

Scottish Borders Council

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Town Regeneration in the Scottish Borders

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Overview

- Scottish Borders' Economy
- Economic Development Activity
- Town Centre Regeneration Focus – key programmes
- Strategic Initiatives
- Outcomes/ Impact
- Lessons Learned & Challenges for the Future

There are 5,010 businesses, of which 90.2% are micro businesses.

EMPLOYMENT SECTORS :

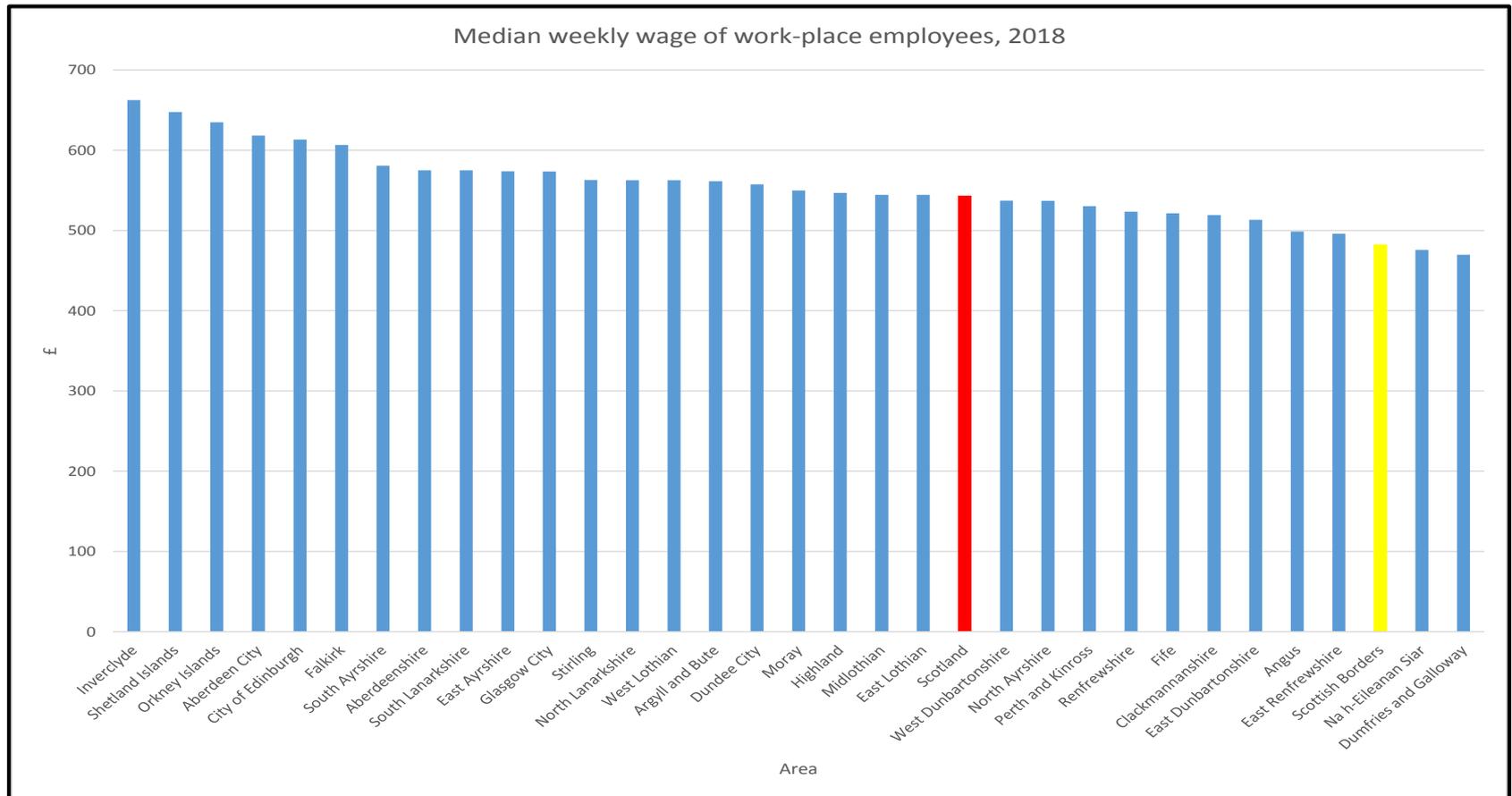
Wholesale and retail	17.5% of total employment
Health and social work	17.5%
Manufacturing	12.5%

