

**To: Leadership Board**  
**On: 15 September 2021**

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**Report by: Chief Executive**

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**Heading: Place Based Investment Fund 2021/22**

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## **1. Summary**

- 1.1 This year both the Scottish and UK Governments have announced new funding programmes, the Levelling-Up Fund, Vacant and Derelict Land Investment Programme and the Place Based Investment Programme. Through these funds the Governments are channelling capital investment into local economies and places to deliver economic growth, better places and make progress towards zero carbon targets. The Place Based Investment Programme replaces the Scottish Government fund that targeted town centres and is a direct grant to the Council.
- 1.2 This report advances on the regeneration themes approved by the Leadership Board of 16 June 2021 and presents a set of priorities for officers to begin delivering to meet the conditions of the grant.
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## **2. Recommendations**

- 2.1 It is recommended that Board:
- (i) Agrees to the set of priority themes and indicative projects set out in Section 4 to be pursued in 2021/22 of the Place Based Investment Fund.
  - (ii) Delegates authority to the Head of Economy and Development, in consultation with the Convener, to manage any potential over/underspends, from the indicative budgets presented, within the overall programme of projects and if necessary to bring forward substitute projects to ensure the complete commitment of the grant within financial year 2021/22.
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### **3. Background**

- 3.1 The Scottish Government in 2019 launched the Town Centre Fund – a new £50 million capital programme that allocated funds direct to local authorities (see Leadership Board paper of 19<sup>th</sup> June 2019) with Renfrewshire receiving £1,459,000. This fund was extended in 2020 by a further £18 million nationally, with Renfrewshire receiving an additional £527,000.
- 3.2 The Scottish Government has replaced the Town Centre Fund with the **Place Based Investment Fund (PBIF)**: a direct award of £1.195m in year one as part of an estimated £4.4m total for the Council over 5 years. Similar to the Town Centre Fund, grant conditions stipulate annual reporting to the Scottish Government with the need to have committed funding (i.e. contract in place for works) by financial year end 2021/22. This dictates that projects commence as early as possible to build up momentum in terms of development, promotion, agreement with owners and procurement.
- 3.3 The purpose of the Place Based Investment Fund is broadly the same as the Town Centre Fund, to inject capital expenditure into local economies which focuses on town centres, community regeneration, place-based projects centring on 20-minute neighbourhoods and contributes to net zero emissions.
- 3.4 By setting out the list of indicative projects below work can commence and to allow us to hit the ground running, however, it should be highlighted that projects and costs are indicative and that as the four-year funding programme develops there will be opportunities for new priorities and projects to emerge particularly as ongoing research into zero carbon informs our long-term strategy. Reference is made below to the Renfrewshire Heritage Renewal Programme, the term being used to encapsulate the priorities for listed building regeneration as approved by the Communities, Housing and Planning Board of 17th August 2021.

### **4. Priority Regeneration Themes and Indicative Projects: PBIF 2021/22**

#### **4.1 Theme: Town Centres**

The list of potential projects in town centres could be almost infinite and appear in other themes below. Projects will focus on repurposing and redeveloping vacant town centre property and unlocking potentials for independent retail, hospitality, cultural and residential development.

- Renfrewshire Shopfront Improvement Scheme, indicative budget £100k (will recur in subsequent years).
- Town centre buildings within the Renfrewshire Heritage Renewal Programme, indicative budget £500k.
- Renfrew business support and start-up hub (Dunlop Crescent), indicative budget £100k.

## 4.2 **Theme: Zero carbon infrastructure**

To support Renfrewshire's transition to a net zero carbon place and economy.

- Cycle Hubs with parking/bike hire/route information/improved signage - indicative budget £100k.
- Improve active travel links to key employment locations including town centres and Hillington (including from its two rail stations); and to secondary schools (feasibility work being commissioned) – projects will be brought forward in year 2 (2022/23).

## 4.3 **Theme: Improving the urban fabric**

The continuation of support for the built environment of Renfrewshire places is an important foundation of place building. The fabric of buildings, streets and spaces face new pressures to adapt to changes in climate and often to seek new purposes as consumer trends and community needs shift. Spaces in centres and in neighbourhoods can be the focus for projects to support climate resilience projects.

- Climate resilient townscape programme - Gap and pocket spaces throughout town centres – places to dwell, green, shady, wet, growing spaces or for low carbon energy generation (feasibility work being commissioned - Early spend c.£50k.
- Extending work on town centres lighting - buildings, lanes and spaces using LED technology - indicative budget £50k.
- Support for Future Paisley and Making of Ferguslie elements - indicative budget £100k.
- Strategic urgent repairs to prominent buildings (including buildings in the Renfrewshire Heritage Renewal Programme), gap sites, gateways: covering foliage removal, short term interventions on gap sites - indicative budget £100k.

## 4.4 **Theme: Visitor destination**

The drive to develop Renfrewshire's places as attractive destinations for visitors remains high on the agendas to support local places and businesses that would benefit from the spend. Projects will focus on the quality of the visitor experience and broadening the visitor offer, particularly associated with the conclusions of the cultural infrastructure projects in Paisley and the outdoor offer around Lochwinnoch.

- Castle Semple Visitor Centre improvements – visitor facilities, water infrastructure (rowing and sailing) enhancements - £95k (more spend in future years).

## 5. **Progress and Reporting**

- 5.1 Progress will be reported to Board on a rolling basis and future projects brought forward for the Boards' consideration.
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## Implications of the Report

### 1. Financial –

Government grants awarded to the Council are monitored in accordance with the terms and conditions of grant. The Council will liaise with the Scottish Government to comply with drawdown and financial reporting requirements.

### 2. HR & Organisational Development – None.

### 3. Community Planning –

- **Reshaping our place, our economy and our future:** Renfrewshire Council is working with stakeholders to maximise the opportunities for regeneration and economic recovery/growth.
- **Building strong, safe and resilient communities:** working in partnership with local groups and organisations to achieve positive outcomes.

### 4. Legal – None.

### 5. Property/Assets

Any acquisitions, leases or licenses required to enable project delivery using any funding awarded will progress through the recognised Council processes and with relevant Board approvals.

### 6. Information Technology – None.

### 7. Equality and Human Rights

(a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website. An Equality Impact Assessment is being prepared as part of the project requirements.

### 8. Health and Safety – None.

9. **Procurement** – A programme of contract processes will be developed with the advice of the Council's Procurement team to secure effective and best value project delivery.

### 10. Risks - None.

### 11. Privacy Impact – None.

### 12. Cosla Policy Position - Not applicable.

**13. Climate Risk** - No identified impacts at present, elements of the spend are specifically directed at zero carbon and climate adaptation measures.

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### **List of Background Papers**

1. Report to Communities, Housing and Planning Board, 17<sup>th</sup> August 2021 – Listed Buildings and Built Heritage
  2. Report to Leadership Board, 16<sup>th</sup> June 2021 – Regeneration Funds Update – Priority Themes
  3. Report to Leadership Board, 2<sup>nd</sup> December 2020 - Extension to the Scottish Government Town Centre Fund 2020 – 2021.
  4. Report to Leadership Board, 19<sup>th</sup> June 2019 – Town Centre Capital Fund.
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