

# Housing, Homelessness and Fair Work Committee

10.00am, Thursday, 4 November 2021

## Place Based Investment Programme Framework

Executive/routine	Executive
Wards	All
Council Commitments	<a href="#">1, 2, 10, 50</a>

### 1. Recommendations

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- 1.1 It is recommended that Housing, Homelessness and Fair Work Committee:
  - 1.1.1 Notes the update on the allocations of the Place Based Investment Programme (PBIP) for 2021/22; and
  - 1.1.2 Agrees the framework for allocating future rounds of PBIP funding as set out in this report.

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# Report

## Place Based Investment Programme Framework

### 2. Executive Summary

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- 2.1 This report sets out a proposed framework for allocating future rounds of Place Based Investment Programme (PBIP) funding over the four-year period 2022/23 to 2025/26.

### 3. Background

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- 3.1 The PBIP is a ring-fenced capital grant for local authorities created by the Scottish Government in 2020/21. The City of Edinburgh Council received £1.998m from the PBIP in 2020/21. The Scottish Government has confirmed that there will be further rounds of PBIP funding over the next four financial years. The forecast allocations are set out at 6.1.
- 3.2 The remit of the PBIP is relatively wide ranging. The objectives are to:
- 3.2.1 Link and align place based initiatives and establish a coherent local framework to implement the Place Principle;
  - 3.2.2 Support place policy ambitions such as town centre revitalisation, community led regeneration, 20-Minute Neighbourhoods and Community Wealth Building;
  - 3.2.3 Ensure that all place based investments are shaped by the needs and aspirations of local communities; and
  - 3.2.4 Accelerate [Scotland's] ambitions for net zero, wellbeing and inclusive economic development, tackling inequality and disadvantage, community involvement and ownership.
- 3.3 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*”.
- 3.4 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.

- 3.5 The PBIP allocations must be fully spent or contractually committed by the end of the financial years of allocation.
- 3.6 On [25 June 2021](#), the Housing, Homelessness and Fair Work Committee allocated the £1.998m for 2020/21 to the following eleven projects:
- 3.6.1 The Causey – the creation of a public square, widening of pavements, and traffic calming measures (£266,000);
  - 3.6.2 Craigmillar ‘Meanwhile’ site – meanwhile uses on a brownfield site in Craigmillar (£60,000);
  - 3.6.3 Gracemount civic square – 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 (£150,000);
  - 3.6.4 Green Bridge, Balerno – the replacement of a derelict footbridge spanning the Bavelaw Burn at Balerno, linking Bavelaw Road to Malleny Garden (£66,000);
  - 3.6.5 MacMillan Hub, Pennywell – a new creative and community hub at MacMillan Square in Pennywell (£250,000);
  - 3.6.6 Northfield Drive and Grove environmental improvements – delivering a softer greener landscape, improving connections to the Figgat Burn, and improving access and street lighting at the Northfield housing estate (£230,000);
  - 3.6.7 Portobello Town Hall – refurbishment of Portobello Town Hall (£350,000);
  - 3.6.8 Rejuvenating Roseburn – a package of public realm upgrades in Roseburn linking into the City Centre West to East Cycle Link (£110,000);
  - 3.6.9 Roseburn Park toilet block conversion – the conversion of a disused 1900s toilet block in Roseburn Park into a new café incorporating a publicly accessible toilet (£66,000);
  - 3.6.10 St. Oswald’s Centre – the conversion of the historic St. Oswald’s Church and Hall in Bruntsfield into a community facility (£350,000); and
  - 3.6.11 Wester Hailes regeneration – infrastructure improvements in Wester Hailes to be delivered as identified in the interim Local Place Plan and additional environmental improvement works (£100,000).
- 3.7 Committee also requested that officers bring forward a further report setting out a framework for allocating future rounds of PBIP money, which is the purpose of this report.

## 4. Main report

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### Update on 2021/22 round of funding