TRADITIONAL RURAL INDUSTRIES

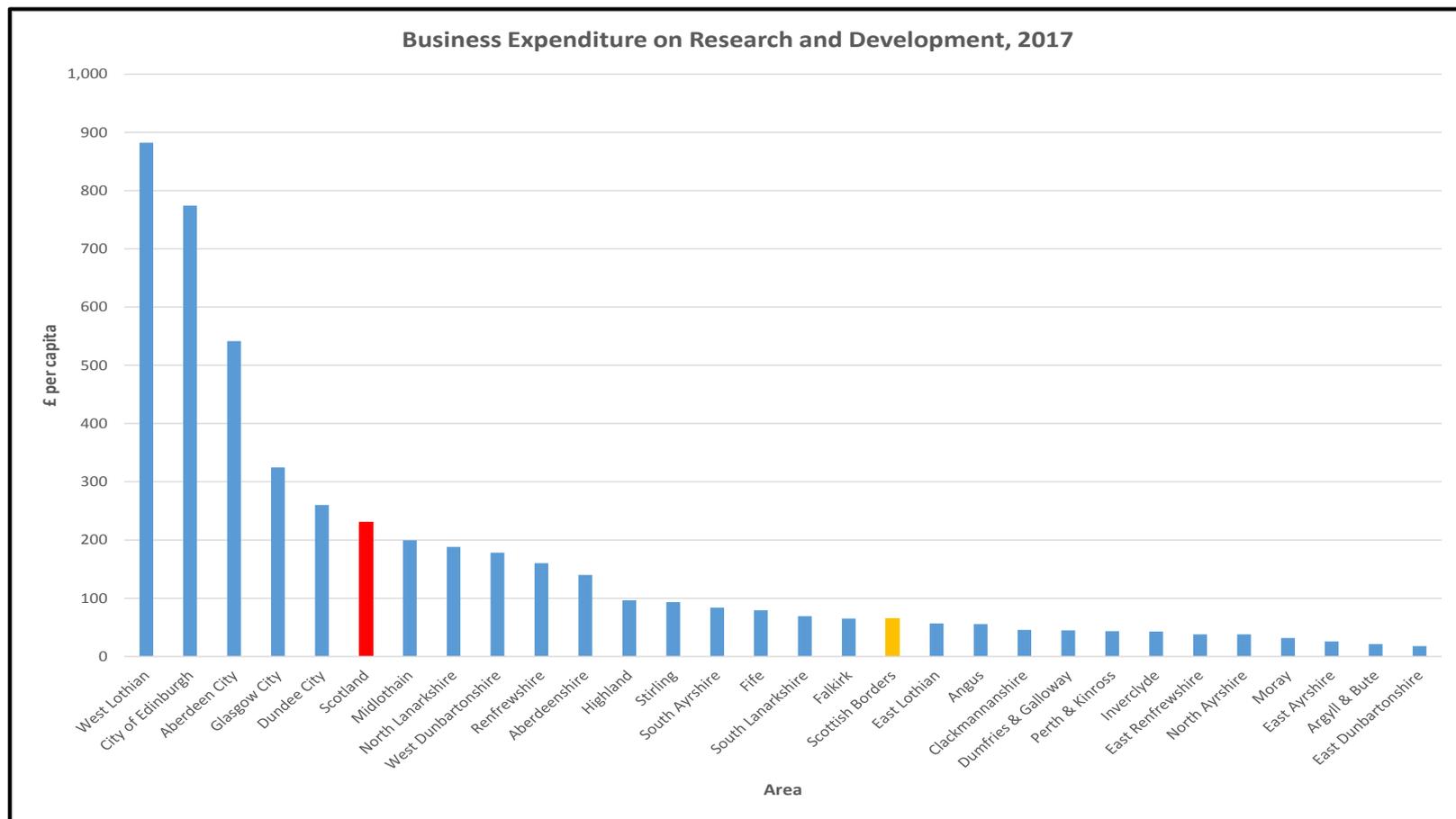
Employment in **Agriculture, Forestry and Fishing** in the Borders is over **3X higher** than the national average and the industry makes up almost 20% of businesses.

