



Upper Nithsdale Regeneration Plan

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on behalf of
Dumfries & Galloway

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EXECUTIVE SUMMARY

Introduction

The Regeneration Plan sets out a shared vision for the future of Upper Nithsdale. The Regeneration Plan has been progressed through a range of economic, social and environmental studies advanced in close consultation with community and stakeholders through charrette based engagement activity.

This Regeneration Plan forms part of an overall 'framework' that sets out an evidence based framework for supporting regeneration across Upper Nithsdale. The Regeneration Framework comprises a range of reports that include:

- Consultation Reports
- Socio Economic Information
- Urban Design Information
- Delivering Change
- Achieving Change

Socio-economic reporting sets out the economic context of the area with consultation reports summarising the charrette process and helping to articulate local community needs and aspirations and the priorities for developing a more prosperous and sustainable future. A monitoring and evaluation framework is also included within the framework and it is intended all reporting will be available on the Council's website.

The Regeneration Framework for upper Nithsdale provides a Regeneration Plan that supports the key Council priorities that targets key council services and provides a focus on improving the region economically and also ensuring better lives young people, children and other vulnerable groups. The key targets are to: build the local economy; provide the best start in life for young people; protect the most vulnerable people; and be an inclusive Council.

Project Outlines

The Regeneration Plan includes a series of Project Outlines that are intended to offer a clear and integrated suite of priorities that will define a clear programme of works with strong economic, community and place outcomes. The projects are both 'practical and aspirational' in so far as detailed feasibility, funding applications and partnership agreements will be necessary to bring all the projects to fruition. Advancing these projects needs a focussed but flexible approach and should look to lever external funding support from available and grant programmes.

Priority Projects

The priority projects have been selected to address the challenges that affect the area: unemployment, social deprivation, lack of investment and place appeal. Project costs and priorities are set out to guide the Next Steps and to allow opportunity to pursue grant award programmes and external funding initiatives.

Support funding is typically secured from grant programmes (SGRCGF / STCCF/ European funds / charitable sector, lottery funding streams) and through the adoption of local authority services, and opportunity associated with windfarm/energy community benefit programmes.

Project priorities may change with opportunity (private sector investment / business activity / grant awards /stakeholder funding availability / community action) and the plan is intended to provide a flexible tool to guide and support project delivery.

The Project Outlines include gross impacts for each project, typically at Year 5 and whilst individual projects have low impacts it is also clear that there is potential for cumulative additional impacts to be generated as projects support each other and build confidence, resilience and enterprise opportunity across Upper Nithsdale.

Project development reflects the engagement through the charrette and reflects Dumfries and Galloway wider policies. Importantly there is a strong fit with, and contribution toward, the aspirations outlined in the new Dumfries & Galloway Regional Economic Strategy 2015-2020

Urban Place Quality & Landscape		Cost	Impact	Priority	Programme
1.	High Street Sanquhar	£825,000	High	High	Early
2	Main Street Kirkconnel Kelloholm	£220,000	High	High	Early
3.	Community Woodlands Kirkconnel Kelloholm	£165,000*	Med	Med	Early
4.	Green Network Wanlockhead	£82,000*	Med	Med	Medium
	Sub-total	£1,292,000			
Housing & Community Infrastructure					
5.	Housing Kirkconnel Kelloholm	TBC*(£1-3m	Med	Med	Medium
6.	Housing Sanquhar	TBC *(£6-8m)	Med	Med	Medium
7	Community Transport Upper Nithsdale	£55,000*	Med	Med	Medium
8.	Path Networks Sanquhar	£165,000*	Med	Med	Medium
	Sub-total	£220,000			
Sustainable Economic Growth					
9.	Enterprising People Upper Nithsdale	£220,000*	High	High	Early
10.	Enterprise Centre Kirkconnel Kelloholm	£935,000*	High	High	Early
11.	Enterprise Workshops Sanquhar	£165,000*	High	High	Early
12	Marketing Initiative Wanlockhead	£22,000	Med	High	Medium
13.	Town Welcome Signage Upper Nithsdale	£220,000	Med	High	Early / Medium
14.	L& W Railway Wanlockhead	£55,000	Med	High	Late
	Sub-total	£1,617,000			
Cultural and Civic Life					
15.	Heritage Kirkconnel Kelloholm	£66,000*	Med	Med	Medium / Late
16.	Heritage Sanquhar	£66,000*	Med	Med	Medium / Late
17	Heritage Wanlockhead	£22,000*	Med	Med	Medium / Late
	Sub-total	£154,000			
	TOTAL INVESTMENT (excl. housing)	£3,283,000			

*opportunity for external funding support from others eg. SCRGF/ TCCF/ Community & Lottery/ Renewable CBF's/ etc

Delivering Local & Regional Benefits

Gross Value Added (GVA) is the standard means by which the public sector in the UK considers the economic value of project activity. The Office of National Statistics (ONS) defines GVA as a “measure [of] the contribution to the economy of each individual producer, industry or sector ...” i.e. the economic value of goods and services produced in a defined area or sector. Taking account of displacement, leakage and multiplier effects, the Council would estimate that the total net additional impact at the Upper Nithsdale level – based on all projects being completed as described and an investment of circa £3.3million including grant support – would be in the order of:

- creation of 25-30 net additional jobs
- securing of a net additional GVA of £900k - £1m per annum
- delivery 20-25 net annual equivalent construction job years (one off)
- net additional construction GVA of £950 - £1.25m (one off)

These are significant numbers in an Upper Nithsdale context – 30 net additional new jobs equates to 2.3% increase in the current employment base of c. 1,300 jobs. Perhaps as importantly is the perception of support and the commitment to a community-led regeneration process that looks to improve the life changes of young people; supports enterprise activity, and commits to closer engagement and the charrette process that looks to empower local communities.