- 4.1 Below is a short summary on each project approved in June 2021:
- 4.1.1 The Causey – a hearing on the necessary traffic regulation and redetermination orders took place in August 2021; at the time of writing the outcome was still pending.
  - 4.1.2 Craigmillar 'Meanwhile' site – a contract has been let to deliver the project with works scheduled to commence in autumn 2021. It is expected that the new space will open in March 2022. Tender returns were higher than anticipated due to construction price inflation; in response, officers in consultation with the Convener and Vice Convener, have agreed that the PBIP funding be used to meet increased tender costs and provide services into the site (avoiding the need to use temporary generators) rather than to create a second commercial unit as previously proposed. (Additional funding sources are currently being pursued and, if confirmed, should allow the second commercial unit to be delivered as originally envisioned);
  - 4.1.3 Gracemount civic square – following feedback and engagement with the local community on an initial concept design for the project, a new proposal has now been agreed and will be taken forward by the Gracemount Civic Square sounding board. The sounding board, made up of elected members, community representatives and other local stakeholders, will seek to further engagement with the community as finer details of the project are developed. This is on track to meet timescales for tender and site start date this financial year;
  - 4.1.4 Green Bridge, Balerno – the Council is taking forward the removal of the existing bridge. Balerno Community Council have agreed to take on the delivery of the replacement bridge (with the Council providing technical oversight to help ensure the new bridge can be adopted upon completion). A legal agreement with Balerno Community Council has been drafted and is ready for signing pending confirmation of the project budget breakdown. Additional funding for this project has been secured and officers have agreed with the Convener and Vice Convener that any surplus funding be utilised to improve the footpaths around the bridge;
  - 4.1.5 MacMillan Hub, Pennywell – design work for this project is complete and a planning application submitted. It is anticipated that a contract will be let at the end of 2021/beginning of 2022 with a site start in early 2022 and completion in mid-2023. The PBIP funding forms part of a much larger funding pot;
  - 4.1.6 Northfield Drive and Grove environmental improvements – consultation has been completed and a supplier has been appointed to finalise the design, secure planning consent, and prepare tender documentation.

- 4.1.7 Portobello Town Hall – on behalf of the Community Group, the Council has arranged and carried out a full condition survey; a drainage survey; and a structural survey. These will inform the scope of works for a tender exercise for construction work aimed at ensuring the building can reopen by eliminating the immediate health and safety issues. The timescales permit the commitment of the works this financial year;
- 4.1.8 Rejuvenating Roseburn – the proposals for Rejuvenating Roseburn are included within the proposed construction contract for the wider City Centre West East Link (CCWEL) project, which was approved at Finance and Resources Committee on [7 October 2021](#). Work will commence on the CCWEL project, including Rejuvenating Roseburn, during 2022;
- 4.1.9 Roseburn Park toilet block conversion – a grant agreement was signed with the Friends of Roseburn Park in July 2021. The Friends of Roseburn Park are proceeding with delivery of the project and have begun drawing down funds;
- 4.1.10 St. Oswald’s Centre – a grant agreement was signed with Bruntsfield St. Oswald’s in August 2021. Bruntsfield St. Oswald’s are proceeding with delivery of the project and have begun drawing down funds; and
- 4.1.11 Wester Hailes regeneration – a multi-disciplinary team has been appointed and is engaged in early master-planning activities. Initial stakeholder engagement is underway and baseline information is being reviewed.

4.2 Officers will provide further updates on these projects via the Committee Business Bulletin in future.

#### **Framework for allocating future rounds of funding**

- 4.3 The PBIP (and the two rounds of the Town Centre Fund that preceded it) have provided highly valuable resources and have enabled many projects to be delivered that would otherwise not have been viable. However, the relatively short notice at which the funds were announced and the relatively tight timescales for committing funding meant the Council was, to some degree, required to prioritise projects that were deliverable with a short lead-in. With the Scottish Government having confirmed that the PBIP will run for a further four years, there is an opportunity to move to a position whereby the available funding is aligned more closely with strategic goals and programmes.
- 4.4 As set out in paragraph 6.1, it is forecast that the Council will have access to approximately £5.36m over the four-year period 2022/23 to 2025/26. While this is a modest sum in the context of the Council’s wider budget and the challenges facing Edinburgh, it is still capable of having considerable local impact if deployed prudently.
- 4.5 As set out in paragraphs 3.2 and 3.3, the parameters of the PIBP are very broad. To focus the PBIP and align it more closely with the strategic goals of the Council, it is proposed that future funding allocations should be aligned with the three core priorities set out in the Council business plan (and the outcomes linked to each):