LOW WAGE ECONOMY

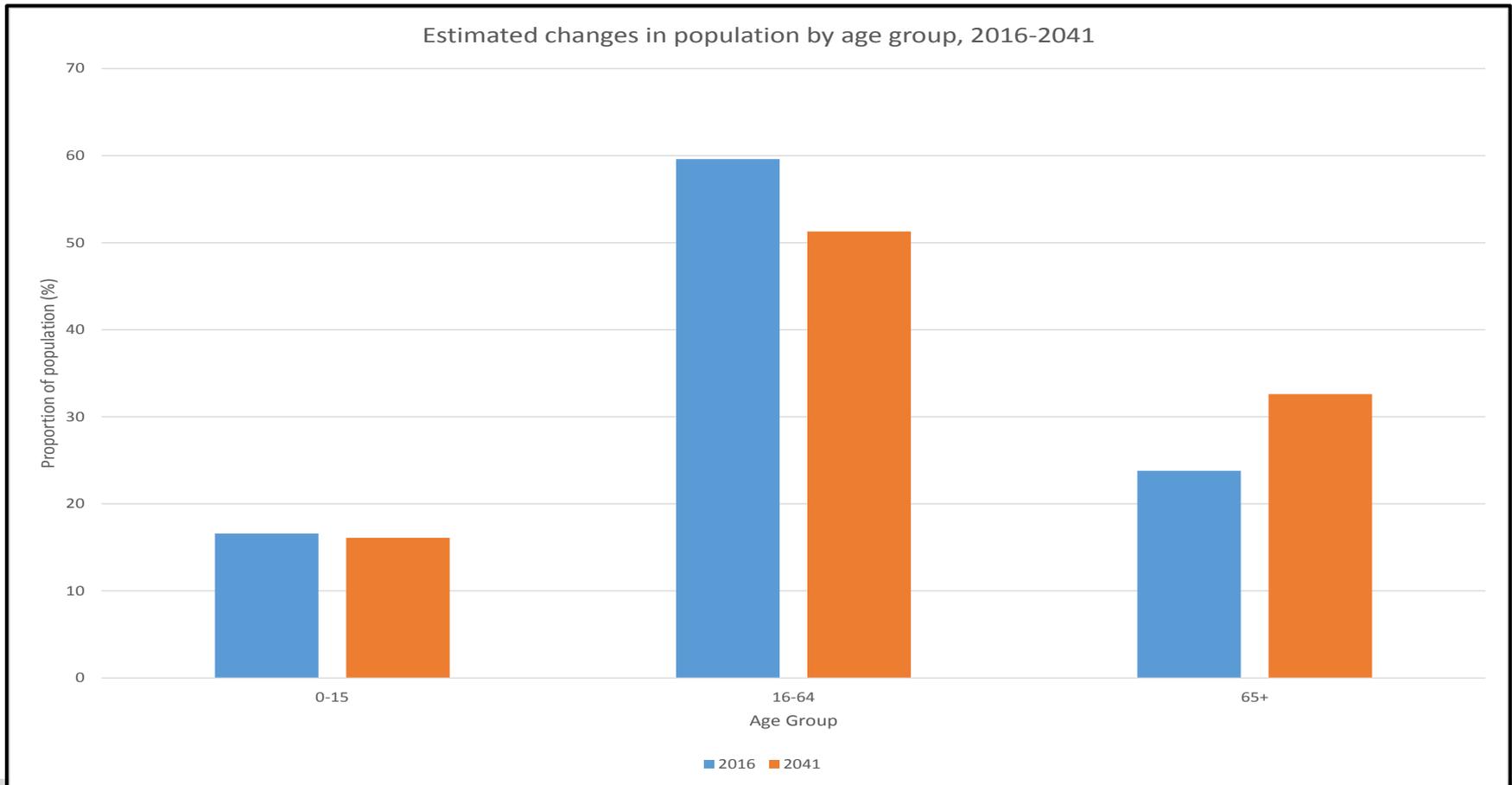
- The median weekly wage of full-time employees working in the Borders is £482.20, which is **86%** of the national level (£563.20). **Scottish Borders ranks 30th of the 32 local authorities.**



- **LOW INVESTMENT** : Business Expenditure on R&D is below the Scottish average at **£64 per head**, compared with **£230 per head** for the whole of Scotland.

