



SCOTTISH LAND COMMISSION
COIMISEAN FEARAINN NA H-ALBA

A REVIEW OF FUNDING SOURCES FOR THE RE-USE OF VACANT AND DERELICT LAND

October 2019

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Contents Amendment Record

Issue	Description	Date	Signed
1	Internal Draft	19/03/19	CB
2	Revised Internal Draft	22/03/19	CB/MR
3	Client Working Draft	28/03/19	CB/MR
4	Client Draft Final	19/04/19	CB/MR
5	Final Report	31/05/19	CB/MR

1.0 Introduction

- 1.1** The Scottish Land Commission (SLC) wishes to understand the funding options available to support the productive re-use of vacant and derelict land in Scotland.
- 1.2** Scotland currently has 11,649 hectares of vacant and derelict land across c. 3,731 sites¹. It is a large, diverse and hugely fragmented volume of land but has the potential to create long term regeneration and renewal – unlocking economic growth, reviving communities, increasing community empowerment and reducing inequalities and restoring environments.
- 1.3** The SLC and the Scottish Environment Protection Agency (SEPA) are working together to substantially reduce this amount of long-term vacant and derelict land in Scotland and transform how it is handled. A Task Force of leaders from the public, private and social enterprise sectors has been brought together to challenge and reshape the approach to bringing sites back into use.
- 1.4** The SLC has appointed consultants to support the Task Force through three phases of research:
- Phase One: Developing the approach to better understand the nature of the challenge and identify potential changes to policy and practice (this work is also at working draft stage)
 - Phase Two: Demonstration through partnership working
 - Phase Three: Develop and launch a vacant and derelict land tool kit
- 1.5** As work has progressed, it has become apparent that the Task Force requires a review of existing funding sources associated with vacant and derelict land. This baseline exercise will inform decision-making around how best to align and direct any future funding or investment.
- 1.6** Funding for vacant and derelict land tends to be based upon eligibility. Funding may be available by geography or economic performance or level of deprivation. Some sources are output based - i.e. it depends what the land is to be used for, rather than just being vacant/derelict. It is therefore important that the full range of direct and indirect sources are considered, classified and provisionally assessed.
- 1.7** The research for this review has been thorough and conducted over 2 months however funding sources, particularly at the local and specialist level are constantly changing so we would recommend it is updated on an annual basis. This report could also lead to a funding micro-site or page on the SLC's website.
- 1.8** Within this report we have ordered the funds by provider. However, depending on the future audience it may be more appropriate to order the funds by theme to support the needs of potential applicants/candidate projects, e.g. regeneration, environment, community funding etc. Accordingly, the report covers:

¹ Scottish Government (2017), Scottish Vacant and Derelict Land Survey 2017

- Scottish Government (Section 2)
- Local Authorities (Section 3)
- National Lottery Funding (Section 4)
- Historic Environment Scotland (Section 5)
- Development Trusts and Charities (Section 6)
- Investment Specialists/Private Company subsidiaries (Section 7)
- Private Philanthropy (Section 8)
- Civic Crowdfunding and Local Sources (Section 9)
- Summary and Conclusion (Section 10)

1.9 For each fund we have recorded:

- Aim of fund
- Level of funding available
- Eligibility criteria including geography, sector and outputs
- Application process
- Named example of a funded project

2.0 Scottish Government

REGENERATION

2.0 The Vacant and Derelict Land Fund (VDLF)

Aim of fund

2.0.1 The VDLF is one of three elements of the Scottish Government's Capital Investment Fund, which supports physical development and focuses on key regeneration interventions. The VDLF aims to tackle long-term vacant and derelict land in Scotland. Its objectives are to:

- Stimulate economic growth
- Create jobs
- Promote environmental justice and improved quality of life
- Support communities to flourish and tackle inequalities

2.0.2 It is an element of the local government budget settlement, as agreed with Scottish Government. The total spend of the fund, since its creation in 2004, is approximately £150m.

Level of funding

2.0.3 In 2018/19, £9.4m was made available to the five eligible local authorities. The budget for 2019/20 is £11.4m².

Eligibility

2.0.4 The following allocations were made in 2018/19.

Table 1: VDLF Allocations 2018-19

Local Authority	Share of VDLF	2018-19 Allocation
Glasgow	31.26%	£2.952m
North Lanarkshire	25.37%	£2.396m
Fife	15.73%	£1.486m
North Ayrshire	18.10%	£1.709m
South Lanarkshire	9.54%	£0.901m
Total	100%	£9.444m

² Scottish Budget 2019-20, Table 6.11 Specific Grant Funding and other Local Government Funding 2019-20

- 2.0.5 The list of eligible local authorities reflects the extent of vacant and derelict land in these areas and their levels of deprivation. Glasgow City and North Lanarkshire Council have been in receipt of this fund since the start in 2005/6. Dundee City, which had also been in receipt of funds since 2005/6 was replaced by Fife in 2015/6. South Lanarkshire joined the scheme in 2006/7. Highland joined in 2008/9 and was recently replaced by North Ayrshire.
- 2.0.6 All local authorities are required to submit annual returns for the [Scottish Vacant and Derelict Land Survey](#). The statistics gained from this survey, allow the Scottish Government to allocate and monitor the impact of the VDLF.
- 2.0.7 The fund can be used to cover a range of costs associated with the remediation of vacant and derelict land, e.g. feasibility costs, professional fees, acquisition costs, maintenance costs and demolition costs. While purchasing costs are eligible they should not represent 100% of a project's requested funding (i.e. the fund must cover more than simply acquiring the land).

Application process

- 2.0.8 The VDLF is available on an annual basis and grant levels are assessed against Council delivery plans.

Example

Dens Metals, Dens Road, Dundee

The VDLF was used to undertake improvements to a road junction in order to release a former metal works site, vacant since 2005, for development. The works included creating a new traffic light controlled access on to the road network costing £100,000. This Council owned site was sold to private developer Cullross who then developed 21 social rented flats for Hillcrest Housing Association. The development was ready for occupation in 2016.



2.1 Regeneration Capital Grant Fund (RCGF)

Aim of fund

2.1.1 Also a part of the Scottish Government's Capital Investment Fund, the Regeneration Capital Grant Fund is delivered in partnership with COSLA and local government. It aims to support locally developed regeneration projects that:

- primarily focus on areas that suffer from high levels of deprivation and disadvantage
- demonstrate clear community involvement
- deliver large scale transformational change with strong regeneration outcomes
- encourage additional investment and address market failure

2.1.2 In the 2019/20 funding round a total of 18 projects are being awarded funding. The funding will enable 17 buildings to be refurbished and brought back in to use, create more than 6,400 square metres of business space and support 64 community facilities and services which will benefit more than 150 businesses or enterprises.

2.1.3 Although not every project covered by the RCGF will be on vacant and derelict land, the fund's emphasis on regeneration means that many will be.

Level of funding

2.1.4 The funding made available in previous years and the current year are shown below:

- £21.7m 2014/15
- £20.2m in 2015/16
- £24.9m in 2016/17
- £25.2m in 2017/18
- £20.1m in 2018/19
- £20.4m in 2019/20

Eligibility

2.1.5 The fund is open to all 32 Scottish local authorities individually, or whether they exercise their functions through urban regeneration companies (URCs) or other special purpose vehicles (SPVs).

2.1.6 Applications are not restricted in geography, size or type of project. It is for applicant organisations to demonstrate that projects fit with the aims and objectives of the fund and can demonstrate clear

regeneration outcomes in line with the Government's strategy document [Achieving a Sustainable Future](#) and local area regeneration plans.

Application process

- 2.1.7 Applications can be made by local authorities on an annual basis and, where justified, can potentially cover more than one financial year (subject to Spending Review restrictions).
- 2.1.8 All applications are subject to scrutiny by the Regeneration Capital Grant Fund Investment Panel which makes final recommendations on projects to be funded.
- 2.1.9 It is a two-stage assessment process. Applicants must submit a summary of their project on the form provided at Stage 1. Successful projects at this stage will be invited by the panel to then complete a full Stage 2 application.

Example

Angus Council Montrose Playhouse Project

This project will see the transformation of a derelict former swimming pool in the town centre of Montrose into a community hub for arts and education benefitting north Angus and south Aberdeenshire. The Montrose Playhouse will include an adaptable three screen cinema, education and exhibition spaces, retail space and a café bar. This project is a working partnership with Montrose Playhouse Project SCIO (MPP) - a group of local volunteers and Angus Council. The total grant received from the fund was £2,260,000.



2.2 Scottish Partnership for Regeneration in Urban Centres (SPRUCE) Fund

Aim of fund

- 2.2.1 The SPRUCE Fund was established with Scottish Government and European Regional Development Fund money to offer **loans and equity investments** to revenue-generating infrastructure and energy-efficiency projects. One of SPRUCE's major benefits is that funds will be recycled and can be used for future regeneration projects. It has now entered the recycling phase, as the original fund has been invested in eleven projects.
- 2.2.2 The 10 year investment period for SPRUCE ends on 28 November 2021. Following an interim evaluation in 2017, recommendations have been made for the future of the fund post 2021.

Level of Funding

2.2.3 SPRUCE is a well-established investment vehicle, with 11 projects funded to date totalling around £73m. Following an interim evaluation of the fund, additional monies have been made available for SPRUCE.

2.2.4 There is no minimum loan threshold, however ideally the Fund would look to make a minimum investment of £1m. There is some restriction on maximum loan levels which is around £15m (without special consent being required).

Eligibility

2.2.5 Initially, SPRUCE funding was targeted at 13 eligible local authorities however the investment criteria has now been broadened and the fund can invest anywhere in Scotland. This would be subject to the project being able to demonstrate that the activity/outcomes fit with the strategy.

2.2.6 Eligible projects include:

- Energy - Renewable energy, low carbon technology, CHP, district heating, energy efficiency retrofit
- Urban Regeneration - Transport hubs and sustainable public transport, new build commercial development, office refurbishment, industrial sites and business centres, brownfield land decontamination and servicing, training/ learning and e-skills centres, ICT facilities and digital infrastructure

2.2.7 Projects should align with key Scottish Government policy objectives.

2.2.8 An important feature of SPRUCE is that the investments should be made in Urban Projects which are defined as projects that form part of an integrated plan for sustainable urban development (IPSUD) which are themselves influenced by the National Planning Framework (“NPF”). NPF is a strategic plan setting out an integrated social, economic and environmental framework for the future development of Scotland, looking forward 15-20 years.

Application process

2.2.9 Potential project sponsors should contact the SPRUCE team for an informal discussion on progressing an application. SPRUCE aims to operate a streamlined application process with a quick turnaround on investment decisions and short form loan template documentation.

2.2.10 In order to ensure projects meet the fund's criteria and to manage risk, SPRUCE will review information in the areas listed below. Borrowers seeking investment from SPRUCE will need to address and evidence these areas through a written application process, supported by guidance from the fund.

- The project must meet the fund's Investment Policy criteria.
- The project must provide sufficient outputs in terms of, for example, the creation of business space, carbon dioxide output reduction and/or energy savings.
- The project should support sustainable development objectives and achieve broad regeneration benefits.
- The financial structure of the project must be appropriate, with all required other sources of finance having been secured.
- The project's financial assumptions on costs, values, income and savings must be robust and verifiable.
- The project must have a robust financial model and /or projections.
- The payback period for the investment must accord with the fund's expectations.
- The credit strength of the borrowing entity must be appropriate, with adequate security being provided.
- The project must be investment ready.
- The programme for procurement, drawdown of the investment and delivery of the works must be appropriate.
- Planning permission and any other consents, if required, must have been secured.
- Any required technical studies must have been undertaken and must be robust.
- Good track record of the project sponsor and borrower in delivering projects on time and budget, and on taking on repayable finance.
- There should be adequate technical and financial expertise within the project team to ensure delivery and minimise risk.
- The project should benefit from strong leadership and management/political support.

2.2.11 SPRUCE funding can be provided to public, private or joint venture entities.

Example

Fusion Assets, North Lanarkshire

Fusion Assets is a property development and regeneration company tasked with breathing new life into North Lanarkshire. It was the first organisation in Scotland to access SPRUCE funding (£1.8m) for its industrial scheme at Dundyvan Enterprise Park, Coatbridge. By accessing SPRUCE loan finance, Fusion Assets was able undertake this speculative development providing commercial workspace for 16 SMEs. This loan has since been repaid and Fusion Assets secured a second loan (£2.1m) offer from SPRUCE to allow the development of a further industrial scheme at Strathclyde Business Park, Bellshill. Both schemes have been developed in partnership with CBC (Glasgow) Ltd.



2.3 Empowering Communities Fund

Aim of fund

2.3.1 The Empowering Communities Fund was established in 2015/16 by the Scottish Government to aid community-led regeneration programmes. The fund supports community empowerment across Scotland and enables disadvantaged communities to tackle poverty and inequality on their own terms. As such, the fund has invested in communities and supported hundreds of community organisations to deliver locally identified priorities to tackle poverty and inequality. This funding could potentially enable communities, through capacity building, to undertake community projects which could potentially impact on local vacant and derelict land.

Level of funding

2.3.2 The available budget is £20m per annum and comprises a number of targeted funds and programmes:

- Strengthening Communities (£2.5m) – provide activities and services which meets community need
- People and Communities Fund (£7.6m) – projects that promote social inclusion and tackle poverty. It supports a number of RSLs, development trusts, social enterprises etc.
- Community Choices Fund (£1.75m) – delivered in partnership with local authorities, communities and third sector organisations, it is implemented across policy areas including policing, health and social care, transport and education
- Aspiring Communities Fund (£5.58m) – helps community bodies and third sector organisations address local priorities and needs, increase active inclusion and build on the assets of local communities to reduce poverty and enable inclusive growth.

