

South Ayrshire Council

**Report by Director of Strategic Change and Communities
to Cabinet
of 28 November 2023**

Subject: Place Based Investment Programme 2023 - 2024

1. Purpose

- 1.1 The purpose of this report is to provide and update on the Place Based Investment Programme (PBIP) and funding allocation for projects for year 2023 to 2024.

2. Recommendation

- 2.1 **It is recommended that the Cabinet approves PBIP funding allocations for 2023 – 2024 and projects detailed in [Appendix 1](#).**

3. Background

- 3.1 The South Ayrshire Council Plan 2023-2028 sets key areas of focus over the next 5 years. The priorities and outcomes have been informed by Places and Wellbeing outcomes and recognise the important effect our places have on the wellbeing of our communities and environment. The place-based approach recognises that every area has a different blend of physical, social, and economic characteristics that influence each other and aims to address complex problems that no service alone can solve. The priorities provide a common framework, aimed at promoting a shared understanding that encourages services and partners to work collaboratively to achieve improved outcomes and wellbeing for our communities.

- 3.2 In 2021 the Scottish Government launched a new Place Based Investment Programme (PBIP). The programme is intended to link and align place-based initiatives and establish a coherent local framework designed to implement the Place Principle. The PBIP is an overall (Scotland wide) investment of £325m capital funding to support community led regeneration and town centre revitalisation and seeks to build on the work of the Regeneration Capital Grant Fund (RCGF) and Town Centre Action Plan initiatives.

- 3.3 The funding is 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. Projects and proposals must demonstrate they meet the main objectives of the programme:

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

3.4 South Ayrshire's allocation of the PBIP fund for financial year 2023 – 2024 is £481,000. On 2 November 2023, the Assistant Director Communities convened a Place Based Funding Group, comprising senior staff across the Council. The purpose of the Place Based Funding Group is to work collaboratively, ensure that external funding opportunities are maximised and address community and Council priorities. The Place Based Funding Group seeks to establish good practice in the distribution and management of funds, including transparency in decision making, consultation and grant management. The group has a key role in reviewing and shortlisting areas of work or projects that might be supported by external funding, including PBIP.

4. Proposals

4.1 At its meeting on 2 November, the Place Based Funding Group appraised a long list of proposals using an assessment matrix for fit with PBIP objectives, risk, and deliverability. A short list of projects has been drawn following the appraisal process. Cabinet is asked to approve PBIP funding allocation for 2023 – 2024 and projects detailed in [Appendix 1](#).

5. Legal and Procurement Implications

5.1 Projects where the recipient of the fund is a community organisation, or third sector group will have a standard Grant Agreement in place for monitoring and reporting purposes. A condition of the grants will be that contracts for the work that is to be completed will be signed or the work itself begun before 31 March 2024.

5.2 There are no procurement implications arising from this report.

6. Financial Implications

6.1 South Ayrshire's share of the PBIP 23/24 is £481,000 and suggested projects and initiatives are outlined in [Appendix 1](#) for approval. The Grant is to be used in the financial year 2023/24. It is vital that expenditure will be met, or at least work or contracts signed or commenced before 31 March 2024.

7. Human Resources Implications

7.1 There are no Human Resources implications arising from this report

8. Risk

8.1 *Risk Implications of Adopting the Recommendations*

8.1.1 There are no risks associated with adopting the recommendations.

8.2 **Risk Implications of Rejecting the Recommendations**

Insert one of the following statements:

8.2.1 The risks associated with rejecting the recommendations are that projects will not be delivered and that the South Ayrshire Council PBIP allocation must be returned to Government

8.2.2 Rejecting the recommendations may impact on the reputation of the Council.

9. **Equalities**

9.1 The proposals in this report have been assessed through the Equality Impact Assessment Scoping process. There are no significant potential positive or negative equality impacts of agreeing the recommendations and therefore an Equalities Impact Assessment is not required. A copy of the Equalities Scoping Assessment is attached as [Appendix 2](#).

10. **Sustainable Development Implications**

10.1 **Considering Strategic Environmental Assessment (SEA)** - This report does not propose or seek approval for a plan, policy, programme or strategy or document otherwise described which could be considered to constitute a plan, programme, policy or strategy.

11. **Options Appraisal**

11.1 An options appraisal has not been carried out in relation to the subject matter of this report.

12. **Link to Council Plan**

12.1 The matters referred to in this report contribute to Priority 1 of the Council Plan: Spaces and Places, and Priority 3: Civic and Community Pride.

