

## REPORT TO INFRASTRUCTURE SERVICES COMMITTEE – 20 JANUARY 2022

### 2022/23 SCOTTISH GOVERNMENT PLACE BASED INVESTMENT PROGRAMME

#### Executive Summary/Recommendations

1.1 This Report provides an update on the roll-out of the 2021/22 Scottish Government Place Based Investment Programme in Aberdeenshire and details on the anticipated financial allocation from the Place Based Investment Programme for 2022/23 together with the recommendations for the approach to the distribution of these funds.

#### 1.2 The Committee is recommended to:

**1.2.1 Note progress made on the distribution of funding to projects supported with monies from the 2021/22 allocation of Place Based Investment Programme funds.**

**1.2.2 Agree the criteria to be used for the distribution of the Place Based Investment Programme funding for 2022/23 as contained in point 3.2, being a scoring system based on project deliverability; place-based evidence of need; sustainability; impact; leverage and carbon reduction.**

**1.2.3 Agree the process for the distribution of funds noted in point 3.4, being to delegate authority to the Director of Environment & Infrastructure Services to approve applications for funding from the Scottish Government Place Based Investment Programme 2022/23 following consultation with the Chair, Vice Chair and Opposition Spokesperson of Infrastructure Services Committee, and the Council Leader.**

**1.2.4 Agree to direct up to £150,000 of the 2022/23 Place Based Investment Programme funding to an extension and enhancement of the current Property Investment Fund initiative, including the introduction of carbon impact assessments.**

#### 2 Decision-Making Route

2.1 The 2020/21 Programme for Government committed to establishing a Place-Based Investment Programme (PBIP), linking and aligning various place-based policy initiatives, including the Town Centre Fund. 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 ambitions for place-making, 20-minute neighbourhoods, town centre revitalisation, community led regeneration, inclusive growth, local resilience community wealth building and net zero at the local place level.

- 2.2 The PBIP is expected to be a 5-year financial commitment of capital funding from the Scottish Government. Aberdeenshire received £2.04m in 2021/22 and the allocation for 2022/23 is anticipated to be in the region of £1.9m.
- 2.3 At its meeting of 13 May 2021 ([Item 16](#)) the Committee:
- Agreed the criteria to be used for the distribution of the Scottish Government PBIP 2021/22 in Aberdeenshire;
  - Agreed the process for the distribution of funds in Aberdeenshire;
  - Agreed that current town centre and regeneration projects be reviewed as a priority to ensure that they remain on target and deliverable and to assess whether they have any funding shortfalls;
  - Delegated authority to the Director of Environment & Infrastructure Services to approve applications for funding from the Scottish Government PBIP 2021/22 following consultation with a panel made from the Chair, Vice Chair and Opposition Spokesperson of Infrastructure Services Committee, and the Council Leader. The panel has met twice, on 2 July and 3 November 2021.
- 2.4 Details of all 14 PBIP-supported projects from the 2021/22 funding are contained in **Appendix 1**. This information was circulated to all Elected Members on 7 July 2021 and Officers provided a presentation to this Committee on 30 September 2021 ([Item 10](#)).
- 2.5 Despite the five-year funding perspective, which is very welcome, the PBIP continues to see the ‘in-year commitment’ approach adopted by the Scottish Government. PBIP funds that are not “used” by 31 March each year are to be returned to the Scottish Government. (The term “used” in this context refers to contracts being agreed and signed with principle contractors by 31 March). This model creates several complexities and burdens as whilst deadlines for actual defrayal are more flexible, there remains a risk of under-commitment over the course of the project year.