2.3.3 The Empowering Communities Fund also supports:

- Community asset ownership through the Community Ownership Support Service, a help and advice service delivered by Development Trusts Association Scotland (DTAS)
- The Coalfields Regeneration Trust (CRT), an independent regeneration organisation established in 1999 to improve the quality of life in Britain's former coalfield communities

Eligibility and Application process

2.3.4 Each funding programme has its own objectives and application processes.

Example

Dalmellington, East Ayrshire

Scottish Government support to the Coalfields Regeneration Trust has allowed the community in Dalmellington, East Ayrshire to discover the potential of asset transfer enabled by the Coalfields Community Futures programme. The local community association took over a disused community centre, refurbished it and opened it as a community café. A local sports club and carer's group also took over the management of disused buildings, which they upgraded and now operate from.



2.4 Community Right to Buy

- 2.4.1 Community Right to Buy allows communities in Scotland to apply to register an interest in land and the opportunity to buy that land when it comes up for sale.
- 2.4.2 In addition, in 2018, the community right to buy abandoned, neglected or detrimental land came into force. It gives community bodies a right to compulsorily purchase land (including not just land but bridges and other structures built on or over land, inland waters, canals etc) which is wholly or mainly, abandoned or neglected or the use or management of the land is causing harm to the environmental wellbeing of the community.
- 2.4.3 Communities can obtain grant funding for such projects from the Scottish Land Fund which is funded by the Scottish Government and operated by the Community Fund (see Section 4.2).

Example

Bannockburn House, Stirling

Bannockburn House, a former headquarters of Bonnie Prince Charlie during the 1745 Rebellion, had lain empty for several years. In 2017, the Scottish Land Fund awarded the Bannockburn House Trust, a community group dedicated to bringing the house back into use, £648,300 to help buy the property which was for sale by its private owner. This has secured the future of the house and allowed it to become a focal point for the community and a new base for employment and volunteering opportunities, as well as community events and activities.



2.5 Business Improvement Districts

Aim of fund

- 2.5.1 A Business Improvement District (BID) is part of a town, tourism and visitor area, commercial district, or specific theme (such as food and drink), in which businesses work together to invest in local improvements. By working together businesses can reduce costs, share risks by agreeing to work collectively in projects, initiatives and services that the businesses consider will improve their trading environment. The BIDs model is designed to help local businesses to improve their communities.
- 2.5.2 There are 39 BIDs in Scotland (a full list can be found [here](#)). They operate for up to five years (unless another vote takes place) and are developed, managed and paid for by businesses through a compulsory BID charge. Recently there has become more emphasis on future BIDs which are more strategic and sustainable through wider public, private, third sector and community partnerships.
- 2.5.3 The Scottish Government supports the implementation of BIDs and award grants for BID development. Again, this is not a specific scheme for vacant and derelict land but often businesses work together to see fewer vacant units or to see less derelict buildings, alongside other local objectives. Grants are often made available from the BIDs themselves for shop front improvements etc.

Level of funding

- 2.5.4 The Scottish Government funds Scotland's Towns Partnership to provide a national support service for developing and established BIDs. The Government launched a new national hub through Scotland's Towns Partnership called [Scotland's Improvement Districts](#) in September 2018.
- 2.5.5 The BIDs themselves are funded by business – occupiers and, where agreed, property owners – through a levy based on the cost of the business plan and apportioned across all eligible levy players.

Eligibility

- 2.5.6 BIDs can only exist if they get support from a clear majority of local businesses in a vote.

Application process

- 2.5.7 For advice and an application form contact should be made with Scotland's Improvement Districts. For grants available from BIDs, contact should be made with them direct.

Example

Enterprising Bathgate, West Lothian

In 2008, businesses in Bathgate town centre voted to become Scotland's first BID. Local businesses saw the need for the town centre to adapt to meet the needs of the Bathgate community and confront the challenges of the 21st Century, such as on-line shopping and out-of-town retail parks. As a result of its success, in 2018, the BID received support for a third term and it has received c. £800,000 via levy contributions since 2008. One of the BID's projects is its



Premises Improvement Scheme which is open to all levy payers and has seen a very high level of participation. In a typical year more than 80 grants are paid out amounting to £40,000. By the end of 2018 more than 700 grants with a value in excess of £400,000 had been awarded. Specific buildings have included former Council properties which were vacated with the opening of a new Partnership Centre and have since been converted to retail units, day nurseries or modern office accommodation, all benefitting from the Premises Improvement Scheme. Overall, the scheme has helped to keep the percentage of vacant units in Bathgate well below the national average. It has also been an invaluable help to new businesses by making a significant contribution to set up costs.

ECONOMY

2.6 City Region and Growth Deals

Aim of fund

- 2.6.1 City Region Deals and Growth Deals are bespoke packages of funding and decision making powers negotiated between the Scottish Government, the UK Government and local government designed to bring about long-term strategic approaches to improving regional economies. They are implemented by regional partners and overseen by the Scottish City Region Deal Delivery Board.
- 2.6.2 Each of the Deals agreed in Scotland is tailored to its region, reflecting its individual economic strengths and weaknesses, and comprises a programme of interventions to support positive, transformative change.
- 2.6.3 Whilst City Region and Growth Deals don't specifically focus on vacant and derelict land, a number are targeting particular regeneration or infrastructure plans which will in turn have an impact in this area. These impacts are likely to be of substantial scale given the ambitions of the Deals.

Level of funding

[Glasgow and Clyde Valley City Deal](#)

- 2.6.4 The Scottish Government is contributing £500m to the £1.13bn Glasgow City Deal Infrastructure Investment Fund over 20 years. The regional partners estimate that the overall investment of £1.13bn will deliver around 29,000 jobs in the region and attract around £3.3bn of private sector investment.
- 2.6.5 Considerable progress has been made since the Glasgow and Clyde Valley deal was signed in 2014. Several projects have been completed, including the world-leading Imaging Centre of Excellence at the Queen Elizabeth University Hospital. Others are under construction, such as the regeneration of Sighthill and the Avenues project, which is improving public realm around the city.

[Aberdeen City Region City Deal](#)

- 2.6.6 The Scottish Government committed to invest up to £125m to the Aberdeen City Region Deal, supplemented by up to £44m committed by Aberdeen City Council, Aberdeenshire Council, and other local partners. The 10-year deal aims to encourage investment in innovation, internationalisation, digital connectivity, and infrastructure across the region.
- 2.6.7 Projects successfully delivered to date include the Oil and Gas Technology Centre, which has just celebrated its second year of operation. Building work is also due to begin shortly on the Bio-Therapeutic

Hub for Innovation. The Hub will be based on the Foresterhill Health Campus in Aberdeen and help to bring forward the next generation of medical therapies and products.

2.6.8 Alongside the deal, the Scottish Government is committed to invest a further £254m in the North East over the same timeframe. This will deliver improved transport and broadband networks, and local housing programmes.

[Inverness and Highland City Region Deal](#)

2.6.9 The Scottish Government committed up to £135m to the Inverness and Highland City Region Deal. The UK Government has committed up to £53m, supplemented by up to £127m from the Highland Council and regional partners over 10 years. Regional partners estimate that this £315m package could attract an additional £800m of investment by the private sector. The deal will support improvements to the region's digital connectivity, digital healthcare, skills, innovation and infrastructure, with the aim of stimulating long-term productivity and economic growth.

2.6.10 Progress has already been made with a number of projects. For example, the first 15 Fit Homes developed in Dalmore, Alness were completed in April 2018 and are now occupied. These technology-enabled homes provide independent living for elderly residents and military veterans who might otherwise have to remain in hospital or enter care.

2.6.11 The first 16 affordable homes aimed at young people were also completed at Raining's Stairs, Inverness in October 2018. Further sites are being built at Glendoe Terrace, Inverness and in Drumnadrochit, Fort William, Ullapool and Munloch.

[Stirling and Clackmannanshire City Region Deal](#)

2.6.12 The Scottish Government and the UK Government have committed up to £45.1m each towards the Stirling and Clackmannanshire City Region Deal. Regional partners will match this investment with up to £123.8m, resulting in a deal worth over £214m. Regional partners estimate that over the next 10 to 15 years these interventions will unlock private investment worth in excess of £640m, delivering over 5,000 new jobs across a wide range of sectors in the City Region.

2.6.13 The Scottish Government has also committed a further £5m investment into the region, which will support the delivery of enabling infrastructure for Phase One of a new Business Park at Kildean and support the next stage of development of proposed new enabling infrastructure at Callander. This has the potential to deliver 1,500 new jobs and £275m of private sector leverage.

[Edinburgh and South East Scotland City Region Deal](#)

2.6.14 The Scottish and the UK Government have each committed £300m to the deal over 15 years. Regional partners - including local authorities, universities and colleges, and the private and third sectors – have also committed to invest, resulting in an overall deal package worth more than £1.3bn. This will deliver inclusive

economic growth across the region through housing, innovation, transport, skills and culture. The investment will contribute towards 41,000 new homes, 21,000 jobs, and improving the skills of an estimated 14,700 people.

Tay Cities Deal

2.6.15 The Scottish Government and the UK Government have each committed up to £150m over 10 to 15 years towards the Tay Cities Deal. Together with regional partners' contribution, this deal has the potential to secure more than 6,000 jobs and attract £400m of investment. The overall deal seeks to transform the region by focusing on inclusion, innovation, internationalisation, connectivity and empowerment.

Ayrshire Growth Deal

2.6.16 The Scottish Government and the UK Government have each committed £103m over the next 10-15 years to deliver inclusive growth across Ayrshire. Together with partners contributions the total deal is worth £251.5m. The investment includes funding for innovative projects around engineering, manufacturing and digital automation, an aerospace and space programme, tourism and regeneration and regional projects around skills, community wealth building and digital infrastructure.

2.6.17 Given the scale of the City and Growth Deals it may be worthwhile undertaking a mapping exercise which cross references vacant and derelict land on the register with Deal projects occurring on vacant and derelict land (e.g. Edinburgh Waterfront, Sighthill TRA Glasgow as shown below, etc.).

Eligibility

2.6.18 City deals (and growth deals) are bespoke packages of funding and decision making powers negotiated between central government and/or Local Enterprise Partnerships and other local bodies. Eligible projects will be those which met the individual priorities and objectives of each Deal.

Application process

2.6.19 The Deals and constituent projects have already been agreed.

Example

Sighthill Transformational Regeneration Area (TRA), Glasgow

The £250m Sighthill TRA is the biggest such project in the UK outside of London. When completed, the project will have created a regenerated neighbourhood on the north side of Glasgow city centre including almost 1,000 homes, a new community campus school, new bridges improving connections to neighbouring communities and the city centre, improvement to green space, a new public square, shops and commercial space. The TRA includes the regeneration of a mixture of occupied, vacant and derelict contaminated land. This work is being funded by the Council, Glasgow Housing Association and Scottish Government and Sighthill is one of the early action areas to benefit from the City Deals programme.



2.7 Links Between Activities Developing the Rural Economy (LEADER)

Aim of fund

2.7.1 LEADER is one element of the Scotland Rural Development Programme 2014-2020 which aims to promote economic and community development within rural areas of Scotland. It is funded through the European Agricultural Fund for Rural Development (EAFRD) and the Scottish Government.

2.7.2 There are 21 LEADER programmes in Scotland. Each one is run by a Local Action Group (LAG) which awards grants to projects that support the delivery of a Local Development Strategy. These strategies include actions that will allow individuals, communities and businesses to:

- Drive community action on climate change
- Enhance rural services and facilities, including transport initiatives
- Enhance natural/cultural heritage, tourism and leisure
- Support food and drink initiatives (for example short supply chains, community food)
- Build co-operation with other LAGs in Scotland, UK and Europe
- Exchange learning and knowledge with each other, realise their potential, build opportunities for all

2.7.3 The allocation of funding to all the LAGs for the 2014-2020 programme was decided in 2015 and amounts to £77.4m. As at May 2018³, 40% of the budget had been approved to projects.

³ Scottish Government (2018) Process evaluation of LEADER 2014-2020, 9th November 2018, Eva Kleinert RESAS

2.7.4 With the UK scheduled to leave the EU in 2019, the future of LEADER beyond 2020 is uncertain.

Level of Funding

2.7.5 The following shows a breakdown of indicative funding allocations by LAG. The amount shown in brackets is the level committed as at May 2018:

Table 2: LEADER Indicative Funding Allocations 2014-2020

Local Action Group	Funding Allocation	% Committed
Aberdeenshire North	£3,290,237	25%
Aberdeenshire South	£2,831,742	35%
Angus	£2,750,186	49%
Argyll and Islands	£4,886,126	29%
Ayrshire	£5,783,731	49%
Cairngorms	£2,968,517	68%
Dumfries & Galloway	£5,595,370	47%
Fife	£3,397,670	35%
Forth Valley and Lomond	£2,783,013	50%
Greater Renfrewshire & Inverclyde	£2,324,196	15%
Highland	£8,805,388	24%
Kelvin Valley & Falkirk	£2,824,399	22%
Lanarkshire	£4,066,953	42%
Moray	£3,453,040	40%
Orkney	£2,512,250	47%
Outer Hebrides	£3,177,666	59%
Rural Perth & Kinross	£3,800,124	23%
Scottish Borders	£4,018,427	50%
Shetland	£2,467,085	44%
Tyne Esk	£3,490,769	65%
West Lothian	£2,173,112	38%

Eligibility

2.7.6 LEADER is primarily a rural fund – eligible areas are shown on the [Local Development Strategy areas map](#).

2.7.7 Proposed projects must support the aims and priorities of the relevant LAGs Local Development Strategy. Any type of organisation can apply for funding.