1.0 INTRODUCTION

This document sets out the Regeneration Plan for the Upper Nithsdale area of Dumfries and Galloway. The Regeneration Plan sets out a shared vision for the future of Upper Nithsdale and outlines a range of priority projects. Project Outlines set out the detail of the investment required that can support the strengthening of the socio-economic capacity and sustainability of the area's main settlements, Kelloholm, Kirkconnel, Sanquhar, and Wanlockhead.

1.1 The Regeneration Plan

The Regeneration Plan has been progressed through a range of studies (economic, social, environmental) together with community and stakeholder consultations and engagement activities in the form of a multi-venue design charrette. Together these describe the economic context of the area and explain what local communities want to see happen to create a more prosperous and sustainable future.

1.2 The Upper Nithsdale Regeneration Framework

This Regeneration Plan forms part of an overall 'framework' that sets out the basis for regenerating Upper Nithsdale. The framework consists of the collection of studies, consultation reports, and action plans for the area.

1.3 Community Action Plans

Sanquhar and Kirkconnel-Kelloholm have both progressed and completed respective Community Action Plans. These set out each community's aspirations and ambitions. Local communities feel strongly that their voice and their involvement in local initiatives are a key part to secure change. The Community Action Plans identified a range of themes for each settlement. The Regeneration Plan has developed themes common to all the Upper Nithsdale Settlements and shaped through the engagement process within the design charrette.

1.4 Regeneration Themes

Regeneration will be tackled through the delivery of priority projects that are organised under four regeneration themes and their reason for selection is described in greater detail in section 2.0 of this document. These themes have been developed to make sure that this Plan is closely aligned with the Community Action Plans and to seek to build a broad consensus on project priorities to ensure that there is continuity, community support for project initiatives and a prioritised approach.

The four themes are:

Theme 1: Sustainable Economic Growth

This theme includes projects that will:

- Improve the community's access to **job and training** opportunities;
- Support the start-up, growth and diversification of local **businesses** and support measures to protect their long-term sustainability;
- Nurture the **talents** of local people, in particular school-age and young adults, to maximise their potential and build successful futures for them and their communities.

Theme 2: Urban Place Quality and Landscape

This theme includes projects that will:

- Enhance **town and village centres**, streetscape and the quality of the public realm;
- Improve the quality of the local **environment** – both natural and built form – to create more attractive and desirable places that will benefit the health and wellbeing of the local population, attract visitors, and stimulate investment;
- Tackle the blight caused by **vacant and derelict land/buildings**, including properties that are in danger of becoming so in the future;

Theme 3: Housing and Infrastructure

This will include projects that will:

- Enhance the **housing supply** so that it more closely matches local needs and provides choice, availability and affordability;
- Enhance **transport** connectivity into and around the area's core settlements

Theme 4: Cultural and Civic Life

This theme includes projects that will:

- Build on the **confidence and pride** in local people by celebrating the area as an attractive place to visit, live and work.

2.0 REGENERATION PLAN: CONTEXT

This section describes how the Regeneration Plan has been developed. It provides some headlines from the Socio Economic Report that gives some info on the current state of Upper Nithsdale as a place to live, work, visit and do business, details of the community's views on the area's strengths, weaknesses and opportunities for creating a more prosperous and sustainable future, and sets out the shared community vision for the future. It introduces and explains the key themes that will underpin the Regeneration Plan and will form the basis for action.

2.1 Local Economy

In common with other areas, Upper Nithsdale and adjacent Ayrshire, Kirkcubrecht and Kelloholm (pop. 2141), Sanquhar (pop. 2,021), and Wanlockhead (pop.150) have suffered significant decline in social and economic circumstances arising from industrial restructuring and the decline of the coal industry.

The local economy is characterised by the decline in primary industries. The ability and scope for these communities to adapt and build a new role and economic base is challenged by the rural nature of the area; peripherality to markets, availability of local infrastructures (small business units / transportation / skills / etc) and place quality. The closure of mining local to the towns, has been further compounded by the closure of the industry across the region.

- Upper Nithsdale has a total population of 4,800 people, with a lower proportion of working age adults and a higher proportion of people at pensionable age. Over the past ten years the population has declined slightly with further decline projected, particularly in working age adults and children, somewhat offset by an increase in pensionable age adults.
- One of the key factors in attracting / retaining working age adults and families is the access to employment opportunities. The baseline records 125 businesses and 1,300 jobs in Upper Nithsdale in

2013, with a high proportion of agriculture/forestry/fishing sector businesses (36%) and employment within the manufacturing sector (34%) reflecting a small number of large employers – Brown Brothers; EME and Sanquhar Tiles. These larger local employers all represent businesses with growth potential and have a key role in supporting local employment. There is a relatively high proportion of working age adults travelling outwith the area for employment.

- Almost half of the population (45%) have no formal qualifications, compared to a regional average of one-third, and a Scottish average of one-quarter.
- There is a high proportion of social rented housing, particularly in Kirkconnel and Kelloholm, whilst the median price of house purchases is around half of the Scottish and regional average.

Key findings from the socio-economic baseline highlight the following issues:

Upper Nithsdale Area

- Lack of diversity in economic activity with a relatively narrow skills base built around former industries and principally mining activity;
- Low skills and limited range of opportunity for young people (employment / education / training) leading to weak economic demographics across region;
- Potential opportunity associated with renewable energy and wider initiatives such as North Lowther; Crawick Multi-verse; Wanlockhead Railway and a range of local initiatives

Kirkconnel and Kelloholm

- A stable population with low levels of growth but includes an increasing proportion of older residents;
- High levels of social housing with local evidence of housing failure and a need for re-investment in the housing stock;
- Low levels of employment and self employment and on-going declines in the number of younger and 'prime' working age people;
- Strong reliance on a single employer for local employment and employment growth; and
- Poor place quality resulting from dispersed settlement pattern; lack of strong central focus within Main Street core.

