

EAST RENFREWSHIRE COUNCILCABINET24 August 2023Report by Director of EnvironmentPLACE BASED INVESTMENT PROGRAMME 2023/24**PURPOSE OF REPORT**

1. The purpose of this report is to inform Cabinet of the Placed Based Investment Programme (PBIP) award from the Scottish Government and seek approval for projects to receive grant award in 2023/24.

**RECOMMENDATIONS**

2. It is recommended that the Cabinet:
- a) Approve the projects outlined in appendix 1 for 2023/24;
  - b) Delegate to the Director of Environment to make adjustments to the proposals depending upon the detailed costs of projects becoming available;
  - c) Note previously awarded projects approved in 2021/22 and 2022/23 in appendix 2; and
  - d) Note that further reports will be submitted to the Cabinet in due course seeking approval for projects in future years.

**BACKGROUND**

3. The Scottish Government announced in their Programme for Government in February 2021 that a new Place Based Investment Programme (PBIP) would be introduced over the 5-year period of the next parliament.

4. 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 the delivery of improved connectivity, more town centre action, community led regeneration and community wealth building.

5. At a national level, the Scottish Government have allocated a total of £140m capital investment to the PBIP for the period 2021-2025. Local Government will receive the following amounts over the 5 year period: £38m in 2021/22; £33m in 2022/23; £23m in 2023/24; £23m in 2024/25; and £23m in 2025/26. The funds were allocated on a weighted formula based on the number of towns and population in a local authority area and deprivation indices.

6. East Renfrewshire Council was awarded £635,000 of capital grant funding for the financial year 2021/22. Based on the annual pro-rata calculation, for subsequent years the Council received capital grants funding of £551,100 for 2022/23, £385,000 in 2023/24 and £385,000 in each of the remaining 2 years of the programme. This represents a total funding programme for East Renfrewshire Council of £2.34m over the 5-year period.

7. Appendix 1 lists 8 projects being recommended for Cabinet approval. In addition, approval is sought for a reserve project should funds become available.

## **REPORT**

8. The confirmation of a 5-year programme is a welcome development. It allows a more structured and better planned approach to consultation and the development and delivery of strategic projects when compared to previous annual one off allocations for town centre funding.

### **Objectives**

9. The funding is linked to the improvement of places including neighbourhoods and town centres. The high level 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, connected neighbourhoods and Community Wealth Building;
- to ensure that all place based investments are shaped by the needs and aspirations of local communities;
- to accelerate ambitions for net zero, wellbeing and inclusive economic development, tackling inequality and disadvantage, community involvement and ownership.

### **Place Principle and a Place Based Approach to Local Regeneration**

10. The Place Principle was adopted by Scottish Government and COSLA in March 2019 and sets out the need to work collaboratively, across sectors, with everything at our disposal, towards the most relevant outcomes for a place. It provides a collective focus to address inequalities, improve lives and create more successful places. The principle requests that all those responsible for providing services and looking after assets in a place need to work and plan together, and with local communities, to improve the lives of people, support inclusive and sustainable economic growth and create more successful places.

11. A Place Based Approach is about understanding the potential of a place and coordinating action to improve outcomes, with community participation at the heart of the process. Place based approaches are not about understanding an issue or policy context in a particular geographical area. They are about understanding the place and then planning policy responses that are coordinated with co-benefits across a range of outcomes. They are collaborative processes that take a long term approach and support the four pillars of prevention, performance, participation, partnership.

12. East Renfrewshire Council are embedding a place based approach to support better collaboration, community involvement and use of resources that will improve the lives of people, support inclusive and sustainable economic growth and create more successful

places. This approach is being taken forward through the development of the Local Development Plan; 8 Local Action Plans (Barrhead, Busby, Clarkston (including Netherlee and Williamwood), Eaglesham, Giffnock, Neilston, Newton Mearns and Thornliebank); and City Deal programme of investment. Critical to the success of this approach is partnership working, not only across the public sector but with businesses and industry, the third sector and crucially, with communities directly.

13. The PBIP is an aligned programme of place based investment that aims to bring the Place Principle to life. It seeks to accelerate the delivery of community led regeneration, community wealth building, town centre revitalisation, and local places.

14. The Council issued a call for PBIP proposals in January 2023 to community councils, local community groups, the third sector and relevant Council Departments. The deadline for submissions was 07 April 2023. Applications should be able to demonstrate wider community involvement and support and should complement the Council's Community Plan, Fairer East Ren, and also the Council's economic development ambitions for the area. 14 applications were received for this funding round.