13. **Results of Consultation**

13.1 There has been no public consultation on the contents of this report.

13.2 Consultation has taken place with Councillor Bob Pollock, Portfolio Holder for Economy and Regeneration, and the contents of this report reflect any feedback provided.

14. **Next Steps for Decision Tracking Purposes**

14.1 If the recommendations above are approved by Members, the Director of Strategic Change and Communities will ensure that all necessary steps are taken to ensure full implementation of the decision within the following timescales, with the completion status reported to the Cabinet in the 'Council and Cabinet Decision Log' at each of its meetings until such time as the decision is fully implemented:

| <i>Implementation</i> | <i>Due date</i> | <i>Managed by</i> |
|---|------------------------|----------------------------------|
| Implementation of PBIP projects and initiatives | 31 March 2024 | Assistant Director - Communities |

Background Papers **None**

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Date: **22 November 2023**

Appendix 1: Proposed PBIP projects for FY23/24

| Project | Description | Grant Recipient | Lead Service | Amount |
|---|---|-------------------------------|-------------------------------------|-----------------|
| <p>Newton Steeple External Conservation Works Ayr</p> | <p>Newton Tower is a Category B listed square-plan tower with octagonal spire. It is a landmark building located on a prominent road junction on the main route between Ayr town centre and Newton-on-Ayr and Prestwick beyond. The tower is a major example of this building typology and all that remains of Newton's tolbooth, which served as the centre of local administration and justice from its construction in 1795. The arched pend also provided access to Newton Old Church (now demolished), as such the building has an important place in the history of the Newton area.</p> <p>Currently the cementitious render finish is inappropriate to the age of the building, is in poor condition and is delaminating from the background, leaving an unsightly and patchy finish. The proposals are for complete removal of the cement render and replacement with a lime-based mortar, which will allow water vapour to pass in and out of the structure, as it was originally intended. The existing sandstone bands and spire will be redecorated following minor repairs and new stainless-steel mesh will be installed to the timber louvres to prevent roosting birds.</p> <p>The above proposals, when executed, will ensure that the building is left in a weather tight condition and returned to its previous historic appearance. New lime render will protect the underlying sandstone from further damage from the local maritime environment. They will also secure the long-term future of this important building and its place in the history of the development of the Newton area.</p> | <p>South Ayrshire Council</p> | <p>Professional Design Services</p> | <p>£200,000</p> |

Appendix 1: Proposed PBIP projects for FY23/24

| Project | Description | Grant Recipient | Lead Service | Amount |
|--|---|------------------------|------------------------------|---------------|
| McKechnie Institute Passenger Lift, Girvan | <p>The McKechnie Institute is Girvan’s cultural Hub and features a permanent display of artefacts highlighting the town’s heritage. It also hosts a regular programme of changing exhibitions, events and activities.</p> <p>The McKechnie Institute opened to the public in 1889 and was built in the Scottish baronial style with renaissance detailing.</p> <p>The proposal is to install a passenger lift to provide access from the ground floor to the first floor. The accommodation on the upper floor currently comprises a large meetings room, archives, exhibition space set up as a Victorian lounge and bedroom, and general storage.</p> <p>The installation of a lift will make the property more accessible and inclusive.</p> | South Ayrshire Council | Professional Design Services | £80,000 |
| Maybole Town Hall Steps | Sympathetically repositioning the accessible ramp from the front elevation to the side (car park) to return the front elevation to its historic frontage opening up this area for enhanced public realm as part of the proposed Maybole Active Travel project phase I. | South Ayrshire Council | Maybole Regeneration Team | £65,000 |
| Maybole Town Hall – external lightning | Illuminates the front and car park elevation – touches on pride of place, would be welcome by the community. The investment will enhance function of the facility and the status of a key civic building. | South Ayrshire Council | Maybole Regeneration Team | £25,000 |

Appendix 1: Proposed PBIP projects for FY23/24

| Project | Description | Grant Recipient | Lead Service | Amount |
|--|---|------------------------|--------------------------------|---------------|
| Biosphere Bikes | Supports acquisition and refurbishment of a venue/ building (50% of the cost) for bicycle/outdoor adventure hub, including elements of employability and training. There is a strong business case relating to the wider role and support of the town centre revitalisation, community led regeneration, 20 minute neighbourhoods, CWB, etc; The project will be contributing towards net zero outcomes (retrofitting part of the building) | Biosphere Bikes | Community Wealth Building Team | £70,000 |
| Kennedy Hall (Dunure Village Hall) refurbishment consultancy | These monies will enable feasibility work to consider the use of the hall as a heritage centre, complimenting wider activity being advanced by Dynamic Dunure. | Dynamic Dunure | Professional Design Services | £41,000 |

