

Agenda Item	3
Report No	SCC/15/20

HIGHLAND COUNCIL

Committee: Sutherland County Committee

Date: 14 December 2020

Report Title: Town Centre Fund

Report By: Executive Chief Officer: Infrastructure and Environment

1. PURPOSE/EXECUTIVE SUMMARY

- 1.1 The Scottish Government has allocated The Highland Council an additional £1,066,000 ring-fenced Town Centre Fund (TCF). On 5 November 2020, Members of the Economy and Infrastructure Committee Members agreed an area distribution of the grant. Sutherland County Committee was allocated £84,156. The three eligible settlements for TCF investment are Brora, Dornoch and Golspie.
- 1.2 While a Town Centre focus remains with the fund, the key driver behind the extra funding is to stimulate local construction activity and support employment across Highland at this time of economic crisis. Accordingly, the Scottish Government has conditioned the grant offer that grant expenditure must be complete by March 2021 (i.e. works completed or contracts signed/commenced within 2020/21).
- 1.3 On 9 November 2020, Sutherland County Committee Members requested that The Highland Council invite bids for the available TCF grant. The process opened on 16 November 2020 and closed 30 November 2020. A total of eleven proposals were received. The total grant amount requested was £295,669. The full proposals received for each project can be viewed in Appendix 1.

2. RECOMMENDATIONS

- 2.1 Members are asked to:
- i. Consider the proposals submitted and agree which projects are to be offered a Town Centre Fund grant and the value of funds to be offered; and
 - ii. Agree and rank reserve projects to be pursued in the event of an underspend.

3. IMPLICATIONS

- 3.1 **Resource** – The additional TCF grant is capital (for investment in fixed physical assets) and ring-fenced with specific conditions attached. The grant can be spent by The Highland Council or third parties.

- 3.2 **Legal** – When managing external funding it is imperative that the risks to The Highland Council are accessed/mitigated and any back to back grant award letters with third parties, and financial claims management protect The Highland Council financial and reputational interests.
- 3.3 **Community (Equality, Poverty and Rural)** – The purpose of the additional grant is to support the construction sector with contracts in town centres across Highland.
- 3.4 **Climate Change / Carbon Clever** – No direct implications arising albeit specific projects may bring positive implications.
- 3.5 **Risk** – As per item 3.2 above.
- 3.6 **Gaelic** – As per item 3.4 above.

4. **TOWN CENTRE FUND GRANT AWARD: 2020/21**

- 4.1 On 10th September 2020 the Scottish Government announced an additional £18m through the Town Centre Fund as part of its national economic recovery stimulus package, particularly aimed at supporting construction activity across Scotland. On 18th September the Scottish Government issued its formal grant offer to The Highland Council. The value of the grant offered is £1,066,000.
- 4.2 The grant offer and accompanying guidance includes the following key conditions of grant:
1. *All grant expenditure must be complete by 31 March 2021 (whether the project is led by Council or third party);*
 2. *The grant is for capital expenditure which is additional to that which is already or would otherwise be allocated to the 2020-21 budget, and should not substitute for existing spend;*
 3. *The Grant may also be used to fund third party capital expenditure in the current year; and*
 4. *No part of the grant may be transferred to the Capital Fund, nor may any part of the grant be used to meet the costs of debt redemption.*

5. **DELIVERY CONSIDERATIONS**

- 5.1 The Scottish Government in their TCF grant award guidance explicitly states that: *it is expected that local authorities will prioritise projects which are established and can progress in time to meet this deadline (31 March 2021). Expenditure is defined as “It is expected that work will be completed; or, at least work or contracts signed or commenced within 2020/21”.*
- In other words, this together with the town centre purpose of the fund can be read as, the Scottish Government is expecting The Highland Council to support existing Town Centre located projects that could benefit from some additional spend, or new Town Centre projects that are ‘shovel ready’ to be progressed.

6. **SUTHERLAND TCF PROPOSALS**

- 6.1 The following paragraphs summarise the eleven proposals received by The Highland Council for Sutherland and provides commentary on the key issues to be considered by Members when determining which projects they wish to offer TCF grant.

- 6.2 Golspie Larder
Golspie Larder is a private business seeking the sum of £13,899 to assist with the change of use of a property from a hairdresser to a retail unit. The proposal is seeking grant at a 100% intervention rate. However, there is a comment from the project lead that anything that is not grant funded will be paid for by the business. Just under 40% of the costs are attributable to equipment to run the business and therefore ineligible.
- 6.2.1 Further due diligence would be required to be undertaken by The Highland Council in respect this proposal. The project lead has stated that Golspie Larder have leased the property. The detail of the lease would need to be assessed to ensure that any public sector investment is protected.
- 6.3 Highland Wildcat Mountain Bike Skills Area
Sutherland Outdoor Activity Project (SOAP) are seeking the sum of £19,500 to provide a skills area at the Highland Wildcat MTB Trails. SOAP will contribute £1,000 of their own funds to the project.
- 6.3.1 Whilst the project is not located in the town centre it is arguable that the trails attract visitors to the town and thus makes a positive contribution to the local economy. Further due diligence would be required to be undertaken by The Highland Council in respect to this project. It is not clear if planning permission is required. If so, this could jeopardise the ability to award contract by the end of March 2021. The project lead has also stated that work would commence in the Spring of 2021 and take 12 months to complete. The TCF needs to be expended by the end of September 2021 which does not align.
- 6.4 Boundary Improvements
Golspie Bowling Club are seeking the sum of £4,495 to replace the gates to the bowling club and change the perimeter boundary treatment from hedging to timber. The Club are also seeking £535 for ineligible revenue expenditure and this should be excluded from consideration. There are no significant concerns regarding this proposal.
- 6.5 Refurbish Playpark
Brora Primary Parent Council are seeking the sum of £10,000 towards a £50,000 project to refurbish the playpark at Johnstone Crescent. The proposal indicates funding sources for a further £13,700 but it is not clear whether this is secure or not and where the remaining match funding will be sourced.
- 6.5.1 Significant concern exists about deliverability. Match funding needs to be clarified and also the timescales for delivering the project. The project lead indicates that they are hopeful work will commence at the end of next year. That does not align with the TCF timetable.
- 6.6 Car, Coach & Motorhome Park:
Dornoch Area Community Interest Company are seeking £57,937 towards the first phase of 'Project Curlew' which seeks to create create 38 car spaces, 4 dedicated motorhome spaces, flexible 5 coach/ 8 motorhome spaces, 8 motorcycle spaces and 10 bicycle stances on part of the former Abattoir site. There will also be 3 disabled spaces, 3 parent & child parking slots and charging points for 4 vehicles and a charging point for e-bikes. The total cost of the project is £720,048. Concern exists about the status of match funding. £475,000 is still be secured but decisions are expected imminently. Statutory consents remain outstanding. The planning application was validated on 30 September 2020.

- 6.7 Golspie - Restoration of 2 buildings to accommodate bike workshop & office. Installation of campervan waste disposal unit
The project lead is a private business and is seeking the sum of £72,500 towards a £145,000 project (phase 1) to redevelop the former Mackay House Hostel for Girls site (accessed from Fountain Road). It includes the refurbishment of existing properties on site to create a bicycle service, repair and rental business. The project also includes site works to create camper van waste disposal facilities. The project lead cites possible future phases of redevelopment such as an e-bike distribution hub.
- 6.7.1 Significant concern exists about deliverability. Statutory consents have not been obtained and a planning application has not been submitted. It is quite conceivable that these could be achieved in the next two to three months but that would leave very little time for procuring the works and for The Highland Council to undertake due diligence and conclude the legally binding RCGF large grant offer.
- 6.8 Renovation of Public Toilets
Brora Community Council are seeking the sum of £21,750 to replace existing cisterns and wash hand basins, walls to be wet walled and install a solar panel water heating system.
- 6.8.1 The only concern regarding this project is that the toilets are Highland Council owned and there is no indication in the proposal as to whether The Highland Council are in a position to deliver this project or content for a third party to carry it out on their behalf.
- 6.9 Renovation of YMCA Building
Go Golspie are seeking the sum of £29,500 towards a £49,500 phase 2 package of works to bring the former YMCA building back into use. The works include roof repairs to the rear of the property, toilet refurbishment and electrical works. The principle of supporting this project has already been established with a £100,000 TCF grant being offered in the first round of funding. Any subsequent increase in grant can be accommodated with a modification to the existing grant offer.
- 6.9.1 A concern exists about deliverability as a building warrant will be required for the roof repair. However, there is no reason to suggest that this would be protracted and adversely impact on the ability to award a contract before 31 March 2021.
- 6.10 Provision of dedicated motorhome parking, chemical waste facility and replacement signage
Brora and District Action Group (BaDAG) are seeking the sum of £18,000 to provide dedicated motorhome parking spaces within the existing lorry park, including electric hook ups. This work will complement the chemical waste facility project already underway and funded during Round 1 of the TCF.
- 6.10.1 £10,000 is also being sought for the provision of new/replacement town centre gateway (north and southbound) signage highlighting updated local facilities (especially those for motorhomes/caravanners) and natural attractions.
- 6.10.2 Significant concern exists about the deliverability of the motorhome parking spaces and associated electric hook ups. No statutory consents are in place and no planning application has been submitted.
- 6.10.3 Concern exists regarding the signage element of the project. It is not clear from the proposal what dialogue has taken place with The Highland Council and Transport Scotland and whether it is deliverable within the timeframes.
- 6.11 Town Signage
Go Golspie are seeking the sum of £28,000 for the erection of several tourism signs on the A9 throughout Golspie to identify/highlight attractions for tourists including scenic walks, historic buildings etc.

