

From: (Redacted)
Sent: 26 July 2016 11:40
To: (Redacted)
Cc: (Redacted); (Redacted)
Subject: RE: Stranraer Waterfront Regeneration

Morning (Redacted), with reference to (Redacted)'s email below, I have noted a couple of days when (Redacted) could attend a meeting with (Redacted) and (Redacted).

22 August – anytime between 9am and 1pm
31 August – anytime between 9am and 5pm

There may be some availability week commencing 15 August but I am awaiting a response from someone.

I look forward to hearing from you in due course.

Kind regards

(Redacted)

From: (Redacted)
Sent: Thursday, July 21, 2016 2:17 PM
To: (Redacted)
Cc: (Redacted); (Redacted)
Subject: RE: Stranraer Waterfront Rgeneration

(Redacted)

Good to hear from you. I'd be happy to meet to discuss progress and to consider potential funding options, including the manifesto commitment. It would also be useful to discuss estimates of the cost of the development as well as the timescale.

I'd like (Redacted), Enterprise and Cities Division, to join us too if we can identify a suitable date.

I'm on leave from today until 8 August. Could you liaise with (Redacted), to set up a meeting?

Regards

(Redacted)

From: (Redacted)
Sent: 18 July 2016 09:34
To: (Redacted)
Subject: Stranraer Waterfront Rgeneration

(Redacted)

Attached is a short briefing paper on Stranraer Waterfront which as you know is one of Dumfries & Galloway's major regeneration projects and critical to the wider socio economic resilience of the South West of the region. Also attached is the outcome of considerations to date in relation to recent study on delivery options.

Scottish Government made a manifesto commitment to support and part fund (£6m) the project, as has the Council. The Council and is seeking to also engage Scottish Futures Trust to support the development of the project over the next 6 months.

It would be good to meet with your team to update on progress made. I would also like to raise a specific issue on funding. The technical appraisals / site investigations undertaken to date have been funded by the Council and this has helped progress the project. There remains one set of investigations (ground investigations over water in the harbour and under the adjacent East Pier itself) to be undertaken which are estimated at a combined total of £350k. This work is critical to the project but can't be funded entirely by the Council due to budget pressures. I would like to discuss the potential for Scottish Government, Stena Line UK and the Council contributing to this cost.

I hope this finds you well and look forward to hearing from you.

Best regards

(Redacted)

Cabinet Secretary for Economy, Jobs and Fair Work

Stranraer Waterfront – £6m ‘manifesto’ commitment

Purpose

1. To seek your agreement
 - to provide a £60k contribution towards an evaluation/survey works at the Stranraer Waterfront East Pier Site.

Priority

2. Routine

Background

3. DFM made a commitment during the recent election campaign to an action plan for the South West including a £6m funding commitment to the Stranraer Waterfront (News release at Annex A).
4. Officials subsequently met with (Redacted), Head of Economic Development at Dumfries and Galloway Council (DGC) on 31 August 2016 to progress that commitment, by gaining a better understanding what the funding could support and to map out a broad timescale for when the funds would need to be made available. As this is an unfunded commitment, this will allow Finance colleagues to make future recommendations to Ministers about potential funding arrangements.
5. The Waterfront development is part of wider regeneration plans for Stranraer including the town centre heritage led regeneration programme funded by DGC, the Scottish Government Regeneration Capital Grant Fund and Historic Environment Scotland. There will be a CARS programme, townscape improvements and two key building projects (George Hotel & Old Harbourmasters building) together with works to improve linkages between the town centre and the waterfront.
6. The Waterfront Regeneration Programme is made up of three key projects:
 - Marina expansion
 - East Pier redevelopment (mixed use)
 - Contaminated land remediation (former gasworks)

7. DGC were able to give high and low estimates for the overall costs of the Programme detailed above but they still have to undertake two due diligence/surveys on the site conditions for the East Pier and also the marina expansion. The cost for the East Pier works, which they consider is a priority as it will inform the marina expansion works, is £180k.
8. To date, DGC have invested £100k in preliminary works for both surveys but anticipate that a further £400k will then be required to complete the survey for the marina expansion. Without these two vital pieces of information they are unable to quantify the final cost of the works to repair the seawall and surrounding area which could be significant, and as such, a major risk to the overall project.
9. Stena Line UK, who is still the Harbour Authority, has agreed in principle to contribute £60k towards the site investigations for the East Pier. DGC has identified a further £60k and asked if the Scottish Government could contribute the remaining £60k for this work.
10. This project will be discussed at the next DGC council meeting on 19 December, and council officials are hopeful for confirmation of a Scottish Government contribution before then. If agreed by the council, the site investigations could be completed by June 2017. DGC accept that any Scottish Government contribution for this survey and the subsequent marina investigation, would come out of the overall £6m pot and have suggested that the funding could fall either in the current financial year or be pushed into 2017/18, in either capital or revenue form, as best suits Scottish Government.
11. DGC currently anticipate that the build time for the overall project could take between three and seven years. However, once the two surveys are complete, they will be able to narrow down the timings and quantify the full costs of the waterfront project. They will then develop a worked up proposition for consideration by Ministers, which we can share with finance colleagues to allow them to factor this into any SR calculations.