Sanquhar

- A stable population with low levels of growth but includes an increasing proportion of older residents;
- Strong reliance on a limited number of companies for employment and significant empty/vacant and increasingly non-fit-for-purpose industrial buildings; and
- Retained 'market town' qualities with good local services, visitor accommodation and facilities and a sense of community activity.

Wanlockhead

- A stable population developed around a small village with clear limitations on growth and with an increasing proportion of older residents; and
- Small community with strong tourism offer within a remote location

2.2 Place Context

Kirkconnel and Kelloholm, Sanquhar, and Wanlockhead are all unique places in their own way with distinct settlement patterns that reflect the local environment, history, land-use and place. A sense of place, and perhaps most importantly, the qualities of place are important components of the appeal that make these settlements places to live, work and invest. The settlements should build on the distinctive attributes of place and the story behind their history, people, buildings, landscape and environment. The settlements have distinctive and varied heritage (castle / Royal Burgh/ mining / post office / etc) that shape a legacy and will impact on their future.

In building a distinctive place appeal they each should express their stories in new, imaginative and interesting ways. This supports place-making where the qualities and appeal of place influence choices. People make daily choices as to where they invest, shop, choose to live, spend leisure time, start a business, put down roots, visit or simply stop and explore. Place quality influences these choices.

The settlements should build a stronger sense of appeal and to support their communities in terms of practical measures that help local business and enterprise activities, create opportunities for young people, support learning, training and skills development, facilitate community participation, promote active lifestyles and help improve access and mobility.

Kirkconnel and Kelloholm

Two distinctive urban forms exist in Kirkconnel and Kelloholm. Kirkconnel has a relatively dense and compact built form with smaller plot sizes and more defined routes and spaces. Kelloholm is generally less dense with larger plot sizes, poorly defined spaces and relatively dispersed facilities. Earliest development occurred along the Main Street of Kirkconnel and is where the oldest buildings are located. The distribution of buildings within Kelloholm is fragmented with large expanses of ill-defined open space resulting in little sense of place or integration of buildings and landscape. This contrast can be seen clearly between the Main Street in Kirkconnel, and Greystone Avenue/ Grengaber Avenue through to Hyslop Street in Kelloholm.

The primary land-use is residential with a limited amount of commercial activities (Queensberry Arms Hotel / Kelloholm Arms) located mainly along the Main Street and Greystone Avenue. Employment in Kirkconnel and Kelloholm is dominated by Brown Brothers, a modern specialist local food sector company. Community facilities include the primary school, library, medical centre, leisure centre, church, activity resource centre and Miners Memorial Hall, allotments, playing fields (Kello Rovers) and a weakly defined open space network.

There are a number of buildings that frame public frontages and define place-quality, which are of limited quality. Buildings in Kirkconnel on and close to the Main Street typically reflect historic development and form modest but pleasing assemblages. In Kelloholm buildings reflect largely the rapid expansion and development of the town in the 20th century associated with mining. Earlier development and buildings of character include attractive small residential terraces fronting the Main Street, the Queensberry Hotel, the Old Church House and the Parish Church being particularly noteworthy.

Urban and landscape character, both of which have capacity for stronger integration and place-making are too often simply bleak, windswept and empty in Kirkconnel and Kelloholm. Elements (buildings / facilities / paths / landscape) typically feel fragmented and somehow unconnected to adjacent residential neighbourhoods. Many of the open spaces feel like space left over from development rather

than positive greenspace elements that have a clear function; help to establish a landscape framework and connect facilities.

Sanquhar

The urban form of Sanquhar is largely compact, legible and portrays strong cohesion and continuity. Community facilities (swimming pool, schools, museum, athletics track etc) and open space areas are strongly linked together through a series of pedestrian connections and wynds, and to the wider area through the Southern Upland Way and other pathway and cycle connections. There is a strong heritage and cultural dynamic to the settlement with opportunities to enhance these characteristics. A number of listed buildings are present mainly along High Street, with Sanquhar Castle located to the east. The dominant land use is residential, which includes a variety of tenures including sheltered housing. There are opportunities to develop vacant residential sites within the core area of the settlement. Sanquhar, once a Royal Burgh can be described as having qualities typical of a small market town underpinned by a range of different services (schools / community centres / health / sports & leisure) that service Upper Nithsdale and wider communities. Key employers include numerous small service, retail, hospitality and professional businesses together with EME Furniture and Sanquhar Tiles. Both smaller SME's and larger manufacturing employers offer growth potential. Manufacturing employment has declined leaving a legacy of excess industrial and commercial space (Sanquhar Industrial Estate and Blackaddie Road) this offers potential for sub-division for smaller business units.

Sanquhar has many fine buildings and building groupings notably within the High Street area. The prime building is the pleasing and noteworthy William Adam designed Tolbooth. This forms the centrepiece of the High Street and anchors a collection of small retail shop units and prominent civic buildings including the Royal Bank building; Town Hall; and numerous buildings framing the High Street. Sanquhar Castle is of 15th century origin but is now a ruin. Fenced to discourage public access the castle retains strong local heritage interest and connects to the wider heritage of Sanquhar, the Royal Burgh, and the connections with the Crichton family and the '*Admirable Crichton*'.

The open space hierarchy is distinctive and well formed. Open spaces have strong functional roles and relationships as a result of their location and designated uses and include town parks, playspaces, sports facilities, the curling pond, and Queensberry Square. Open spaces connect to streets and footpaths/footways and are typically well integrated and therefore well overlooked and framed by surrounding houses. Waymarked paths and the town heritage trail offer, a dated, but well integrated, pedestrian connections that further strengthen the overall public realm and open space network.

Wanlockhead

Wanlockhead is a Conservation Village located within an isolated upland area between the A76 and M74. The predominant land use is residential, with a limited number of community facilities (library, community centre, bowling green, and lead-mining museum). The built form is relatively dispersed in response to its natural contours, with some noticeable concentration of older housing along the main Church Street and Goldscaur Row. These create a pleasing assemblage of well defined streets and spaces with the longer terraces of miner's cottages, facing in towards the central valley and serving to frame the village and reinforce the central focus of the Wanlock Water.