- 6.11.1 Significant concern exists about deliverability. It is not clear from the proposal what dialogue has taken place with The Highland Council and Transport Scotland and whether it is deliverable within the timeframes. Go Golspie have indicated that applications will be required and that this will take place between January and April 2021. It is also not clear from the proposal whether the attractions to be signposted are part of VisitScotland's Quality Assurance Scheme and therefore eligible for brown tourist signage.
- 6.12 Provision of power and water to beach car park area, Dornoch
East Sutherland Rescue Association (ESRA) are seeking £10,098 towards a £20,098 project to install an electricity supply and mains water supply from the town centre of Dornoch to the Beach Carpark. First and foremost this proposal is to provide utilities connection to the new lifeboat building. However, ESRA are of the opinion that by doing so it will create opportunities for future development in the area such as a café and toilets.
- 6.12.1 It is not clear how the proposal benefits Dornoch town centre. There is also no evidence of either demand to develop additional facilities in the area or whether it suitable to do so.

7 ASSESSMENT

- 7.1 As is typical with this type of funding, the proposals received by The Highland Council vary significantly in terms of project outputs and outcomes. The timelines associated with the funding also makes it difficult for project sponsors to come forward with projects that can be assured of delivery, i.e. work to be completed; or, at least work or contracts signed or commenced by end March 2021. At the current time there is no indication that the Scottish Government will relax, as was the case with the original TCF allocation, this timeline for delivery.
- 7.2 Each project proposed has its own particular local benefits and impacts. In assessing which project to support, Members will need to determine which projects best meet the primary purpose of this fund i.e. early spend to support the construction sector.

Designation: Executive Chief Officer: Infrastructure and Environment

Date: 3 December 2020

Author: Alan Webster, Regeneration and Employment Team Leader

Appendices: Appendix 1 – TCF Proposals

APPENDIX 1: TCF PROPOSALS

Site address: Golspie Larder, Main Street, Golspie, KW106RA (currently Identity Hairdresser)

Ownership: Shop owned by ADC Golspie Practice Ltd – leased to Golspie Larder

Project lead and contact details: Kim Mackenzie – [REDACTED]

Description of project. Including where the proposed TCF grant will be invested. (e.g. acquisition, demolition, remediation, % contribution towards capital build costs):

Opening premises for Golspie Larder, a health food store, with refillable area supplying as much local produce as we can source. The shop is currently being used as a hairdresser, it requires a refurb inside to make it good for use as a shop. The grant funds will go towards the cost of the refurb which will include joinery materials and time for the shelving, counter etc. Refrigeration, lighting, signage, a storage shed out the back.

Estimated outputs (e.g. jobs created, Xm² of floor space brought back into productive use, ha land remediated, X residential units created):

Jobs for joiner and electrician for the refurb

Jobs for part-time shop staff

Indicative costs (Please provide a breakdown of key cost elements):

Cost item	Amount funded from TCF	Amount funded from other sources (please specify funder)	Total Cost	Total
Shelving & storage shed supplied and made by joiner	5000.00		5000.00	
Lighting and electrician	1000.00		1000.00	
Refrigeration	1248.82		1248.82	
Scales	327.88		327.88	
Decoration	1000.00		1000.00	
COVID Safety	800.00		800.00	
Signage	1000.00		1000.00	
Till system	1000.00		1000.00	
Gravity Bins	2512.26		2512.26	
Total				13888.96

Anything that cannot be funded by the grant we will be paying for ourselves personally.

If planning permission has been obtained, details on the type of planning permission (full, outline, conditional, unconditional), should be provided showing the date of approval. If there are any outstanding planning procedures/appeals or if there are likely to be any further planning appeals, these should be clearly explained below, stating the likely timescale for the resolution indicated:

No planning permission required.

Timescale for completion. Please specify when contracts will be awarded. When work will start on site and be complete, including when Town Centre Fund elements will be complete:

The joiner can commence work in February 2021, work will also be complete in February.

Briefly describe what community consultation has been carried out in relation to your project:

The community of Golspie are aware of this project are all looking forward to the opening. I have engaged with the people of Golspie through our Facebook page.

Town Centre Fund Project Proposal (Send to regeneration@highland.gov.uk)																									
Site address:	Highland Wildcat trails, Rhives Golspie																								
Ownership:	Sutherland Estates																								
Project lead and contact details:	Sutherland Outdoor Activities Project (Charity No SC019996) John Ross, Trustee and Treasurer																								
Description of project. Including where the proposed TCF grant will be invested. (e.g. acquisition, demolition, remediation, % contribution towards capital build costs): Project to fund the construction of mountain bike skills areas for Highland Wildcat. These areas enable kids and youths to acquire and develop the necessary skills, to enable them to progress safely to the main mountain bike trails.																									
Estimated outputs (e.g. jobs created, Xm ² of floor space brought back into productive use, ha land remediated, X residential units created): The skills areas will be available to all, including group leaders bringing participants to Golspie to experience off road cycle riding, eg schools, services and club groups																									
Indicative costs (Please provide a breakdown of key cost elements):																									
<table border="1"> <thead> <tr> <th>Cost item</th> <th>Amount funded from TCF</th> <th>Amount funded from other sources (please specify funder)</th> <th>Total Cost</th> </tr> </thead> <tbody> <tr> <td>Skills areas construction</td> <td>19,500 £</td> <td>1,000 SOAP reserves £</td> <td>20,500 £</td> </tr> <tr> <td></td> <td>£</td> <td>£</td> <td>£</td> </tr> <tr> <td></td> <td>£</td> <td>£</td> <td>£</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="text-align: right;">Total</td> <td>£</td> <td>£</td> <td>£</td> </tr> </tbody> </table>		Cost item	Amount funded from TCF	Amount funded from other sources (please specify funder)	Total Cost	Skills areas construction	19,500 £	1,000 SOAP reserves £	20,500 £		£	£	£		£	£	£					Total	£	£	£
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Timescale for completion. Please specify when contracts will be awarded. When work will start on site and be complete, including when Town Centre Fund elements will be complete:																									
Works will commence in spring 2021 and be completed within 12 months, contracts will be dictated by availability of local resources.																									
Briefly describe what community consultation has been carried out in relation to your project: The proposals have been discussed with members of Golspie Community Council and the tenant farmer of the adjacent land.																									
Location plan and photographs of site/property: See attached below																									

Town Centre Fund Project Proposal (Send to regeneration@highland.gov.uk)			
Site address:	Golspie Bowling Club. Main Street . Golspie KW10 6RA		
Ownership:	Golspie Bowling Club.		
Project lead and contact details:	Mrs C. Young. 		
Description of project. Including where the proposed TCF grant will be invested. (e.g. acquisition, demolition, remediation, % contribution towards capital build costs):			
<p>We require to improve and replace our dilapidated entrance gates. To enhance appearance of property we plan to use metal gates with our Logo on small one. Construct a wooden fence to replace a Leylandi hedge which had to be removed to replace our floodlights, also improve existing wooden fence along north side of property. Improve our blinds inside our clubhouse which are sorely in need of attention. We have repaired entrance wall which now requires to be painted.</p> <p>As 2021 is our Centenary we aim to improve grounds and have club looking at its best. As the Bowling Club is very visible in the heart of the village next to the A9 road, the improvements we would like to make will enhance the overall look, and improve visual impact of Main Street.</p>			
Estimated outputs (e.g. jobs created, Xm ² of floor space brought back into productive use, ha land remediated, X residential units created):			
£4,495.			
Indicative costs (Please provide a breakdown of key cost elements):			
Cost item	Amount funded from TCF	Amount funded from other sources (please specify funder)	Total Cost
Gates	£1,800.	£	£1,800
Wooden Fence	£2,160	£	£2,160
Blinds	£385	£	£385.
Paint	£150		£150
Total	£4,495	£	£4,495
If planning permission has been obtained, details on the type of planning permission (full, outline, conditional, unconditional), should be provided			

showing the date of approval. If there are any outstanding planning procedures/appeals or if there are likely to be any further planning appeals, these should be clearly explained below, stating the likely timescale for the resolution indicated:

Not applicable.