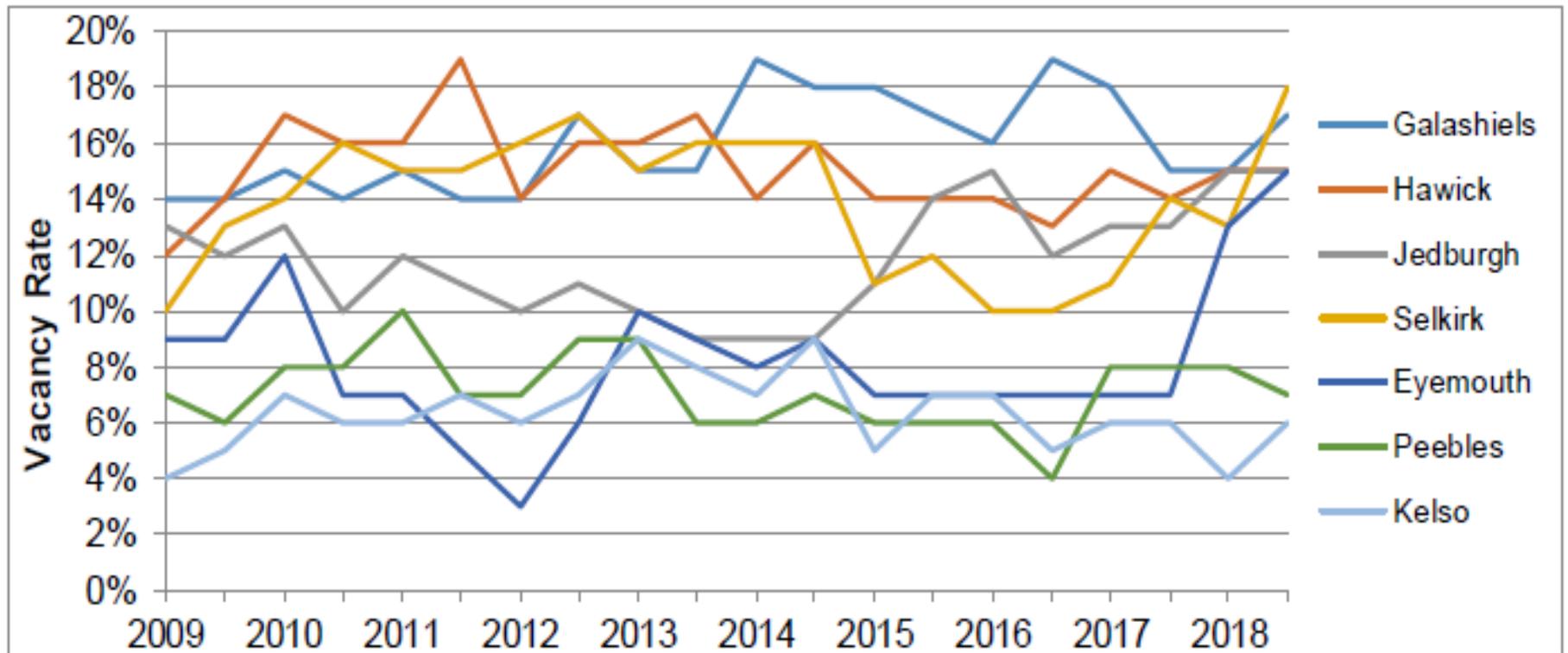


POPULATION - Proportion of the population aged **16-64** is expected to fall by **over 8%** between 2016 - 2041 while the proportion of those aged **65 and over** is expected to rise by the **approximately the same rate**.