Application process

2.7.8 The first stage in the application process is to submit an expression of interest form through the Scottish Rural Network website. Once eligibility has been confirmed organisations will be invited to progress to application stage. An expression of interest can be submitted at any stage.

2.7.9 Formal applications will be submitted through the Scottish Government online system. To submit a full application for LEADER support organisations must be at a reasonably advanced stage in project planning.

Example

North Kessock Ticket Office, Inverness

The North Kessock Ticket Office Project Group was awarded £59,406 of LEADER funding via the Highland Local Action Group. The Group has taken community ownership of the old Pier Building at North Kessock which was derelict and neglected but houses the old ferry ticket office, waiting room and toilets. Through a package of funding, the Group has brought the building back into public use by restoring it aesthetically and structurally to how it would have looked in the 1950s, as a functioning ticket office. New toilets were installed and the building has been given a new lease of life and provides space in which the Group will hold classes, discussions and exhibitions on art, heritage, nature and history. The facility opened at the end of 2018.



2.8 Building Scotland Fund

Aim of fund

2.8.1 The Building Scotland Fund (BSF) is a precursor to the Scottish National Investment Bank which is designed to support ambitious companies and important infrastructure projects to help transform and grow Scotland's economy. The Bank will be operational in 2020, investing in businesses and communities across Scotland.

2.8.2 Investment by the Building Scotland Fund will support:

- unlocking housing development across all tenures
- the development of modern industrial and commercial property
- business-led research and development projects with a reasonably realistic prospect of commercialisation

2.8.3 Additionally, the Building Scotland Fund seeks to:

- encourage innovation and collaboration
- provide a catalyst for skills development and innovation across the construction sector; and
- increase jobs and employment in construction

2.8.4 Public sector bodies involved in the delivery of the Building Scotland Fund are the Scottish Government, Scottish Enterprise, Highlands and Islands Enterprise, the Scottish Funding Council and the Scottish Futures Trust. However, the fund is targeted towards private organisations.

Level of funding

2.8.5 The £150m BSF will invest £70m in financial years 2018 to 2019 and £80m over financial years 2019 to 2021. The Government has committed to investing £2bn over 10 years to capitalise the bank.

2.8.6 The minimum investment in a single project is £1m or above however the Government retain discretion to consider applications under this amount.

Eligibility

2.8.7 The Fund is open to non-public sector organisations (including but not limited to):

- businesses
- housing associations
- universities

2.8.8 There is a focus on projects and investments that support inclusive growth, reduce carbon and sustain and create places in line with the proposed vision of the Scottish National Investment Bank Implementation Plan. The focus on building is likely to have a direct impact on vacant and derelict land (however further funding may be required, e.g. for decontamination).

Application process

2.8.9 Projects/investments must be capable of agreement within a short timescale and be drawn down by March 2021 although consideration may be given to projects that will require draw down after this date.

2.8.10 Evidence of deliverability within this timescale will be helpful at an early stage; e.g. planning status and land ownership or control (for construction projects), offers of support to complete the financing package etc. Applications for finance which clearly demonstrate deliverability within the investment periods set out will be given priority.

2.8.11 The amount of finance available will vary depending on the project. The BSF financing will not cover the entire cost of a project, and applicants will need to provide funding from their own resources or from third parties.

2.8.12 Details of the approach taken to securing private sector co-financing will be required as part of the application process.

2.8.13 Following any BSF financing, the investee must retain a private sector classification and this may limit the form and terms of any BSF investment.

2.8.14 Applicants will initially need to provide an Expression of Interest (EOI). If eligible and the application is a priority at that time, further work will be undertaken and additional documentation will be required.

Example

55 Douglas Street, Glasgow

£25m from the Building Scotland Fund has been awarded to the SPRUCE fund for regeneration projects. Of this, £12m has been committed to the renovation of 55 Douglas Street, previously known as the Cerium Building in Glasgow. The building was formerly home to Morgan Stanley until it moved its 1,400 strong workforce to brand new purpose built facilities. The money will be used to redevelop the site delivering over 85,000 sqft of new Grade A office accommodation in the city centre for which there is high demand. The project, which is being delivered by Signal Capital, will receive a £12m loan from the SPRUCE



fund. The building is due for completion in November 2019. Whilst this building was only vacant for a short time the investment will ensure this key building in Glasgow city centre continues to meet demand

2.9 Town Centre Fund

Aim of fund

2.9.1 In 2019, the Scottish Government announced the launch of the Town Centre Fund. In partnership with COSLA, it is supporting all councils to ensure their high streets are more diverse, sustainable and successful in the face of changing and evolving retail patterns.

2.9.2 The money will fund a wide range of investments which will make town centres more vibrant, enterprising and accessible. This could include the re-purposing of vacant buildings for housing or social and community enterprises.

2.9.3 The aim of the fund is to deliver against the themes of the Town Centre Action Plan. Those themes include:

- Town centre living – footfall is key to achieving thriving, successful towns centres and, the best footfall is residential for people who will use shops, services, and will care for its safety and security in the evenings
- Vibrant local economies – creating a supportive business environment including the involvement of Business Improvement Districts (see page 13) and other local partnerships
- Enterprising communities – social enterprise, services, arts and events and, community empowerment and community-based activities which increase the health, wealth and wellbeing of town centres
- Accessible public services – creating and accessing public facilities and services, supported by economic, service and transport hubs
- Digital towns – exploiting digital technology and promoting Wi-Fi infrastructure to enable access to information, data analytics, marketing opportunities, branding, and communication with the wider world.
- Proactive planning – land reform and supporting the creation of sustainable, low-carbon and connected places which promote natural and cultural assets, designed in partnership with local communities and key stakeholders

2.9.4 The Town Centre Fund provides an opportunity to build on work by local authorities to develop and implement town centre action plans and to realise transformative ambitions arising from those plans. Scotland's Town's Partnership and other key organisations will continue to support local authorities and other key partners.

Level of funding

2.9.5 The Town Centre Fund is a £50m fund which has been allocated as shown in the table below. This has been based on an equal weighting of the number of towns in a local authority and the local authority population. The money is to be allocated in the 2019/20 period.

Table 3: Town Centre Fund Allocations

Council	Allocation (£)
Aberdeen City	1,351,000
Aberdeenshire	3,286,000
Angus	1,080,000
Argyll & Bute	1,242,000
City of Edinburgh	2,613,000
Clackmannanshire	683,000
Dumfries & Galloway	1,529,000
Dundee City	735,000
East Ayrshire	1,701,000
East Dunbartonshire	944,000
East Lothian	1,275,000
East Renfrewshire	981,000
Falkirk	1,976,000
Fife	4,335,000
Glasgow (City of)	3,010,000
Highland	2,965,000
Inverclyde	660,000
Midlothian	910,000
Moray	1,233,000
Na h-Eilean Siar	223,000
North Ayrshire	1,418,000
North Lanarkshire	3,250,000
Orkney Islands	200,000
Perth & Kinross	1,983,000
Renfrewshire	1,459,000
Scottish Borders	1,421,000
Shetland Islands	205,000
South Ayrshire	1,064,000
South Lanarkshire	2,506,000
Stirling	1,077,000
West Dunbartonshire	859,000
West Lothian	1,826,000
Total	50,000,000

Eligibility

2.9.6 The Town Centre Fund is for local authorities to allocate against the themes of their Town Centre Action Plan(s).

Application process

2.9.7 The Town Centre Fund is distributed as part of local authorities' capital settlement.

Example

As this Fund has just recently launched there are no examples as yet however the previous £60m Town Centre Regeneration Fund 2009/10 provided funding for 66 projects across Scotland. Of those projects which received funding 42% focussed on public realm, accessibility and townscape improvements. The next most popular primary activities were housing, leisure and recreation or community facilities (28%), and business, commercial or retail space (22%). Between them, these 3 categories which all relate to physical infrastructure accounted for some 92% of all primary activities.

From a vacant and derelict land perspective, one example of a funded project is Garrison House in Millport on the Isle of Cumbrae. Garrison House was built in 1745 as a Captain's residence however following a fire in 2001 the building became a derelict eyesore. The Town Centre Regeneration Fund provided funding for the second phase



of restoration works. The building has now been opened to the community and includes a café, the Museum of the Cumbraes, the library and Council offices, the Garrison Model Railway and the Cumbrae Crafts gift shop.

HOUSING

2.10 Affordable Housing Supply Programme

Aim of fund

- 2.10.1 The Scottish Government aims to deliver at least 50,000 affordable homes by 2021 backed by over £3bn. This target represents a 67% increase in the rate of affordable housing development, and 35,000 of the 50,000 target is for social rent.
- 2.10.2 The programme primarily supports the delivery of social rented housing, homes for mid-market rent, and the provision of housing for low cost home ownership. These will generally be new build units however there are exceptions.
- 2.10.3 Again, whilst this fund is not specific to vacant and derelict land it can be using for housing developments on such sites. As with City and Growth Deals, the scale of this fund means its impact on vacant and derelict land could be substantial. This is another area which could be further analysed or mapped.

Level of funding

- 2.10.4 The Scottish Government has allocated the April 2018 to March 2019 full resource planning assumptions across all council areas. This results from increased investment of over £756m being available for the confirmed 2018-19 Affordable Housing Supply Programme. From this, a total of £568m is being allocated to council areas across Scotland. The Scottish Government also provides long term resource planning assumptions for each Council area to 2021 so they have advance notice of their allocation. Details are shown in the table overleaf.

Table 4: Affordable Housing Supply Programme Allocations

Council	2018-19 £m	2019-20 £m	2020-21 £m	Total £m
Aberdeen (City of)	17.120	18.133	19.346	54.599
Aberdeenshire	27.038	28.638	30.554	86.230
Angus	8.023	8.497	9.066	25.586
Argyll & Bute	16.182	17.140	18.286	51.608
Clackmannanshire	5.420	5.741	6.125	17.286
Dumfries & Galloway	19.279	20.420	21.786	61.485
Dundee (City of)	15.977	16.922	18.054	50.953
East Ayrshire	11.158	11.818	12.609	35.585
East Dunbartonshire	6.949	7.360	7.853	22.162
East Lothian	9.514	10.077	10.751	30.342
East Renfrewshire	5.579	5.909	6.304	17.792
Edinburgh (City of)	41.269	42.117	45.147	128.533
Eilean Siar (Western Isles)	8.046	8.522	9.092	25.660
Falkirk	10.676	11.307	12.064	34.047
Fife	30.519	32.325	34.487	97.331
Glasgow (City of)	90.066	96.883	103.853	290.802
Glasgow Housing Association (GHA)	9.943	1.000	0.000	10.943
Govanhill Early Action Programme	5.000	5.000	5.000	15.000
Highland	40.100	42.473	45.314	127.887
Inverclyde	9.471	10.031	10.702	30.204
Midlothian	8.129	8.610	9.186	25.925
Moray	7.983	8.455	9.021	25.459
North Ayrshire	14.165	15.003	16.007	45.175
North Lanarkshire	32.603	34.301	36.335	103.239
Orkney Islands	2.863	3.033	3.235	9.131
Perth & Kinross	15.317	16.224	17.309	48.850
Renfrewshire	14.789	15.665	16.713	47.167
Shetland Islands	4.583	4.855	5.179	14.617
South Ayrshire	11.219	11.883	12.678	35.780
South Lanarkshire	25.199	26.690	28.476	80.365
Stirling	8.508	9.011	9.614	27.133
The Scottish Borders	14.065	14.897	15.893	44.855
West Dunbartonshire	9.222	9.768	10.421	29.411
West Lothian	12.174	12.894	13.757	38.825
Total	568.146	591.602	630.218	1789.966

Eligibility

2.10.5As mentioned, it is expected that the majority of homes delivered through the Programme will be new build units that are delivered directly by grant applicants or through 'off the shelf' purchases from developers. However, where it can be demonstrated that the use of grant to acquire 'second hand' stock that is for sale on the open market is the most appropriate method of meeting housing need in a particular area subsidy

may be available to fund this. Funding may also be made available to remodel/ rehabilitate existing properties where this is considered a strategic priority.

2.10.6 With the exception of the acquisition of 'off the shelf' units from developers, new build homes which are delivered directly by grant applicants should:

- As a minimum, be two person, two apartment units (unless otherwise agreed)
- Comply with all approved applicable building regulations as required by law
- Be sufficiently flexible to meet people's varying needs
- Meet – as a minimum – the design criteria indicated as a 'basic' requirement as outlined in Housing for Varying Needs

2.10.7 'Off the shelf' purchases of new build stock from developers should (a) as a minimum, be two person, two apartment units (unless otherwise agreed) and (b) achieve all current building standards.

2.10.8 Wherever possible, all homes delivered should include ducting to help future-proof people's access to internet and broadband services.

Application process

2.10.9 Strategic Housing Investment Plans are prepared by local authorities and set out the strategic investment priorities for affordable housing over a five year period to achieve the outcomes set out in their Local Housing Strategies. Based on these plans, local authorities and RSLs can submit their funding applications through the Government's online system. All applications need to take cognisance of grant subsidy benchmarks designed to reflect differentials between geographical location, tenures and energy efficiency standards.