### **3 Discussion**

- 3.1 The 2021/22 cohort of projects (**Appendix 1**) are well advanced, and some have already completed. Many of the projects assisted were existing schemes that required additional support to be delivered. All remaining projects are expected to complete around the end of September 2022.
- 3.2 It is proposed that the approach to identifying and selecting projects for 2022/23 is broadly the same as for 2021/22, though with the benefit of additional engagement time at the front end. A process of consultation with the Area Managers and Area Management Teams is well underway to help identify strategic priorities which may fit the programme. All Elected Members will be consulted to provide the opportunity to promote possible projects.
- Given the strategic nature of PBIP it is not recommended that a call is issued publicly. Area Management Teams will be aware of community-led initiatives in their areas that are in line with local community priorities and plans. The

suggested criteria to be used in assessing applications to the 2022/23 PBIP programme is the similar to the previous year:

<b>Criteria</b>	<b>Maximum Score</b>
Deliverability	10
Place based evidence of need	15
Sustainability of project	10
Impact	15
Leverage (match funding)	5
Carbon reduction	10
<b>TOTAL</b>	<b>65</b>

3.3 It is recommended that a two-stage application process is established for 2022/23 projects:

- 1) A light-touch expression of interest process is used to assess level of interest and gather basic project details. These will be screened within Economic Development to identify any ineligible projects and invitations to apply issued. For ineligible projects, advice will be provided on alternative sources of funding;
- 2) An internal panel made up of Officers from Planning & Economy and Area Managers will assess and score applications and make recommendations to the PBIP Investment Panel, as detailed in paragraph 3.4 below.

The precise timeline for the roll-out of the 2022/23 PBIP will depend to a certain extent on when financial allocations are announced by the Scottish Government. However, the current intention is to launch the expression of interest process around the end of January 2022 in order that we can start to understand the project pipeline. No firm commitments will be made until the allocation is confirmed.

3.4 In common with the 2021/22 decision-making process, it is proposed that the Committee delegate authority to the Director of Environment & Infrastructure Services to approve applications for funding from the Scottish Government PBIP 2022/23 following consultation with the PBIP Investment Panel made from the Chair, Vice Chair and Opposition Spokesperson of Infrastructure Services Committee and the Council Leader.

3.5 One of the flexibilities of a multi-year funding settlement is the ability to make strategic decisions over commitment levels, in an attempt to avoid having to return funds to the Scottish Government. One way of reducing the risk of this happening is to over-commit against the current years' allocation and fund the over-commitment from the following years' allocation. Given that PBIP is a five-year programme, this is possible, though it may slightly reduce the funding available to distribute in the following year. On balance, however, it seems preferable to the loss of funding. This process was piloted in 2021/22 when one of the projects withdrew and there was concern over under-commitment. The

PBIP Investment Panel agreed to a series of recommendations to over-commit the 2021/22 budget by £52,299, which will be accounted for in 2022/23. It is intended to operate the 2022/23 and future years of the PBIP similarly to reduce the risk of under-commitment.

- 3.6 The Property Investment Fund (PIF) was launched in 2016 as part of the current Regeneration Strategy and the regeneration action plans for Banff, Fraserburgh, Macduff and Peterhead. The PIF was primed with an allocation of £400,000 from the Regeneration Reserve to specifically address vacant and derelict properties in private or community ownership in the four regeneration towns where there is not a clear economic case for bringing the property back into use. The scheme was designed to overcome long-term market weaknesses in these towns as development costs tended to exceed end market values. It was recognised that there are socio-economic impacts of significant dereliction to communities which can reinforce the stigma of poorer performing areas and result in a negative impact on civic pride and public confidence.
- 3.7 The PIF is currently split into two phases. Phase 1 offers 50% funding support to businesses, or up to 100% to third sector, to an upper limit of £10,000 to undertake feasibility and viability assessments to establish whether a market failure exists. Phase 2 has an upper limit of £100,000 to help address the gap between the development cost and the end value.
- 3.8 To date, the PIF has supported 10 phase 1 investments to a value of £56,011 and 3 phase 2 investments to the value of £225,313. Of the 10 phase 1 investments, six of these have led to successful regeneration outcomes – 3 through support from phase 2, and 3 through other means. The most significant PIF investment to date has created approximately 12 jobs in Peterhead and is expected to be an anchor investment in the town centre. An overview of the PIF scheme and investments to date is included in Appendix 2.
- 3.9 It is proposed that the PBIP allocation for 2022/23 is top-sliced with £150,000 of funding towards an extension to the PIF scheme. This would enable active phase 1 projects to progress to delivery as well as stimulate a new pipeline. Whilst the scheme will remain broadly the same, the following suggested changes are recommended:
  - Officers are looking into whether the scheme could be broadened to include other towns as well as retaining a focus on Banff, Fraserburgh, Macduff and Peterhead. Support would need to be targeted at those towns that suffer most with the combination of indices of multiple deprivation, derelict and vacant properties and weaker market forces;
  - Priority areas / streets within the focus towns are identified to further improve the wider impact of the scheme;
  - The scheme will be enhanced to include a mandatory carbon impact or equivalent assessment at phase 1 of the scheme. Such audits are currently available free from Zero Waste Scotland and would contribute to the net zero requirements of the PBIP;
  - The level of intervention could be scaled dependent on the impact and outputs generated by the investment.