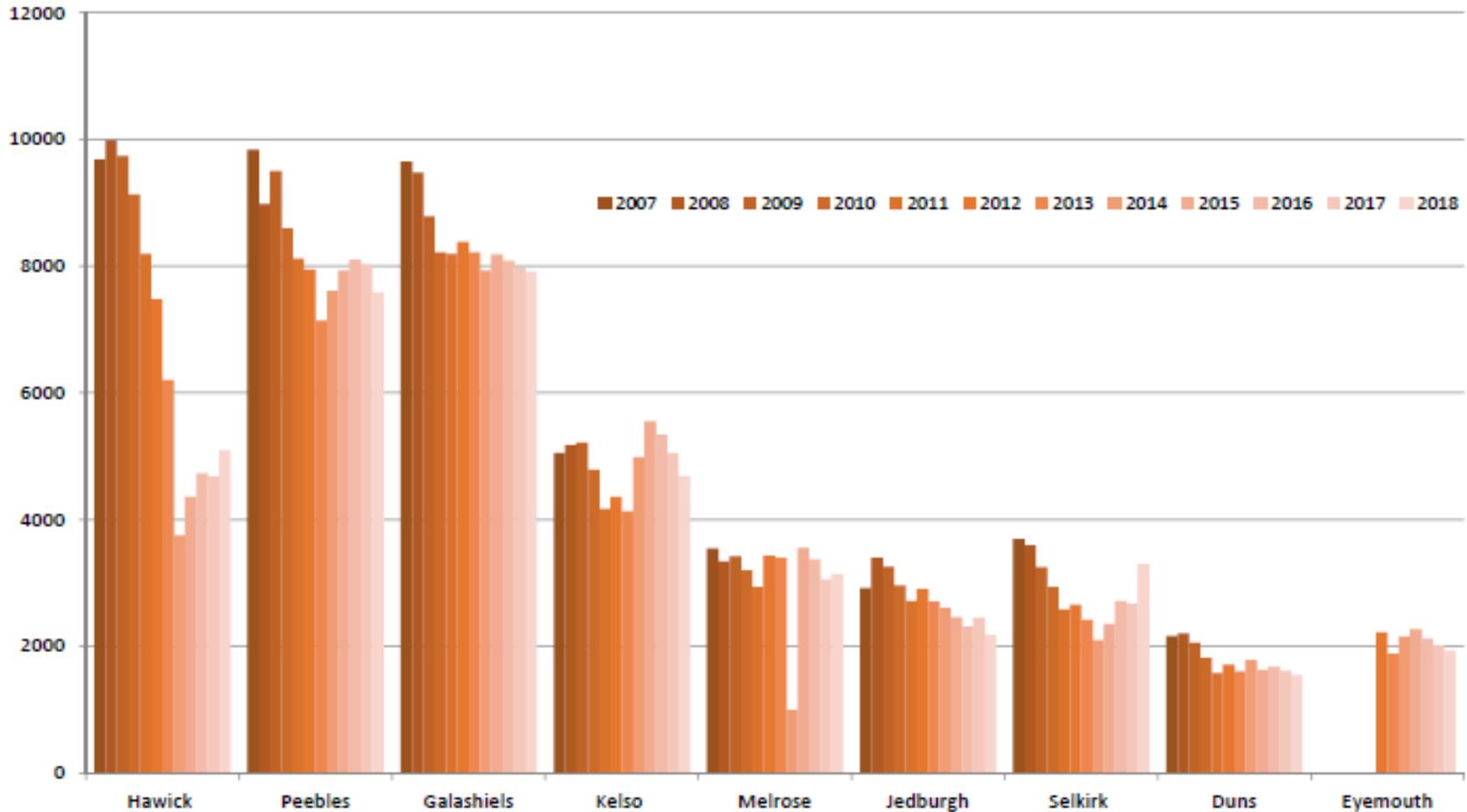
Scottish Borders Economy

Figure 1: Retail unit vacancy rates of seven largest towns, summer 2009 to winter 2018