Timescale for completion. Please specify when contracts will be awarded. When work will start on site and be complete, including when Town Centre Fund elements will be complete:

It is our plan to get this project ongoing as soon as we get funding. Ideally project completed by end of April weather permitting.

Briefly describe what community consultation has been carried out in relation to your project:

We have consulted with committee, members past & present, various residents of our community. All in agreement improvements will enhance the overall look and improve the visual appearance entering and departing from our village. Perhaps will help to encourage visitors to stop and take advantage of the amenities we have on offer at our village Bowling club. Or relax and enjoy peaceful surroundings.

Location plan and photographs of site/property:

Town Centre Fund Project Proposal (Send to regeneration@highland.gov.uk)			
Site address:	Johnstone Place, Brora, KW9 6PF		
Ownership:	Brora Primary Parent Council - Equipment Brora Rangers Football Club - Land		
Project lead and contact details:	Jane Mackintosh - [REDACTED]		
Description of project. Including where the proposed TCF grant will be invested. (e.g. acquisition, demolition, remediation, % contribution towards capital build costs): Total demolition and refurbishment of play park. The grant would go towards the cost of clearing the site and purchasing of equipment.			
Estimated outputs (e.g. jobs created, Xm ² of floor space brought back into productive use, ha land remediated, X residential units created): We are looking in the region of £50,000. That would cover the cost of removal of equipment, clearance of site, purchasing equipment and installation.			
Indicative costs (Please provide a breakdown of key cost elements):			
Cost item	Amount funded from TCF	Amount funded from other sources (please specify funder)	Total Cost
£50000	£10,000	£6,850 £400 BP Parent Council £3450 contractors working at local distillery £3000 Ward Disc. Fund	£
	£	£	£
	£	£	£
Total	£	£	£
If planning permission has been obtained, details on the type of planning permission (full, outline, conditional, unconditional), should be provided			

showing the date of approval. If there are any outstanding planning procedures/appeals or if there are likely to be any further planning appeals, these should be clearly explained below, stating the likely timescale for the resolution indicated:

Timescale for completion. Please specify when contracts will be awarded. When work will start on site and be complete, including when Town Centre Fund elements will be complete: Work will start on the site when funding has become available, we are hopeful for the end of next year.

Briefly describe what community consultation has been carried out in relation to your project: Although this is very much a community park, and all children groups in Brora have chosen the equipment they would like to see in the park. The community Council have seen the suggestions.

Location plan and photographs of site/property: Local is to the South end of Brora Primary, between the football field and the Primary.

Town Centre Fund Project Proposal (Send to regeneration@highland.gov.uk)	
Site address:	<p>Dornoch South, Shore Road, Dornoch, IV25 3LS</p> <p>This is the site of the ex-abattoir, currently an eyesore town centre site extending to approximately 33,950 sq. m. (blue outline below) and about 40 meters from the main town square in Dornoch. Cleared of all buildings, graded, and remediated with support from the Vacant and Derelict Land Fund (VDLF) in 2016, it is reasonably level; accessible directly from adopted public roads and serviced with all standard utilities.</p> <p>This application relates to phase 1 of the 'Project Curlew' development plan for the site to create a Car, Coach and Motorhome park over 4,500 sq. m. on the north of the site. The red boundary above also includes a Multi-Use Games Area (phase 2) and the drainage and SUDS basin included in the current planning application.</p>
Ownership:	<p>The land is currently owned by Aberdeen & Northern Marts (ANM). However, in March 2020 the Scottish Land Fund awarded The Dornoch Area Community Interest Company (DACIC) £216,411 to purchase the Dornoch South Site (33,950 sq. m) from ANM.</p> <p>The terms of offer have been agreed but are subject to satisfactory outcome of Ground Investigation work (grant aided by the Vacant & Derelict Land Fund) which commenced 16 Nov 20 and on planning permission (application 20/003765/FUL submitted 30 Sep 20 – which relates to the phase 1 Car, Coach and Motorhome park and also includes the phase 2 development of a Multi-Use Games Area and the SUDs drainage and basin).</p>
Project lead and contact details:	<p>Joan Bishop, Chair, The Dornoch Area Community Interest Company (DACIC), Registered Address: Whinhill, Davochfin, Dornoch, IV25 3RW </p> <p>DACIC is a company limited by guarantee No. 327565, and registered for VAT No 203431560</p> <p>DACIC is a voluntary organisation formed in 2007 with a geographic area of IV25. It aims to:</p>

- Enhance Dornoch town centre while preserving its historic & cultural heritage
- Encourage development of new business employment opportunities
- Ensure a quality range of services continues to be available
- Manage community land and associated assets.

In 2013 Highlands and Islands Enterprise commissioned the [Dornoch Economic Masterplan 2013-2023](#) which identified key objectives to become a top tier destination including:

- Building the brand profile
- Increasing the number of visitors
- Enabling business development
- Building a destination supported by community & academic infrastructure
- Securing effective Partnership Delivery

Over 30 priority projects were identified in the masterplan and DACIC has been the key community organisation in bringing many to fruition by raising £350k grant funding. These include the VisitDornoch website, Dornoch 'you can do it all from here' branding, mobile app, 14 pedestrian street signs, 4 'You are here' maps. DACIC established a business group in 2014 with a turnover based levy that now supports 4 part-time staff who run the 'VisitDornoch' project through digital marketing, physical presence in the Visitor Centre and on the street with the Dornoch Ambassador.

A strategic review aided by HIE in 2017 planned DACIC's future progress. Management of community land and associated assets were identified as a priority to enable DACIC to grow as a social enterprise and to employ further members of staff to address wider community needs for new business opportunities and quality local services, leading to a sustainable future. The Community Development Manager (CDM) post was created in January 2019 and is funded for two years. Currently split into Fundraising (60%) and Project Management (40%), it is taking forward two capital asset projects within Dornoch – the conversion of the Police station into Dornoch Hub and the development of Dornoch South. So far, the CDM has helped bring in over £1m towards these projects.

The purchase of the former Dornoch Police Station was completed in January 2020, and renovation of this 641 sqm building has started and is due for completion by March 2021. The Dornoch Hub will provide offices and workshops to rent, a community room, a gym and seasonal staff accommodation in the hostel. In addition, the hostel will

	<p>provide respite care in partnership with TYKES in Golspie over the winter.</p> <p>A grant from the Scottish Land Fund enabled DACIC to prepare a detailed feasibility study and business plan for 'Project Curlew' to regenerate the overall Dornoch South site and bring it back to sustainable use with year-round community, cultural, sporting and leisure facilities. This will develop the site in phases over time as funding becomes available:</p> <ul style="list-style-type: none">• Phase 0: Purchase of land and remediation work to site (funded and underway)• Phase 1: Car, Coach and Motorhome Park (this application with other applications submitted)• Phase 2: Multi-Use Games Area and winter skating (applications being submitted)• Phase 3: New community centre with 3-lane curling rink. In summer, the ice will be thawed creating a large arena for sports/cultural events and synthetic ice for "mini curling"• Phase 4: Golf driving range on the low-lying southern end of the site.
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Description of project. Including where the proposed TCF grant will be invested. (e.g. acquisition, demolition, remediation, % contribution towards capital build costs):

The 'Project Curlew' car, coach & motorhome park project will create 38 car spaces, 4 dedicated motorhome spaces, flexible 5 coach/ 8 motorhome spaces, 8 motorcycle spaces and 10 bicycle stances. There will also be 3 disabled spaces, 3 parent & child parking slots and charging points for 4 vehicles and a charging point for e-bikes.