15. The Council's Economic Development Assessment Panel, which is made up of Officers, carried out an initial pass/fail sift on submitted projects. Projects that passed were then scored against three main groupings: fit with the PBIP aims and objectives, strategic fit and deliverability. Those projects that failed were returned with feedback and the offer of further support.

16. The Economic Development team worked with partners to identify suitable projects. In prioritising the proposals, particular consideration was given to:

- deliverability of the project within the tight timescale and have contracts signed by 31 March 2024 at the latest;
- geographical spread of grant across the Council area; and
- economic benefits and outcomes of each project.

17. Early discussions with the applicants for each of these projects gives officers a strong indication that the projects are sufficiently progressed and that the projects can be delivered, and be spent within the required timescales. Projects have been discussed with Property & Technical Services, Estates, Neighbourhood Services, Procurement and Legal teams in terms of deliverability and no issues have been raised.

18. It should be noted that project costs are at an indicative budget stage and it will be necessary to give the Director of Environment delegation to act quickly and transfer funds where necessary amongst projects, whilst remaining within the total funding envelope of £385,000 and ensuring full spend of the fund.

19. The Economic Development team have established a project pipeline approach for future funding opportunities and continue to work with stakeholders to develop their ideas into eligible "shovel ready" projects. Future rounds of the fund will support the delivery of the Local Action Plans.

20. It is proposed that a bidding process as outlined above will continue to be used for the allocation of funding for future years. The details and outcome of each annual bidding process will be reported to Cabinet for approval in advance of each year's programme.

21. The Economic Development team will be holding a series of PBIP information sessions with stakeholders in October/November 2023 to encourage more community based

applications in 2024/25. A review of the application process is also underway to look at ways of making the process more streamlined and easier for community groups to apply to this fund.

### **FINANCE AND EFFICIENCY**

22. There are no financial implications arising directly from this report. Project implementation will be funded through the PBIP.

23. The Council must comply with the conditions of the grant, as set out in Scottish Government guidelines.

### **CONSULTATION AND PARTNERSHIP WORKING**

24. Consultation has taken place with a range of key stakeholders within the community and across Council services.

### **IMPLICATIONS OF THE PROPOSALS**

25. There are no staffing, property, legal, IT, Subsidy Control, equalities, sustainability and climate change implications associated with this report.

### **CONCLUSIONS**

26. The PBIP programme continues to provide an excellent opportunity to deliver further investment to key areas of East Renfrewshire and has been a catalyst for community and stakeholder engagement which will help provide direction for future investment and collaborative working.

27. Appendix 1 provides a list of those projects which are considered best placed to deliver the most benefit to a spread of areas in accordance with the guidance accompanying the Scottish Government grant offer.

### **RECOMMENDATIONS**

28. It is recommended that the Cabinet:

- a) Approve the projects outlined in appendix 1 for 2023/24;
- b) Delegate to the Director of Environment to make adjustments to the proposals depending upon the detailed costs of projects becoming available;
- c) Note previously awarded projects approved in 2021/22 and 2022/23 in appendix 2; and
- d) Note that further reports will be submitted to the Cabinet in due course seeking approval for projects in future years.

Director of Environment

Further information can be obtained from Gillian McCarney, Head of Place, 0141 577 3116  
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August 2023

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**Placed Based Investment Programme 2023-24**

Budget 2023-24: £385,000

Totals submitted: £594,716

Total amount recommended for approval: £385,000

Reserve List: £39,216

Project Name	Applicant	Project Summary	Amount	Panel Comments	Approve/Reject	Ward
Auchenback outdoor space	Auchenback Resource Centre	Create a new outdoor community space outside The Auchenback Resource Centre with outdoor seating to allow the groups that use the centre to work outdoors and for the expansion of the current community café.	£7,000	<ul style="list-style-type: none"> <li>• Small amount being asked for but project will have a big impact in the local area and support a number of groups and local people in an area that does not have many community facilities.</li> <li>• Match funding provided and working in partnership with Men's Shed group.</li> <li>• Provision of amenities in Auchenback was raised as a priority in the Local Action Plan consultation.</li> </ul>	Approve	Ward 1 - Barrhead, Liboside and Uplawmoor
Town Centre Litter Bin Modernisation Project	ERC Neighbourhood Services	Replacing the existing smaller bins on Clarkston, Busby and	£20,000	<ul style="list-style-type: none"> <li>• Expansion of successful project funded in round 2 of PBIP.</li> </ul>	Approve	Ward 4 - Clarkston, Netherlee and Williamwood

