Based Investment Programme (PBIP), linking and aligning our 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 our ambitions for place, 20-minute neighbourhoods, town centre action, community led regeneration and community wealth building.

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. The PBIP alongside the developing Place Framework are designed to make the Place Principle real.

A coherent programme approach to place based investment will provide the structure to challenge, coordinate and target efforts in any particular geography. It is designed to make sure that all place based investments understand the place in which they are made, how their contribution will help deliver the changes needed, and how local communities shape their future.

Funding

Local government is a key partner in delivering the Place Based Investment Programme and Scottish Government and Council Leaders have agreed that Local Government will receive a share of the funding over 5 years to support and advance place-based investment and build on the strong partnership currently existing through the Regeneration Capital Grant Fund, which will also have its funding continued through the PBIP.

Local Government will receive a share of this capital funding, with **£38m in 2021/22**; £33m in 2022/23; £23 in 2023/24; £23m in 2024/25; and £23m in 2025/26.

Objectives

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;
- to accelerate our ambitions for net zero, wellbeing and inclusive economic development, tackling inequality and disadvantage, community involvement and ownership.

Locations

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 areas for support, for example :
 - Small Towns with a limited range of non-specialised facilities;
 - 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.
 - Individual Neighbourhoods with limited access to relevant local provision.

Reporting and Evaluation

Local authorities will be expected to provide to The Scottish Government:

- a progress report by 30 November 2021;
- an end of year report in April 2022 which details financial expenditure; and shows how this was additional to existing spend;
- evaluation reporting with timescales and content to be discussed and agreed.

The Scottish Government will issue templates for progress and end of year returns. It is expected that the grantee will notify the Scottish Ministers as soon as possible if an underspend is anticipated.

PART 2: PAYMENT OF GRANT

1. The total Grant shall be payable over the financial year 2021/22 to all local authorities is £38 million as allocated in Schedule 3. **A single payment will be made to each local authority following signed return of the grant acceptance for this offer.**
2. The Scottish Ministers shall not be bound to pay any instalment of the Grant which has not been claimed by the Grantee by 31 March of the applicable financial year, unless otherwise agreed in writing by the Scottish Ministers.

SCHEDULE 3

DISTRIBUTION OF PLACE BASED INVESTMENT PROGRAMME 2021/22

The Place Based Investment Programme Grant offer per local authority is set out below:

Local Authority	Allocation
Aberdeen City	£975,000
Aberdeenshire	£2,040,000
Angus	£720,000
Argyll and Bute	£821,000
City of Edinburgh	£1,998,000
Clackmannanshire	£512,000
Dumfries and Galloway	£1,029,000
Dundee City	£827,000
East Ayrshire	£1,310,000
East Dunbartonshire	£600,000
East Lothian	£823,000
East Renfrewshire	£635,000
Falkirk	£1,391,000
Fife	£3,163,000
Glasgow City	£3,699,000
Highland	£1,963,000
Inverclyde	£675,000
Midlothian	£613,000
Moray	£770,000
Na h-Eileanan Siar	£134,000
North Ayrshire	£1,260,000
North Lanarkshire	£2,807,000
Orkney Islands	£122,000
Perth and Kinross	£1,265,000
Renfrewshire	£1,195,000
Scottish Borders	£912,000
Shetland Islands	£124,000
South Ayrshire	£797,000
South Lanarkshire	£2,003,000
Stirling	£735,000
West Dunbartonshire	£780,000
West Lothian	£1,302,000
Scotland	£38,000,000

Based on distribution methodology agreed by COSLA Leaders and Scottish Ministers with 80% distributed based on the total population and number of towns, and 20% distributed based on deprivation.

SCHEDULE 4

DEFINITIONS

“Agreement” means the agreement constituted by the Scottish Ministers’ invitation to apply for a grant, the Grantee’s Application, these Conditions and the Grantee’s acceptance of these Conditions;

“Capital Expenditure” means that expenditure on the Place Based Investment Programme.

“Conditions” means these grant conditions;

“Data Protection Laws” means any law, statute, subordinate legislation, regulation, order, mandatory guidance or code of practice, judgment of a relevant court of law, or directives or requirements of any regulatory body including the Data Protection Act 1998, the Data Protection Act 2018 and any statutory modification or re-enactment thereof and the GDPR.

