

Fraserburgh Regeneration Development Partnership
Note of meeting held on 16 October 2018, 6pm
 At Fraserburgh Community & Sports Centre

Attendees:

Cllr Topping (Chair), Cllr Mair, Cllr Kille, Cllr Buchan
 Jill Smith, Fraserburgh Harbour Commissioners
 Angela Keith, Acting Area Manager - Banff and Buchan
 Linda Hendry, Project Assistant – Note taker
 Lynda McGuigan, Museum of Scottish Lighthouses, Discover Fraserburgh
 Alastair Rhind, Strategic Regeneration Executive
 Karen Paterson, Brown & McRae

Apologies:

Jan Emery, Banff and Buchan Area Project Officer

Agenda Item	Description
1	<p>Welcome and Introductions</p> <p>The Chair welcomed all. Introductions were made around the table. A warm welcome was extended to Angela Keith as the newly appointed Acting Banff and Buchan Area Manager.</p> <p>Cllr Topping – Advised the group that he was happy to leave the room during the update on the CCTV project due to a conflict of interest. The group agreed this was not necessary.</p>
2	<p>Note of Previous Meeting</p> <p>The note from the last meeting on 17th April 2018 was discussed.</p> <p>Under Item 3 (page 2, third paragraph), LMc noted that she did not recall mentioning a site near the Lighthouse as being a good location for a possible hotel. This paragraph has been changed to read:</p> <p><i>A number of possible sites for a hotel were discussed, for instance the gateway site near Tesco. Cllr Mair mentioned the former Station Hotel (currently an unused HMO) which is in a prime central location as well as the John Trail building. Both would need substantial investment.</i></p> <p>Otherwise, the note was agreed as a true record of the meeting.</p> <p>All actions completed or in progress.</p>

<p>3</p>	<p>Regeneration Highlights and Update (paper 3)</p> <p>Please refer to the paper circulated for the meeting for the detail. AR talked through the paper and invited questions or comment.</p> <p>Update on key projects and events since our last formal meeting on 17 April 2017.</p> <p>A Regeneration Open evening was held on 3 July 2018, which replaced the scheduled Partnership meeting on the same date. This was reasonably well attended with some good feedback.</p> <p>Scotland’s Towns Partnership (STP) ‘MSP Connector’ programme. MSPs Liam Kerr and Peter Chapman and David Duguid MP visited The Faithlie Centre, Fraserburgh Development Trust, the Peartree Bistro, the harbour and South Links on 21st August 2018.</p> <p>Scottish Government Regeneration team visited Fraserburgh on 27th June 2018 to see progress being made on projects funded by the SG Regeneration Capital Grant Fund (RCGF) - The Faithlie Centre and South Links. They also visited the JIC and Fitness Centre.</p> <p>Fraserburgh Community CCTV Working Group have been awarded a £60k grant from Regeneration towards the upgrade and expansion of the CCTV coverage in the town centre. The Working Group will be fund-raising for the remaining £10k needed to deliver the project.</p> <p>LMc advised the group that new CCTV had recently been installed at the Lighthouse Museum.</p> <p>Fraserburgh 2021 ‘Missing Shares’ project – The F2021 CARS programme (funded by Historic Environment Scotland, HLF, SGRCGF and Aberdeenshire Council) has identified a number of priority buildings in the conservation area which could benefit from external improvements and reinstatement of historical features.</p> <p>Some projects are stalling due to the inability of the property owners to afford their share of the costs. Working with the Council’s Housing service, we have devised a ‘missing shares’ initiative of repayable finance to plug the gap and enable these projects to proceed. This is not an open fund, and evidence needs to be provided to prove that the owner is unable to carry out the repairs due to costs themselves. AK noted that this was a tried and tested approach within Housing, though some of the funds may take many years to be repaid.</p>
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A paper seeking c. £52k of Regeneration funds will be going to Area Committee shortly. The group agreed that this was a good use of funds to enable these stalled projects to proceed.