		Eaglesham with larger bins that hold 360 litre of waste. Purchase 40 large bins at £500 each approx. This will reduce the frequency of collection as the bins have a large capacity and allow the service to deploy more resources onto other tasks such as litter picking.		<ul style="list-style-type: none"> <li>• Feedback has been positive and there has been less ground litter observed in these areas since the installation of the bins.</li> <li>• This will allow Clarkston, Busby and Eaglesham to benefit from this investment.</li> <li>• Improved town centre environment.</li> <li>• Litter was raised as a priority concern in the Local Action Plan consultation.</li> </ul>		Ward 5 - Newton Mearns South and Eaglesham
Newton Avenue Play Park	Barrhead Housing Association (BHA)	Improve young people's mental health and emotional well-being and widen their connections with community group and support services in Auchinback by creating an inclusive, safe and stimulating place space for the community. Creating 2 distinct age appropriate	£80,000	<ul style="list-style-type: none"> <li>• Good project, fits with aims of the programme.</li> <li>• Good outputs that benefit an area of high deprivation.</li> <li>• BHA have an excellent track record for delivering projects and are capable of delivering this on time and in budget.</li> <li>• Will be a useful facility for the local children.</li> <li>• Fits with wider regeneration plans for the area.</li> <li>• Brings a disused space back to life.</li> <li>• This was not raised as a priority in the Local Action Plan consultation but Barrhead Housing Association carried out a consultation that highlighted the need for the project.</li> </ul>	Approve	Ward 1 - Barrhead, Liboside and Uplawmoor



		play equipment areas benches and growing areas.				
Off Grid Community Food Growing Project & Learning Spaces	Off Grid Community SCIO	Improvements and expansion to current site in Clarkston. Off Grid Kids provides outdoor learning space for young people, the site is used by a wide range of groups and schools including those with additional support needs. Accessible pathways to allow wheelchair access, construction of Geodome and greenhouse to enable community growing project.	£18,300	<ul style="list-style-type: none"> <li>• Fits well strategically with programme and objectives of PBIP.</li> <li>• Excellent partnership working is evident.</li> <li>• Viable organisation that have track record of delivering projects of this scale.</li> <li>• Match funding provided by Lottery £15,900 (£7,000 of capital).</li> <li>• Need to clarify planning requirements.</li> <li>• Provision for ASN young people has been highlighted in the emerging Vision for the Future work and will link into Work East Ren ASN provision.</li> <li>• Greenspace provision and improved biodiversity have been highlighted as a priority in the Clarkston Local Action Plan consultation.</li> </ul>	Approve	Ward 4 - Clarkston, Netherlee and Williamwood
Renewal of Eaglesham Scout Hall	Eaglesham Scouts	PBIP funding requested to complete the outside landscaping of the	£50,000	<ul style="list-style-type: none"> <li>• Project fits well with aims of PBIP.</li> <li>• Evidence of wider community benefit.</li> <li>• Good community and stakeholder engagement.</li> <li>• Scout hall ranked highly in recent local action plan engagement as a community priority.</li> </ul>	Approve	Ward 5 - Newton Mearns South and Eaglesham

		<p>new Eaglesham Scout Hall.</p> <p>Funding already received from East Renfrewshire Renewable Energy Fund towards the construction and internal fit out of new hall and community facility.</p>		<ul style="list-style-type: none"> <li>• Match funding provided by ER Renewable Energy Fund and various other funders.</li> <li>• The completion of this building and surrounding infrastructure has been raised as a priority in the Eaglesham Local Action Plan consultation.</li> </ul>		
Netherlee to Stamperland Walkway	Neighbourhood Service	<p>Upgrade path that is part of the national core path network. Set within the White Cart valley green space it connects Netherlee to Busby, links to an area of exceptional beauty - Stamperland Walkway Park. Used by a large cross section of the local population; families travelling to primary school, dog walkers,</p>	£65,700	<ul style="list-style-type: none"> <li>• Good project that has outcomes relevant to PBIP.</li> <li>• Demonstrates a place based approach.</li> <li>• Match funding provided by Neighbourhood Services.</li> <li>• Initiated by community council and evidence of wider community support through survey work.</li> <li>• Would improve footfall to local businesses and have leisure and health outcomes from increased walking/wheeling.</li> <li>• Would improve accessibility.</li> <li>• This project has been highlighted as a priority in the Local Action Plan.</li> </ul>	Approve	Ward 4 - Clarkston, Netherlee and Williamwood