It will transform this ex-abattoir site which is currently a blot of the otherwise attractive town centre of Dornoch.

Project Need and Background

<https://roadtraffic.dft.gov.uk/manualcountpoints/30994> shows a steady increase in traffic from the A9 into Dornoch in the last decade. The increase in visitors is evidenced by the numbers recorded in the Visitor Centre, which rose by 32% in 2016 following the renovation of the Carnegie Courthouse (which includes the visitor centre) and Visit Dornoch brand promotion.

Since the installation of new tourism signage on the A9 in December 2016, Dornoch has seen an increase in visitor traffic with those on NC500 taking the two-mile diversion off the A9. The number of cruise liners docking at Invergordon has risen steadily in recent years and Dornoch is a popular stop off for coach tours from them. Due to this growth and a lack of off-street coach parking infrastructure in Dornoch, on cruise days up to six coaches can now be seen parked dangerously at one time in the historic town square. This poses a significant health and safety risk when coach passengers spill out onto the road without a care for passing cars. Having coaches parked in the square can also detract from the visitor experience by obscuring views of the historic buildings.

In 2019 more than 30,000 people visited Dornoch Visitor Centre.

In 2020 there have been virtually no cruise line coaches due to COVID-19, but instead there has been an influx of motorhomes travelling on the North Coast 500, leading to a huge increase of motorhomes in Dornoch. They also park in the Square and throughout the town causing similar safety concerns to the cruise liner coaches. It seems post COVID that an increase in motorhomes is here to stay but also it is expected cruise liner visits will resume putting further pressure on limited parking. (Cromarty Firth Port Authority already has 100 liners booked for 2021).

The other car parking options in Dornoch at present are:

- The Meadows Car Park at the West end of town (accessed from Eaglefield Road)
- On-street parking in Castle Street and High Street.

When these are full, cars park where they can on side streets and often too close to junctions. The narrow streets quickly become hazardous to negotiate and emergency vehicles, particularly the Fire Engine stationed in the Meadows, has difficulty getting through. Moving cars, motorhomes and coaches away from the Square and its five-way junction, to a dedicated vehicle park in Shore Road will improve safety and aesthetically enhance and facilitate improvements to the town square allowing the historic town centre to be fully visible and enjoyed by all.

This project directly addresses identified visitor and community pressure points by:

- *Providing* dedicated town centre vehicle parking spaces which will nearly double current parking capacity in Dornoch including the first dedicated coach and motorhome parking provision.
- *Developing* long-term parking infrastructure which will relieve serious parking congestion in the town as a whole and address parking and pedestrian safety issues within the Square in particular.
- *Removing* coaches and motorhomes from the Square making it safer both for traffic and pedestrians, which will improve the visual aspect of this vibrant town centre and enhance visitor perceptions. Positive impressions and experiences increase the likelihood of visitors returning in the future.
- *Enhance the Visitor Experience* by transforming the brownfield site into a welcoming vehicle hub providing dedicated town centre parking and directional information for exploration on foot.

Project Costs

The capital build costs of the vehicle park with associated drainage and SUDs basin are £573,652.

PROJECT EXPENSES	PROJECT COSTS £	IN KIND COSTS £	TOTAL AMOUNT £
Project Management Costs	25,000		25,000
Land Value		145,588	145,588
Planning Fees	955	808	1,763
Design Fees and Site Supervision	42,600		42,600
Preliminaries & Site Clearance	39,852		39,852
Construction: Drainage and service ducts earthworks, pavements, kerbs, footpaths and paved areas	362,355		362,355
Allowance for services	20,000		20,000
Traffic Signs and Road Markings	15,000		15,000
Pay and Display Machines	10,000		10,000
Landscaping and Ecology	5,000		5,000
Interpretation panels	600		600
Footpath crossing application	140		140
Contingency 10%	52,150		52,150

Irrecoverable VAT	0		0
TOTAL EXPENDITURE	£573,652	£146,396	£720,048

The vehicle park site is on the 200-year flood plain, which has increased costs relating to drainage with the need for a SUDs basin.

% contribution towards capital build costs

This request to the Town Centre Fund for support of £57,937 represents 10% of the capital costs.

A £375,000 Stage 2 RTIF application has been submitted and the outcome will be known on 15 December 2020. Dornoch Common Good has agreed to match funding of £39,760 and an application for £100,000 is currently being submitted to the Highland Coastal Communities Fund. The in-kind contributions include the value of the land which forms the vehicle park footprint and SUDs basin at £145,588 from DACIC/SLF and £808 towards planning fees from DACC. The town centre fund request represents an 8% contribution towards the total project costs of £720,048.

NAME OF ORGANISATION PROVIDING MATCH FUNDING	FINANCIAL SUPPORT £	IN KIND FUNDING £	TOTAL FUNDING AMOUNT £	FUNDING CONFIRMED Y/N	CONFIRM DATE EXPECT
Dornoch Common Good Fund	39,760		39,760	Y	Approved July 2020
RTIF Support	375,000		375,000	N	12/2020
Highland Coastal Communities Fund	100,000		100,000	N	1/2021
Value of land		145,588	145,588	Y	
Scottish Land Fund & DACC (planning fees)	955	808	1763	Y	
Town Centre Fund	57,937		57,937	N	1/2021
TCF Intervention Rate	10%		8%		
	£573,652		£720,048		

TOTAL FUNDING					
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The regeneration of Dornoch South will develop long-term parking infrastructure in phase 1. The MUGA (phase 2) will provide access to new sports attracting more families to Dornoch. The curling rink and community centre (phase 3) will contribute to health and wellbeing for all and help to develop all year tourism and create jobs. When all phases are in place an annual surplus for 'Project Curlew' of £25,000 has been projected.

However, if we cannot get the funding for phase 1 the whole development may fail.

With a growing population (2,553: Scottish Government 2018 People Data) and outstanding planning for 290 houses, Dornoch needs investment in its infrastructure to realise its potential. Our thriving tourism industry and strong visitor economy operating as one of the Highlands strong regional destinations, helps the rest of south east Sutherland too – so better parking facilities and an enhanced visitor experience will lead to longer stays and increased spend in the wider area.

Sustainability

The [business plan for the vehicle park project](#) includes an income/expenditure forecast. DACIC built its project business model using pro-rata costs from the Highland Council paper presented as [item 3 on 24th October 2019 meeting 'Off-Street Car Parking Policy Review'](#) but employing a part-time Town Officer to supervise the pay & display car park and provide visitor support. We understand we do not have the power of enforcement so will rather aim to educate.

DACIC has recently had discussions with Shane Manning, THC Principal Officer, Traffic Management & Control about a potential partnership arrangement where THC would lease the car park from DACIC. In that case 50% of net profit is returned to Sutherland Area Committee for local investment. He is fully supportive of our plans. Parking enforcement by THC will prevent the current bad parking at junctions and in the centre of the Square. Highland Council initiated a consultation in January 2020 on introducing parking charges and although this has been postponed due to COVID-19, after the very busy summer of 2020, there is a growing realisation this is the way forward.

The Dornoch Focus Group chaired by HIE with private, community and public stakeholders, including the Council meets quarterly to review progress against the Dornoch Economic Masterplan. This autumn an overall visitor management and parking strategy is being initiated and Dornoch South is seen as a key element in the solution mix.

In the longer term as Dornoch South is developed it is hoped that the car park will also be used by winter curlers from Caithness, Sutherland & Ross-shire saving fuel on weekly journeys to Inverness. Winter visitors for weekend curling bonspiels will use the dedicated coach parking – thus ensuring this car, coach and motorhome park is well used all year round making efficient use of the resource.

The overall development of Dornoch South will create new parking infrastructure, provide new community and visitor facilities and promote health and well-being for all ages. This

will generate employment and education opportunities, empower communities and increase resilience and stimulate meaningful regeneration.

Alignment with national and local town centre commitments

The 'Project Curlew' development of Dornoch South car, coach and motorhome park aligns with national and local commitments to town centres in the following ways:

- Contributes to the ***Town Centre Action Plan and the Town Centre First Principle*** which aims to ensure that 'Government, local authorities, the wider public sector, businesses and communities put the health of town centres at the heart of proportionate and best value decision making, seeking to deliver the best local outcomes regarding investment and de-investment decisions, alignment of policies, targeting of available resources to priority town centre sites, and encouraging vibrancy, equality and diversity'
- Supports the ***Place Principle*** through 'a shared understanding of what that place is for and what it wants to become with partners and communities collaboratively agreeing the joint actions required to make that happen and doing them'.