Example

Methil Brae, Fife

Fife Council's development at Methil Brae has transformed an area of derelict, brownfield land on the site of the former Glencast Foundry. This 5.6 hectare development is one of the largest in Fife Council's affordable housing programme and saw 101 new homes built on site. This £12m social housing project comprises a mix of one to five bedroom properties and was a



collaboration between the Council, Kingdom Housing Association and Robertson Partnership Homes.

2.11 Housing Infrastructure Fund (HIF)

Aim of fund

2.11.1 As part of the More Homes Scotland approach and linked to the delivery of 50,000 affordable homes by 2021, the Scottish Government launched a 5 year housing infrastructure fund in 2016. The fund operates nationally and is managed by the Government.

2.11.2 The fund comprises two main elements:

- infrastructure loans available to non-public sector organisations
- infrastructure grant available to local authorities and Registered Social Landlords (RSLs) to support affordable housing delivery

2.11.3 Local authorities are invited, as part of the development of their Strategic Housing Investment Plans (SHIPs), to identify key strategic priority sites for housing that could, with the fund's support, be unlocked to bring forward completed housing by 31 March 2021.

2.11.4 The principle behind HIF is to help key strategic housing projects that have been blocked or unable to proceed due to the extent and costs/financing of infrastructure works involved. This could include vacant and derelict land.

Level of Funding

2.11.5 The fund has a total budget of approximately £50m. In 2016/17, around £9m of grant was spent. Approximately £10m is available per annum.

Eligibility

2.11.6 HIF helps key strategic housing projects which have been blocked or unable to proceed due to the extent and costs/financing of infrastructure works involved.

2.11.7 Priority will therefore be given to sites that will deliver completed affordable housing by 31 March 2021 to contribute to the 50,000 homes target.

2.11.8 Housing Infrastructure Grant will be available to local authorities and RSLs for the delivery of affordable housing sites where the scale and nature of infrastructure costs would prevent it from being supported through the Affordable Housing Supply Programme (AHSP).

2.11.9 Although HIF is available as grant or loan the Scottish Government expects that only one of these elements would be accessed in mixed ownership/tenure sites. In most cases the decision on whether grant or loan is most appropriate will be led by the organisation which is project managing the overall development.

HIF Grant Projects

2.11.10 Funding should only be directed to infrastructure works which are either out with the curtilage of the affordable housing site or projects which are of scale and will open up larger sites for housing development. For clarity, works which are solely contained within the curtilage of an affordable housing site will not be eligible for HIF as these should be managed within the flexibilities of the AHSP process.

HIF loan projects

2.11.11 Eligible works include physical infrastructure generally required to start a project, such as roads, sewers, sustainable urban drainage system (SUDS) ponds, decontamination, flood remediation and demolition work (note these are removal of dereliction and servicing to enable use).

2.11.12 Where section 75 (s75) obligation requires it, certain off-site infrastructure may also be eligible.

Application process

2.11.13 Local authorities, as part of the development of their SHIPs, identify key strategic priority sites for housing that could, with the fund's support, be unlocked to bring forward completed housing by 31 March 2021.

Example

Hamiltonhill, Glasgow

As part of their SHIP, Glasgow City Council has identified its Hamiltonhill regeneration project as eligible for the Housing Infrastructure Fund. Most of the housing in Hamiltonhill was built in the 1930s and 1960s but many of the tenements from that period have been demolished, along with local schools, leaving large areas undeveloped. Housing Infrastructure funding will provide an off-site solution to the surface water management of the site creating infrastructure that will allow the surface water from all the sites to outfall into the Forth and Clyde Canal. This infrastructure will allow the development of 328 affordable homes to be delivered. Without this solution, the planning application would not receive approval.



2.12 Additional Funding for Housing

2.12.1 Following the More Homes Scotland approach, the Government is also increasing the supply of affordable homes through:

- The Rural and Islands Housing Fund – aim to increase supply in rural Scotland
- Building Scotland Fund – this fund has been mentioned above but it can also be used for housing projects which meet specific criteria
- Innovative financing models such as Build-to-Rent and National Housing Trust
- Empty Homes Partnership – advice to home owners and working with Councils to develop empty homes services to help bring these homes back into use
- Partnership support for Regeneration – funding for private developers for projects which meant specific criteria, i.e. regenerating older urban communities or contributing to tenure diversification

2.12.2 All of these sources could potentially be used to reduce the amount of vacant and derelict land.

2.13 Housing Delivery

2.13.1 In the main, the above funding is channelled through local authorities and Registered Social Landlords (RSLs) to deliver new affordable housing for Scotland. In many areas, regeneration masterplans are delivering widespread stock renewal on vacant and derelict land (e.g. 21st Century Homes in Edinburgh and Transformational Regeneration Areas in Glasgow). Whilst these are active investors of public money they wouldn't fund a third party project.

ENVIRONMENT

2.14 Climate Challenge Fund

Aim of fund

2.14.1 The Scottish Government's Climate Challenge Fund (CCF) provides grants and support for community-led organisations to tackle climate change by running projects that reduce local carbon emissions. The Fund was launched in 2008 and since then 1,097 projects in 658 communities across all 32 local authorities have been awarded CCF grants totalling more than £101m.

2.14.2 A number of vacant and derelict sites do not necessarily have market demand to support physical development and therefore could be suitable for 'greening' by community led-organisations so they can be brought back into productive use.

Level of Funding

2.14.3 In the last round of applications CCF grants of up to £150,000 and CCF development grants of up to £1,000 were available.

Eligibility

2.14.4 To be eligible to apply for any funding from the CCF organisations need to be:

- Scottish based - Local community-led organisations are eligible to apply to the CCF. A local branch of a national organisation can also apply if they are separately constituted. National organisations can only apply through the CCF Ideas Bank.
- Led by the community - Members of the target community group should be represented on the management committee/board of the organisation applying to the CCF.
- Operating on a not for profit basis, or a trading company wholly owned by a not for profit organisation - Profit making organisations are eligible to apply to the CCF on the condition that they are wholly owned by a Scottish based not for profit organisation.
- Legally constituted - The organisation will need to be legally constituted by the time of submitting their Final Application.

2.14.5 All Climate Challenge Fund projects must meet four criteria to be considered eligible for funding.

- Community - Community must be at the heart of the decision-making process of the project and projects must be designed and delivered by communities themselves.

- Carbon Reduction - project should lead to a measurable reduction in local carbon emissions through the activities it delivers.
- Sustainable Legacy - The project should deliver a low carbon legacy in its community, with outcomes (and/or behaviours) that continue after the project is completed.
- Improved climate literacy - The project should deliver an increased understanding of climate change in its community and help the community move to low carbon living.

Application process

2.14.6 An initial expression of interest is required to be submitted. If eligible you will be invited to complete a full application and sent to the independent grant panel for deliberation and decision.

Example

Eckford Street/Ardgay Street, Shettleston, Glasgow

Shettleston Community Growing Project (SCGP) was set up in 2009 by local people who wished to grow food for themselves and their families. With assistance from Shettleston Housing Association and Glasgow City Council a suitable site was identified, and funding was secured from the



Scottish Government's Climate Challenge Fund (£172,000) to turn the derelict and unloved space into an attractive and productive community allotment. Year after year it has continued to grow and now incorporates a Community Garden and Wild area complete with pond which attracts lots of wildlife.

2.15 Central Scotland Green Network Development Fund

Aim of fund

2.15.1 The 2019/2020 CSGN Development Fund is managed by the Central Scotland Green Network Trust, with funding provided by Transport Scotland, the Scottish Government, Forestry Commission Scotland and Scottish Natural Heritage. It aids the development and implementation of projects delivering the Central Scotland Green Network on the ground.

Level of Funding

2.15.2 Budgets for the last 3 years and the number of projects supported are shown below:

- 2018/19: £401,311 (15 projects)
- 2017/18: £343,626 (14 projects)

- 2016/17: £438,434 (18 projects)

Eligibility

2.15.3 All projects funded under the CSGN Development Fund must be located in the CSGN area detailed below.

Figure 1: CSGN Development Fund Eligible Areas



2.15.4 In addition, projects should fit broadly with the CSGN vision and priorities set out below:

- Woodlands:
 - Projects that deliver or lead to woodland creation, management or enhancement, especially for community use. Or
 - Projects with communities that help maintain previously funded CSGN capital investments in woodland infrastructure. Or;
 - Woodlands In and Around Towns projects comprising capital works that don't have a Forestry Grant Scheme WIG Standard Cost.
- Community Growing (formal or informal)
- Strategic Routes:
 - feasibility studies for routes or major sections throughout CSGN
 - Enhancement of routes by focusing on biodiversity outcomes
- Active Travel:

- Projects should focus on improving everyday walking and cycling journey's passing through greenspace or countryside and associated green infrastructure, or should lead to the development of green networks. Projects should focus on capital delivery.
- Vacant & Derelict Land – Greening (including temporary greening) of vacant or derelict land registered on the Scottish Vacant and Derelict Land Register.
- Disadvantaged Communities – Community growing, environmental or access improvements. These projects are likely to be located in or immediately adjacent to communities in the 15% most deprived datazones (nationally) according to the Scottish Index of Multiple Deprivation.
- Feasibility and project research

Application process

2.15.5 Application forms are available online and should be emailed to the CSGN direct. The call for applications for this year's funding has now closed and future funding will be announced in the Programme for Government.

Example

East Ayrshire Coalfields

In 2018/19, Eadha Enterprises has been awarded £7,000 to undertake a Coalfields to Wildwood project in East Ayrshire. This project will work with local groups, organisations and schools to create pioneer woodlands on reinstated opencast sites. This award funds preliminary research which will lead to 180 hectares of woodland being planted on vacant and derelict land and provide training and work experience for unemployed people and children resident in severely disadvantaged areas.



2.16 Scottish Forestry

Aim of fund

2.16.1 Scottish Forestry (previously Forestry Commission Scotland) is funded by the Scottish Government and is the agency responsible for forestry policy and regulation. The Forestry Grant Scheme offers financial support for the creation of new woodland and sustainable management of existing woodland to private owners.

2.16.2 Again, for sites where there is no or limited market demand, grants are available to potentially transform vacant and derelict land (as well as other sites) into woodlands to create community (and other) benefits.

Level of funding

2.16.3 During the Scottish Rural Development Programme 2014–2020, £252m will be available through this scheme. The budget for 2019/20 is £46m – this is divided into £40m for woodland creation and £6.4m for woodland management grants. As at April 2019, approximately 80% of this budget was committed.

Eligibility

2.16.4 Organisations can apply for support under these headings:

- Woodland creation – contributing towards the Scottish Government target of 10,000 hectares of new woodlands per year
- Woodland improvement and sustainable management of forests

2.16.5 In terms of woodland creation (the category of most relevance to vacant and derelict land) nine woodland options are eligible for funding:

- Conifer
- Diverse Conifer
- Broadleaves
- Native Scots Pine
- Native Upland Birch
- Native Broadleaves
- Native Low Density
- Small or Farm Woodland
- Native Broadleaves in Northern and Western Isles

2.16.6 Rates vary depending on species planted. A higher rate of grant is payable in 4 target areas as follows:

- Conifer, Diverse Conifer or Broadleaves in areas defined as being ‘preferred or potential’ in the relevant local authority woodland strategy or equivalent
- Areas identified by the Cairngorms National Park Authority as a priority for woodland expansion
- Woodlands for Water, in priority areas identified by SEPA
- Native woodlands in the Highland and Islands Native Woodland target areas

2.16.7 Successful woodland creation applicants will receive:

- Initial planting payment
 - + annual maintenance payments up to 5 years (to ensure the best start for woodland)
 - + Capital grant (e.g. for fencing and tree protection)

2.16.8 The scheme is targeted towards private owners.

Application process

2.16.9 Applications can be made online at any time of the year.

Example

Scottish Forestry was unable to provide a successful example of woodland creation on vacant and derelict land which had been funded by the Forestry Grant Scheme. Although it is an area which is encouraged through the scheme it often fails to come to fruition as although the grant scheme funds the woodland creation it does not fund any remediation costs which are often prohibitive for private owners on this type of site.

Scottish Forestry's sister agency, Forestry and Land Scotland (managers of Scotland's forests) are being funded directly by the Scottish Government to create new community woodland. Successful projects included Cuningar Loop (see page 48) and Old Mine Nature Park in South Lanarkshire (pictured). Old Mine Nature Park is a former industrial site which has previously been farmed on, built on, mined, quarried, dug for clay and used as a landfill site and a railway siding.



Forestry and Land Scotland is currently looking at projects on former open cast coal sites. This includes the recently planted Thornton Wood in Fife. Although these projects were not funded by the Scottish Forestry's Grant Scheme it demonstrates the type of project which could be successful.

3.0 Local Authorities

3.0 Local Authorities are contributing partners in a number of the Government schemes identified in the previous section. However, a number also have their own individual funding schemes which are worthy of note.

3.1 Stalled Spaces Glasgow

Aim of fund

3.1.1 Stalled Spaces Glasgow is a small grant programme introduced by Glasgow City Council to support community groups and local organisations across the city develop temporary projects on stalled sites or vacant and derelict land.

3.1.2 Projects supported by the programme deliver a range of initiatives based on the needs of the community. These may include:

- Growing spaces
- Pop-up gardens
- Wildlife areas
- Urban gyms or natural play spaces
- Temporary art in the form of pop up sculptures
- Spaces for events or exhibitions
- Any other innovative idea

3.1.3 The programme started in 2011 and in its first five years helped deliver over 100 projects that have successfully brought over 25 ha of vacant, underutilised or stalled sites under temporary community use.