		cyclists and joggers and people out enjoying nature. The path also connects to Linn Park and onward from there to Glasgow city centre.				
Hugh Fraser Estate Community Hub	Retail Trust	<p>Create an improved 'community hub' at Crookfur House at the heart of the retirement village in Newton Mearns, that provides for residents and neighbours. Improved café, leisure and community spaces accessible to all in the community.</p> <p>Total project value £800,000, funding secured from various sources including the</p>	£75,000	<ul style="list-style-type: none"> <li>• Project fits well with aims of PBIP.</li> <li>• Provision of accessible local services.</li> <li>• Evidence of wider community benefit, in particular for older people who suffer from loneliness and isolation.</li> <li>• Good community and stakeholder engagement.</li> <li>• Viable organisation that have track record of delivering projects of this scale.</li> <li>• Match funding provided.</li> <li>• Facilities and activities for older people has been raised as a priority in the Local Action Plan consultation for Newton Mearns.</li> </ul>	Approve	Ward 5 - Newton Mearns South and Eaglesham

		Hugh Fraser Foundation.				
Emotionally Based School Attendance	ERC Education	<p>To repurpose the former janitor's house located at Braidbar Primary School to become a specialist safe location for the work of East Renfrewshire Council's Emotionally Based School Absence (EBSA) Service.</p> <p>Increasing absence rates noted nationally and locally, and appear to be exacerbated by the pandemic. A significantly disproportionate amount of children who reside in lower decile regions of the council area are not engaging in education. By supporting these learners to return</p>	£69,000	<ul style="list-style-type: none"> <li>• Good fit with PBIP themes, it will bring back into use a disused building for the community.</li> <li>• 50% match available.</li> <li>• Evidence of good partnership working.</li> <li>• Fits well with local strategies such as Community Plan and Fairer EastRen.</li> <li>• Confirmation received that Property and Technical and Estates teams have been made aware of the project and approve. Do not expect any issues with delivery of project.</li> <li>• On-going revenue and maintenance costs to be met by education budget. Planning permissions to be submitted once approved.</li> <li>• This project was not mentioned specifically in the Local Action Plan consultation but is supported by local and national education data.</li> </ul>	Approve	Ward 3 - Giffnock and Thornliebank

		to school education as soon as possible, these learners will become successful learners, confident individuals, responsible citizens who contribute to their society in a meaningful way.				
Accessible access for Easterton Ave playpark	Busby Community Council	To design and install a new accessible ramp, with 2 new self-closing gates at the Easterton Ave, Busby play park. This will compliment an upgrade of the park that ERC is funding.	£39,216	<ul style="list-style-type: none"> <li>• The project has merits that align with PBIP.</li> <li>• Evidence of community engagement and demand.</li> <li>• Path appears to be in reasonable condition.</li> <li>• Alternative funding sources may be available for this type of project in future years.</li> <li>• Modernising of this play park was identified in the Local Action Plan consultation.</li> </ul>	Approve as a reserve project	Ward 4 - Clarkston, Netherlee and Williamwood
Wrought Iron Fencing at Broadlie Court	Broadlie Court residents and Neilson War Memorial Association	Erect 1m high around Broadie Court, Neilston Main Street. Improve road safety, aesthetic improvement.	£13,600	<ul style="list-style-type: none"> <li>• Project is on private residential land and mainly benefits private residents.</li> <li>• Private home owners are responsible for securing their own property.</li> <li>• Limited wider community benefit.</li> <li>• No match funding offered.</li> </ul>	Not approved	Ward 2 - Newton Mearns North and Neilston

		Reduce anti-social behaviour.		<ul style="list-style-type: none"> <li>Dangerous parking on Neilston Main Street was raised as a priority in the Local Action Plan consultation, however, this specific project was not raised as a priority.</li> </ul>		
Maxton Gardens Growing Space	Barrhead Rotary	Construction of large garden room structure and polytunnel. An energy efficient building to enable small groups of around 20 to meet for a range of activities tailored to their varied needs and enable Rotary to reach out, engage, welcome and support people moving to East Renfrewshire often under difficult circumstances.	£50,000	<ul style="list-style-type: none"> <li>Project requires further development.</li> <li>Ownership of the land is unclear, the land may be Common Good which would require a court process to allow the Council to grant a license to occupy the site.</li> <li>Further stakeholder and wider community engagement should be undertaken to demonstrate the need for the project.</li> </ul>	Not approved	Ward 1 - Barrhead, Liboside and Uplawmoor
Lochy's Pool & Sports Bar	Skylar Hospitality & Leisure group Ltd	Renovation costs to transform venue into a multi-use social venue with a Sports Bar, Pool Hall and Function Suite	£45,000	<ul style="list-style-type: none"> <li>All sections of application form were not completed.</li> <li>Project requires further development to demonstrate that business plan is viable.</li> <li>Further evidence required to show wider community benefit and stakeholder buy-in.</li> <li>Although admirable that it is offering a youth pool academy, there is no agreement yet with Police Scotland and it would appear no partnership with any local youth groups or agencies.</li> </ul>	Not approved	Ward 1 - Barrhead, Liboside and Uplawmoor