The buildings within Wanlockhead are illustrative of its history and form modest, often very small but distinctive miners cottages and larger properties many of which exhibit good proportion and exhibit a strong local vernacular through local materials and detailing. The Wanlockhead Museum housed in the old Wanlockhead Miners Library forms a main focus but it is perhaps the assemblages of secondary

buildings and individual properties and terraces that define the qualities of place. The highest pub in Scotland is also located in Wanlockhead.

The Millennium Trail connection provides strong open space connectivity through the centre of the settlement and links the Southern Upland Way. The size of the settlement means all facilities are readily accessible albeit that play-spaces and some other open space facilities could be better connected. A small village with a path and street network encourages pedestrian exploration. The main issues relate to periods of higher-intensity use (summer and winter) when parking and vehicular access (coaches / cars) and gradients may limit access and introduce local conflicts between user groups.

A characterisation study/urban design appraisal of the settlements is included elsewhere in the Regeneration Framework and is published on the Council website: [hyperlink to be added].

2.3 Current Key Local Initiatives

A range of current project initiatives emerged from the engagement activity with local groups, stakeholders and through the charrette. Several of these initiatives were new and/or very current in terms of delivery and offer significant opportunity to build additional activity and extend tourism, develop additional day visits and boost local economic activity.

These projects have the potential to be transformational in extending the range of attractions; profile and economic activity of Upper Nithsdale. Engagement and support will be critical to optimise the opportunities and local benefits and this needs to operate at a community level (management /events /third and voluntary sector participation); wider stakeholders support (tourism signage/ marketing / event support); economic support (training / employment charters / skills development). Key initiatives and opportunities include:

Crawick Multiverse

Upper Nithsdale has modest but important tourism potential and has been developing its tourism attractions over recent years with a range of local initiatives. Crawick Multiverse represents a major new and exciting arts initiative developed by the Crawick Artland Trust and Buccleuch family that has created an innovative arts based attraction on a former mineral site adjacent to Sanquhar. Crawick Multiverse is a major transformational land-art project that has created a unique outdoor event and arts space designed by the internationally renowned landscape artist Charles Jencks. This world-class cultural landscape links the themes of space, astronomy and cosmology, and forms an inspiring new landmark and visitor attraction. The site is open year round with visitor support through the summer months. Facilities on site are limited with local shuttle buses operating during the summer season. Tickets are available to purchase on site and are also available from A' The Airts in Sanquhar and the Kirkconnel Heritage Society. Optimising local economic benefits should look to support:

- new brown tourism signage on the M74 / A76 / B740
- facilitating stronger community links and community participation and local involvement in events
- promoting skills development (management/hospitality/arts)and training opportunity with young people
- building stronger economic/tourism outcomes through linked promotion (Dark Skies/Drunlanrig Castle/etc)

Enterprise and Business Growth

Upper Nithsdale whilst demonstrating significant levels of deprivation (SIMD Data) has a local employment base that retains a range of important companies and businesses. Whilst loss of employment, vacant industrial space and changes in retailing are all areas of concern they also offer opportunity for strengthening enterprise and supporting stronger links between schools and employers; re-use and sub-division of factory units for small business premises and workshops; business support for training and strengthening local supply chains.. Opportunities for major inward investment may be limited but in terms of existing businesses - EME and Brown Brothers are continuing to invest and grow - and a range of niche and enterprise businesses are investing to retain and improve businesses services. Understanding and appreciating private sector/business interests requires a

regular dialogue and capacity to support and facilitate investment and training programmes where appropriate. Optimising local economic benefits should look to support:

- business growth plans in conjunction with Scottish Enterprise / Business Gateway
- skills and training support and business charters to encourage greater local access to employment
- effective support and streamlined planning and regulatory regime

Leadhills and Wanlockhead Railway

Leadhills and Wanlockhead Railway is Britain's highest narrow gauge adhesion railway and operates from Leadhills Village to Glengonnar Halt reaching 1,498 feet above sea level. A long term aspiration has been to extend the railway along its original alignment to Wanlockhead connecting the two settlements and their heritage. The railway is operated by a group of dedicated enthusiasts and accepts visitors and runs a variety of excursions every weekend during the summer months plus Easter, Halloween, Santa and Steam Weekends. Day trips on Saturdays and Sundays offer an opportunity to visit the site and take a short narrow gauge trip taking some 25 minutes. Opportunity now exists to connect the two settlements extending the line from Glengonnar to the former station in Wanlockhead. This creates potential for both Leadhills and Wanlockhead to extend their visitor and educational / heritage appeal. Optimising local economic benefits should look to support:

- new brown tourism signage on the M74 / A76 / B797 / B7040
- facilitating voluntary and third sector capacity
- promoting skills / training and work experience opportunity with young people

Lowther Ski Club

Lowther Ski Club is a volunteer-based, family-friendly club which has snowsports facilities on the Lowther Hills. The club operate a nursery slope in the village of Leadhills and an area for intermediates on Lowther Hill. The club is currently developing new facilities that include a clubhouse, a 400 metre-long ski tow for intermediate skiers, and a beginners' area with a 100 metre-long ski tow. The inaugural season for these improvements was 2014/15 with stronger promotion (website / webcams) supporting more active club and visitor numbers. The club also organise other sports and leisure activities.

- new brown tourism signage on in Wanlockhead
- supporting web links and regional promotion

Kirkconnel Civic Pride Initiatives

Kirkconnel Civic Pride has undertaken a range of initiatives building capacity and opportunity within the community. The projects have included the Kirkconnel Furniture Project; Community Allotments; Bowman Edgar Park Upgrade and many local support measures to create opportunity and benefit the local community. Kirkconnel Community Pride has been supported by DGHP's Community Pride / Tenant Fund with projects also supported by LEADER, the Kelloholm and Kirkconnel Coal Trust, the local community council, Dumfries and Galloway Council Area Committee, ATH and Clyde Windfarm. A further suite of projects for village enhancement have been funded through the Coalfield Regeneration Trust under the Coalfields Community Futures Programme.