3.1.4 Between 2014 – 2017, Stalled Spaces Scotland was piloted as a Legacy 2014 project by the Scottish Government. Managed by Architecture and Design Scotland the pilot was inspired by the award winning project in Glasgow and sought to encourage and support more communities across Scotland to bring stalled spaces back into temporary use. During this time 50 projects were funded across the 7 pilot local authority areas and a [toolkit](#) was developed to help other communities and local authorities. The pilot projects are no longer active in any of the 7 local authorities as changes to the Planning Bill have increased the emphasis on sustainable community placemaking.

Level of funding

3.1.5 The level of funding available within Stalled Spaces Glasgow is between £1,000 - £4,500 depending on the project.

Eligibility

3.1.6 Targeted towards community groups.

Application process

3.1.7 Stalled Spaces enquiry forms are available online on the Glasgow City Council website.

Example

Ibrox Flower Field, Hinshelwood Drive, Glasgow

Elderpark Housing Association worked with the local community to transform a derelict gap site in Hinshelwood Drive, Govan, into a community garden/growing space. The site had become neglected and overgrown in recent years and was regularly used as a dumping ground. After getting permission from Glasgow City Council for the temporary use of the space, the site was cleaned and a community garden was created with lawned areas, a centrally planted tree and raised planters/beds. This provides access to a growing and education space in an area of high deprivation for local residents and school children. Level access and raised beds provide opportunities for people with mobility issues to engage with the wider community. The overall benefit promotes social cohesion and wellbeing by providing a safe and attractive space that promotes access to healthy living initiatives and is inclusive of all members of the community. Funding was also provided by the Housing Association.



3.2 East Ayrshire Town Centre Vacant and Derelict Buildings scheme

3.2.1 The East Ayrshire Town Centre Vacant and Derelict Building scheme was set up to help property owners or community groups as potential owners of eligible buildings within town centres to:

- remove, in the case of a building subject to a Dangerous Buildings Notice, the potential danger to the public
- enable (or assist with) the repair and continued use or re-use of listed and unlisted buildings in conservation areas
- in the case of unlisted buildings out-with conservation areas to enable or assist with their repair and continued use or re-use or, if justified, their demolition and clearance and to undertake, where appropriate, site landscaping

3.2.2 The details of the grant scheme including eligibility have been designed to:

- complement the East Ayrshire Community Plan (2015-2030)
- integrate with the provisions of the Community Empowerment (Scotland) Act
- support the implementation of Community Action Plans
- provide targeted assistance to local community organisations, property owners and residents

Level of Funding

3.2.3 The level of grant support available following a positive assessment, are based on the levels below:

- a 50% grant or a maximum of £10,000 towards a feasibility study
- a 50% grant for project development up to a maximum of £20,000
- and, for listed or unlisted buildings in a conservation area
- a 50% grant towards purchase by an established and properly constituted community group (based on a professional valuation) up to a maximum of £50,000
- a 50% grant for repair costs up to a maximum of £100,000
- and, for unlisted buildings outside the boundaries of a conservation area
- a 50% grant towards purchase by an established and properly constituted community group (based on a professional valuation) up to a maximum of £50,000
- a 50% grant for repair costs or demolition, clearance and landscaping up to a maximum of £100,000.

Eligibility

3.2.4 To qualify for grant support the building must:

- be located within a town centre, or within a settlement that doesn't have a defined town centre (as defined by the East Ayrshire Local Development Plan); and
- be subject to a Dangerous Buildings Notice; or
- accommodate uses essential to the functioning of the community (e.g. post office, chemist, medical facilities); or
- be identified on the Buildings at Risk register; or
- be identified in an approved Community Action Plan.

3.2.5 In addition, potential applicants must demonstrate:

- full ownership of the building, or

- in cases of multiple ownership, that all of the owners or the majority of the owners are in agreement and are willing to meet the non-participating owners share of the costs, excluding any grant approved, or
- that they are an established and properly constituted community group seeking funding to acquire a vacant/derelict town centre building;
- that they have their contribution to the cost of the project; and
- that no other grant scheme is available (e.g. grants through a Conservation Area Regeneration Scheme) or if grant funding is available the application is for match funding.

Application process

3.2.6 Applications are assessed by officers within the Council's Planning and Economic Development, Vibrant Communities and the Council's Legal and Financial Services teams. The assessment will include in all cases, at the appropriate stage:

- a financial viability test based on those carried out for the CARS/THI schemes;
- consultation with the local Community Council and elected members will be sought;
- consultation with the Leader of the Council and the Cabinet Member for Economy & Skills;
- thereafter the application assessment forms will be submitted with a recommendation to the Grants Committee for consideration and determination via inclusion (or not) of that project in the Town Centre Vacant & Derelict Buildings Grant Scheme Action Plan (Priority Action List).

Example

19-25 St Germain Street, Catrine, East Ayrshire

The distinctive red Ballochmyle sandstone tenement building was originally built in 1890, specially commissioned by the Co-op to provide a shop and bakery on the ground floor and flats above for workers at the mill. Sadly time had taken its toll on the building as it was condemned as unsafe in 2012. The Council's Town Centre Vacant and Derelict Building grant scheme provided £31,000 which was matched by majority of the property's 8 owners and allowed for restoration works making the building safe and habitable.



3.3 Others

3.3.1 The above are examples of schemes operated by local authorities. Other local authorities may have their own local funding schemes (or schemes which corral funding from different sources).

4.0 National Lottery Funding

4.1 Heritage Fund

Aim of fund

4.1.1 The National Lottery Heritage Fund is the largest dedicated funder of heritage in the UK, awarding grants from £3,000 - £5m. Heritage funding can include monies for historic buildings and environments if they are believed to be of value for future generations.

4.1.2 Heritage Enterprise is a specific funding process (£250,000 - £5m) for projects that seek to achieve economic growth by investing in heritage. It is aimed at helping rescue historic buildings and sites and return them to a viable productive use.

4.1.3 The nature of this fund means that it would support derelict buildings deemed worthy of retention and re-use, rather than vacant and derelict land more generally.

Level of Funding

4.1.4 £3,000 - £5,000,000 (depending on type of grant applied for)

4.1.5 Organisations must contribute at least 5% of project costs for grants up to £1m and at least 10% for grants up to £5m.

Eligibility

4.1.6 All funded projects should be in line with 9 outcomes:

- A wider range of people will be involved in heritage (mandatory outcome)
- Heritage will be in better condition
- Heritage will be identified and better explained
- People will have developed skills
- People will have learnt about heritage, leading to change in ideas and actions
- People will have greater wellbeing
- The funded organisation will be more resilient
- The local area will be a better place to live, work or visit
- The local economy will be boosted

4.1.7 All grant bands have different criteria but all projects must:

- have a clear plan with a defined start, middle and end
- have not already started
- it should last a certain amount of time (proportional to the grant amount)
- contribute to achieving our outcomes

4.1.8 Grants can cover:

- repair and conservation
- digital outputs
- new staff
- paid training placements
- professional fees

4.1.9 Grants cannot cover:

- existing staff posts or organisational costs (unless calculated through Full Cost Recovery)
- statutory and/or legal responsibilities
- promoting the cause or beliefs of political or faith organisations
- recoverable VAT
- costs for any activity that has taken place before a grant is awarded

4.1.10 The following organisations are eligible for funding as follows:

- Non-profits and partnerships led by non-profit organisations: £3,000 to £5m
- Private owners of heritage: up to £100,000
- Partnerships led by commercial organisations (for the purposes of achieving economic growth): £250,000 - £5m (Heritage Enterprise only)

Application process

£3,000 - £100,000

4.1.11 There are no deadlines at this level and applicants can apply whenever they are ready. Decisions on applications will be made within 8 weeks.

£100,000 - £250,000

4.1.12 Deadlines are quarterly and applications will be assessed within 12 weeks. It will then be assigned to a quarterly committee meeting.

£250,000 - £5,000,000

4.1.13 Before an application can be made an expression of interest form should be submitted. If eligible, a full application will then be invited. Deadlines for applications are quarterly and the assessment process will be completed within 12 weeks. Following assessment it will be assigned to the next quarterly decision meeting.

Example

Edinburgh City Observatory

A grant of £1.3m helped transform the City Observatory on Calton Hill, Edinburgh, into a unique contemporary visual art gallery space and permanent home for Collective Gallery. Having been vacated by the last astronomers in 2009 the building fell derelict and appeared on the Buildings of Risk register. However, the original William Henry Playfair architecture has been conserved and restored to allow the building to be freely open to the public for the first time in its history. The project has also included the creation of heritage trails and viewpoints as well as an education space and restaurant.



4.2 Community Fund

Aim of fund

4.2.1 The National Lottery Community Fund (previously the Big Lottery Fund) supports people and communities to thrive. In 2017/18, it awarded £59m through 1,131 grants in Scotland.

4.2.2 Funding priorities are:

- Bringing people together and building strong relationships in and across communities
- Improving the places and spaces that matter to communities
- Enabling more people to fulfil their potential by working to address issues at the earliest possible stage.

4.2.3 The most relevant funds for vacant and derelict land are:

- Awards for All: Grants of £300 - £10,000
- Community Assets: Grants of £10,000 - £1m to create strong and resilient communities through assets

- Scottish Land Fund: Supporting urban and rural communities to become more resilient and sustainable through the ownership and management of land and land assets. Funded by the Scottish Government to enable the purchase of assets via Community Right to Buy. Grants of £10,000 - £1m.
- Coastal Communities Fund: Encouraging economic development of coastal communities to create sustainable economic growth and jobs. Grants of £50,000 - £300,000.

Level of funding

4.2.4 £300 - £1,000,000 (depending on type of grant applied for)

Eligibility

4.2.5 The Community Fund is generally targeted towards voluntary or community organisations, registered charities, social enterprises, community councils etc. However, public sector organisations are also eligible for the Scottish Land Fund and the Coastal Communities Fund.

4.2.6 Applications must meet at least one of the funding priorities mentioned above.

Application process

4.2.7 Application deadlines for all funds are ongoing.

Example

Community Hub Tayport, Fife

The Tayport Community Trust is currently working to build a new community hub on the site of the derelict Abertay Works, a former steel fabrication plant in Tayport, Fife. The Trust received a grant of £42,000 from the Scottish Land Fund to part fund the purchase of the site from Fife Council which took place in 2016. In addition, the Trust has received 2 grants from the Community Assets Fund; a Stage 1 grant for £119,023 for design fees and site reports and a Stage 2 grant for £1.2m to assist with the build cost. The facility is due to open later in 2019.



4.3 Sportscotland

Aim of fund

4.3.1 Sportscotland is the national agency for sport in Scotland. The organisation's goal is to see a Scotland where sport is a way of life, where sport is at the heart of society, making a positive impact on people and communities.

4.3.2 Sportscotland is a distributor of national lottery funds and through its Sports Facilities Fund (SFF) supports capital projects that create or improve places where people take part in sport or physical activity.

4.3.3 Funding from Sportscotland is output based and not prioritised specifically to vacant and derelict land. However, as the example below shows it can have a place in terms of the end use associated with a site.

Level of funding

4.3.4 Awards of up to £100,000 are available for sports facility projects within club & communities, school and education or performance sport environments.

4.3.5 The maximum award is up to 50% of eligible project cost up to £100,000. However up to 75% is available for projects serving the most deprived 20% SIMD areas.

4.3.6 Projects with a total value of less than £20,000 are ineligible.

Eligibility

4.3.7 Sportscotland want to support projects that provide opportunities for people to get involved in and participate in sport and physical activity. They will target their resources around the development of projects that have the greatest impact on participation and progression.

4.3.8 They will prioritise projects where there is a commitment to:

- Equalities and inclusion
- People development
- Collaboration and impact

4.3.9 As mentioned above, enhanced support is available to projects serving the most deprived communities.

4.3.10 Applicable bodies are any non-profit distributing, constituted organisations whose membership is open to all sections of society, e.g. sports clubs, community organisations, local authorities, charities, youth organisations etc.

Application Process

4.3.11 Applications can be made online. Depending on the scale of the project a one or two stage application process will be applicable.

4.3.12 Application deadlines are on 1st April and 1st September. Assessments will take one month for a stage 1 project and up to three months for a stage 2 project.

Example

Cuningar Loop, Rutherglen

Cuningar Loop is a £5.7m project which has transformed 15 hectares of derelict land on the banks of the River Clyde into an attractive woodland park. It was developed as part of the 2014 Commonwealth Games legacy and is across the river from the Athletes Village at Dalnarnock. Having previously been used as a quarry, an illegal mine and for landfill considerable remediation was part of the challenge of the site. Sportscotland funding allowed for an adventure play area, bike skills and pump track as well as Scotland's first bouldering park. Additional features include extensive path network, large meadow and picnic areas, an outdoor classroom and a riverside boardwalk. Opening in 2015, the woodland park now provides a valuable urban green space for residents in the surrounding communities as well as further afield. This project was developed by Clyde Gateway, Forestry Commission Scotland (now Scottish Forestry), South Lanarkshire Council, Glasgow City Council and the Scottish Government.



5.0 Historic Environment Scotland

5.0.1 Historic Environment Scotland is the lead public body set up to investigate, care for and promote Scotland's historic environment. They offer various grants and funding schemes that benefit the historic environment.

5.0.2 Those of most relevance to vacant and derelict land are the Historic Environment Repair Grant and the Conservation Area Regeneration Scheme (CARS). Historic Environment Scotland also provide funding to the Architectural Heritage Fund for their Scottish Community Development Grant and this is discussed in Section 6.2.