**South Ayrshire Council
Equality Impact Assessment
Scoping Template**

Equality Impact Assessment is a legal requirement under the Public Sector Duty to promote equality of the Equality Act 2010. Separate guidance has been developed on Equality Impact Assessment's which will guide you through the process and is available to view here: <https://www.south-ayrshire.gov.uk/equalities/impact-assessment.aspx>

Further guidance is available here: <https://www.equalityhumanrights.com/en/publication-download/assessing-impact-and-public-sector-equality-duty-guide-public-authorities/>

The Fairer Scotland Duty ('the Duty'), Part 1 of the Equality Act 2010, came into force in Scotland from 1 April 2018. It places a legal responsibility on Councils to actively consider ('pay due regard to') how we can reduce inequalities of outcome caused by socio-economic disadvantage, when making strategic decisions. [FSD Guidance for Public Bodies](#) in respect of the Duty, was published by the Scottish Government in March 2018 and revised in October 2021. See information here: <https://www.gov.scot/publications/fairer-scotland-duty-guidance-public-bodies/>

1. Policy details

| | |
|---------------------------------------|--|
| Policy Title | Place Based Investment Programme 2023 - 2024 |
| Lead Officer (Name/Position/Email) | Georg.Hunter@south-ayrshire.gov.uk |

2. Which communities, groups of people, employees or thematic groups do you think will be, or potentially could be, impacted upon by the implementation of this policy? Please indicate whether these would be positive or negative impacts

| Community or Groups of People | Negative Impacts | Positive impacts |
|--|------------------|------------------|
| Age – men and women, girls & boys | - | - |
| Disability | - | - |
| Gender Reassignment (Trans/Transgender Identity) | - | - |
| Marriage or Civil Partnership | - | - |
| Pregnancy and Maternity | - | - |
| Race – people from different racial groups, (BME) ethnic minorities and Gypsy/Travellers | - | - |
| Religion or Belief (including lack of belief) | - | - |
| Sex – (issues specific to women & men or girls & boys) | - | - |

| | | |
|---|---|---|
| Sexual Orientation – person’s sexual orientation i.e. LGBT+, lesbian, gay, bi-sexual, heterosexual/straight | - | - |
| Thematic Groups: Health, Human Rights & Children’s Rights | - | - |

3. What likely impact will this policy have on people experiencing different kinds of social disadvantage i.e. The Fairer Scotland Duty (This section to be completed for any Strategic Decisions). Consideration must be given particularly to children and families.

| Socio-Economic Disadvantage | Negative Impacts | Positive impacts |
|--|-------------------------|-------------------------|
| Low Income/Income Poverty – cannot afford to maintain regular payments such as bills, food, clothing | - | - |
| Low and/or no wealth – enough money to meet Basic living costs and pay bills but have no savings to deal with any unexpected spends and no provision for the future | - | - |
| Material Deprivation – being unable to access basic goods and services i.e. financial products like life insurance, repair/replace broken electrical goods, warm home, leisure/hobbies | - | - |
| Area Deprivation – where you live (rural areas), where you work (accessibility of transport) | - | - |
| Socio-economic Background – social class i.e. parent’s education, employment and income | - | - |

4. Do you have evidence or reason to believe that the policy will support the Council to:

| General Duty and other Equality Themes Consider the ‘Three Key Needs’ of the Equality Duty | Level of Negative and/or Positive Impact (High, Medium or Low) |
|--|---|
| Eliminate unlawful discrimination, harassment and victimisation | Low |
| Advance equality of opportunity between people who share a protected characteristic and those who do not | Low |
| Foster good relations between people who share a protected characteristic and those who do not. (Does it tackle prejudice and promote a better understanding of equality issues?) | Low |
| Increase participation of particular communities or groups in public life | Low |

| | |
|--|-----|
| | |
| Improve the health and wellbeing of particular communities or groups | Low |
| Promote the human rights of particular communities or groups | Low |
| Tackle deprivation faced by particular communities or groups | Low |

5. Summary Assessment

| | |
|---|------------------------------------|
| Is a full Equality Impact Assessment required? (A full Equality Impact Assessment must be carried out if impacts identified as Medium and/or High) | NO <input type="checkbox"/> |
| Rationale for decision: This report recommends that Cabinet approves investment projects into an established external funding programme. Members' decision on this has no specific equality implications | |
| Signed : George Hunter Assistant Director Communities Date: 7 November 2023 | |