Reflecting the strategic importance of this project, the [Dornoch Economic Masterplan 2013-2023](#) identified the need to build Dornoch's year-round appeal. It also identified priority projects to revitalise the area. Of these, the following are addressed by the Project Curlew Feasibility Study and Business Case over all the phases of Dornoch South development:

- Facilitating longer stay times by promoting a range of attractions
- Positioning Dornoch as a key "stop off" for coach tours
- Building Dornoch as a year-round destination offering something for everyone
- Supporting the development of a leisure/community centre in Dornoch
- Encouraging the development of niche tourism.

The new *Caithness & Sutherland Town Centre Strategy* adopted in February 2020 refers to DACIC's 'Project Curlew' development at Dornoch South in section 4.3 – specifically including the car & coach park. It recommends improved cycle facilities which have been built into our plans. The creation of a coach park at Dornoch South is potential action point 4 in the Dornoch summary.

The project fits in with the aims of the *Highland Tourism Action Plan* with '**investment by public sector partners in areas such as infrastructure and services' which focus on the key area of activity by 'improving the Tourism Product'**.

In view of the recent increases in visitors to Highland and some of the pressures this created, the Council committed to produce a *Tourism Infrastructure Plan*. The draft plan for Sutherland is currently out for consultation and includes in identified gaps 'Coach Parking in Dornoch Town Centre'.

Estimated outputs (e.g. jobs created, Xm² of floor space brought back into productive use, ha land remediated, X residential units created):

The Dornoch South Car, Coach and Motorhome Park project will see approximately 4,500 sqm which previously housed an abattoir brought back into productive use. On completion, the project will have the following outputs:

Outputs	Number/Length
<i>Car spaces</i>	38
<i>Coach Spaces</i> (motorhomes) (two lanes for coaches/motorhomes)	5 flexible (max 5 coaches/8)
<i>Motorhome/Campervan spaces</i> (1 dedicated lane + 2 for coach/motorhome)	4 dedicated + 8 flexible
<i>Motorcycle spaces</i>	8
<i>Bicycle spaces/rack</i> (to include an e-bike charging point)	10
<i>Wider car spaces for those with children</i> (one with shared electric charge point)	3
<i>Disabled parking spaces</i> (one with shared electric charge point)	3
<i>Electrical vehicle charge points</i> (2 x 2 one in disabled/parking & child area) (ducting will also be included to each car park island To allow for future expansion of charging)	4

Providing more off-street car parking and dedicated coach and motorhome parking will result in the following benefits:

- Visitors will be encouraged to stay longer and then to spend more locally
- Congestion will be removed from the square and town centre, particularly on market days
- The Square will become safer for pedestrians and for traffic.
- Better access for emergency services will be provided
- Dornoch will be a more pleasant, safe and accessible place to visit, live and work.

The car, coach and motorhome park project will provide economic benefit as it will:

- Create employment - initially construction jobs. With the usual measure of £50k per FTE created/retained Phase 1 at £573, 652 will support 11.5FTE – one of the main aims of Town Centre Funding
- Create employment on completion with one seasonal part-time Town Officer
- Generate income through the car, coach and motorhome charges to cover running costs
- Increase visitor numbers (and when curling rink is completed this will include during the quieter winter months)
- Encourage longer stays and increase visitor spend by improving visitor infrastructure
- Encourage increased traffic in the Visitor Centre, promoting all of Sutherland
- On completion of all phases, Project Curlew will restore curling to Sutherland, allowing a heritage sport to be passed on to future generations, and reduce carbon emissions with fewer journeys to Inverness for curling.

DACIC will monitor the impact of the project in the following ways:

Increase in Tourist Numbers: DACIC will record visitor numbers using the car, coach and motorhome spaces potentially using car/coach/motorhome parking charging data. DACIC

currently records the number of tourists coming to Dornoch through the Visitor Centre and will continue to monitor this as Project Curlew unfolds.

Increase in Coach and Motorhome numbers: DACIC also records the number of coaches welcomed from Invergordon and will continue to do this as Project Curlew progresses. It may also be possible to monitor the length of time coaches stop using the coach parking charging data. DACIC will also record motorhome numbers.

Increase in Jobs: DACIC will monitor and record the number of jobs created and/or sustained during construction of the car, coach and motorhome park. DACIC will also work with local tourism businesses to monitor FTE jobs from a baseline in 2019 to measure new jobs created and existing ones sustained as a result of the Project Curlew masterplan. A new part-time position of Town Officer will be created.

Increase in Job Opportunities: Through its Business Group members DACIC can monitor employment rates within Dornoch and will compare employment levels year on year once Project Curlew is completed.

Increase in Business Revenue: Through its Business Group members, DACIC can get an indication of changes in business revenue and so DACIC can compare revenues taken before and after Project Curlew.

Indicative costs (Please provide a breakdown of key cost elements):

Cost item	Amount funded from TCF	Amount funded from other sources (please specify funder)	Total Cost
Construction: Drainage and service ducts, earthworks, pavements, kerbs, footpaths, paved areas	£18,085	£344,270 (RTIF)	£362,355
Allowance for Services	£0	£20,000 (RTIF)	£20,000
Traffic signs and road markings	£0	£15,000 (DCG)	£15,000
Pay and Display Machines	£0	£10,000 (DCG)	£10,000
Landscaping and Ecology	£0	£5,000 (DCG)	£5,000
Interpretation panels	£0	£600 (DCG)	£600
Footpath crossing application	£0	£140 (DCG)	£140
Land value	£0	£145,588 (SLF/DACIC in-kind contribution)	£145,588
Design Fees and Site Supervision	£0	£42,600 (HCCF)	£42,600
Planning Fees	£0	£955 (SLF/DACIC) and £808 DACC in-kind	£1,763
Project Management	£0	£25,000 (HCCF)	£25,000
Preliminaries and site	£39,852	£39,852 (TCF)	£39,852

Clearance			
Contingency	£0	£52,150 (RTIF, HCCF, DCG)	£52,150
Total	£57,937	£662,111	£720,048

RTIF = Rural Tourism Infrastructure Fund
HCCF = Highland Coastal Communities Fund
DCG = Dornoch Common Good

If planning permission has been obtained, details on the type of planning permission (full, outline, conditional, unconditional), should be provided showing the date of approval. If there are any outstanding planning procedures/appeals or if there are likely to be any further planning appeals, these should be clearly explained below, stating the likely timescale for the resolution indicated:

A design team has been appointed being Blueprint Architecture and Fairhurst (Consulting Structural & Civil Engineers) and a planning application for Phases 1 & 2 (Vehicle Park and MUGA) was submitted on 30 Sept 20 [ref 20/03765/FUL](#) .

Consultee responses:

Planning – Elevation details required of the storage container for the MUGA (in hand), and of landscaping, lighting and signage on the vehicle park (in hand). A design & access statement is needed to explain the overall development plan for the site, and outlining the work already done on contamination and flood risk assessment in 2019 (in hand).

Transport Planning – Consultation submitted before the Transport Statement was uploaded to the site. Most comments addressed in the TS. A revised design for the central coach/motorhome lane requested (almost completed), and then the transport statement will be updated for revised swept paths.

Contamination Officer – Confirmation of work carried out in 2019 and updated with details of the Ground Investigation currently under way (now agreed).

Flood Risk Management – Confirmation of Flood Risk Assessment carried out in 2019, but extra detail required on drainage solution (to follow).

Scottish Water – pre-development application form to be submitted (in hand).

Timescale for completion. Please specify when contracts will be awarded. When work will start on site and be complete, including when Town Centre Fund elements will be complete:

An initial tender exercise was conducted to get indicative prices. Once planning permission is in place, updated tender documents will be prepared and issued in January 2021, tenders evaluated, and – subject to funding being in place - contracts awarded in February 2021. The project manager will work with the main contractor and the design team to deliver the project aiming to start work in March 2021 and to complete in

September 2021. Town Centre Fund support will be used early in the build process and will be completed by July 2021.