“Default” means:

- a) Any breach of the obligations of either party under this Agreement (including, but not limited to, any breach of any undertaking or warranty given under or in terms of this Agreement);
- b) Any failure to perform or the negligent performance of any obligation under this Agreement;
- c) Any breach of any legislation; or
- d) Any negligence or negligent or fraudulent mis-statement or misappropriation of Grant, or any other default,

In all cases by either party, its employees, agents or representatives;

“Financial Year” means a period from 1 April in one year until 31 March in the next;

“Grant” means the grant offered by the Scottish Ministers to the Grantee as specified in the Award Letter, as varied from time to time in accordance with these Conditions;

“Grantee” means the person, organisation or body to which the Grant will be payable as specified in these Conditions. Where two or more persons, organisations or bodies are the Grantee, references to the “Grantee” are to those persons, organisations or bodies collectively and their obligations under the Agreement are undertaken jointly and severally;

“Intellectual Property Rights” means all copyright, patent, trademark, design right, database right and any other right in the nature of intellectual property whether or not registered, in any materials or works in whatever form (including but not limited to any materials stored in or made available by means of an information technology system and the computer software relating thereto) which are created, produced or generated as part of the Project by or on behalf of the Grantee.

“Programme” means the purpose for which the Grant has been awarded as described in the Offer of Grant;

“Payment” means each of the payments specified in Schedule 1 hereto.

“Proper accounting practices” is to be construed in accordance with section 12 of the Local Government in Scotland Act 2003

“Subsidy Control” means the United Kingdom’s international commitments on subsidy control arising from, amongst others, the EU-UK Trade and Cooperation Agreement, World Trade Organisation Membership and commitments arising from international treaties and agreements to which the United Kingdom is a party.

SCHEDULE 5

PLACE BASED INVESTMENT PROGRAMME 2021/22 - GUIDANCE NOTE

Purpose

1. The purpose of this note is to provide local authorities as “grantees” guidance on the aims and allocation of the £38 million for **Place Based Investment Programme (PBIP)** in 2021/22, distributed through the local authority capital settlement.

Aims

2. When published in September 2020, the [Programme for Government](#) contained a commitment to establish a Place Based Investment Programme (PBIP) which is intended to link and align place based initiatives and establish a coherent local framework designed to implement the Place Principle. The PBIP will invest £325m to support community led regeneration and town centre revitalisation and seeks to build on the successful work of the Regeneration Capital Grant Fund (RCGF) and Town Centre Action Plan.
3. Local government is a key partner in delivering the Place Based Investment Programme and Scottish Government and Council Leaders have agreed that Local Government will receive a share of the funding over 5 years to support and advance place-based investment and build on the strong partnership currently existing through the Regeneration Capital Grant Fund and the Town Centre Action Plan.

National and Local Commitments

4. The funding will be for local authorities to allocate, working collaboratively with local communities, along with business and the third and public sectors, to support shared local plans and aspirations.
5. It is expected that local authorities make investment decisions accelerate our ambitions for place, 20-minute neighbourhoods, town centre action, community led regeneration and community wealth building. The funding is also expected to contribute to net zero, wellbeing and inclusive economic development, tackling inequality and disadvantage, and community involvement and ownership, including the repurposing of buildings, maintenance and repairs, reallocating external space and community led land acquisition. It will also create opportunities to work in partnership with other funding programmes and coordinate these at a local level alongside other local authority programmes and plans. Local authorities should make use of tools and support developed by the Scottish Government and other key partners.
6. In practice this means that consideration will be given to how place based investments align with other planned investments in the locality in order to streamline delivery and increase impact. Consideration will also need to be given to addressing the core questions which will be set out in the Place Based Investment Framework to ensure that the investment is relevant to the needs of the locality, fits with other local actions and provides a basis for collaboration with partners.
7. Scottish Government and COSLA are in discussion about the approach to monitoring impact of the funding.

Place Based Framework and the Place Principle

8. Place is already at the forefront of key policy areas, including the Place Principle, Infrastructure Investment Plan and the National Planning Framework. The PBIP will ensure this is reflected on the ground - making sure that money spent in places has the greatest collective benefit possible.
9. **The Place Based Framework**, which is still under development, will seek to achieve a consistent appraisal process for all local capital investments. It will propose that before investing in a place it

is first necessary to have established a shared plan for that place, a shared route map and a meaningful oversight structure. The framework will ask decision makers to consider a series of basic questions designed to understand the fundamental narrative of a place, the local plans and aspirations, how separate activities will dovetail into an overall programme for change, and how collective leadership will be realised and sustained.