5.1 Conservation Area Repair Scheme (CARS)

Aim of funding

5.1.1 Grants are available to support cohesive heritage-focused community and economic growth projects within Conservation Areas across Scotland.

5.1.2 CARS delivers a combination of larger building repair projects, small third-party grant schemes providing funding for repairs to properties in private ownership, activities which promote community engagement with the local heritage and training for professionals in traditional building skills, all of which will contribute to sustainable economic and community development within a Conservation Area.

5.1.3 The CARS funding programme has been in operation since 2007 with over £40m awarded to date.

Level of Funding

5.1.4 Grants of up to £2m are available

Eligibility

5.1.5 The following organisations may apply for CARS funding:

- Local Authorities
- National Park Authorities
- Not-for-profit organisations

5.1.6 Applicant organisations must be formally constituted with a clear governance and financial structure and have their own bank account.

5.1.7 Funding can be obtained for projects which are:

- located within a designated Conservation Area
- informed by Conservation Accredited Professional Advisors
- yet to begin
- timetabled for five-years or less
- achieving CARS priority outcomes

5.1.8 The following are eligible for funding:

- historic fabric repairs for single property projects
- third-party grants schemes for multiple properties
- community engagement activities
- training for professional craftspeople and construction workers – minimum of 5% of grant request
- public realm conservation and restoration – maximum of 20% of grant request
- new staff costs – we do not fund existing staff costs

5.1.9 Historic Environment Scotland is unlikely to fund CARS schemes where the main focus is a single building or an active place of worship.

5.1.10 They do not fund:

- demolition
- repair or installation of services
- extension
- alterations
- internal works

Application process

5.1.11 Application is through the Grants Online Application System.

Example

Former Opera House, John Finnie Street, Kilmarnock

The former opera house sits on John Finnie Street which is one of the main streets of Kilmarnock connecting the town centre to the train station and links to Irvine and Troon. The former opera house had been recorded as vacant and derelict for a number of years and was an eyesore on the street. The main issue with redeveloping the site was that it was in multiple private ownership.

The Council used their Compulsory Purchasing powers to take forward redevelopment of the site. The site was included in the Conservation Area Regeneration Scheme (CARS) for Kilmarnock which had identified monies for the repair and restoration works of the site. It was also included within the Kilmarnock Townscape Heritage Initiative. The Council took ownership of the site and used monies awarded from the CARS scheme to restore the external frontage of the building to its original features and redevelop the building into an office space which now houses East Ayrshire Council employees.



5.2 Historic Environment Repair Grant

Aim of fund

5.2.1 Under the Historic Environment Repair Grant programme grants are offered to support conservation-standard repair projects across Scotland which secure the original fabric of historic buildings and ancient monuments using traditional materials and skills, in line with the Advisory Standards of Conservation and Repair.

5.2.2 The Historic Environment Repair Grant is used to repair buildings or ancient monuments which are of special architectural, historic or archaeological significance.

Level of funding

5.2.3 Grants of £10,000 - £500,000 are available

Eligibility

5.2.4 Grants are available to not-for-profit organisations such as charitable trusts and local authorities and partnerships led by not for profit organisations.

5.2.5 Applicants should own the heritage asset or hold a full repairing and insuring lease which has at least 21 years to run.

5.2.6 Projects must meet all of the following:

- delivering conservation-standard repair works to significant historic assets
- professional team including Conservation Accredited Professional Advisors (or Advanced Conservation Accredited Professional Advisors for A-listed buildings)
- yet to begin
- timetabled for five years or less
- achieving our priority outcomes
- not funded by a City Heritage Trust (as their funding is via HES grants)

Application process

5.2.7 Applications will be accepted for initial assessment three times a year. A decision on whether a project has passed initial assessment checks will be made within 2 months. Any statutory planning consents required would need to be gained separately.

Example

Moat Brae House, Dumfries

In 2017, the Peter Pan Moat Brae Trust received a Historic Environment Repair Grant for £312,092 for Moat Brae House. A significant B listed property in the town, acknowledged by JM Barrie as the inspiration for Peter Pan, was abandoned to neglect and vandalism in the late 1990s. This grant funding will aid the continued restoration of the property and transformation into the National Centre for Children's Literature and Storytelling. It is due to open in Spring 2019.



6.0 Development Trusts and Charities

6.1 Tudor Trust

Aim of fund

6.1.1 The Tudor Trust is an independent grant-making trust which supports voluntary and community groups working in any part of the UK. The Trust particularly wants to help smaller, community led-organisations that work directly with people who are at the margins of society: organisations that support positive changes in people's lives and in their communities.

Level of funding

6.1.2 There is no maximum or minimum grant, though the Trust states in practice it is unusual for them to make a grant of less than £10,000.

Eligibility

6.1.3 The Trust will only fund work which is charitable but organisations don't have to be registered charities to apply. Individuals are not eligible.

Application process

6.1.4 The Tudor Trust has no deadlines and makes grants on a rolling basis and so applications can be made at any time. A two-stage application process is in place.

Example

Cultybraggan Army Camp, Comrie, Perthshire

Cultybraggan is an ex-POW camp previously owned by the MOD. The camp was originally built in 1941 as a POW camp however following the end of the World War II, the site was transformed into a training centre and then a Cold War monitoring station before being decommissioned in 2004 and becoming vacant and partly derelict. The site was purchased by the Comrie Development Trust via Community Right to Buy in 2007. In 2014, the Tudor Trust awarded £25,000 to the Comrie

Development Trust as a grant towards the development of the camp for social, environmental and community purposes. The camp now contains business space for local businesses, allotments, community orchard and meeting space for local clubs and associations.



6.2 Architectural Heritage Fund

Aim of fund

6.2.1 The Architectural Heritage Fund (AHF) is a registered charity which promotes the conservation and sustainable re-use of historic buildings for the benefit of communities across the UK.

6.2.2 The AHF can provide grants, subject to eligibility, to help with assessing the viability of a project, or to help fund development costs for projects based in Scotland. Loans are also available.

Level of funding

6.2.3 There are three types of **grant** available from the AHF:

- Project Viability Grant (maximum £7,500) – to fund studies to look at potential uses for a building and its current condition and produce a viability report.
- Project Development Grant (maximum £30,000) – intended to assist an organisation to cover some of the costs of developing and coordinating a project and taking it towards the start of work on site.
- Scottish Community Development Grant (maximum £50,000) – projects that are community led. This grant is funded by Historic Environment Scotland.

6.2.4 The following loans are also available:

- Heritage Impact Fund (£25,000 - £500,000) – offers loans for up to 3 years with tailored terms and both flexible and incentivised interest rates for impactful projects. This support is designed to assist applicants who are undertaking a capital project or are looking to build upon or scale-up an existing enterprise. This is a joint initiative with contributions from the National Lottery Heritage Fund (see Section 4.1), Historic Environment Scotland and the AHF itself.

Eligibility

6.2.5 Funds are available to those looking to acquire, reuse or redevelop buildings which are of historic or architectural importance – these may be listed, in a Conservation Area, or may be of special significance to the community.

6.2.6 To apply organisations must be a formally constituted and incorporated charity, community business or social enterprise whose members have limited liability. Applications are also accepted from organisations working in partnership, including joint applications from voluntary sector groups with commercial partners.

6.2.7 Exclusions include private individuals, unincorporated trusts or associations, local authorities and other public sector bodies, for-private-profit companies (unless in a partnership led by an incorporated charity,

community business or social enterprise) and churches or other places of worship where the building will remain in use primarily as a place for religious worship.

Application process

6.2.8 All potential applicants are advised to first make contact with AHF to ensure their project is one which can be supported. Applications can be made at any time.

Example

Sail Loft, Portsoy, Aberdeenshire

Portsoy harbour developed as a busy trading port in the 17th and early 18th centuries. The Sail Loft, which is Grade B listed, and its associated buildings were abandoned in the 1970s and had been left empty and decaying. The North East Scotland Preservation Trust acquired the buildings from the Seafield Estate in 2006 and has been working to provide a viable project to bring them back into use ever since.



It acquired the freehold of the site for £1 and with the help of AHF support, was eventually able to develop a viable proposal which attracted nearly £2m in grant funding. The Sail Loft is now high-quality self-catering accommodation for up to 25 visitors and is operated as a community business by the Scottish Traditional Boat Festival. The AHF provided funding towards an initial feasibility study, a further project development grant and a working capital loan to underwrite the project costs while on site. The project was completed in late 2016.

6.3 Association of Industrial Archaeology

Aim of fund

6.3.1 The Association of Industrial Archaeology (AIA) is the national organisation for people who share an interest in Britain's industrial past. It brings together groups and individuals with an interest and expertise in identifying, recording, preserving and presenting the remains of the industrial past.

6.3.2 Through its programme of awards and grants the AIA:

- Sponsor research and award excellence
- Assist preservation and restoration
- Encourage research and publication

Level of funding

6.3.3 Restoration grants are available up to £20,000 for a range of historic and industrial archaeology purposes. The first awards were made in 2009 and AIA has since been able to allocate around £500,000.

Eligibility

6.3.4 Grants must be for the restoration of historically, technically, architecturally, and/or archaeologically important industrial buildings, structures, machinery, vehicles and vessels within the UK. The asset must be covered by a Conservation Policy and/or Statement and applicant organisations must be a not-for-profit organisation such as a Trust or a charity. AIA does not normally fund projects where their grant would be less than 20% of the total project costs, the grant should be a significant part of the total project cost so the grant has significant impact. Grants are for capital funding only.

Application process

6.3.5 Applicants are invited to submit an application on no more than 4 sides of A4 cover all of the following areas:

- Name of organisation with full contact details
- The heritage asset for which funding is required, why it is important, its value to the local community and purpose of the grant
- How much is being sought and what it will be spent on (breakdown of project cost)
- Proof of partnership funding
- Once restoration work is complete, how it will be maintained, run, managed, interpreted and displayed for the public
- Timetable for the work (including start and finish dates)
- How the AIA grant will be acknowledged
- Copy of Conservation Policy and Conservation Statement (not included in the 4 sides of A4)

6.3.6 Applications should then be emailed to AIA with the relevant supporting documentation/photographs.

6.3.7 The closing date is 31st March in each year. It is anticipated that all funding decisions will be made by the end of May in each year and all applicants will be notified of the outcome of their application in early June.

Example

Former Ferryhill Locomotive Depot, Aberdeen

In 2017, the Ferryhill Railway Turntable Trust was awarded a grant of £20,000 from the A IA to assist in its restoration of the steam locomotive turntable and engine shed at the former Ferryhill locomotive depot. The Engine Shed dates from 1850



and the turntable is a Grade A listed structure and one of the last turntables in the UK capable of turning the largest steam locomotives, e.g. Flying Scotsman. The restoration of the turntable to use will allow steam locomotives to be hauled to Aberdeen as a destination, whereas previously it was not economically viable to do so. The Trust plans to transform the site into the Ferryhill Railway Heritage Centre which will be open to the public as a museum and historical restoration visitor attraction.

6.4 Edinburgh World Heritage

Aim of fund

6.4.1 Edinburgh World Heritage is an independent charity that aims to ensure the city's World Heritage status benefits everyone. The charity wants to connect people to their heritage in everything they do – through the conservation of historic buildings, delivering improvements to public places, or engaging people directly through education.

6.4.2 Funding is available through the Conservation Funding Programme for the conservation of historic buildings within the World Heritage site.

Level of funding

6.4.3 Two types of funding are available; repayable grants for private owners and commercial buildings and project funding for public, community or charitable organisations.

Eligibility

6.4.4 Edinburgh World Heritage offer up to 70% grant of eligible works and can fund historic building repairs, conservation and enhancement and area regeneration.

Application process

6.4.5 Application forms are available online.

Example

Acheson House, Edinburgh

Acheson House, at the heart of Edinburgh's Old Town was built in 1633 for Sir Archibald Acheson, Secretary of State for King Charles I. The building lay vacant from 1991 and had been on the Buildings at Risk Register since 2000. Edinburgh World Heritage took the property on with a view to using it as their new office. Essential roof repairs were carried out in 2009 to make the building wind and watertight, the interior was fitted out with necessary services with funding from Historic Environment Scotland of £120,000 towards the project. Edinburgh World Heritage funded the repair of the roof, using traditional stone slates. The project lasted 8 months and was completed in 2011. It is now home to Edinburgh World Heritage and their 15 members of staff.



Edinburgh World Heritage also provided a grant of c. £500,000 to the Edinburgh City Observatory project detailed on page 45.

6.5 Dundee Historic Environment Trust

Aim of fund

6.5.1 Dundee Historic Environment Trust provides grant assistance for the repair of historic buildings located in Dundee's conservation areas. It is an independent charitable organisation supported by Dundee City Council and Historic Environment Scotland.

Level of funding

6.5.2 Average award £18,724

Eligibility

6.5.3 The project must be for the repair of a building located in one of Dundee's 17 conservation areas. Applications with a focus on regeneration or commercial activity will be prioritised. The building being repaired should be historic. Priority is given according to listing category.

- Eligible works include:
- Essential structural repairs
- Comprehensive roof repairs

- Repair of chimneys, stonework, historic boundary walls, garden structures
- Repair or replacement of rainwater gutters
- Repair or reinstatement of historic metalwork, including railings
- Reinstatement of lost architectural detail
- Agreed professional fees

6.5.4 Typical awards vary from 25% of eligible costs to 50% of eligible costs.

Application process

6.5.5 The Trust encourages pre-application enquiries following which a full application can be made.

Example

In May 2019, it was announced that Dundee Historic Environment Trust had been awarded £750,000 by the Scottish Government to help restore some of the city's most historic buildings. Previous grants enabled the Trust to refurbish the A-listed Magdalen Green Bandstand, which has allowed it to remain in use for concerts, and to make external repairs to the B listed Royal Apartments on Union Street. This recently announced funding will be targeted at city centre projects in the historic maritime quarter.