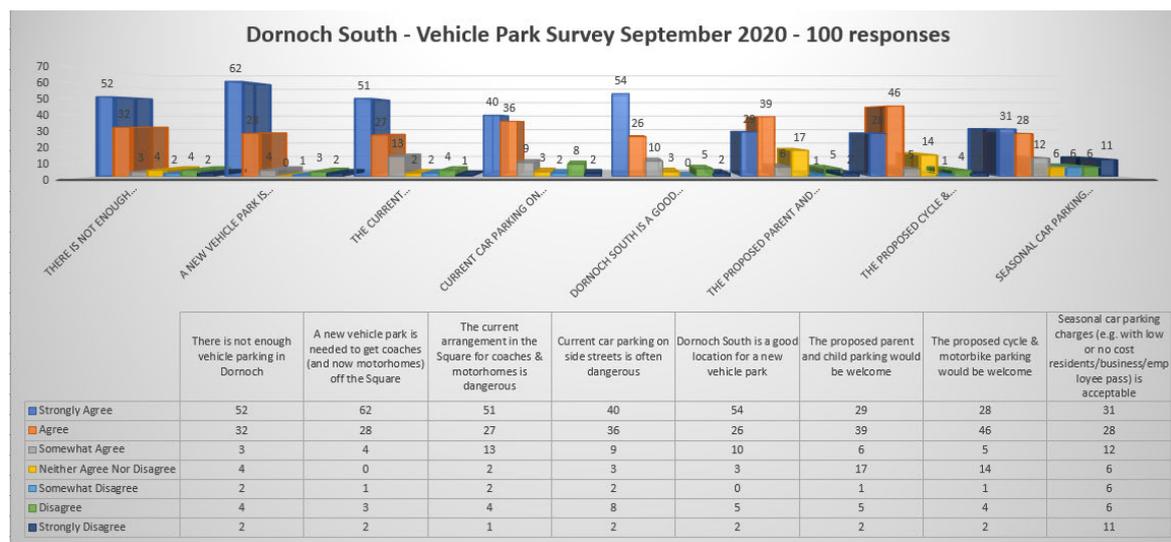
Key Project Milestones/Dates:

- November 2020 – Submit Town Centre Fund application
- November/December 2020 - GI work completed
- November/December 2020 – Submit Highland Coastal Communities Fund application
- 15 December 2020 - RTIF decision
- December 2020 – Ground Investigation Report issued to Highland Council
- December 2020 - Planning Permission received
- December 2020 - Purchase completed
- December 2020 - Finalise Design Specification
- January 2021 – Remediation Statement issued to the Highland Council
- January 2021 - Issue Tender documents
- February 2021 – Tenders returned, contract awarded and contractor appointed**
- March 2021 - Start of Construction (& Town Centre Funding element)**
- March 2021 - Traffic Regulation Order application for pay & display parking spaces
- July 2021 – Town Centre Funding elements complete**
- September 2021 - End of Construction**
- October 2021 - Opening of Car, Coach and Motorhome Park

Briefly describe what community consultation has been carried out in relation to your project:

Vehicle Park Consultation

The latest survey on the proposed vehicle park at Dornoch South was conducted by Survey Monkey 16-26 September 2020, with 100 responses as shown below.



This shows clear agreement for additional parking (Q1-87%), especially for coaches & motorhomes (Q2-94%). The existing arrangements in the Square (Q3-91%) and in side streets (Q4-85%) are considered dangerous. Dornoch South is considered a good location for a new vehicle park (Q5-90%). Support is less strong but still has majority support for

parent & child spaces (Q6-74%), cycling & motorcycles stances (Q7-79%). The least popular is charging, but still 71% agree.

We have letters of support from Tom Campbell, Executive Chair, North Coast 500 Ltd, David Whiteford OBE, Chair of North Highland Initiative and Bob Buskie, Chief Executive, Cromarty Firth Port Authority. Locally Royal Dornoch Golf Club, Historylinks Museum, Dornoch & District Community Association and Dornoch Area Community Council have also written in support of the proposed car, coach & motorhome park.

However, Dornoch Caravan & Camping Park have expressed their concern if we were to allow motorhomes to park overnight. They offer such a service so this would cause displacement. We have assured them that there will be no overnight parking and indeed the Flood Risk Management Team have also said they would object to 'overnight accommodation' which is considered 'most vulnerable' land use, whereas day time parking is 'least vulnerable' land use in a 1 in 200-year flood plain.

We also have letters from the Fire & Rescue Service and Police Scotland expressing their concern about dangerous parking on our narrow streets as there has been an incident when the Fire Engine on an emergency call had to mount the pavement to get past a vehicle.

This consultation and engagement have identified a 'needs gap' which the car park addresses:

- Lack of public transport meaning more visitors travel by car or motorhome
- Lack of car parking generally resulting in safety issues affecting residents as well as visitors
- Lack of coach parking affecting cruise liner passengers and creating pedestrian safety issues
- Lack of motorhome daytime parking resulting in safety issues
- Emergency vehicle access through the town centre and to particular premises is currently affected.

DACIC has 225 members and monthly emails are sent out to update them on progress. Our local [website](#) also has information on our projects, and minutes of our monthly meetings are available [there](#).

Overall Dornoch South Development Consultation

Community consultation and engagement regarding the development of Dornoch South has been undertaken over a number of years and is ongoing. This includes the Dornoch Economic Masterplan Review in 2016 during which community consultation was undertaken to understand the changing priorities of the community.

At a public meeting on 11th October 2018 held to present the plans for the Dornoch Hub, DACIC also presented the ideas for a new community hall as part of Project Curlew and launched a community survey to get wider feedback. The results of this survey show clear support for a new community hall (89%), curling rink (80%) and music & cultural events (89%).

After the successful SLF1 application in 2018, DACIC organised various community consultation sessions to help further develop options for Project Curlew. Consultation with Dornoch Community Council was held on 20th February 2019 to present project options, which the Community Council were supportive of. This was followed by a targeted stakeholder consultation meeting on 21st February 2019.

On 22nd March 2019 consultants Ironside Farrar organised a wider public/community consultation event held at the Social Club in Dornoch to present the design drawings to the public and to give people the chance to find out more about the project and to give feedback. A total of 47 people attended the session and were asked to rank their priority for the community space: 1st was a curling rink, 2nd a community hall and 3rd an events space. They were asked for their preferred option: 83% said Community facility + Curling rink, 13% Enhanced community facility, and 2% a community facility only. Full community consultation and engagement findings are detailed in the [Feasibility Study and Business Plan](#) in Sections 5.2, 5.2.1, 5.2.2 and 5.2.3.

This led to the incorporation of a new community centre in addition to the 3-lane curling rink. We are working partnership with Dornoch & District Community Association (who have been working to replace their current community building for over 10 years) and the North Highland Curling Trust to realise this vision.

The Kyle of Sutherland Development Trust produced a Sutherland Wide Plan which included a Dornoch consultation in 2019. Development of the former Abattoir site for the benefit of the community was identified as a key outcome to be driven by the Dornoch Economic Masterplan.

Town Centre Fund Project Proposal (Send to regeneration@highland.gov.uk)			
Site address:	Fountain Road, Golspie, KW10 6TH		
Ownership:	Martin Ross		
Project lead and contact details:	Martin Ross 		
<p>Description of project. Including where the proposed TCF grant will be invested. (e.g. acquisition, demolition, remediation, % contribution towards capital build costs): <i>Remediation of existing buildings and grounds to provide bicycle service and repair and rental centre.</i></p> <p><i>Installation of Camper van waste disposal.</i></p> <p><i>50% contribution towards capital build costs.</i></p>			
<p>Estimated outputs (e.g. jobs created, Xm² of floor space brought back into productive use, ha land remediated, X residential units created): 95m² floor space – 3 jobs created 0.390 hectare – potential 3-4 future jobs</p>			
Indicative costs (Please provide a breakdown of key cost elements):			
Cost item	Amount funded from TCF	Amount funded from other sources (please specify funder) <i>Martin Ross</i>	Total Cost
Realignment of site entrance to create parking spaces.	£10,000	£10,000	£20,000
Remediation of buildings	£12,500	£12,500	£25,000
Remediation of site to include foul/ surface water connections to mains. Lighting and 3 phase power to site	£30,000	£30,000	£60,000
Installation of Chemical waste disposal station	£20,000	£20,000	£40,000
Total	£72,500	£72,500	£145,000

If planning permission has been obtained, details on the type of planning permission (full, outline, conditional, unconditional), should be provided showing the date of approval. If there are any outstanding planning procedures/appeals or if there are likely to be any further planning appeals, these should be clearly explained below, stating the likely timescale for the resolution indicated: **Planning permission hasn't been applied for at this time. Site surveys had been completed and a flood study needs now be conducted before site entrance realignment.**

Timescale for completion. Please specify when contracts will be awarded. When work will start on site and be complete, including when Town Centre Fund elements will be complete: I would expect contracts to be awarded by March 2021 and all works complete by October 2021, inclusive of TCF.