				<ul style="list-style-type: none"> <li>The condition of the Main Street shop fronts and vacant units has been raised as a priority in the Barrhead Local Action Plan consultation.</li> </ul>		
Festive Lighting Improvements	All About Barrhead BID	To enhance the festive lighting scheme in the town centre by introducing an innovative Twinkly Pro Christmas tree	£20,400	<ul style="list-style-type: none"> <li>The project has merits that align with PBIP.</li> <li>Value for money was not sufficiently demonstrated.</li> <li>Application not fully completed.</li> <li>No constitution, accounts or financial statement provided.</li> <li>No response to follow up emails to discuss issues flagged by panel.</li> <li>Various operational/permission/procurement questions not addressed.</li> <li>Winter lighting has not been mentioned for improvement in Barrhead in the Local Action Plan consultation.</li> </ul>	Not approved	Ward 1 - Barrhead, Liboside and Uplawmoor
ERC/PS Mobile CCTV Vehicle	Police Scotland/East Renfrewshire Council Community Safety	Vehicle cost, purchase of CCTV equipment, mast camera, side cameras, control kit, hard drives and encoders	£41,500	Project withdrawn.	Withdrawn	All
<b>Totals submitted</b>			<b>£594,716</b>			
<b>Total to be approved</b>			<b>£385,000</b>			

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## APPENDIX 2

## ROUND 1 2021/22

PROJECT NAME	LEAD ORGANISATION	WARDS BENEFITING	AMOUNT AWARDED
Shop Front Improvements, Neilston	East Renfrewshire Council – Environment Department	Ward 2 - Newton Mearns North and Neilston	£280,000
Dunterlie Employability Hub, Barrhead	East Renfrewshire Council – Environment Department	Ward 1 - Barrhead, Liboside and Uplawmoor	£50,000
Dunterlie Environmental Improvements - Car park	East Renfrewshire Council – Environment Department	Ward 1 - Barrhead, Liboside and Uplawmoor	£20,000
Westbourne Centre Barrhead	Moorgarth Property Investments LTD	Ward 1 - Barrhead, Liboside and Uplawmoor	£152,000
Square Go	Young Enterprise Scotland	Ward 4 - Clarkston, Netherlee and Williamwood	£120,180
Festive Lighting	East Renfrewshire Council – Environment Department	Ward 2 - Newton Mearns North and Neilston	£12,000
<b>Totals</b>			<b>£634,180</b>

## ROUND 2 – 2022/23

PROJECT NAME	LEAD ORGANISATION	WARDS BENEFITING	AMOUNT AWARDED
Placed Based Green Hall	East Renfrewshire Culture & Leisure	Ward 4 - Clarkston, Netherlee and Williamwood	£77,000
Cowan Park Bandstand	East Renfrewshire Council – Environment Department	Ward 1 - Barrhead, Liboside and Uplawmoor	£100,000

Town Centre Litter Bin Modernisation	East Renfrewshire Council – Environment Department	Ward 1 - Barrhead, Liboside and Uplawmoor Ward 2 - Newton Mearns North and Neilston  Ward 3 - Giffnock and Thornliebank	£15,000
Busby Play Park	Busby Community Council	Ward 4 - Clarkston, Netherlee and Williamwood	£30,000
Town Centre Digital signs	East Renfrewshire Council – Communications team	Ward 1 - Barrhead, Liboside and Uplawmoor  Ward 3 - Giffnock and Thornliebank  Ward 4 - Clarkston, Netherlee and Williamwood  Ward 5 - Newton Mearns South and Eaglesham	£61,219
The Avenue Shopping Centre	The Avenue Shopping Centre	Ward 2 - Newton Mearns North and Neilston	£139,000
ERA Outdoors - Barrhead Waterworks	East Renfrewshire ASN Parents Action Group	Ward 1 - Barrhead, Liboside and Uplawmoor	£70,480
Dunterlie Park Development Phase 1 (DPDP1)	Arthurlie Juniors Football Club	Ward 1 - Barrhead, Liboside and Uplawmoor	£58,401
<b>Totals</b>			<b>£551,100</b>