#### 4 Council Priorities, Implications and Risk

4.1 The Place Based Investment Programme will contribute to the delivery of the Strategic Priorities “Resilient Communities” with the Pillar “Our Environment” and “Economy and Enterprise” within the Pillar “Our Economy”.

4.2 The table below shows whether risks and implications apply if the recommendations are agreed.

Subject	Yes	No	N/A
Financial	x		
Staffing	x		
Equalities and Fairer Duty Scotland	IIA attached as Appendix 3		
Children and Young People’s Rights and Wellbeing		x	
Climate Change and Sustainability	IIA attached as Appendix 3		
Health and Wellbeing		x	
Town Centre First	IIA attached as Appendix 3		

4.3 Finance Officers are aware of the Capital Funding. It is expected that the Place Based Investment Programme will be received annually. The programme funds will be placed in reserves within the Economic Development budget and will be distributed in accordance with project funding agreements.

4.4 There are staffing implications for different teams including Economic Development, Planning, and Area Managers. It is not envisaged that additional staff will need to be employed to administer this fund, however there may be a need to build competent applications for future years which will need to be considered by Area Management Teams.

4.5 An Integrated Impact Assessment has been carried out as part of the development of the proposals set out above although it is noted that as the identity of the projects to be supported through the PBIP is not yet known, this can only be a limited process. The Assessment is included as **Appendix 3** and there is a positive impact identified for the town centres proposed to be covered by the Property Investment Fund and in relation to the Equalities and the Fairer Scotland Duty and Climate Change and Sustainability. Any implications in relation to Children and Youngs People’s Rights and Wellbeing, and Health and Wellbeing will also be considered in the determination of the distribution of grants from the fund.

4.6 The following Risk has been identified as relevant to this matter on a Corporate Level:

- ACORP005 – Working with other organisations, partnership working – This will be mitigated by ensuring that all parties are clear on the objectives of the funding and that deliverables and timescales are agreed and robustly monitored through the grant / service level agreement process.

## **5 Scheme of Governance**

- 5.1 The Head of Finance and Monitoring Officer within Business Services have been consulted in the preparation of this Report and their comments are incorporated within the Report. They are satisfied that the Report complies with the Scheme of Governance and relevant legislation.
- 5.2 The Committee is able to consider this item in terms of Section F1.1b of the List of Committee Powers in Part 2A of the Scheme of Governance as it relates to the approval of resources to support Economic Development.

**Alan Wood**

**Director of Environment & Infrastructure Services**

Report prepared by Alastair Rhind

Date: 16 December 2021

### **List of Appendices –**

Appendix 1 - 2021/22 Place Based Investment Programme

Appendix 2 – Property Investment Fund information and funding awards

Appendix 3 – Integrated Impact Assessment

Appendix 1

**2021/22 Place Based Investment Programme – summary of decisions taken by the PBIP Investment Panel on 2 July & 3 November 2021**