- 4.5.1 Ending poverty and preventing adverse outcomes such as homelessness and unemployment – for example, the creation/improvement of affordable housing (above and beyond that already being delivered); the preservation/enhancement of Edinburgh’s cultural offering; support for businesses etc;
  - 4.5.2 Becoming a sustainable and net zero city – for example, the creation or enhancement of greenspaces; the creation or enhancement of active travel routes; improved building energy efficiency; development of brownfield land, etc; and
  - 4.5.3 Making sure wellbeing and equalities are enhanced for all – for example, the creation of 20 Minute Neighbourhood “hubs”; the provision of affordable leisure services; neighbourhood enhancements etc.
- 4.6 It is proposed that officers would initiate a call for projects throughout the Council and to external partners, seeking proposals for how the PBIP funding could be utilised over the next four years to achieve the above priorities. These projects would be presented to the Housing, Homelessness and Fair Work Committee to agree allocations.
- 4.7 It is very likely that proposals for the use of the PBIP will exceed the funding available. As such, contextual information will be supplied to help members take final decisions on allocations. The mandatory criteria that it is proposed all projects must meet are shown in Appendix 1.
- 4.8 While the Scottish Government has stated that the PBIP will run for four more years, there is nonetheless a risk that it will be withdrawn, or that the allocations are substantially lower than expected. Given this, project managers seeking multi-year funding allocations from the PBIP would be expected to build appropriate break points into all relevant contracts to mitigate financial risk the Council.
- 4.9 Committee is recommended to agree this approach to allocating future rounds of the PBIP.

## **5. Next Steps**

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- 5.1 Subject to the Committee approving this framework, officers will initiate a call for projects. The responses to this call will be used to populate a schedule showing the proposed allocations of the PBIP funding over the period 2022/23 to 2025/26 (as shown in Appendix 2). This schedule will then be referred to the Housing, Homelessness and Fair Work Committee for approval.
- 5.2 Should the Committee approve the schedule, the respective project managers will be advised of their provisional allocation for each financial year. These provisional allocations will crystallise each financial year upon the confirmation by the Scottish Government of the exact allocation to each project (expected to be in May each year). In the event that the exact allocations differ from the estimated values below,

the allocations to each project would be reduced or increased on a pro rata basis to fit the level of funding available.

- 5.3 Regular updates on the status of project funded via the PBIP will be provided via business bulletin updates.

## 6. Financial impact

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- 6.1 The PBIP is expected to run for a further four years until 2025/26. Based on the announced overall levels of funding for each year, and the Council's share for 2021/22, the estimated allocations for each year are set out below.

Estimated 2022/23	Estimated 2023/24	Estimated 2024/25	Estimated 2025/26	Total
£1.735m	1.209m	£1.209m	£1.209m	£5.36m

## 7. Stakeholder/Community Impact

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- 7.1 All projects supported by the PBIP will benefit neighbourhoods and communities. Work to engage these respective groups will be undertaken by each project.

## 8. Background reading/external references

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- 8.1 [Place Based Investment Programme – 2021/22 Allocations](#) – report to the Housing, Homelessness and Fair Work Committee, 25 June 2021.
- 8.2 [“Our Future Council, Our Future City”](#) – the City of Edinburgh Council business plan for 2021 to 2024

## 9. Appendices

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- 9.1 Appendix 1 – Place Based Investment Programme criteria.
- 9.2 Appendix 2 – Place Based Investment Programme schedule template.

## Appendix 1 – Place Based Investment Programme criteria

To qualify for funding for the Place Based Investment Programme (PBIP), it is proposed that all projects must adhere to the following mandatory criteria:

- The funding in question must be being used for capital costs.
- The funding must not substitute for existing Council expenditure, i.e. the project in question must be a new activity that would not have happened otherwise.
- The funding must be capable of being contractually committed during the financial year in question and spend no later than the following financial year.
- The funding must be capable of being phased across financial years with appropriate break points in any contracts.
- The funding must be utilised to help achieve at least one of the three priorities set out in the Council business plan: ending poverty and preventing adverse outcomes such as homelessness and unemployment; becoming a sustainable and net zero city; and making sure wellbeing and equalities are enhanced for all.
- The funding must attract at least 1:1 match funding, i.e. the PBIP funding must represent no more than 50% of the overall project costs.

## Appendix 2 – Place Based Investment Programme schedule template

Project	Description	Allocation				
		2022/23	2023/24	2024/25	2025/26	Total
<i>Project #1</i>	<i>Project #1 description</i>	<i>X1</i>	<i>Y1</i>	<i>Z1</i>	<i>W1</i>	<i>T1</i>
<i>Project #2</i>	<i>Project #2 description</i>	<i>X2</i>	<i>Y2</i>	<i>Z2</i>	<i>W2</i>	<i>T2</i>
<i>Project #3</i>	<i>Project #3 description</i>	<i>X3</i>	<i>Y3</i>	<i>Z3</i>	<i>W3</i>	<i>T3</i>
<i>[ ... ]</i>	<i>[ ... ]</i>	<i>[ ... ]</i>	<i>[ ... ]</i>	<i>[ ... ]</i>	<i>[ ... ]</i>	<i>[ ... ]</i>
<b>Total</b>	<b>N/A</b>	<b>£1.735m</b>	<b>1.209m</b>	<b>£1.209m</b>	<b>£1.209m</b>	<b>£5.36m</b>