Briefly describe what community consultation has been carried out in relation to your project: An official community council consultation hasn't been completed at this time due to the Covid restrictions. However I have an e mail from the chairman of the Community Council stating " Great Idea and good luck with your application. I will forward to the CC members." I also have an e mail of support from Amanda Wagstaff of Cycling UK who are trying to create a cycle route between Golspie and Brora and Golspie- The Mound via Balblair woods. I have also discussed the project with Sam Somerville of Sams Bike Shed in Golspie, who would be willing to re-locate to the village site.

Location plan and photographs of site/property:

Summary attached with site location map and photographs.

Town Centre Fund Project Proposal (Send to regeneration@highland.gov.uk)			
Site address:	Brora		
Ownership:	Highland Council		
Project lead and contact details:	Russell Rekhy – [REDACTED] [REDACTED]		
Description of project. Including where the proposed TCF grant will be invested. (e.g. acquisition, demolition, remediation, % contribution towards capital build costs): Brora Public Toilets- Renovation of our toilets. Replace existing cisterns and wash hand basins, walls to be wet walled and solar panel water heating system to be installed.			
Estimated outputs (e.g. jobs created, Xm ² of floor space brought back into productive use, ha land remediated, X residential units created): A Covid safe environment with the new wipe down wet walls. Improves the experience for the public and encourages tourism.			
Indicative costs (Please provide a breakdown of key cost elements):			
Cost item	Amount funded from TCF	Amount funded from other sources (please specify funder)	
Replacement of cisterns and sinks	£7000	£	£7000
Upgrade with wet walls	£6150	£	£6150
Solar heating panels and hot water tank	£6500	£	£6500
Painting	£900		£900
Electrician	£1200		£1200
Total	£21750	£	£21750
If planning permission has been obtained, details on the type of planning permission (full, outline, conditional, unconditional), should be provided showing the date of approval. If there are any outstanding planning procedures/appeals or if there are likely to be any further planning appeals, these should be clearly explained below, stating the likely timescale for the resolution indicated: We don't think planning is required			

Timescale for completion. Please specify when contracts will be awarded. When work will start on site and be complete, including when Town Centre Fund elements will be complete:

Contracts will be awarded 21 days following receipts of funds. Works is expected to last for approximately 7-10 days

Briefly describe what community consultation has been carried out in relation to your project:

Community consultation was carried out by Brora Action Development Group in 2019 which highlighted the development of our toilets. Anecdotal evidence also provided to local community councillors. Copy of consultation attached

Location plan and photographs of site/property:

The Brora public toilets is situated in the Co-op car park . Link to the map reference is:

https://www.highland.gov.uk/info/283/community_life_and_leisure/814/highland_council_public_toilets

Town Centre Fund Project Proposal (Send to regeneration@highland.gov.uk)	
Site address:	YMCA Main Street Golspie Sutherland
Ownership:	Go Golspie (lease in progress from HC)
Project lead and contact details:	Tracey Campbell Go Golspie 
<p>Description of project. Including where the proposed TCF grant will be invested. (e.g. acquisition, demolition, remediation, % contribution towards capital build costs):</p> <p>The building requires extensive renovation, in recent years there has been minimal maintenance and there is a danger of the building falling further into disrepair. In the 2015 report it states that issues with the building have multiplied in recent years. The floor of the main hall was considered to be defective, following the removal of the floor covering and some boards the problem was found to be less than expected but as a result of the necessary work not being carried out it has been unusable for a number of years. In addition, problems with water ingress have continued to cause problems. The Go Golspie board are of the opinion that unremedied this building could fall further into disrepair and as the building has frontage to the centre of the village and the main A9, the status quo could result in the building becoming an eyesore and have a negative impact on footfall into the village consequently weakening our current priority to assist and promote tourism and tourism facilities. As a development trust Go Golspie is intent on promoting the village and encouraging business and tourism and this deteriorating building is detrimental to those aims. We note that the aims of Go Golspie also align with the placemaking priorities for Golspie as contained in the CASDP plan 2018.</p>	
<p>Estimated outputs (e.g. jobs created, Xm² of floor space brought back into productive use, ha land remediated, X residential units created):</p> <p>From the many consultations that have been carried out over the years it is clear that the restored building will be widely used by a number of groups, for example one survey concluded that there were at least 23 groups who would wish to use the building in addition to the Golspie Youth Action Project (GYAP) some examples are;</p> <ul style="list-style-type: none"> • Pipe Band (both Senior and Schools) • East Sutherland Wheelers • Golspie Choral Group • Badminton club • Golspie Gala Week • Karate Club • Cinema club <p>As well as the many clubs the hall would be used for village celebrations such as Christmas and New Year events. While the village has a community Centre it is tied</p>	

to the School and has many restrictions on its use, this building would provide a much more flexible facility to meet the community needs.

In summary;

135 square metres of floor space brought back into productive use.

At least 23 user groups supported

Dilapidated building brought back into community use

Enhanced frontage for the centre of the village

Better facilities for youth groups

Access to social gatherings throughout the year

Seasonal employment in the longer term

Continued employment for youth officer

Indicative costs (Please provide a breakdown of key cost elements):

Cost item	Amount funded from TCF	Amount funded from other sources (please specify funder)	Total Cost
Replace Roof at rear of the building	£11,500	£10,000 Gordon Bush Wind Farm	£21,500
Renovation of 3 toilets	£10,000	£6,000 Gordon Bush Wind farm	£16,000
Electrical works	£8,000	£4,000 Gordon Bush Wind Farm	£12,000
Total	£29,500	£20,000	£49,500

If planning permission has been obtained, details on the type of planning permission (full, outline, conditional, unconditional), should be provided showing the date of approval. If there are any outstanding planning procedures/appeals or if there are likely to be any further planning appeals, these should be clearly explained below, stating the likely timescale for the resolution indicated:

Planning permission is not expected to be required however a Building warrant will be required for the roof replacement.

Timescale for completion. Please specify when contracts will be awarded. When work will start on site and be complete, including when Town Centre Fund elements will be complete: Contracts will be awarded by 31/03/21 and works will commence 01/05/21 and be completed by 31/08/21

Briefly describe what community consultation has been carried out in relation to your project:

As part of a Stage 1 Land Fund application a community survey was carried out with a very high return. 97% of respondents supported the renovation of this iconic building. It was clear from the survey that the community had a real connection with this building.

A business plan has been created with a long term vision for the building and this has been widely shared with the community gaining a significant level of support

Location plan and photographs of site/property:
Attached

Town Centre Fund Project Proposal (Send to regeneration@highland.gov.uk)	
Site address:	Public Lorry Park, Gower Street, Brora
Ownership:	Highland Council – Lorry Park. Transport Scotland/BEAR have jurisdiction over town centre gateway signage areas.
Project lead and contact details:	Brora & District Action Group (BaDAG) Ellen Lindsay, Treasurer [REDACTED]
Description of project. Including where the proposed TCF grant will be invested.	
<p>Provision of dedicated motorhome parking spaces within the existing lorry park, with electric hook ups, to complement the chemical waste facility project already underway and funded by Phase 1 TCF.</p> <p>Provision of new/replacement town centre gateway (north and southbound) signage highlighting updated local facilities (especially those for motorhomes/caravanners) and natural attractions.</p>	
Estimated outputs	
<p>Potential visitors will be made aware of available facilities and attractions, and encouraged to stop in the town centre, increasing patronage of local businesses and supporting the local economy. Attractions include, Award Winning Beach, River, Car Parks, Heritage Centre, Golf Course, Distillery, Fascally Park, few of which are visible from the A9.</p> <p>Motorhome users will be encouraged to use the legal parking area supplied with the necessary facilities to allow them to be considerate visitors.</p> <p>Increased footfall will make the town centre more attractive to private investors to fill currently vacant premises and further boost the local economy impacting on available jobs.</p> <p>As a direct consequence of Covid-19 we have witnessed a significant increase in visitors travelling by motorhome. Discussions within the industry would suggest that Staycationing will remain popular in our area for the foreseeable future. Accordingly, it is vital that we are in a position to accommodate the needs and provide the facilities required by both our regular motorhome tourists and new staycationers.</p>	

Indicative costs (Please provide a breakdown of key cost elements):

Cost item	Amount funded from TCF	Amount funded from other sources (please specify funder)	Total Cost
Provision of motorhome parking spaces with electric hook ups	£10,000	£nil	£10,000
Provision of gateway & town centre signage	£18,000	£nil	£18,000
		£	£
Total	£28,000	£nil	£28,000

If planning permission has been obtained, details on the type of planning permission:

Planning permissions will be applied for immediately funding is confirmed.