Project	Place	Deliverability (15)	Place-based evidence of need (10)	Sustainability of project (10)	Impact on Place (15)	Leverage (5)	Carbon Reduction (5)	Total (60)	£ PBIP Awarded 2021/22	£ TPV
<b>TABLE 1 - Existing Town Centre Fund / Regeneration Projects</b>										
John Trail Hotel Project	Fraserburgh	14.00	8.00	7.00	14.00	5.00	3.00	<b>51.00</b>	81,684	1,263,508
Kirk Brae Public Realm	Fraserburgh	13.00	8.00	9.00	13.00	5.00	1.00	<b>49.00</b>	145,000	611,393
Huntly Heart	Huntly	14.00	8.00	8.00	12.00	5.00	2.00	<b>49.00</b>	44,067	306,559
Number 30	Huntly	10.00	9.00	7.00	13.00	5.00	3.00	<b>47.00</b>	824,151	3,598,812
Bridge Street Public Realm Improvement	Banff	13.00	9.00	9.00	13.00	0.00	1.00	<b>45.00</b>	105,155	846,801
Aboyne Town Centre Enhancement Project	Aboyne	12.00	8.00	7.00	13.00	1.00	3.00	<b>44.00</b>	15,000	150,000
Ballater Village Greens Enhancement (railings)	Ballater	13.00	8.00	8.00	11.00	2.00	2.00	<b>44.00</b>	10,826	154,552
Victoria Park Community Gardens	Peterhead	14.00	10.00	8.00	7.00	0.00	3.00	<b>42.00</b>	32,737	357,911
<b>Existing Town Centre Fund / Regeneration Projects</b>								<b>TOTALS</b>	<b>1,258,620</b>	<b>7,289,536</b>

Project	Place	Deliver-ability (15)	Place-based evidence of need (10)	Sustain-ability of project (10)	Impact on Place (15)	Leverage (5)	Carbon Reduction (5)	Total (60)	£ PBIP Request	£ TPV	
<b>TABLE 2 - New Projects</b>											
Broch Skate & Wheeled Sports Park	Fraserburgh	10.00	9.00	9.00	10.00	4.00	3.00	<b>45.00</b>	206,560	261,560	
Alford Valley Community Railway	Alford	6.00	9.00	6.00	10.00	4.00	3.00	<b>38.00</b>	113,250	146,500	
V&A Halls Transformational Enhancement Project	Ballater	9.00	7.00	8.00	9.00	1.00	3.00	<b>37.00</b>	40,000	44,400	
Ellon Integrated Travel Town Masterplan	Ellon	9.00	7.00	8.00	8.00	2.00	3.00	<b>37.00</b>	210,000	300,000	
34 Broad Street (Phase 2)	Fraserburgh	9.00	8.00	5.00	11.00	1.00	3.00	<b>37.00</b>	150,500	609,824	
Macduff Cross Enhancement	Macduff	11.00	6.00	6.00	6.00	3.00	2.00	<b>34.00</b>	113,299	203,299	
<b>New Projects</b>								<b>TOTALS</b>		<b>833,609</b>	<b>1,565,583</b>
<b>Total Applications (Existing + New Projects)</b>								<b>TOTALS</b>		<b>2,092,229</b>	<b>8,855,119</b>
<b>PBIP Budget over-commitment (to be taken from 2022/23 PBIP allocation)</b>										<b>52,299</b>	

## Property Investment Fund particulars (last updated May 2020)

### What is the Property Investment Fund & Who Can apply?

The aim of the fund is to bring prominent, empty, town centre properties back into use through grant support. Applications will be open to individuals, community groups or businesses who own/wish to invest in property to bring new, sustainable uses to the towns of Banff, Macduff, Fraserburgh and Peterhead. The scheme will be open to robust financial recipients who will have the ability to see the whole process through to completion. To be eligible projects must prove there is a need for the Property Investment Fund Finance.

#### The structure of the fund is split into two phases:

**Phase 1:** Grants of up to £10,000 (or 50% of cost, whichever is lesser) will be considered for feasibility studies, architectural drawings or quantity surveying work. Community organisations can apply for a grant covering 100% of these costs. If the total costs of the works identified at this stage outweigh the final value of the development, or the return on investment is below a commercially acceptable value, a Phase 2 application will be considered.

**Phase 2:** Grants of up to £100,000 will be considered for actual building/renovation work. It is not expected that the contribution from the Property Investment Fund will come to more than 25% of the building/renovation work.

#### What types of projects can get funding under this scheme?

Buildings covered by the Scheme are those within the town where the building is of significance to the town and where the property has lain empty for at least six months. Grant awards will be discretionary and will be paid at the minimum required to enable the project to proceed. All projects must meet the objectives of the Councils Regeneration Strategy including the Town Centre First policy.

