

Housing, Homelessness and Fair Work Committee

10.00am, Tuesday, 8 August 2023

Place Based Investment Programme allocations

Executive/routine Wards Council Commitments	Executive All
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1. Recommendations

- 1.1 It is recommended that the Housing, Homelessness and Fair Work Committee agree:
 - 1.1.1 The allocations of the Place Based Investment Programme (PBIP) for 2023/24 and 2024/25, as set out in this report; and
 - 1.1.2 That a call for projects to be funded in 2025/26 be issued to all councillors, supplemented by engagement on a locality basis, with the outcome brought back to Committee for a decision on 2025/26 funding.

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Place Based Investment Programme allocations

2. Executive Summary

- 2.1 This report sets out recommended allocations of Place Based Investment Programme (PBIP) funding for 2023/24 and 2024/25. It further recommends that engagement be undertaken with councillors and communities on the allocation of PBIP funding for 2025/26.

3. Background

- 3.1 The PBIP is a ring-fenced capital grant for local authorities, created by the Scottish Government. The remit of the PBIP is relatively wide ranging. Its objectives are to:
- 3.1.1 Link and align place based initiatives and establish a coherent local framework to implement the Place Principle;
 - 3.1.2 Support place policy ambitions such as town centre revitalisation, community led regeneration, 20-minute neighbourhoods and Community Wealth Building;
 - 3.1.3 Ensure that all place based investments are shaped by the needs and aspirations of local communities; and
 - 3.1.4 Accelerate [Scotland's] ambitions for net zero, wellbeing and inclusive economic development, tackling inequality and disadvantage, community involvement and ownership.
- 3.2 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*”.
- 3.3 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 and must be fully spent or contractually committed by the end of the financial years of allocation.

3.4 The sums provided to the Council from the PBIP are as follows:

2021/22	2022/23	2023/24	2024/25*	2025/26*	Total*
£1,998,000	£1,741,000	£1,213,000	£1,213,000	£1,213,000	£7,378,000

* Anticipated

3.5 To date, in the first two years of the PBIP, the Council has supported a total of 12 projects. An update on these projects is set out in Appendix 1.

3.6 On [4 August 2022](#), Committee was asked to agree provisional allocations of the PBIP for 2022/23, 2023/24, and 2024/25. The Committee agreed to:

3.6.1 Note that the call for projects for the long list was in November 2021, and that half the council is made up of new councillors who have not had the opportunity to input.

3.6.2 Agree a new call for projects be issued to all councillors and engagement undertaken on a locality basis.

3.6.3 Note the recommendations for allocations in 2023/24; and 2024/25, as set out below, are provisional and may be subject to change depending on a range of factors.

3.6.4 Agree that future updates on the funding will be reported to Committee annually for approval, including detail on the proposed allocation of the funding for financial years 2023/24, 2024/25 and 2025/26.

3.6.5 Agree the allocations as amended in place of Appendix 4, for year 2022/23.

3.7 The allocations duly agreed for 2022/23, 2023/24, and 2024/25 were as follows:

Project	2022/23	2023/24	2024/25	Total
The Causey	£400,000	£300,000	£0	£700,000
Coalie Park improvements	£109,609	£81,428	£0	£191,037
Granton Gasholder	£483,641	£231,572	£543,500	£1,258,713
Macmillan Hub	£325,000	£175,000	£0	£500,000
Portobello Potteries 1906 Kiln restoration	£172,750	£0	£0	£172,750
Powderhall civic square	£0	£0	£171,946	£171,946
Queensferry Town Centre – public realm and placemaking project	£200,000	£425,000	£425,000	£1,050,000
Wester Hailes regeneration	£50,000	£0	£72,554	£122,554
Total	£1,741,000	£1,213,000	£1,213,000	£4,358,037

3.8 Following the Committee decision, officers engaged with the leads of the respective projects. The leads welcomed the funding but, in several cases, expressed concern about their ability to utilise funding in the timescales agreed by Committee. In response, officers, working with the project leads, reprofiled allocations to ensure funding could be utilised within the 2022/23 financial year. The overall allocation for all projects was unchanged from Committee's decision, only the profiling thereof. Given time pressures, this decision was taken under delegated authority with Committee informed of the reprofiling in October 2022.