6.6 Falkirk Environment Trust

Aim of fund

6.6.1 The Falkirk Environment Trust (FET) is a local charitable trust which aims to support environmental projects by awarding grants and supplying advice and guidance to community groups, charities, community councils, etc. within the Falkirk Council area. FET was originally established in 1998 in response to the Landfill Tax Credit Scheme (now devolved to the Scottish Government).

Level of funding

6.6.2 The FET offers two funding programmes:

- The Main Grants Scheme can make awards of between £2,000 - £50,000
- The Small Grants Scheme can make awards of up to £2,000

Eligibility

6.6.3 For the Main Grants Scheme:

- Projects must be presented by a constituted community group, charity or trust. Grants must be for community benefit.
- Project applications must be accompanied by all appropriate enclosures or associated paperwork. This includes things like your group constitution, insurance documents, proof of bank accounts, designs and pricing/costing of the job, letters of permission from the land owner and all other appropriate statutory consents.
- FET insists that all main grant project submissions should have a full "Project Proposal" or "Business Plan" document. This is to show that the group has planned and prepared for the project.

6.6.4 In addition, projects must fall into one of the following categories:

- Category A - Projects that involve reclaiming land, the use of which has been prevented by some previous activity.
- Category B - Projects that reduce or prevent pollution on land
- [Category C/ CC - Now discontinued]
- Category D - Projects that provide or maintain public amenities or parks within 10 miles of a landfill site
- Category D/A - Projects conserving biodiversity of UK species and habitats
- Category E - projects to restore or repair buildings for religious worship, or of architectural or historical interest within 10 miles of a landfill site
- Category F - projects funding the cost of administrative, financial or other similar services, supplied to other enrolled environmental bodies

6.6.5 The Small Grants scheme offers greater flexibility than the Main Grants Scheme and are typically awarded to projects that:

- Improve the environment in some way, e.g. community gardens, habitat enhancements
- Raise awareness of environmental issues
- Run Community Events e.g. Litter picks or environmental workdays
- Build the capacity of a group to make a Main Grants Scheme application and/or other environmental funders (e.g. business planning, feasibility studies, etc.)
- Build capacity in communities through start up grants e.g. money for insurances, tools, etc. (Please note that special rules apply to the purchase of tools and equipment through FET Grants)

Application process

6.6.6 Interested groups should initially contact the FET Development Manager who can discuss the project. Small Grants application forms are available online. Site visits will be arranged for the Main Grants Scheme.

Example

Dollar Park Walled Garden

The Walled Garden is a half-acre site within Dollar Park in close proximity to Falkirk town centre with excellent public transport links. The Walled Garden had lain derelict for a considerable period of time falling victim to vandalism and antisocial behaviour. The Friends of Dollar Park were awarded a grant from the FET for £32,661 towards their £65,000 project to redevelop the Walled Garden into a unique



and vibrant inclusive community garden. The garden will encourage service users and the public to learn about and engage in environmental, social and health activities. The development includes an interactive area for parents and children, a sensory garden, raised planter systems, an orchard, vegetable plots, water feature, garden chess, a picnic area and an educational area. The grant was awarded in 2011/12.

6.7 Others

6.7.1 The above are examples Development Trusts and Charities which fund areas relevant to vacant and derelict land. Depending on the objectives and end use associated with each individual site, other trusts and charities may be applicable.

7.0 Investment Specialists

7.1 Triodos Bank

Aim of fund

7.1.1 Triodos Bank's mission is to help create a society that protects and promotes quality of life and human dignity for all. It offers sustainable investment products to enable individuals and organisations to use their money in ways that benefit people and the environment.

7.1.2 Triodos offer loans to charitable organisations (and others). It has recently launched its own online crowdfunding platform (see Section 9) to help its customers raise capital for specific projects.

Level of funding

7.1.3 Small loans are available from £100,000 - £500,000 and large loans are available from £500,000 - £20m. These loans are typically up to 70% loan to security value.

Eligibility

7.1.4 As would be, expected with this type of product a credit check would be undertaken on any applicant.

Application process

7.1.5 A loan enquiry form should be submitted online.

Example

Triodos Bank provided a £300,000 loan to the Comrie Development Trust for the redevelopment of Cultybraggan Camp (see example in Section 6.1).

7.2 Nationwide Foundation

Aim of fund

7.2.1 The Nationwide Foundation was established in 1997 by Nationwide Building Society however it is an independent charitable foundation. Its vision is for everyone in the UK to have access to a decent home that they can afford. Donations are provided by Nationwide Building Society however strategic decisions are made by the Foundation as it is a separate legal entity.

7.2.2 The Foundation offers funding to increase the availability of decent affordable homes for people in housing need. In order to meet this aim, the Foundation has developed 3 programmes for Decent Affordable Homes Phase 2 (phase one ran between 2013-16):

- Nurturing ideas to change the housing system
- Backing community-led housing
- Transforming the private rented sector

Level of funding

7.2.3 The available budget for 2018/19 was £2.5m however this has all now been allocated. Further funding will be available for 2019/20 however this figure hasn't been announced.

Eligibility

7.2.4 The Foundation will support particular types of work associated with their 3 funding streams:

- Nurturing ideas to change the housing system – supports promising housing ideas, allowing them to be tested, and then help them move into action, influence and ultimately widespread implementation
- Backing community-led housing – strengthen, support and champion the growth of community-led housing, so that more people who are in need will benefit.
- Transforming the private rented sector – allow it to provide homes for people in need that are more affordable, secure, accessible and are better quality.

Application process

7.2.5 As mentioned applications are currently closed however the Foundation hopes to open to new applications in summer 2019. Applications can be made online.

Example

Druim Garbh, Acharacle, Highland

In rural communities around the Highlands such as Acharacle, people are increasingly being forced to leave their families, jobs and friends behind in search of a suitable home.

The Nationwide Foundation has provided a grant of £25,000 and a loan of £35,000 for the renovation of Druim Garbh in Acharacle, which has been sitting empty for the past 6 years. This property will become a new home for people from the area. The community owned building had many uses since it was built but over recent years had been left empty. Renovation was needed to bring it back into use as affordable housing for the Acharacle community. The Highlands Small Communities Housing Trust will lease the property from the Community Company for up to 21 years after which it will be handed back to the Community Company.



7.3 Stations Community Regeneration Fund

Aim of fund

7.3.1 Scotrail and Transport Scotland are seeking applications for a community fund designed to breathe new life into old and disused railway station premises. The Stations Community Regeneration Fund enables business and community groups to transform redundant station rooms into facilities to benefit local people.

Level of funding

7.3.2 This is a £1.5m fund which will make grants of between £5,000 - £75,000. Applications for larger amounts will also be considered but are dependent on in-depth feasibility studies.

Eligibility

7.3.3 Any projects that will aid communities or rail passengers will be considered for grants. Funding can be used to contribute to the costs of any structural repairs and to assist with the costs of fitting out station premises for their intended use.

Application process

7.3.4 Applications can be made online. They will be assessed on whether they fit with the existing building, businesses and local area, how they meet a market or community demand, and the future benefits expected from the proposal. Applications are evaluated jointly by Scotrail and Transport Scotland.

Example

Newtongrange Railway Station, Midlothian

As part of a £934,000 funding package, the Stations Community Regeneration Fund has invested £111,000 to transform a disused building at Newtongrange railway station into a community space and bistro. The development is a multi-agency project including Scottish Government, Abellio ScotRail, Midlothian Council and Track2Train, a charity



established by, and closely associated with Apex Scotland. The café will create 4 full time jobs and 5 part-time jobs in the first year. Ten traineeship places will also be available. The café will be on the ground floor of the building. Upstairs will be office space, a learning centre, IT suite and a flexible meeting space for community groups. The facility opened in early 2019.

7.4 Others

7.4.1 The above presents several relevant investment specialists for vacant and derelict land. Others may also be available depending on objectives.

8.0 Private Philanthropy

8.1 Garfield Weston Foundation

Aim of fund

8.1.1 The Garfield Weston Foundation is a family-founded grant-making Trust that supports charities of all sizes across the UK. It was founded in 1958 by the Weston family and is one of the largest charitable institutions in the UK. The Foundation has donated over £1bn since its inception.

8.1.2 The Trust aims to be responsive to where need is greatest and therefore supports a wide range of charitable activity in the following activities:

- Arts
- Education
- Youth
- Health
- Museums & Heritage
- Community
- Environment
- Faith
- Welfare

Level of funding

8.1.3 The Foundation donates over £70m annually. Grants tend to fall into one of three categories: Capital, Revenue and Project Work.

8.1.4 The level of funding which can be applied for depends on a number of factors including: how much is required, project scale and how much has been raised already. If applying for core costs/revenue funding, the Foundation tends not to support more than 10% of an organisation's total annual income (depending on their size). With Capital projects the Foundation tends to consider grants for around 10% of the total project cost and expect an organisation to have secured around half the funding required before applying to the Foundation.

8.1.5 Grants for Capital projects that benefit local communities (e.g. repairs and refurbishments of village halls, community centres, places of worship, schools etc.) are typically under £30,000.

Eligibility

8.1.6 The Foundation is only able to support registered charities and Charitable Incorporated Organisations working within the UK.

Application process

8.1.7 Applications can be made online.

8.1.8 Applications for Regular Grants (under £100,000) are reviewed by Trustees on a regular basis and are dealt with in order of receipt. There are no deadlines. Applications for a Major Grant (over £100,000) will be assigned to a specific Board Meeting.

Example

Byrne Avenue Baths, Birkenhead

Byrne Avenue Trust was established in 2016 to save, restore and re-open Byrne Avenue Baths, a Grade II listed 1930s swimming pool complex in the heart of Rock Ferry, Birkenhead which closed in 2008. Rock Ferry is in the 10% most deprived areas of the UK and after the Baths were closed by Wirral Council, over 2,000 members of the local community signed a petition to save the building and subsequently formed Byrne Avenue Trust which took over the building under community asset transfer from the local council. Having been closed for almost 10 years, the building suffered from weather damage and vandalism, leaving it in a very poor state of repair. With the help of a growing number of volunteers, the Trust has worked hard to make the building watertight and applied to the Foundation to help kick-start their restoration project.



8.2 Gannochy Trust

Aim of fund

8.2.1 The Gannochy Trust was founded in 1937 by Arthur Kinmond Bell, known as A K Bell, for charitable and public purposes as a direct result of his family's successful distilling business. It was originally founded to benefit the population and city of Perth but expanded its grant making footprint to the whole of Scotland in 1967.

8.2.2 The Trust's aims are to:

- Improve the quality of life for people (in Perth & Kinross)
- Develop and inspire young people (in Perth & Kinross)
- Improve the availability or quality of the built and natural environment for wide community use (in Perth & Kinross)
- Develop and inspire young people (Rest of Scotland)

8.2.3 However, over the next 3 years, the Trust aims to increase the amount of funding awarded to groups and organisations from within Perth and Kinross.

Level of funding

8.2.4 The Trust currently awards around £5m per annum to charitable causes. There are 3 different levels of grant that you can apply for in order to achieve the aims outlined above:

- Small – up to £10,000 per annum for up to 3 years. The minimum that can be applied for is £1,000.
- Main – up to £30,000 per annum for up to 3 years.
- Major (Perth & Kinross only) – over £30,000 per annum for up to 3 years.

Eligibility

8.2.5 To be eligible for a grant from Gannochy, organisations must be a registered charity.

Application process

8.2.6 The Gannochy Trustees meet at least 4 times a year and consider applications on a rolling basis. There are no deadlines – applications can be submitted at any time.

8.2.7 Application forms can be found online.

Example

The Gannochy Trust was contacted to provide a case study example but could not release specific grant information for data protection reasons.

8.3 Robertson Trust

Aim of fund

8.3.1 The Robertson Trust was established in 1961 by the Robertson sisters who donated their shares in the family businesses to the Trust for charitable purposes. The family business now operates as the global company Edrington – one of Scotland's largest private companies and owner of several well-known whisky brands. The sisters' generosity enables the Trust to use the dividends from its controlling shareholding in Edrington for the benefit of Scotland's people and communities.

8.3.2 The Trust's mission is to improve the quality of life and realise the potential of Scotland's people and communities. In particular, the focus is on health, social and educational inequalities prevalent in Scotland.

Level of funding

8.3.3 Through the Open Grants Programme, the Trust provides around £16m in grants each year to organisations working in Scotland. The Trust is a match funder (does not fully fund projects or activities) and can consider both capital and revenue requests.

- Capital awards (£1,000 - £250,000) may relate to the upgrading of buildings, refurbishment costs, vehicles or equipment. The Trust may fund up to 25% of capital costs (£1,000 - £250,000)
- Revenue awards relate to expenses associated with the direct delivery of services and can include:
 - salaries or sessional staff costs
 - project costs (such as activity costs, volunteer expenses, transport, etc.)
 - core (running) costs such as rent, heating and lighting - in such cases, the core work of your organisation should reflect at least one of our funding strands.

8.3.4 The Robertson Trust may fund up to 50% of your revenue costs, but such awards generally do not exceed £20,000 per annum.