#### Eligible projects can include conversion or refurbishments. Examples of new uses can be:

- ▶ Leisure or Service Business
- ▶ Residential
- ▶ Office premises
- ▶ Retail outlets

### What costs are eligible for Phase 2 grant?

#### Eligible costs are those associated with the refurbishment/renovation of the building and can include:

- ▶ Building Works both internal and external

#### Grants will not be payable to assist with the purchase of the property.

Costs should be kept to the lowest level consistent with the work needing to be done and the requirements of the local authority. Grants will not be payable on unnecessarily expensive materials or for equipment.



### Criteria

1. The building which is the subject of the application must have lain empty for at least six months at the date of application.
2. Grants will not cover payments for VAT.
3. Applications must be made before the work that is to be financed has started.
4. Grants will only be paid on proof of spend.
5. Credit checks will be carried out on individuals and businesses.
6. Grant awards will be discretionary and will be paid at the minimum required to enable the project to proceed.
7. Buildings covered by the scheme are those within the town where the building is of significance to the town.
8. Projects must meet the objectives of the Councils Regeneration Strategy including the Town Centre First Policy.
9. The applicant must prove that there is a need for the Property Investment Fund finance to make the project work.
10. Minimum grant £1,000 for Phase 1 and £5,000 for Phase 2.
11. No advance payments can be made. Payments will be released when key stages of the project have been completed.

#### Application must be made and approved before work starts





Before



After



### Where are the grants available?

- ▶ Banff
- ▶ Macduff
- ▶ Fraserburgh
- ▶ Peterhead

### How do I apply?

Those who wish to apply should discuss their proposal with the Regeneration Executive (Property) in the first instance.

You will then be referred to a Business Development Executive and if the details of your project meet the initial criteria you will be invited to complete a Phase 1 Feasibility application or a Phase 2 building/renovation application form.

Further information on the Property Investment Fund is available from the following Economic Development Officers.

### Contact Details

**Aberdeenshire**  
Christine Webster  
Regeneration Executive (Property)  
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[www.aberdeenshire.gov.uk](http://www.aberdeenshire.gov.uk)



# Property Investment Fund

Financial Assistance to help bring redundant buildings back into productive economic use.



[www.aberdeenshire.gov.uk](http://www.aberdeenshire.gov.uk)

**APPENDIX 2 cont.. – Property Investment Fund projects 2016-**

The following PIF grants have been awarded or paid at the time that this report was written:

<b>Property (General locator)</b>	<b>Town</b>	<b>PIF Awarded / Paid</b>	<b>PIF Phase</b>	<b>Total Project Value</b>	<b>Stage</b>
Windmill Street	Peterhead	£2,991	1	£23,915	Completed
Love Lane	Fraserburgh	£3,884	1	£12,307	Completed
Mid Street	Fraserburgh	£3,900	1	£8,000	Completed
Marischal Street	Peterhead	£7,343	1	£14,660	Completed
Seaforth Street	Fraserburgh	£18,149	2	£104,861	Completed
Boyndie Street	Banff	£7,164	2	£28,905	Completed
Duff Street	Macduff	£5,875	1	£11,750	Completed
Duff Street	Macduff	£2,088	1	£5,830	Completed
Marischal Street	Peterhead	£10,000	1	£24,000	Completed
Windmill Street	Peterhead	£8,250	1	£8,250	Completed
Marischal Street	Peterhead	£200,000	2	£2,228,577	Completed
Cairntrodlie	Peterhead	£1,680	1	£3,360	In Progress
Merchant Street	Peterhead	£10,000	1	£23,377	In Progress
<b>TOTALS</b>		<b>£281,324</b>		<b>£2,497,792</b>	

# Aberdeenshire Council

## Integrated Impact Assessment

### 2022/23 SCOTTISH GOVERNMENT PLACE BASED INVESTMENT PROGRAMME

Assessment ID	IIA-000225
Lead Author	Alastair Rhind
Additional Authors	Christine Webster
Service Reviewers	Matthew Lockley, Christine Webster
Subject Matter Experts	Audrey Michie
Approved By	Paul Macari
Approved On	Friday December 03, 2021
Publication Date	Wednesday December 08, 2021

# 1. Overview

This document has been generated from information entered into the Integrated Impact Assessment system.