10. The Scottish Government and COSLA agreed to adopt **the Place Principle** to help overcome organisational and sectoral boundaries, to encourage better collaboration and community involvement, and improve the impact of combined energy, resources and investment. The principle was developed by partners in the public and private sectors, the third sector and communities, to help them develop a clear vision for their place.
<https://www.gov.scot/publications/place-principle-introduction/>

20 Minute Neighbourhoods

11. The National Planning Framework 4 Position Statement sets out a commitment to embed the concept in national planning policy. The places we live have a direct impact on our health and the environment. A whole place approach is required in order to actively focus on planning our homes, everyday local infrastructure, including schools, community centres, local shops and healthcare to allow people to live well locally, accessing most of their basic needs within an approximately 20-minute walk from their home. The place quality within the 20 minute neighbourhood should be driven in participation with the local community and be such that civic and local identity is engendered and local economies and activities emerge to further support the community.
12. 20 minute neighbourhoods are complemented by safe walking, wheeling and cycling and local transport options to support travel further afield. In rural areas, where settlement patterns are more dispersed, the concept will help to make sure investment decisions deliver the maximum benefits for individuals and their communities.

Town Centre Action Plan and Town Centre First Principle

13. The **Town Centre Action Plan** (TCAP), published in 2013, was the Scottish Government's response to the National Town Centre Review. It focused on national and local solutions, encouraging action across public, private and community sectors. An independent review of the TCAP 'A New Future For Town Centres', was commissioned by Scottish Ministers and published on 3 February 2021. <https://www.gov.scot/publications/new-future-scotlands-town-centres/> The Review considered the impact and lessons from the TCAP, the impact of the COVID-19 pandemic on our town centres, and developed a new vision for the future of our towns with advice on the means to achieve it. A joint interim response with COSLA was published in March 2021, and the Scottish Government is considering the recommendations in detail with its partners from local government, communities, business and third sector organisations to develop a full joint response and delivery plan.
14. Following the publication of TCAP, the Scottish Government and local government subsequently agreed the **Town Centre First Principle** which requested that government, local authorities, the wider public sector, businesses and communities put the health of town centres at the heart of proportionate and best value decision making, seeking to deliver the best local outcomes regarding investment and de-investment decisions, alignment of policies, targeting of available resources to priority town centre sites, and encouraging vibrancy, equality and diversity. It committed to a collaborative approach which understands and underpins the long-term plan for each town centre. <https://www.gov.scot/policies/regeneration/town-centre-regeneration/>

Tools and Resources

15. There is a range of tools and resources to support how partners can understand, audit, plan, and improve their places. It is expected that local authorities will use a range of tools and approaches to ensure investment decisions are based on an understanding of performance and ownership of

places; shared visions and plans with local communities, partnership and stakeholders fully engaged; and identification of physical infrastructure changes that will contribute to maximisation of investments and achievement of those visions.

- [Understanding Scottish Places](#) (USP): a unique and dynamic online tool which shows how every town in Scotland with a population of 1,000 or more is interacting with its surrounding settlements and performing against a range of indicators and inter/dependency relationships.
- [Place Standard](#): a framework designed to support communities, public, private and third sectors to work efficiently together to assess the quality of a place. A new web-resource on place-based working is in development and will contain on-line resources, case studies and toolkits to support place-based working and 20 Minute Neighbourhoods.
- [USP Your Town Audit](#): add to USP a six-day study which provides the standard benchmark for measuring the health of a Scottish town.
- [Town Centre Toolkit](#): guidance on designing and planning town centres to be attractive, accessible and active, focusing on urban design, quality, sustainability and use of town assets.

Support

16. The PBIP provides an opportunity to build on work by local authorities to develop and implement local place plans and town centre action plans, and to realise transformative ambitions arising from those plans. Additional support is offered by Scotland's Towns Partnership, Scottish Futures Trust; Scottish Enterprise, Highlands and Islands Enterprise, or South of Scotland Economic Partnership, and Architecture and Design Scotland to support the development of investment decisions or work with local authorities individually or across neighbouring or regional authorities, to build momentum, share learning, and, to maximise funding.
17. Local authorities will have their own good practice in terms of monitoring and evaluating the benefits, impacts and outcomes of investment as part of relevant strategies and programmes, and to ensure that they meet their duty to achieve Best Value. Additional support could also be offered to discuss how best to identify and collect data, assess impact, and share formats that could contribute to consistent and wider learning.