Eligibility

8.3.5 Organisations must be a registered charity or community interest company limited by guarantee. The proposed work must take place in Scotland and fall within one of the Trust's funding strands:

- Care and Wellbeing – work which improves people's physical and/or mental health, addressing health inequalities and exclusion faced particularly by vulnerable people
- Strengthening Communities - Work which benefits people or communities who have been disproportionately affected either economically or due to the marginalised nature of their peer group
- Realising potential - Work which engages young people to help them navigate life choices and support them to reach their full potential.

Application process

8.3.6 Application forms are available online and different requirements exist depending on the level of grant required (small award, main award or major capital grant).

8.3.7 Requests for main and major awards are considered at 4 Giving Committee meetings over the course of each year. The following are upcoming deadlines:

- Application closing date of 14/06/19 for consideration at meeting on 10/09/19
- Application closing date of 13/09/19 for consideration at meeting on 03/12/19

Example

Bridgend Farmhouse, Edinburgh

The Robertson Trust provided match funding to allow the restoration of Bridgend Farmhouse. The Farmhouse dates back to the 18th century and was a working farm until the 1970s when it was vacated and became derelict. It was restored by a local community group, Bridgend Inspiring Growth with the aid of grant funding. Edinburgh City Council also backed the project by handing over the derelict farmhouse to local people, making it



the first example of “urban asset transfer” in Scotland. The farmhouse now hosts a wide range of community projects including a community kitchen and café and DIY and bike repair workshops.

9.0 Civic Crowdfunding and Local Sources

9.1 Crowdfunding

9.1.1 Crowdfunding is a way for people, business and charities to raise money. It is a collective effort of a large number of people, who pool together small amounts of money to support a large variety of projects they believe in or expect a return from.

9.1.2 The process of fundraising, takes place online on digital platforms such as Kickstarter and Crowdcube. Here ideas get posted to get visibility and attract support. Fundraisers, in order to seek their financial target, also seek funds by setting up their own website and starting their own crowdfunding campaigns. Money is raised through different networks, extending the reach often through social media (Twitter, Facebook, Blogs, Instagram) in order to secure a wider base of support. Supporters can then receive different forms of benefits that are unique to that project: they can donate as a form of lending and returns are financial, they can donate in exchange for equity, or they can donate because they believe in the cause and don't expect anything back.

9.1.3 Civic Crowdfunding, as a sub type of crowdfunding, has the same donation-based model to raise money, but is specifically aimed to fund public assets without rewards in return. Spacehive is a specific crowdfunding platform dedicated to civic/built environment projects. The ideas it supports are locally-driven, capturing the imagination, enthusiasm and energy of local people and contributing to local changes that go beyond the boundaries of the actual physical changes.

9.1.4 Since its 2012 launch, Spacehive has helped fund over 240 projects across the UK worth over £6m. Examples of successful projects in the UK, relevant to vacant and derelict land, listed on Spacehive include:

- Peckham Coal Line Urban Park – an elevated urban park built on disused railway coal sidings to form a natural, physical and social link between two high streets. Raised £75,757.
- Peckham Lido – Rebuild the Peckham Lido which fell into disrepair and was closed and filled in in 1987. Raised £63,106.

9.1.5 Interestingly, the Mayor of London is using Spacehive to work with Londoners more directly; putting more power into the hands of the local communities to propose, share and deliver the projects that matter to them. The Mayor's crowdfunding programme invites local community groups – from resident and trader associations to collectives and businesses – to pitch ideas on how to make their local area better places to visit, live and do business using Spacehive. They add their projects to the site and use social media to build support and enthusiasm for their ideas, amassing pledges from the community to achieve their funding target.

9.1.6 The Mayor pledges up to £20,000 to selected projects based on the strength of the idea, its potential impact and amount of local support. Projects are then supported by the Mayor's Regeneration Team to realise their ideas.

9.2 Local Sources

9.2.1 In a number of the case studies mentioned local support from businesses has been a crucial part of the success story. This ranges from monetary donations from the local golf club through to the provision of labour and materials from local tradespeople. Local businesses have a vested interest in improving their community and the impact they can have, particularly on community projects, should always be explored.

10.0 Summary and Conclusion

- 10.1 This review details the wide range of funding options for vacant and derelict land across Scotland. Whilst some funds focus specifically on vacant and derelict land others are more concerned with end uses and offer objective based funding.
- 10.2 Funding for vacant and derelict land in Scotland is generally geared to the full range of productive outputs, e.g. infrastructure, housing, 'greening', etc. and can vary in breadth from the strategic City Deals to much smaller scale community projects. This means there is funding available for all sizes and types of project. In addition, funding is available to a wide range of applicant organisations including Local Authorities, charities, community organisations or business/property owners.
- 10.3 Whilst compiling case studies for this review it has become apparent that projects need multiple income streams to allow them to come to fruition. Funders are looking to spread their risk, often with decreasing funds and self-generated income is becoming increasingly important. Funding available from Lotteries, Trusts and Foundations, and Government and the EU may appear extensive however competition can be intense and strict criteria and objectives apply. For those seeking funds, research and preparation are key. Funders often have firm deadlines for submitting applications and therefore projects need to be planned well in advance.
- 10.4 A summary of the funding sources discussed in this review is provided overleaf along with hyperlinks which can be followed for further information about each fund. For maximum usability, these are ordered by the type of applicant.

Table 5: Summary of Funding Sources for Vacant and Derelict Land

Eligibility			Provider	Fund Name (Hyperlink)	Type	£ available	Status
Applicant	Location	Project Type					
Local Authorities	5 eligible LAs: Glasgow, N Lanarkshire, Fife, N Ayrshire & S Lanarkshire	Physical development and regeneration of VDL	Scottish Government	Vacant and Derelict Land Fund	Grant	2019//20 = £11.4m	Open
Local Authorities	Scotland	Areas of deprivation, community involvement, regeneration outcomes, address market failure	Scottish Government	Regeneration Capital Grant Fund	Grant	2019/20 = £20.4m	Open
Public, Private or JV entities	Scotland	Infrastructure (including brownfield land and decontamination) & energy efficiency	Scottish Government, European Regional Development Fund	SPRUCE Fund	Loans	Generally £1m - £15m	Open but closes 2021
Community organisations (generally)	Scotland	Community led regeneration particularly in disadvantaged communities	Scottish Government	Empowering Communities	Grant	£20m pa	Open
Local Businesses	Part of a town, tourism and visitor area, commercial district, or specific theme	Improve the area of interest with local improvements	Scottish Government	Business Improvement District Grants	Grant (business levy thereafter)	As agreed by the local businesses	Open
Regional Partners (typically including LAs, LEPs etc.)	Scotland	Strategic approaches to improving regional economies	UK Government, Scottish Government & Local Authorities	City Region and Growth Deals	Grant	No set limit. The Glasgow Deal is £1.13bn down to the Ayrshire Deal which is £103m.	Closed
Local Action Groups	Rural areas in Scotland	Economic and community development within rural areas of Scotland	Scottish Government & European Agricultural Fund	LEADER	Grant	2014 – 2020 = £77.4m	Open but closes 2020

Private organisations as well as housing associations and universities	Scotland	Important infrastructure projects to help transform and grow Scotland's economy	Scottish Government	Building Scotland Fund	Grant	£150m	Open but will close in 2020 with the creation of the Scottish National Investment Bank
Local Authorities (part of capital settlement)	Town Centres across Scotland	Enable town centres to become more vibrant, enterprising and accessible, e.g. re-purposing of vacant buildings	Scottish Government	Town Centre Fund	Grant	2019/20 = £50m	Funding allocated for 2019/20. No additional funding thereafter currently.
Local Authorities	Scotland	Delivery of social rented housing, homes for mid-market rent and housing for low cost home ownership (potential use for VDL)	Scottish Government	Affordable Housing Supply Programme	Grant	£3bn to 2021	Open
Local Authorities	Scotland	Housing infrastructure	Scottish Government	Housing Infrastructure Fund	Grant	2016 – 2021 = £50m	Open
Community led organisations	Scotland	Tackle climate change by reducing local carbon emissions	Scottish Government	Climate Challenge Fund	Grant	Grants up to £150,000 Development grants up to £1,000	Open
No restrictions	CSGN areas only (see Section 2.17.3)	Woodlands, community growing, strategic routes, active travel, greening of VDL	Central Scotland Green Network Trust	Development Fund	Grant	c. £400,000 pa	Closed
Private individuals	Scotland	Woodland creation and improvement	Scottish Forestry	Forestry Grant Scheme	Grant	2014 – 2020 = £252m	Open
Community groups	Glasgow	Bring VDL back into temporary use	Glasgow City Council	Stalled Spaces Glasgow	Grant	£1,000 - £4,500	Open
Property owners, community groups	East Ayrshire	Eligible vacant and derelict buildings in town centres	East Ayrshire Council	Vacant and Derelict Buildings Scheme	Grant	Maximum of £100,000	Open

Not for profit organisations, private owners of heritage	Scotland	Investing in heritage to achieve economic growth	Heritage Fund	Grants for Heritage	Grant	£3,000 - £5m	Open
Not for profit organisations, private owners of heritage	Scotland	Bring neglected historic buildings back into financially viable use	Heritage Fund	Heritage Enterprise	Grant	£250,000 - £5m	Open
Voluntary or community organisations, charities, social enterprises etc	Scotland	Bringing people together, improving places and spaces, enabling people to fulfil their potential	Community Fund	Awards for All	Grant	£300 - £10,000	Open
Voluntary or community organisations, charities, social enterprises etc	Scotland	Strong and resilient communities through assets	Community Fund	Community Assets	Grant	£10,000 - £1m	Open
Voluntary or community organisations, charities, social enterprises etc	Scotland	Ownership and management of assets by communities to become more resilient and sustainable	Community Fund	Scottish Land Fund	Grant	£10,000 - £1m	Open
Voluntary or community organisations, charities, social enterprises etc	Scotland	Economic development of coastal communities to create growth and jobs	Community Fund	Coastal Communities Fund	Grant	£50,000 - £300,000	Open
Not-for-profit organisations	Scotland but priority is most deprived 20% SIMD areas	Capital projects that create or improve places where people take part in sport or physical activity	Sport Scotland	Sports Facilities Fund	Grant	Up to £100,000	Open
Local Authorities, National Park Authorities, Not-for-profit organisations	Conservation Areas in Scotland	Heritage focused community and economic growth projects	Historic Environment Scotland	Conservation Area Regeneration Scheme	Grant	Up to £2m	Open

Not-for-profit organisations	Scotland	Conservation standard building repair projects. Aimed at buildings of special architectural or historic significance.	Historic Environment	Historic Environment Repair Grant	Grant	£10,000 - £500,000	Open
Voluntary and community groups	UK	Support positive change in people's lives and communities. Charitable work.	Tudor Trust	Tudor Trust Grant	Grant	No max or minimum but generally not less than £10,000	Open
Charity, community business or social enterprise or joint applications from voluntary sector groups with commercial partners	UK	Studies to look at potential uses for a historic building, its current condition and viability	Architectural Heritage Fund	Project Viability Grant	Grant	Max £7,500	Open
Charity, community business or social enterprise or joint applications from voluntary sector groups with commercial partners	UK	Developing and coordinating a project for the sustainable re-use of a historic building	Architectural Heritage Fund	Project Development Grant	Grant	Max £30,000	Open
Charity, community business or social enterprise or joint applications from voluntary sector groups with commercial partners	Scotland	Historic building projects which are community led	Architectural Heritage Fund	Scottish Community Development Grant	Grant	Max £50,000	Open
Charity, community business or social enterprise or joint applications from voluntary sector groups with commercial partners	UK		Architectural Heritage Fund	Heritage Impact Fund	Loan	£25,000 - £500,000	Open
No restrictions stated	Britain	Assist preservation and restoration	Association of Industrial Archaeology	Restoration Grants	Grant	Up to £20,000	Open

Private owners (loans), public, community or charitable organisations (grants)	Edinburgh	Conservation of historic buildings, delivering improvements to public spaces.	Edinburgh World Heritage	Conservation Funding Programme	Grant and Loan	Not stated	Open
No restrictions stated	Conservation Areas in Dundee	Repair of historic buildings in conservation areas	Dundee Historic Environment Trust	Grant Programme	Grant	Average award £18,724	Open
Community group, charity or trust	Falkirk	Environmental projects	Falkirk Environment Trust	Grant Programme	Grant	£2,000 - £50,000	Open
No restrictions stated	UK	Projects which benefit people and the environment	Triodos Bank	Loan Programme	Loan	£100,000 - £500,000	Open
No restrictions stated	UK	Increase the availability of affordable homes	Nationwide Foundation	Decent Affordable Homes (Phase 2)	Grant	£2.5m in 2018/19	Closed, will open again for 2019/20 funding round
Businesses and community groups	Railway premises in Scotland	Breathe new life into old and disused railway station premises	Scotrail and Transport Scotland	Stations Community Regeneration Fund	Grant	£5,000 - £75,000	Open
Charities	UK	Charity activity in the arts, education, youth, health, museums and heritage, community, environment, faith and welfare	Garfield Weston Foundation	Grant Programme	Grant	Over £70m pa	Open
Charities	Scotland but Perth as the priority	Improve the quality of life, develop and inspire young people and improve the availability of the built and natural environment for wider community use, develop and inspire young people	Gannochy Trust	Grant Programme	Grant	£5m pa £1,000 - £30,000	Open
Charity or community interest company	Scotland	Improve the quality of life and realise people's potential	Robertson Trust	Open Grants Programme	Grant	Generally not more than £20,000	Open
No restrictions	Worldwide	Controlled by fund raiser	Crowdfunding	E.g. Spacehive	Donation	Limitless	Open