3.9 Following the reprofiling, the current allocations are as follows:

Project	2021/22	2022/23	2023/24	2024/25	2025/26	Total
The Causey	£0	£0	£231,572	£468,428	£0	£700,000
Coalie Park improvements	£0	£0	£191,037	£0	£0	£191,037
Craigmillar – 'Meanwhile' site	£87,434	£0	£0	£0	£0	£87,434
Gracemount civic square	£193,351	£0	£0	£0	£0	£193,351
Granton Gasholder	£0	£1,183,641	£0	£75,072	£0	£1,258,713
Green Bridge, Balerno	£66,000	£0	£0	£0	£0	£66,000
Macmillan Hub	£339,000	£500,000	£0	£0	£0	£839,000
Northfield Drive and Grove environmental improvements	£230,000	£0	£0	£0	£0	£230,000
Portobello Potteries 1906 Kiln restoration	£0	£0	£172,750	£0	£0	£172,750
Portobello Town Hall	£379,325	£0	£0	£0	£0	£379,325
Powderhall civic square	£0	£0	£0	£171,946	£0	£171,946
Queensferry Town Centre	£0	£7,359	£617,641	£425,000	£0	£1,050,000
Rejuvenating Roseburn	£110,000	£0	£0	£0	£0	£110,000
Roseburn Park toilet block conversion	£68,500	£0	£0	£0	£0	£68,500

Project	2021/22	2022/23	2023/24	2024/25	2025/26	Total
St. Oswald's Centre	£406,065	£0	£0	£0	£0	£406,065
Wester Hailes regeneration	£118,325	£50,000	£0	£72,554	£0	£240,879
Total	£1,998,000	£1,741,000	£1,213,000	£1,213,000	£1,213,000	£7,378,000
Surplus/(deficit)	£0	£0	£0	£0	£1,213,000	£1,213,000

4. Main report

- 4.1 The requirement to reprofile several of the funding allocations resulted in several projects, that were envisaged as being funded and delivered in 2022/23, moving into 2023/24.
- 4.2 The approach taken with the PBIP has been to move to a more strategic approach to enable longer-term planning of projects and avoiding recurring challenges around meeting deadlines for spending. Therefore, revisiting allocations for 2023/24 and 2024/25 would presents a significant risk of creating budget pressures for various strategic programmes.
- 4.3 Given the above, it is recommended that Committee agree the allocations below for 2023/24 and 2024/25, to allow the relevant projects to proceed this year and enable expenditure for 2024/25 to be planned out well in advance.

Project	2022/23	2023/24	2024/25	2025/26	Total
The Causey	£0	£231,572	£468,428	£0	£700,000
Coalie Park improvements	£0	£191,037	£0	£0	£191,037
Granton Gasholder	£1,183,641	£0	£75,072	£0	£1,258,713
Portobello Potteries 1906 Kiln restoration	£0	£172,750	£0	£0	£172,750
Powderhall civic square	£0	£0	£171,946	£0	£171,946
Queensferry Town Centre	£7,359	£617,641	£425,000	£0	£1,050,000
Wester Hailes regeneration	£50,000	£0	£72,554	£0	£122,554 [†]
Total	£1,241,000*	£1,213,000	£1,213,000	£0	£3,667,000

* Excludes £500,000 of Macmillan Hub funding in 2022/23 not shown in this table

[†] Excludes £118,325 of funding for Wester Hailes regeneration in 2021/22

- 4.4 Funding for 2025/26 has not yet been allocated and is expected to be £1.213 million. It is therefore recommended that Committee agree that a new call for projects in 2025/26 be issued to all councillors, supplemented by engagement undertaken on a locality basis, with a follow-up report to Committee setting out the outcomes of this process.

5. Next Steps

- 5.1 Subject to approval, officers will work to deliver the projects funded from the PBIP in 2023/24 and 2024/25.
- 5.2 Officers will issue a call for projects to be funded in 2025/26 to all councillors, supplemented by engagement on a locality basis, and bring the outcomes of this exercise back to Committee for a decision on the utilisation of the PBIP funding for 2025/26.