- developing opportunities with CRT for local capacity building and engagement
- developing skills and supporting employment access

Mining Legacy & Regeneration

Upper Nithsdale has developed and secured a breadth of economic activity from mining and open-cast mineral extraction. The legacy of closure and cessation of mining activity across the region has had negative impacts however future investment will create opportunity in restoration and innovative approaches to this mining legacy (see Crawick Multiverse above). Community participation with the Coalfield Regeneration Trust (CRT); Scottish Mines Restoration Trust (SMRT) offers new opportunities for environmental, bio-diversity and community projects. Sanquhar Academy are involved in a pilot scheme in partnership with others that offers specific new opportunities for young people.

- engaging with young people and building awareness of key growth sectors / renewable energy
- supporting coordinated action across agencies / stakeholders and support groups

North Lowther Initiative

Upper Nithsdale is located in an area with significant opportunities associated with renewable energy. The North Lowther area combines a range of opportunity with ideas being explored and capacity assessed for a range of schemes including wind and hydro schemes that offer the potential for integration with wider environmental initiatives. These project ideas are at an early scoping stage and are under discussion with local communities, Scottish Natural Heritage and Dumfries and Galloway Council through Buccleuch Estate.

Well integrated proposals that address issues of local capacity could offer significant benefits and support wider investment. Detailed Scoping Studies are being advanced to better understand the environmental baseline and shape future proposals. These could include a combination of projects embracing large scale habitat management for peatland management alongside wind energy projects and a pump-storage hydro -electric scheme at Glenmuckloch.

Buccleuch Estates is working with partners including 2020 and Scottish Government, Scottish Mines Restoration Trust, Dumfries and Galloway Council and Hargreaves Services on the restoration of the Glenmuckloch Open Cast coalmine.

- facilitate engagement around community interests and opportunities for environmental stewardship
- encourage opportunity for local district heating and energy initiatives with local benefits
- promoting skills / training and work experience opportunity with young people

2.4 Key Issues (social/economic/environment)

Key issues for the local communities and settlements are the decline of, and reduced employment opportunities in, primary industries (farming / mining /forestry) and the capacity for the communities to adapt and build a new economic base within the challenges defined by the rural nature of the area. These impact across the upper Nithsdale settlements to differing degrees with the key strengths /weaknesses /opportunities and threats set out below:

Upper Nithsdale SWOT

Strengths	Weaknesses
• Strong community spirit • Local identity • Distinctive settlements • Quality of natural resources • Alternative / Rural lifestyle choices • Significant local initiatives (Crawick Multiverse/Leadhills /Lowther)	• Declining and aging population • Limited economic base / declining sectors • Peripherality - transport and service costs • Dependence on limited employers • Lack of digital /physical connections • Limited quality space for SME's
Opportunities	Threats
• Promoting place-quality • Tourism growth - active leisure • Renewable energy • SME /Micro business / Enterprise • Developing local supply chains • Local community empowerment • Large floorspace/ vacant buildings	• Lack of employment(esp. in growth sectors) • Loss of young people & working age adults • • Over-reliance on large employers • Industrial / Service sector restructuring • Lack of investment in place quality • Fragmented initiatives / internal competition

While the small Co-op store in Kelloholm provides a range of products, the absence of a medium-large supermarket in Upper Nithsdale can be seen as both a weakness and a strength. Access to a range of affordable and fresh produce is somewhat restricted with leakage of resident spend outwith the area to either Dumfries or into East Ayrshire; however, this absence has helped to retain the customer base for a number of small independent food retailers, particularly in Sanquhar, and therefore footfall that supports other retail outlets.

The key issues are frequently settlement specific. These are set out below:

Kirkconnel & Kelloholm:

Built to support the former mining industry, located in an exposed and peripheral location that is challenged to identify a new role and function that supports enterprise and develops the strong community spirit, local activism and empowerment.

- Fragmented built form and poorly defined open space is a dominant feature within Kirkconnel-Kelloholm, and the connections between the settlements. The pattern of development results in extensive areas of ill-defined open space separating facilities, neighbourhoods and eroding the sense of place.
- Poor connectivity between key community facilities (schools /health/retail/station) and between housing / neighbourhood areas.

- Vacant buildings are located throughout and portray the social and economic challenges associated with Kirkconnel-Kelloholm.
- Poor sense of welcome into Kirkconnel-Kelloholm with the Main Street lacking a distinctive and appreciable sense of place, town square, or 'heart of the town'.
- Poor quality path/trail networks that lack legibility, are comprised by poor surface materials, and do not always offer a connected network that reflect local access needs.
- Poor legibility is evident due to a lack of signage, trail connectivity, and lack of landscaping and planting.
- Poor disability access to the train station.
- High levels of unemployment and a significant dependence on Brown Brothers Factory as the main source of employment.
- Limited and poor quality commercial premises, especially small units for new and start up businesses

Sanquhar:

A small town developed as a Royal Burgh and market town supporting a rural hinterland that has a relatively weak rural economy that is seeking to promote its market town, service, employment and support functions and develop its heritage and arts profile.

- Strong continuity in the building frontage along High/Castle Street ensures a strong sense of place prevails;
- Strong pedestrian and trail connections which help to link and strengthen the overall open space network;
- A variety of community facilities strengthens Sanquhar as a regional market town within Upper Nithsdale;
- The presence of significant and historic derelict buildings such as the castle and old primary school;
- High levels of unemployment especially within the younger demographics.
- Several large vacant industrial units that are unlikely to meet future business demand

Wanlockhead:

A village developed in the 19th century to exploit lead and precious metal mining that is seeking to promote its special location and tourism attractions associated with the Southern Upland Way, gold panning, winter and summer activities and mining heritage.