Scottish Borders Economy

Figure 2 - Average Weekly Footfall 2007-2018



- Scottish Government response
 - Town Centre Review and Action Plan
 - ‘Town Centre First Principle’
 - Cabinet agreement of ‘Place Principle’
 - Business Improvement Districts (BIDs)
 - SG/COSLA – Regeneration Capital Grant Fund
- Scottish Borders Council response:
 - Local Development Plan
 - Town Centre Index
 - Town Centre Action Plan
 - Link to Strategic Initiatives

Town Centre Regeneration Focus

Regeneration Priority Towns: Hawick, Eyemouth, Jedburgh, Galashiels, Selkirk

SCOTTISH BORDERS TOWN MATRIX AND TOWN CENTRE INDEX HOW ARE OUR TOWNS DOING?

A **Scottish Borders' Town Matrix** has been constructed, pulling together a range of measures that are relevant to assessing the general "health" of our towns. The towns included in this matrix have a population of 2000 or more.

From the Matrix, a **Town Centre Index (TCI)** has then been created and provides a way to better understand the economic and social robustness / potential need of our town centres in the Scottish Borders, relative to one another. Within the index, a ranking of "1" indicates greatest potential need and "10" least potential need.

Below, a short description of each measure used within the Town Matrix has been provided.



<p>POPULATION 2014 Population of the town provides a general context for the matrix and the index.</p>  <p>Source: NRS</p>	<p>POPULATION CHANGE (2008 TO 2014) A positive (increase) in population change indicates a place that people want to live.</p>  <p>Source: NRS</p>	<p>% IN SIMD2016 QUINTILE Scottish Index of Multiple Deprivation 2016 (SIMD2016) is a tool that helps identify areas of poverty and inequality across Scotland.</p> <p>Source: SG</p>
<p>JOBSEEKER ALLOWANCE (JULY 2016) Jobseeker Allowance is an indicator of the health of the labour market.</p> <p>Source: DWP</p>	<p>TOWN CENTRE FOOTFALL The number of people using our town centres, known as the "footfall" is an indicator of town centre vibrancy.</p>  <p>Source: SBC</p>	<p>RETAIL UNITS AND VACANCY The number of retail units available and vacancy rates are indicators of town centre dynamics, e.g. businesses coming and going.</p>  <p>Source: SBC</p>
<p>HOUSING TENURE Insight into the type of housing within a town e.g. rented, owned etc.</p>  <p>Source: USP</p>	<p>SOCIAL GRADE (% HOUSEHOLDS AGED 16-64) Insight into social and economic circumstances of the people within a town, which will affect their spending ability and use of key services.</p> <p>Source: USP</p>	<p>QUALIFICATIONS (% ALL PEOPLE AGED 16 AND OVER) Insight into the qualifications of adults within the town and how well they might meet the needs of employers and businesses.</p> <p>Source: USP</p>

Range of activity relevant to each town:

- Economic Regeneration Action Plan/ Masterplans
- Major Public Realm Projects
- Town Centre Enhancement / Conservation Area Regeneration Schemes
- Infrastructure/ Business Property Development
- Business support initiatives
- Events & Tourism activities
- Training & skills development for key industries – eg textiles
- Support for business/ community initiatives through LEADER/ EMFF
- Sector specific support/ diversification opportunities

Galashiels Regeneration

Borders Railway Blueprint

Strategic Partner approach including Scottish Govt, Scotrail, SE, LA, VS for an economic Blueprint to maximise the economic opportunity & investment with the re-introduction of Borders Railway in 2015

Galashiels Masterplan

Vision document with 6 key zones for the regeneration of Galashiels town centre

Great Tapestry of Scotland

- £6.7m investment in major visitor attraction
- Estimated 50,000 additional visitors to Galashiels





Hawick Business Growth Project Galalaw Business Park

- 4 units completed in Dec 2018
- 3 current tenants
- From 21 businesses registering interest
- £800k investment from Scottish Government



Former Armstrongs Redevelopment

- Vacant site in key part of town centre
- 613m² net business space / 17 business incubator units
- Up to 25 FTEs
- Planning application approved
- £2.8m investment from Scottish Government