Committee paper to Infrastructure Services Committee to agree the process for the delivery of the 2022/23 Place Based Investment Programme.

During screening 3 of 10 questions indicated that detailed assessments were required, the screening questions and their answers are listed in the next section. This led to 3 out of 5 detailed impact assessments being completed. The assessments required are:

- Equalities and Fairer Scotland Duty
- Sustainability and Climate Change
- Town Centres First

In total there are 11 positive impacts as part of this activity. There are 0 negative impacts, all impacts have been mitigated.

A detailed action plan with 1 points has been provided.

This assessment has been approved by paul.macari2@aberdeenshire.gov.uk.

The remainder of this document sets out the details of all completed impact assessments.

## 2. Screening

Could your activity / proposal / policy cause an impact in one (or more) of the identified town centres?	Yes
Would this activity / proposal / policy have consequences for the health and wellbeing of the population in the affected communities?	No
Does the activity / proposal / policy have the potential to affect greenhouse gas emissions (CO2e) in the Council or community and / or the procurement, use or disposal of physical resources?	Yes
Does the activity / proposal / policy have the potential to affect the resilience to extreme weather events and/or a changing climate of Aberdeenshire Council or community?	No
Does the activity / proposal / policy have the potential to affect the environment, wildlife or biodiversity?	No
Does the activity / proposal / policy have an impact on people and / or groups with protected characteristics?	No
Is this activity / proposal / policy of strategic importance for the council?	No
Does this activity / proposal / policy reduce inequality of outcome?	Yes
Does this activity / proposal / policy have an impact on children / young people's rights?	No
Does this activity / proposal / policy have an impact on children / young people's wellbeing?	No

## 3. Impact Assessments

Children's Rights and Wellbeing	Not Required
Climate Change and Sustainability	No Negative Impacts Identified
Equalities and Fairer Scotland Duty	No Negative Impacts Identified
Health Inequalities	Not Required
Town Centre's First	No Negative Impacts Identified

## 4. Equalities and Fairer Scotland Duty Impact Assessment

### 4.1. Protected Groups

Indicator	Positive	Neutral	Negative	Unknown
Age (Younger)		Yes		
Age (Older)		Yes		
Disability		Yes		
Race		Yes		
Religion or Belief		Yes		
Sex		Yes		
Pregnancy and Maternity		Yes		
Sexual Orientation		Yes		
Gender Reassignment		Yes		
Marriage or Civil Partnership		Yes		

### 4.2. Socio-economic Groups

Indicator	Positive	Neutral	Negative	Unknown
Low income		Yes		
Low wealth		Yes		
Material deprivation		Yes		
Area deprivation	Yes			
Socioeconomic background		Yes		

### 4.3. Positive Impacts

Impact Area	Impact
Age (Younger)	Projects supported by the Place based Investment Programme in 2022/23 are currently not identified. However the programme has a focus on inclusive economic growth and support for regeneration areas therefore it is expected that projects will contribute to this theme.
Area deprivation	Projects supported by the Place based Investment Programme in 2022/23 are currently not identified. However the programme has a focus on inclusive economic growth and support for regeneration areas therefore it is expected that projects will contribute to this theme.
Area deprivation	Projects supported by the Place based Investment Programme in 2022/23 are currently not identified. However the programme has a focus on inclusive economic growth and support for regeneration areas therefore it is expected that projects will contribute to this theme.

#### 4.4. Evidence

Type	Source	It says?	It Means?
Other Evidence	PBIP national framework	PBIP shall focus on interventions in regeneration areas and support inclusive growth and economic participation.	Applications will be scored for their contributions to this theme.

#### 4.5. Overall Outcome

No Negative Impacts Identified.

Projects supported through the PBIP will be expected to contribute towards inclusive growth with a focus on regeneration and other socio-economically disadvantaged areas.