- Isolated settlement which relies heavily on seasonal tourism for local jobs and economic activity.
- Poor public transport limits the ability to access the settlement.
- High levels of unemployment and lack of diversity within the local economy.
- Fragmented planting and landscaped areas which lack any real continuity in providing a strong and legible open space network.
- Limited community facilities restricts recreational opportunities for local residents.
- Absence of retail services within the village

2.4 Regeneration Challenges

The communities of Upper Nithsdale face substantial challenges in seeking to capture new investment that can build a new economic identity for the area and strengthen the overall sense of place.

The Regeneration Plan presents a series of project outlines that are designed to build the economic and social resilience of Upper Nithsdale, ensuring that communities have a sustainable future. These projects

are designed to respond to the needs of the communities by creating an attractive environment for people to live, for businesses to operate and for investors/organisations to deliver project activity.

Local infrastructures (economic/ social / environmental) have been impacted by change and specifically the loss of economic activity brought by the mining industry. Industrial activity through the 19th and 20th centuries have taken value, in the form of minerals, out of the area but left only a limited legacy in economically useful assets to support the transition to new economic activities.

Upper Nithsdale positively retains some key employers with strong local commitment. Sanquhar Tiles, Brown Brothers and public bodies and community planning partners represent key employers in Upper Nithsdale. Building on local employment opportunity; skills development and developing closer engagement with local employers around skills, training and employment support will be of particular importance.

Upper Nithsdale is therefore left with a series of challenges that the approach to regeneration will need to tackle. These are:

- Limited economic activity and low level demand combine to offer limited private sector investment, local employment diversity, and opportunities for young people. This leads to a narrow skills base, relatively high unemployment, low levels of enterprise activity, low housing demand, and population decline;
- Rural transportation infrastructure, transportation costs, and journey/commuter times to regional centres, labour markets, and service centres, all combine to raise the cost of doing business and the overall local living and operational costs whilst also limiting access to opportunities and education;
- A legacy of limited civic townscape and the lack of investment in the quality of place and the appeal of the settlements combine to underplay the rich heritage and interest within the towns and reduce the quality of first-time visit impressions and appeal of the location as either visitor destinations or places to live;
- Opportunity to link the strong and distinctive community spirit within each centre with the needs of communities for supporting infrastructure (homes, schools, community facilities, place quality and environment) that strengthens overall services for the communities, and further supports community spirit and civic pride.

Kelloholm, Kirkconnel, Sanquhar, and Wanlockhead have always been on the periphery of markets compared to the regional centres (Ayr and Dumfries) and their past economic success has been driven by the presence of coal rather than their ability to create strong, diverse multi-sectoral hubs for economic activity.

It is worth noting that these settlements have demonstrated remarkable resilience to a scale of changes and multiple challenges that have impacted upon the standing and well-being of communities across the whole region.

3.0 DEVELOPING THE VISION

The Regeneration Plan seeks to build on the momentum and detailed analysis set out within the Community Action Plans and the engagement findings from the charrette. Pre-charrette and post-charrette studies extended the evidence base in order to identify a viable range of projects, and initiatives that can accelerate and deliver regeneration and more inclusive and sustainable growth.

3.1 Key Themes and Community Aspirations

The Kelloholm and Kirkconnel and Sanquhar Surveys and Action Plans were prepared by community based Steering Groups which comprised of a number of local volunteers and community representatives. An important element of engagement was supporting local community aspirations and developing projects with a broad base of support within communities. The Project Outlines detailed in Section 5.0 reflect the priorities identified within the Action Plans and the feedback received in the community surveys and in the charrette.

The Community Action Plans incorporate a range of themes with supporting priorities and action groups, who are directly responsible for the delivery of the priorities.

The themes of the Kelloholm and Kirkconnel Action Plan are:

1. Community Facilities, Activities and Events
2. Local Economy and Jobs
3. Services and Housing
4. Environment and Heritage
5. Transport and Jobs

The themes of the Sanquhar and District Action Plan are:

1. Sustainable Sanquhar
2. Cultural Heritage
3. Local Facilities and Activities
4. Town Environment
5. Natural Environment
6. Roads and Transport

Incorporating the feedback received at the Wanlockhead engagement event, four common themes have been drawn from these 11 themes for Upper Nithsdale,

- **Urban Place Quality and Landscape**
- **Housing and Community Infrastructure**
- **Sustainable Economic Growth**
- **Cultural and Civic Life**

Urban Place Quality and Landscape: Significant elements in creating liveable places, strengthening place appeal and attracting visitors to a community. This builds on civic and place qualities and can support economic activity through place appeal and visitor numbers, place distinctiveness, stronger connectivity and safe accessibility, enhanced user experience. Enhancing place quality supports investment choices, encourages additional visitors, and extends dwell times.

Housing and Community Infrastructure: Housing meeting local needs including choice, availability and affordability are all important in building stable communities and civic cohesion. Aligning housing needs with housing stock is complex and a long term process. Addressing specific needs (starter homes / self-build plots / older people and special needs units) may need specific and local interventions.

Sustainable Economic Growth: Regeneration focuses on improving the quality of people's lives through multiple mechanisms with economic issues often underpinning a series of outcomes. Sustainable regeneration, for example, seeks to identify opportunities for young people and measures to support skills development, training and routes to employment across the community. Investment by business, support for enterprise activities and the promotion of skills/trades that can support micro businesses and small and medium sized enterprises are key elements in sustaining local centres.

Cultural and Civic Life: Heritage and cultural elements which include tourism, heritage trails, signage and community facilities etc. can make a significant contribution in promoting regeneration within a community and strengthen the distinctive qualities, sense of welcome and civic pride/cohesion, and indeed capacity within communities. This is particularly important in Upper Nithsdale where each settlement has a strong and distinctive narrative and heritage.