Fraserburgh Fitness Centre's application to the Scottish Government Capital Regeneration Grant Fund for the extension to the Centre to accommodate new squash courts and improved facilities has been unsuccessful. Officers are working with them to explore other options, though this leaves a substantial funding gap. The £150k Regeneration grant (already offered) will remain on the table for the time being, though not indefinitely.

Active Fraserburgh 2018 ran for the fourth year with events and activities across multiple venues in the town. Many activities were fully booked with a modest increase in participants compared to 2017. A number of new activities were also introduced such as cricket, kids Zumba and teenage kick boxing as well as a keener focus on health-related outcomes.

Active Fraserburgh was selected as the Regeneration showpiece for the Council's Economic Development Annual Review report.

The Faithlie Centre / Enterprise Hub progress on the refurbishment and renovation of The Faithlie Centre is ongoing with completion anticipated for around the end of the year / early 2019.

Whilst the Enterprise Hub cannot take residence until such time as the building is ready, Aberdeenshire Council and Elevator have been working on various project elements in the background to ensure the project is ready to hit the ground running. Elevator have recruited the Enterprise Manager – Pamela Neri.

Action – AR - Invite Pamela Neri to next Partnership meeting
Action – AR - Arrange an optional visit for partners before Christmas to view The Faithlie Centre

Hotels Prospectus/Accommodation – since our last meeting, some limited information has been received on bed space and occupancy levels in local establishments, though there is a lack of quality information at the micro-scale.

Further discussions have taken place with the team from InvestAberdeen. It is anticipated that some new primary research will need to be commissioned to establish the baselines and demand and need for new operators. It was agreed that re-printing a new prospectus similar to the previous one was not appropriate and something more focused was needed, potentially site-specific.

The announcement of the chosen Moray East Offshore O&M facilities at Fraserburgh harbour is likely to add to the need for more bed space in the town. Moray East are developing a socio-economic impact assessment which will also help to inform anticipated need.

Scottish Seafood Centre of Excellence (SSCE) – The previous Interim Area Manager had instigated a review to seek a second opinion ('sense check') on the findings and conclusions of SAC Consulting. It is understood that some early findings are currently sitting with Derek McDonald and the final report will be presented to the project steering group when ready. It was proposed that the report should be presented to the steering group and the Development Partnership at the same time.

The group still have concerns about the whole review and expressed disappointment that Councillors had not been contacted by the consultant. There may be an opportunity to rectify this. JS mentioned that the Harbour had been contacted and had a detailed and fair discussion with the consultant.

The group also requested an update on the SSA Training Centre project and sought reassurance that Fraserburgh was getting its 'fair share' of activity, as was promised at the meeting on 5th December 2017.

Action – AR – investigate with Derek McDonald opportunities for the consultant to speak with Councillors as part of the review;

Action – AR – feedback request to Derek that the Regeneration Partnership is invited to any presentation on the findings of the sense check alongside the steering group;

Action – AR - request an update from Derek on the SSA training project and activity in Fraserburgh.

Kessock Industrial Estate – Work has started on the initial phase of redeveloping the site. This involves the demolition of some of the non-listed buildings, to be followed by the refurbishment of retained buildings and general site improvements.

The Partnership expressed its strong preference that new and refurbished units are made available for commercial use (business start-up / expansion) and not used to accommodate displaced Council activities.

Beach – AR requested a strategic steer from the Partnership on their preferred approach to regeneration in the beach area. Although some flexibility, there is only currently £10k allocated to this action in the Plan, which could be used either to deliver some