## 5. Sustainability and Climate Change Impact Assessment

### 5.1. Emissions and Resources

Indicator	Positive	Neutral	Negative	Unknown
Consumption of energy		Yes		
Energy efficiency		Yes		
Energy source		Yes		
Low carbon transition	Yes			
Consumption of physical resources	Yes			
Waste and circularity		Yes		
Circular economy transition	Yes			
Economic and social transition	Yes			

### 5.2. Biodiversity and Resilience

Indicator	Positive	Neutral	Negative	Unknown
Quality of environment	Yes			
Quantity of environment		Yes		
Wildlife and biodiversity		Yes		
Infrastructure resilience		Yes		
Council resilience		Yes		
Community resilience	Yes			
Adaptation		Yes		

### 5.3. Positive Impacts

Impact Area	Impact
Quality of environment	Projects supported by the Place based Investment Programme in 2022/23 are currently not identified. However all projects will be scored for their sustainability credentials, carbon impact and contribution to national net zero ambitions.
Community resilience	Projects supported by the Place based Investment Programme in 2022/23 are currently not identified. However all projects will be scored for their sustainability credentials, carbon impact and contribution to national net zero ambitions.
Circular economy transition	Projects supported by the Place based Investment Programme in 2022/23 are currently not identified. However all projects will be scored for their sustainability credentials, carbon impact and contribution to national net zero ambitions.
Economic and social transition	Projects supported by the Place based Investment Programme in 2022/23 are currently not identified. However all projects will be scored for their sustainability credentials, carbon impact and contribution to national net zero ambitions.

Impact Area	Impact
Low carbon transition	Projects supported by the Place based Investment Programme in 2022/23 are currently not identified. However all projects will be scored for their sustainability credentials, carbon impact and contribution to national net zero ambitions.
Consumption of physical resources	Projects supported by the Place based Investment Programme in 2022/23 are currently not identified. However all projects will be scored for their sustainability credentials, carbon impact and contribution to national net zero ambitions.

## 5.4. Evidence

Type	Source	It says?	It Means?
Other Evidence	PBIP national requirements	Projects will be expected to contribute to national net zero ambitions.	Applications will be assessed and scored against net zero delivery response.

## 5.5. Overall Outcome

No Negative Impacts Identified.

Projects will be required to make a positive contribution to sustainability and climate change by considering their project in relation to national net zero ambitions.

## 6. Town Centre's First Impact Assessment

### 6.1. Local Factors

Indicator	Positive	Neutral	Negative	Unknown
Town centre assets		Yes		
Footfall		Yes		
Changes to road layouts		Yes		
Parking		Yes		
Infrastructure changes		Yes		
Aesthetics of the town centre	Yes			
Tourism		Yes		
Public safety		Yes		
Town centre business		Yes		
Cultural heritage and identity		Yes		
Social and cultural aspects		Yes		

### 6.2. Positive Impacts

Impact Area	Impact
Aesthetics of the town centre	Bringing redundant / vacant / derelict properties back into positive economic / social use will improve the general look and feel of the town centre and contribute to wider regeneration aims.
Town centre assets	Improvements to key target properties in the associated town centres to bring them out of vacant dereliction and return them into a positive economic or social use.

### 6.3. Evidence

Type	Source	It says?	It Means?
Other Evidence	Current Programme Information	The Property Investment Fund has resulted in 6 properties being bought back into use which otherwise would have remained vacant.	Intervention is needed for properties and towns that suffer particular market failures in returning buildings to a positive use.

### 6.4. Overall Outcome

No Negative Impacts Identified.

The programme will intervene in improving buildings in the five target towns which would otherwise have been likely to remain vacant and/or derelict.

## 7. Action Plan

Planned Action	Details
<p>The application process for projects seeking support from the 2022/23 PBIP will be screened at assessment for their impact on town centres, equalities and environmental impact.</p>	<p><b>Lead Officer</b> Alastair Rhind  <b>Repeating Activity</b> No  <b>Planned Start</b> Monday March 14, 2022  <b>Planned Finish</b> Monday April 11, 2022  <b>Expected Outcome</b> All projects will make positive contribution.  <b>Resource Implications</b> None</p>