Conclusion

12. **The Minister is asked to confirm his agreement for officials to:**

offer a contribution from Scottish Government to the evaluation/survey works at the Stranraer Waterfront East Pier Site, in the sum of £60k.

(Redacted)

Social Justice and Regeneration

(Redacted)

Copy List:	For Action	For Comments	For Information		
			Portfolio Interest	Constituency Interest	General Awareness
Deputy First Minister And Cabinet Secretary For Education and Skills					X
Cabinet Secretary for Communities, Social Security & Equalities			X		
Cabinet Secretary for Finance and the Constitution			X		
Minister for Local Government and Housing			X		

Director for Housing and Social Justice
 Director of Financial Management
 (Redacted)
 (Redacted)
 (Redacted)
 (Redacted)
 (Redacted)
 (Redacted)
 (Redacted)
 (Redacted)
 Comms Social Justice
 (Redacted)

News release:

On a campaign visit to Stranraer with Galloway and West Dumfries constituency candidate Aileen McLeod, Mr Swinney launched the SNP's plans for significant investment in the South of Scotland if re-elected for a third term in government on 5th May. He set out a package of support with five key pledges to the region.

If re-elected on 5th May, he said an SNP Government will support the South of Scotland by prioritising:

1. *Redevelopment*
 - *Investing £6 million to revitalise the waterfront in Stranraer.*
2. *Connectivity*
 - *Improving journey times by road, lowering rail fares, examining extending the Borders Railway and ensuring 100% access to superfast broadband.*
3. *Tourism*
 - *Recognising the world-class offering of the South of Scotland in its heritage, culture and creative arts, wildlife and green tourism, and local food and drink – and committing to further promoting the region as a visitor destination.*
4. *Environment and flood prevention*
 - *Investing in flood prevention, including planting woodland, and assist in water basin management – to protect homes and the environment.*
5. *Homes and communities*
 - *Investing in infrastructure and development, keeping rural schools open, empowering coastal communities and taking serious action on new, affordable housing.*

Setting out the SNP's commitments for the South of Scotland, John Swinney said: "This is an ambitious and wide ranging package of support which recognises the huge potential of the region – and it's important that we give communities here the necessary support to flourish.

"We are committed to regenerating the waterfront in Stranraer with £6 million – bringing new life to the town, and opening up huge opportunities for retail, leisure and housing development.

"It's important that young people have the opportunity to live and work in the communities they've grown up in – that's why we promise to invest a further £25 million in a Rural Housing Fund. And we'll create opportunities through pioneering infrastructure and development plans while giving communities direct control over revenues from the Crown Estate.

“We’re serious in our ambitions for the South of Scotland – but only by casting both votes for the SNP on 5th May can we ensure these are delivered in full.”

Aileen McLeod said: “I’m absolutely delighted to welcome John Swinney to Stranraer as he sets out exciting plans for the town and for the South West.

“It’s an ambitious blueprint, but one which will give a huge boost to local residents, local businesses and will make an enormous difference in terms of attracting visitors and investment to the region.”

MEETING BETWEEN CABINET SECRETARY FOR COMMUNITIES AND LOCAL GOVERNMENT AND

EMMA HARPER MSP + MEMBERS OF STRANRAER MOVING & REVITALISING TASKFORCE (SMART)

1st March 2021, 11:15 – 12:15.

Virtual meeting via MS Teams.

AGENDA

1. Dumfries & Galloway Council's progress with the regeneration of Stranraer East Pier, Waterfront and town centre.
2. SMART "Stranraer Phoenix Project" proposal (paper)

ITEM 1

Dumfries & Galloway's progress with the regeneration of Stranraer East Pier, Waterfront and town centre.