3.2 Shaping a Vision

People and place and the opportunities for enterprise are key areas of interest within each of the four communities and are reflected in Community Action Plans. The vision for Upper Nithsdale needs to build on these three elements as areas of development that can support a more sustainable and resilient economy with stronger life opportunities for young people and local communities.

Successful places have a series of common characteristics central to which is their ability to serve their communities, visitors, businesses and key stakeholders and to adapt and create opportunity for young people. Success involves working with the distinctive qualities of each place and targeting key areas of opportunity. Places must work for the people that live there and typically the following principles or qualities are important. Each settlement can build a stronger sense of appeal by focusing on the practical measures that can support local business and enterprise activities, create opportunities for young people, support learning, training and skills development, facilitate community participation, promote active lifestyles and help improve access and mobility. Regeneration needs to adopt a whole Upper Nithsdale approach, but equally importantly needs to focus and build on the key strengths of each settlement to ensure regeneration is broad based and inclusive, responds to and reflects specific local needs, and builds momentum for progressive change. Kirkconnel-Kelloholm, Sanquhar, and Wanlockhead are building from a base that needs to recognise that they have always been peripheral compared to the regional centres (Ayr and Dumfries) and their past economic success has been driven by the presence of coal rather than their ability to create a strong, diverse multi-sectoral hubs for economic activity.

Regeneration needs to give recognition to the idea of a transition that progressively seeks to build a more locally reliant, more service based and enterprising economy and that community activities, support for local jobs and building place quality all have a role. Each settlement needs to:

- identify its complementary role and contribution to Upper Nithsdale regeneration
- the focus for change and community action
- how best to build on their respective identity, needs and strengths and as small and appealing places with a strong sense of community and heritage

The settlements have demonstrated remarkable resilience to a scale of changes and multiple challenges that have impacted upon the standing and well-being of the communities. Building capacity and empowering communities can, and should be, a prime driver and mechanism to support regeneration. Regeneration should therefore build on an expressed sense of place that is distinctive and reflects the Upper Nithsdale aspiration of:

Building diverse self sustaining local economies through the fostering of small and medium sized business growth and development, and entrepreneurial spirit. Incorporating heritage, social, and local place qualities will help establish local comparative advantages and build consensus around distinctive enterprise opportunities for each settlement.

Setting a Vision

The aspiration for Upper Nithsdale captures the need to support enterprise activity, re-establish local comparative advantage and generate new opportunities through fostering micro, small and medium sized business activity and training. Any vision needs to embrace an understanding of the need to promote a transition that builds on local strengths and capacity.

The Council believes the key strengths of Upper Nithsdale are its people and sense of community. Delivering improved opportunities that support the aspirations of communities should focus on practical and deliverable measures that address the disparities between Upper Nithsdale and the wider region and provide tangible support to communities. Community asset ownership has the potential to harness the creativity of the community and help secure a platform for sustained community-led enterprise that supports much needed local economic growth.

The key drivers for change that underpin our vision are:

- promoting empowered local communities
- support for projects that build capacity and strengthen community cohesion
- recognising the important role of place-making
- working to promote enterprise and opportunity for small business activity

Vision

Upper Nithsdale has become a new model for successful community empowerment with a new dynamic pioneered through numerous local initiatives within each of the settlements. Local communities have become central players in delivering and promoting the locality, managing initiatives, local assets and supporting activities and events. Resourced and managed within a new Upper Nithsdale charitable trust and supported through local community action and community benefit funds, a new grass-roots based self-resilience is growing.

Kirkconnel and Kelloholm have established a K2-4-enterprise initiative; Sanquhar a new extended arts hub; and a new goldrush and railway is supporting a new niche destination in Wanlockhead.

The Upper Nithsdale charitable trust, now with a permanent part-time staff and development officer, is an active orchestrator of regeneration promoting bottom-up measures dovetailed with wider partnered initiatives addressing structural change.

Supportive Partnership to Deliver Local Benefits

Regeneration through community empowerment needs a strong sense of ambition within, and ongoing support for communities. The model for regeneration promotes two parallel strands that combine both 'top-down' (partnership led) and 'bottom-up' (community led) approaches.

The 'top down' approach relates to programmes requiring Scottish Government / Community Planning Partners, Agency and Council adoption and delivery. This includes projects such as:

- Enterprise investment and business support (key account) activities.
- Place-making.
- Road upgrading and public transport improvements.
- New social housing and housing for special needs.
- Educational access, adult learning and training, health support.

The 'bottom-up' approach needs to give positive recognition to the value and opportunities for community led initiatives and for community empowerment and enterprise activity using varied models (non-for-profit models, development trusts, community interest companies) that empower local communities and allow the transfer of resources to support local action. This includes projects such as:

- enterprise activity (community shops /businesses/ training/etc)
- community infrastructure and support to communities
- housing initiatives and ensuring local housing needs are addressed
- events / festivals and community enterprise

Working in Partnership

Partnership working should unlock additional capacity and resources for project delivery. Local trusts working in partnership with others (CPP Partners / LEADER / Nithsdale Rural Partnership / etc) are likely to be more effective and secure wider and more sustainable benefits. Established groups such as the Nithsdale Rural Partnership bring together the public, private, voluntary and community sectors to co-ordinate action at a local level.

A critical part of partnership working is the promotion of effective communication and ensuring that clear structures exist to support communication and coordinated activity across public / third sector / community activities and funders. Key groups important in the context of Upper Nithsdale include:

- Community Councils.
- Nithsdale Rural Partnership.
- Dumfries and Galloway LEADER Programme.
- D&G Council Community Learning and Development (CLD)
- D&G Council Economic Development

3.3 Developing Project Options

The charrette process reviewed a long-list of project options emerging from the Community Action Plans. and representation during the charrette. These consisted of:

- Projects with strong economic, social and environmental benefits that offered sustainable support for regeneration including area initiatives and initiatives associated with wider planning proposals and land-use initiatives

- Initiatives and/or projects that by reason of scale, stakeholder support, approvals would require partnership activity to secure delivery requiring collaboration between local agencies / funders / communities.
- Projects with eligibility to utilise existing funding streams (D&GC Capital Programme); other agency funding (LEADER / SPT / CARES) grant programmes (Lottery / Community Fund / RCGF / TCCF / SMRT) or other known funds.
- Projects with strong local support and for which in future a Community Development Trust (CIC / SCIO) could lead.