	<p>modest short-term enhancements in the area, or to develop a more long-term vision. The group unanimously reported their preference to focus efforts on developing a longer-term, more strategic perspective that leads to more economic gain from the beach assets.</p> <p>(CONFIDENTIAL) - KP advised the group that the current lease for the Beach Café was due to expire in March 2019 and the current tenants did not wish to extend the lease. The Feuar's Managers have had a number of approaches and have short-listed to two possible new tenants. Both parties have expressed a desire to refurbish the interior and exterior, look at extended opening hours, local produce etc.</p> <p>Discussion around the table was very positive with all agreeing that a dedicated stakeholder meeting of relevant and interested parties should take place early next year to start to explore options. It was proposed that this meeting take place to coincide with a planned Partnership meeting, possibly in January.</p> <p>Action – AR – research ideas and start to plan for a stakeholder event in early 2019. Action – AR – to contact Ken Regan (landscape services) for information about a beach near Liverpool that he had recommended to Councillors previously.</p>
4	<p>Financial Commitment Update (paper 4)</p> <p>Financial commitment is currently at 57% against the overall Regeneration allocation for Fraserburgh. This does not included the Missing Shares Project (see above). Spend is at nearly 50% of committed funds. Both figures are considered to be healthy for this stage in the programme. Currently regeneration projects have levered in nearly £4 for each £1 of Council investment.</p> <p>Under theme 3 – People, Communities, Health and Wellbeing. Due to significant contributions to large capital project at South Links and the Fitness Centre, remaining funds are now only £7,974 though this assumes that all projects supported proceed.</p> <p>The Action Plans have been developed to be flexible, with the ability to move funds between Themes and Actions within the overall budget envelope.</p> <p>The group noted the paper.</p>
5	<p>Regeneration Vision and Action Plan Update (paper 5)</p> <p>The latest 6 monthly update was presented to the group and will be submitted to Area Committee on 6th November. The group</p>

	<p>noted the paper and were invited to contact AR with any comments.</p>
6	<p>Fraserburgh Regeneration Annual Report (paper 6)</p> <p>The Council is preparing the Annual Report publications for all Regeneration towns. These will be shorter documents than in previous years.</p> <p>The group were invited to comment on the proposed draft Annual Report, which needs Partnership agreement before finalising.</p> <p>JS – Offered to supply additional photos of the harbour for consideration to AR.</p> <p>The group were content with the Annual Report and for it to be printed and distributed.</p>
7	<p>Key Projects and Roundtable Update</p> <p>Fraserburgh was nominated for the British High Street Awards in July. Unfortunately we did not get short-listed on this occasion. However, Jozefine Duthie (Dimensions) was nominated under the category of ‘High Street Hero’ for her involvement in Super Saturdays, Rotary and Frozen Fraserburgh. Jozefine has been short-listed onto a list of 13 (4 from Scotland) from entries of over 200. We will hear in November whether she has been successful.</p> <p>KP asked for an update on the Council’s acquisition of the old John Trail building. It is understood that the Council have the title for some of the building but not yet all. Cllr K reported that North East Scotland Preservation Trust (NESPT) may be taking over the building.</p> <p>Action – AR – seek update on title and developments from Ross McCleary.</p> <p>JS - Media event on 26th October for the Moray East Offshore development. Councillors have been invited.</p> <p>Cllr Mair – Owner of the former Alexandra Hotel site has been identified and is keen to look at redevelopment there. Cllr M will pass contact details to James Welsh (InvestAberdeen).</p> <p>Cllr Buchan – still keen to develop links with Japan around Thomas Blake Glover.</p>
7a	<p>LMc gave the group an update on Discover Fraserburgh and their next stage in tourism marketing which will be known as</p>

	<p>#fraserburgh48 - the aim being to encourage people to spend 48 hours in the town rather than the average one day currently.</p> <p>£5k has been requested from Regeneration funding with £15k hopefully coming from the Visit Scotland Growth Fund. LMc has also managed to raise pledges of £10k from local businesses (across sectors) in the last 3 weeks to support this project, which will last for 12 months.</p> <p>The funding request is under the threshold for going to Area Committee. Whilst the Partnership do not make financial decisions, they did express their willingness for this initiative to be supported and thanked LMc for her ongoing efforts.</p>
<p>8</p>	<p>Items for Future meetings</p> <ul style="list-style-type: none"> • Beach
<p>9</p>	<p>Date of next meeting(s) – Proposed and agreed:</p> <p>Tuesday 22nd January 2018 Tuesday 30th April 2019 Tuesday 2nd July 2019 Tuesday 29TH October 2019</p> <p>All from 18.00 – 20.00 at Fraserburgh Community and Sports Centre</p>