KEY MESSAGE(S)

- The £6m was intended to be capital funding towards the physical redevelopment of the waterfront and depended on a suitable proposal and business case from the Council for Ministers to agree.
- You are keen that respective officials maintain dialogue on the plans for the waterfront and what might be possible, though noting that it sounds like there are some significant barriers to progress at the East Pier.
- This year we will be launching the new Place Based Investment Programme with a five year commitment for significant investment into regeneration and town centres across Scotland. That should help with more strategic investment into towns like Stranraer and importantly it is being established in a way that will ensure local communities are involved in taking forward changes that are relevant to particular places.
- Whilst the £6m was always for the waterfront and East Pier, we would welcome SMART providing further details to the Scottish

	<p>Government officials once they have been worked up together with the Council.</p>
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<p>ITEM 2</p>	<p>SMART “Stranraer Phoenix Project” Proposal</p>
<p>KEY MESSAGE(S)</p>	<ul style="list-style-type: none"> • It has been interesting to hear SMART’s perspective on the progress and issues Stranraer faces in terms of regeneration. • The £6m was always intended to be capital funding towards the physical redevelopment of the waterfront and depended on a suitable proposal and business case from the Council for Ministers to agree. • However, this year we are launching the new Place Based Investment Programme which includes funding for regeneration and town centres. That might possibly be an option for some of the ideas that SMART have presented today, as it is designed to link up between community needs and aspirations and what actually happens on the ground to revitalise town centres and communities. • Whilst the £6m was always for the waterfront and East Pier, we welcome SMART providing further details to Scottish Government officials once the proposals have been worked up together with the Council.

From: (Redacted) <(Redacted) >
Sent: 04 October 2023 10:36
To: (Redacted)
Subject: Stranraer

OFFICIAL

Hi (Redacted),

Would it be possible to pick up the conversation again regarding the £6m Stranraer waterfront SG commitment? As the Place Plan for Stranraer has now been agreed we are starting to receive enquiries from the community about process for advancing project funding requests so it would be useful to have a conversation about how this might work,

Regards,

(Redacted)

(Redacted)

Head of Economy and Development

Economy and Development
Economy and Resources
Dumfries and Galloway Council
Kirkbank House
English Street
DUMFRIES
DG1 2HS
(Redacted)

Tel: 01387 260176 / 64176

Email: (Redacted)

Web: www.dumgal.gov.uk

From: (Redacted) <(Redacted) >
Sent: 02 November 2023 12:22
To: (Redacted)
Cc: (Redacted); (Redacted); Head of Economy and Development - (Redacted)
Subject: RE: EXTERNAL: RE: Stranraer £6m fund

OFFICIAL

Hi (Redacted),

Good to hear from you. I hope you had a good break. I had a quick word with (Redacted) at the end of an RCGF position, so she has some background to our position.

Steve and I are heading into Committee's later this month, with some of the senior councillors keeping the Scottish Government funding at the top of their agendas. We need to be able to tell them how this will work. The sort of things we are asked are:

- Who applies?
- What is the form of the application – project by project or on the basis of a programme?
- Would this run alongside the Borderlands Town Investment Plan or be a separate process?
- Would this be run through RCGF or be separate – we wouldn't want other D&G projects disadvantaged in applying for RCGF?
- Any preconditions to the type/scale of projects?

I take your point on timing and we could give some indication of this.

Shall we find an hour to discuss over the next couple of weeks.

Kind regards,

(Redacted)

(Redacted)

Strategic Economic Investment Manager
Economy and Development, Dumfries and Galloway Council
Tel: (Redacted)
Email: (Redacted)

OFFICIAL

From: (Redacted) <(Redacted) >
Sent: Thursday, November 2, 2023 11:49 AM
To: (Redacted) <(Redacted) >
Subject: EXTERNAL: RE: Stranraer £6m fund

OFFICIAL

Hi (Redacted)

Sorry for not replying sooner. It would be good to meet to discuss what the potential projects are, and when they might be ready for investment. The timing of funding would be a matter for future budgets so good to understand your timetable so we can feed into that.

Regards
(Redacted)

OFFICIAL

From: (Redacted) <(Redacted) >
Sent: 20 October 2023 12:20
To: (Redacted) <(Redacted) >
Subject: FW: Stranraer £6m fund

OFFICIAL

Hi (Redacted),

Just following up on the email below to bring it back to the top of your inbox. Happy to do a quick call if that's easier.

Kind regards,

(Redacted)

(Redacted)

Strategic Economic Investment Manager
Economy and Development, Dumfries and Galloway Council
Tel: (Redacted)
Email: (Redacted)

OFFICIAL

From: (Redacted)
Sent: Wednesday, October 4, 2023 9:00 AM
To: (Redacted) <(Redacted) >
Subject: Stranraer £6m fund

Hi (Redacted),

With the completion of the Stranraer Place Plan this has raised expectations among the community and their elected reps both in D&G and Holyrood that this is a first step to unlocking the promised investment from ScotGov. Apologies if (Redacted) has also been in touch on this too. We would like to discuss the how's and what's with you so that we can advise the interests in Stranraer as to what the process is for seeking funding and/or indeed what the council needs to do if we have a role.

Any thoughts on this matter?

Kind regards,

(Redacted)

(Redacted)

Strategic Economic Investment Manager
Economy and Development, Dumfries and Galloway Council
Tel: (Redacted)
Email: (Redacted)