Hawick Conservation Area Regeneration Scheme

- 5 year programme of delivery in town centre
- £1.9m with £1.3m for Historic Environment Scotland & £60K from SOSEP
- Focus on key clusters of empty buildings on the High Street
- Key drivers: sustainable re-use of buildings & economic impact for town centre



Hawick Flood Protection Scheme

- Teviot/ Slitrig historically lifeblood of town powering many textile mills
- Long history of major & damaging floods
- Extensive range of studies, partner consultation and community engagement
- Statutory approval granted in December 2017 with £40m scheme



Centre of Excellence In Textiles

- Based in Hawick, addressing the needs of textile sector
- Specifically requested by local textile businesses to allow for business growth and development
- £610,000 investment from SoSEP for 18 month pilot
- Skills development for those in textile employment & unemployed
- Specific training on hand skills and textile machinery skills
- Located beside Hawick HS to encourage links between education & training opportunities



Selkirk Town Centre Regeneration

Selkirk Conservation Area Scheme: £2.1m

Funding from Historic Environment Scotland: £865K

Other contributions: Private sector, Transport Scotland/ private sector

- Eligible works: property repairs, public realm (£450k), training & education
- 49 individual repair grants funded improvements across 28 different buildings
- 7 properties on BARR – now reduced to 2
- Reduced vacancy levels/ increased footfall / Pop up shops
- Selkirk Business Improvement District: Town centre events & Marketing



Jedburgh Place Planning Approach



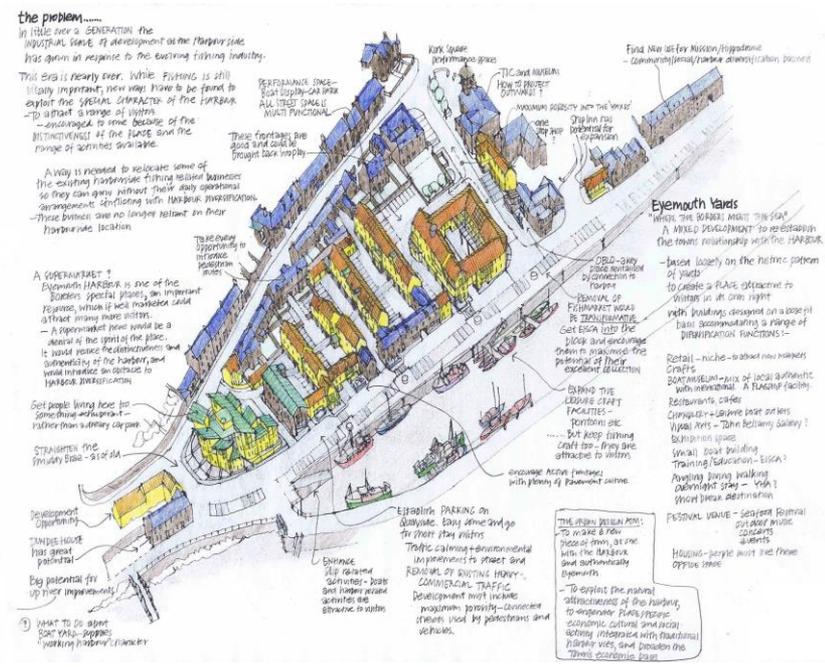
- Jedburgh Intergenerational Campus - £40million
- Jedburgh CARS - £1.3m scheme / £866k from HES/ currently in 3rd year of delivery
- Feasibility Study: Legacy/Development Opportunities
- Corner site/ Enforcement development issue
- Port House/ Community Asset Development



Eyemouth Regeneration



- Eyemouth town centre / Bantry improvements of £80K in 2010
- Development of a Community 'Vision for Eyemouth' Action Plan with local community partners & stakeholders - 2013
- Eyemouth Harbourside Study/ town centre by Bain Swan Architects in 2013
- Initial development of Eyemouth Seafood Technology Park at Gunsgreenhill of £480K in 2016
- Support to Eyemouth Museum for visitor information services in 2017
- Grant & advisory support for Eyemouth town centre signage & marketing
- Proposal to develop Former Fishmarket site for business/ visitor/ community use



Tourism and Event Development is a priority within the Scottish Borders Economic Strategy.