Timescale for completion.

Apply for planning permission December 2020/January 2021
 Seek quotes/tenders January 2021
 Appoint contractors on receipt of planning approval c March 2021
 Installation works April-June 2021 for main summer tourist season

Briefly describe what community consultation has been carried out in relation to your project:

BaDAG, on behalf of local Brora organisations and in conjunction with NHI and NC500 Ltd undertook an online and paper survey in March 2019 with a view to creating a 5 year plan for the town. 412 responses were received, equating to some 23% of the community council area population.

Regeneration of the town centre and improvement of town gateways proved to be the top priorities.

In June 2019 all local business were invited to a consultation meeting, with BaDAG, HC, NHI and NC500 Ltd representation to discuss transformational projects. The current proposed projects, along with the chemical waste disposal project already underway (although delayed by Covid), were deemed among the most beneficial short-term projects to pursue.

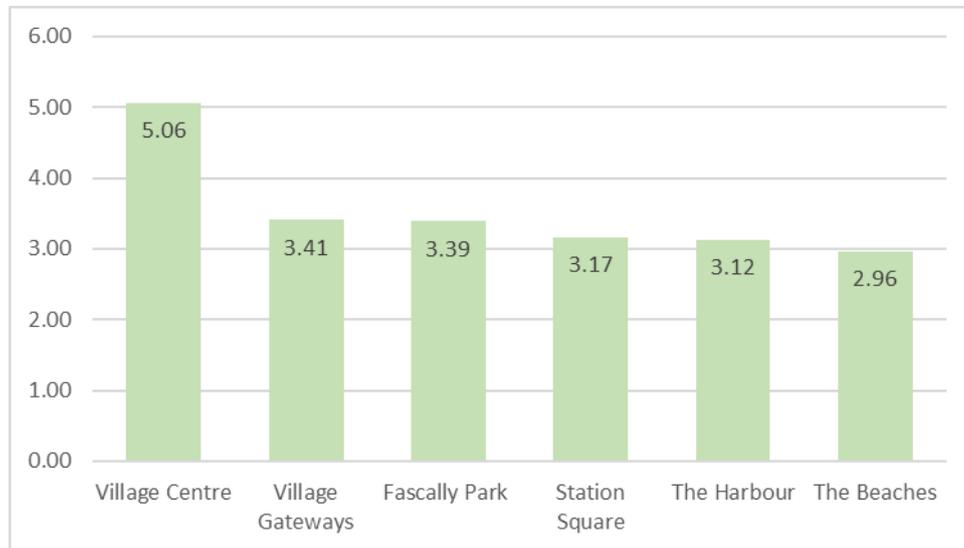
(The 5 year plan is ready for publication and sharing as soon as Covid restrictions allow, and these projects will be the precursor to larger transformational projects for which we will be seeking funding elsewhere. If required, sight of the complete document "In Love with Brora – a 2020 Vision" can be arranged.)

It was proposed in our phase 1 of TCF funding to provide the electrical hook ups along with chemical waste disposal facilities, but our share of the available funding allocated at that time was less than originally applied for and hook ups, with

dedicated motorhome parking spaces cannot be afforded within the reduced amount allocated.

Although it has not yet been possible to follow up because of Covid restrictions, it is believed that the Covid 19 pandemic effects have only strengthened the need for such infrastructure improvements to support the tourism infrastructure.

Survey results March 2019 (full results available in attached document):



Town Centre Fund Project Proposal (Send to regeneration@highland.gov.uk)			
Site address:	Throughout Golspie, mainly on A9 trunk road.		
Ownership:	Various - Highland Council Transport Scotland		
Project lead and contact details:	Valerie Gale (GoGolspie) [REDACTED]		
Description of project. Including where the proposed TCF grant will be invested. (e.g. acquisition, demolition, remediation, % contribution towards capital build costs):			
Erection of several tourism signs on the A9 throughout Golspie to identify/highlight attractions for tourists including scenic walks, historic buildings etc.			
Estimated outputs (e.g. jobs created, Xm ² of floor space brought back into productive use, ha land remediated, X residential units created):			
Anecdotal evidence suggests that many tourist attractions within Golspie are, in many cases, both hidden from view and under promoted. With the backing of the consultant currently working on a tourism strategy for Golspie, we have a preliminary design for tourist signs at strategic points throughout Golspie. This would encourage more tourists to stop in Golspie, therefore having a positive financial knock on effect for local services and the hospitality trade.			
Indicative costs (Please provide a breakdown of key cost elements):			
Cost item	Amount funded from TCF	Amount funded from other sources (please specify funder)	Total Cost
Erection of signs	£28,000	£	£28,000
	£	£	£
	£	£	£
Total	£28,000	£	£28,000
(Subject to detailed costing. Number of signs would be refined in line with target cost after detailed costing)			
If planning permission has been obtained, details on the type of planning permission (full, outline, conditional, unconditional), should be provided showing the date of approval. If there are any outstanding planning procedures/appeals or if there are likely to be any further planning appeals,			

these should be clearly explained below, stating the likely timescale for the resolution indicated:

Application required to The “Home Traffic Authority” (HTA). For a destination with its access directly on to a local road, the HTA will be the local road authority (Highland Council). For a destination with its access directly on to a trunk road, the HTA will be the trunk road authority (Transport Scotland).

Timescale for completion. Please specify when contracts will be awarded. When work will start on site and be complete, including when Town Centre Fund elements will be complete:

Expected programme –

Application to HTA - January to April 2021

Construction – May 2021

Briefly describe what community consultation has been carried out in relation to your project:

GoGolspie have undertaken various community engagement exercises whilst creating an action plan for Golspie and the requirement for signage has been raised on several occasions.

Town Centre Fund Project Proposal (Send to regeneration@highland.gov.uk)			
Site address:	ESRA, Dornoch Beach Carpark, Dornoch, Sutherland, IV25 3LD		
Ownership:	East Sutherland Rescue Assc.		
Project lead and contact details:	Antony Hope, [REDACTED]		
Description of project. Including where the proposed TCF grant will be invested. (e.g. acquisition, demolition, remediation, % contribution towards capital build costs): Currently, there is no electricity supply or mains water supply from the town centre of Dornoch to the Beach Carpark. East Sutherland Rescue Association is in the process of building a new Lifeboat building at Dornoch Beach. This is a considerable build process and will employ upwards of 20 plus local trade/craft persons in January 2021. To this end we are also running in electricity and mains water to the carpark area. This will be to the benefit of the local community and visitors alike as it provides power and water for the disabled wheelchair scheme and also any future toilets and café's proposed for the beach carpark as they can hook up to the new electricity and mains water supply.			
Estimated outputs (e.g. jobs created, Xm ² of floor space brought back into productive use, ha land remediated, X residential units created): 5 persons 1 week for laying of electricity and water track, plus connections. 20plus persons over at least 6 to 7 months for the new Lifeboat House build.			
Indicative costs (Please provide a breakdown of key cost elements):			
Cost item	Amount funded from TCF	Amount funded from other sources (please specify funder)	Total Cost
SSE Track and Connections	£10098.00	SSE Rural Fund £10000.00	£20098.00
	£	£	£
	£	£	£
Total	£10098.0	£10000.00	£20098.00

If planning permission has been obtained, details on the type of planning permission (full, outline, conditional, unconditional), should be provided showing the date of approval. If there are any outstanding planning procedures/appeals or if there are likely to be any further planning appeals, these should be clearly explained below, stating the likely timescale for the resolution indicated:

Wayleaves have been sort and collected by SSE, no planning permission required for the new electricity and main water supply.

Timescale for completion. Please specify when contracts will be awarded. When work will start on site and be complete, including when Town Centre Fund elements will be complete: March 2021

Briefly describe what community consultation has been carried out in relation to your project: East Sutherland Rescue Assc have provided overview to the Dornoch Community Council both in their Community Council meetings and onsite.