6. Financial impact

- 6.1 The allocations set out in this report would achieve a balanced budget with respect to the PBIP. Any ancillary costs, for example, putting in place legal agreements with third party organisations, will be met from existing service budgets.

7. Stakeholder/Community Impact

- 7.1 All PBIP projects have been subject to engagement with local communities and other stakeholders.
- 7.2 It is proposed that further engagement would be undertaken with councillors and on a locality basis to inform the allocation of PBIP funds for 2025/26.

8. Background reading/external references

- 8.1 [“Place Based Investment Programme – provisional allocations for 2022/23 to 2024/25”](#) – report to the Housing, Homelessness and Fair Work Committee, 4 August 2022

9. Appendices

- 9.1 Appendix 1 – Place Based Investment Programme project updates

Appendix 1 – Place Based Investment Programme project updates

- **Craigmillar – ‘Meanwhile’ site** (£87,434 of support received) – this project sought to utilise brownfield land in Craigmillar to deliver new public space, commercial space, and green space. The space, named “Walk-Up Avenue”, opened in September 2022.
- **Gracemount civic square** (£193,351 of support received) – this project sought to deliver a package of improvements to the public square at Gracemount Drive/Captain’s Road. These works were completed in 2022 with the improved square now in use.
- **Granton Gasholder** (£1,183,641 of support received) – this project sought to restore the historic Granton Gasholder and create a new area of public realm within it. Works commenced on site in December 2022 and are expected to be complete in late-2024.
- **Green Bridge, Balerno** (£66,000 of support received) – this project sought to deliver a replacement bridge over the Bavelaw Burn at Balerno (linking Bavelaw Road to Malleny Garden), replacing an existing derelict footbridge. A new bridge has been delivered by Balerno Pathways Limited with support from the PBIP. Balerno Pathways Limited is now working to finalise access arrangements at either end of the bridge to enable it to be opened to users.
- **Macmillan Hub** (£839,000 of support received) – this project sought to create a new facility in the Muirhouse/Pennywell area incorporating a library, early-years centre, affordable homes, and space for the charity North Edinburgh Arts. Work began in September 2022 with completion expected in late-2023/early-2024.
- **Northfield Drive and Grove environmental improvements** (£230,000 of support received) – this project sought to deliver landscaping, access, and street lighting improvements at the Northfield housing estate. These works are now complete.
- **Portobello Town Hall** (£379,325 of support received) – this project sought to deliver the high priority refurbishment works to Portobello Town Hall. These works have now been completed and Portobello Central SCIO is now taking forward a phased reopening of the building along with further refurbishments.
- **Queensferry Town Centre** (£7,359 of support received) – this project sought to deliver a programme of public realm and active travel improvement works to the centre of South Queensferry town centre. The funding allocated to date has been utilised to carry out traffic studies.
- **Rejuvenating Roseburn** (£110,000 of support received) – this project sought to deliver public realm upgrades in Roseburn, including expanded pavements and new trees/planters, as part of the wider City Centre West to East Cycle Link (CCWEL) project. The CCWEL project commenced in February 2022 and is scheduled to complete in late-2023.
- **Roseburn Park toilet block conversion** (£68,500 of support received) – this project sought to convert a disused 1900s toilet block in Roseburn Park into a new community-owned café incorporating a publicly accessible toilet. As of June 2023, construction of the “Rosebean Café” was largely complete with snagging works underway.

- **St. Oswald's Centre** (£406,065 of support received) – this project sought to support the conversion of the historic St. Oswald's Church and Hall in Bruntsfield into a community facility. PBIP funding has been utilised to deliver high priority repairs and improvements with the charity St. Oswald's Centre working towards opening the building to users following a further package of works.
- **Wester Hailes regeneration** (£168,325 of support received) – this project sought to support the strategic regeneration of Wester Hailes. The funding allocated to date has been utilised for the development of the Local Place Plan, a topographical survey of land at Wester Hailes, and the Murrayburn Gate housing development.