The Council has developed a positive partnership with VisitScotland and EventScotland, Tourism Businesses and Event Organisers

Strengths and opportunities within the local area include:-

- Impressive Scenery and coastline
- Quiet Roads
- Outdoor Venues and Activities
- Historic Houses and Gardens
- Unique Culture and Heritage
- Sport; cycling, mountain biking, rugby, equestrian, golf

Events generate over £6m per annum to the local economy

Tourism / Events – Key Sectors



Tourism / Events – Key sectors



Borderlands Inclusive Growth Deal

The Partnership are seeking to promote the **economic growth** of the area that straddles the **Scotland-England border**; **working together** to focus on ways to **make the area more attractive to investors, visitors and those who may wish to come and live here.**

Funding of £395m from UK and Scottish Government & LA partners

Key aim is to deliver 5,500 jobs over next 15 years

UK and Scottish Government along with 5 cross-border LA: Carlisle City Council, Cumbria County Council, Dumfries & Galloway Council, Northumberland County Council and Scottish Borders Council.



Borderlands Inclusive Growth Deal

A range of activities including place-based projects :

- Study to potentially extend Borders Railway beyond Tweedbank to Carlisle
- Berwick Theatre and Conference Centre
- The Mountain Bike Innovation Centre in the Borders
- Carlisle Gateway and Citadels
- Chapelcross near Annan
- Dairy innovation centre in Dumfries & Galloway
- Stranraer marina regeneration development
- River Tweed walking and cycling route
- 7Stanes mountain bike centres
- Play village at Alnwick Garden
- Star of Caledonia landmark sculpture at Gretna



A range of wider themes have also been identified for investment including Digital Connectivity, Energy and Place.

South of Scotland Enterprise Agency

Recognising the economic challenges of the Scottish Borders and Dumfries & Galloway, the aims for the new Agency are:

- to drive the economy forward with growth that creates opportunities for all, where the benefits of increased prosperity are shared
- to sustain and grow communities so that people thrive in the places where they live and work
- to capitalise on people and resources of the South, developing the skills and making the most of assets to address exclusion and assist growth
- To be established / operational on 1 April 2020

In the interim, South of Scotland Economic Partnership is responding to the economic needs and opportunities of the region in advance of the establishment of the new Agency. Budget of £10m per annum



Edinburgh and South-East Scotland City Region Deal

A £1.3 billion transformational Deal with five themes of Research, Development and Innovation; Integrated Regional Employability and Skills; Transport; Culture; and Housing.

- Central Borders Innovation Park, Tweedbank, is a 3-phase programme that forms part of the Research, Development and Innovation theme.
- Innovation Park will cost £29m with contributions from Scottish Government, Scottish Borders Council, Scottish Enterprise, and private sector.
- Programme has evolved from work done as part of a Tweedbank Masterplan.
- 5 sites will provide modern, fit-for-purpose business and industrial premises.
- Estimated impact of £350 million GVA.
- Estimated that 383 jobs will be created.



- Increased/ sustained vibrancy in town centres
- Business growth & additional employment
- Enhanced business & visitor assets & infrastructure in the right locations
- Developing local skillbase with traditional & new skills
- Diversification of the local economy
- New tourism & event offerings appealing to new audiences to support footfall
- Improved business & community engagement in place planning
- Stronger partnership working to achieve strategic objectives

- Importance of a strategic framework, aligning the national and local political drivers
- Partnership working at both a strategic level as well as on the ground
- Aiming to maximize economic impact and benefits, but...
- Balancing economic / environmental / social objectives
- Aligning priorities & coordination within agencies eg LA
- Adopting a flexible & creative approach to delivery
- Meaningful, ongoing engagement with local businesses and communities
- Working at the pace of the 'slowest' partner....

- Economic vibrancy – town centres have changed, but are still transitioning to their new role
- Quality of life – how do we retain the unique characteristics of our small towns into the future?
- Community development – can town centres still play their ‘heart’ of the community role?
- Business engagement – how can the private sector help to reshape our small towns?
- Place-making – does the public sector have strong enough levers to ensure successful town centres for the future?