The result of the charrette was a short list of projects identified under each of the four themes and the subsequent development of these into five major regeneration projects in each of the three settlements. These projects are identified within Section 5.0. Emerging projects addressed all four Upper Nithsdale regeneration themes. Each project sets out the aspirations, opportunities and the mechanisms by which the project can be advanced. A number of projects are 'Early Wins'. Other projects need further development that may include engagement with partners, design development, funding submissions and approvals, etc. Project costs and lead partners are identified together with project prioritisation.

4.0 REGENERATION PLAN: DELIVERY

The purpose of this section of the plan is to confirm the strategic fit of the Regeneration Plan and to provide stakeholders with an indication of the proposed scope of the investment and outline programme required to support the delivery of the projects.

4.1 Setting Priorities

The Upper Nithsdale Regeneration Plan responds to the local, regional and national strategic environment and contributes to the policy aspirations of a wide range of stakeholder groups and organisations. In developing the Plan, a wide range of policy, strategy and action plan documents were reviewed to identify key stakeholders' aspirations and to ensure that project proposals have a strong fit and contribution to key policies across the board.

Upper Nithsdale Regeneration Framework: Strategic Fit and Priorities		Plan
Local Priorities		supports:
Sanquhar & District Community Action Plan, 2015-2020		[
Describes the local area and people's likes/dislikes, presents a vision for a strong economy in an attractive setting and outlines the community's priorities.		
Kirkconnel-Kelloholm Community Action Plan, 2014-2019		[
Summarises local people's views on the community now, presents a future vision, identifies key issues, and establishes future priorities.		
Regional Strategic Priorities		
D&G Single Outcome Agreement, 2013-2016	The partnership planning document for D&G 'working together to create an ambitious prosperous and confident D&G where people achieve their potential'.	[
D&G Regional Economic Strategy, 2015-2020	Sets the economic context, establishes challenges/ opportunities and identifies key projects under six strategic actions: growing businesses, developing places, better skills/opportunities, enhanced infrastructure, key investment projects, and intelligence/leadership/influence.	[
D&G LEADER (Scottish Rural Development Programme)	Supporting community based economic development building rural community capacity, competitiveness and place quality.	[
D&G Local Housing Strategy, 2011-2016	Presents nine outcomes including: need for investment in affordable housing; improved housing choices where people want to live; and all households live in tolerant and supportive communities	[
D&G Regional Tourism Strategy, 2011-2016	Vision is to establish D&G as a world class destination. Identifies measures to improve the tourism product and increase the financial value within the region, including increased volume/value.	[
National Strategic Priorities		
Scotland's Economic Strategy	Increasing competitiveness and Tackling inequality through investment in infrastructure, communities and innovation.	[
Achieving a Sustainable Future, S Gov 2011	Regenerating disadvantaged areas and strengthening communities through support for inclusive growth.	[
Scottish Community Empowerment Action Plan, S Gov, 2009	Giving local people power and influence to change what happens in their communities.	[
Town Centre Action Plan, S Gov, 2013	Infrastructure/development/place enhancements through the town centre first principle with focused activity on town centres.	[

4.3 Project Identification and Prioritisation

The Regeneration Plan as defined through the charrette identified four common Upper Nithsdale themes. These themes were tested within the charrette event with local stakeholders (residents, businesses and organisations) and were used to identify a series of project priorities. The charrette looked at projects within each theme and identified a wide range of project ideas and a long-list of project options for evaluation. Through SWOT analysis all of these project options were reviewed to identify the key priorities for Upper Nithsdale.

Key Themes: Kirkconnel-Kelloholm	Upper Nithsdale Themes
• Community facilities, activities and events • Local economy and jobs • Services and housing • Environment and heritage • Transport and jobs	• Urban Place Quality and Landscape • Housing and Community Infrastructure • Sustainable Economic Growth • Cultural and Civic Life
Key Themes: Sanquhar	
• Sustainable Sanquhar • Cultural heritage • Local facilities and activities • Town environment	
Key Themes: Wanlockhead	
• Tourism & Active Leisure opportunity • Heritage and Interpretation • Village enhancement	

While these activities are identified as the project priorities for the Regeneration Plan, it is important to note that there are other projects that are included in both of the Community Action Plans or being advanced by others (Buccleuch Estate / Lowther Ski Club) that will also be delivered over the next five years. These additional projects will be delivered by the community, most likely working in partnership with other local/ regional bodies, and will enhance the outcome of the regeneration proposals. It is likely that additional project opportunities will arise in the future – it is important that the Regeneration Plan does not become over-burdened and therefore risk losing focus, but also a need to acknowledge that the operating environment and context will continue to change. Where new opportunities are identified they should be considered in terms of their strategic fit, contribution toward the UN regeneration outcomes, capital/revenue cost, impacts/benefits and level of risk. Only those project proposals that are identified as having significant potential to contribute to the ten outcomes should be incorporated into the Regeneration Plan, but it should be recognised that existing project proposals may need to be dropped or delayed to accommodate new activity.

Short List of Projects

The short-listed projects are set out below under the four themes.

Urban Place Quality & Landscape		
1.	High Street	Sanquhar
2.	Main Street	Kirkconnel Kelloholm
3.	Community Woodlands	Kirkconnel Kelloholm
4.	Green Network	Wanlockhead
Housing & Community Infrastructure		
5.	Housing	Kirkconnel Kelloholm
6.	Housing	Sanquhar
7.	Community Transport	Upper Nithsdale
8.	Path Networks	Sanquhar
Sustainable Economic Growth		
9.	Enterprising People	Upper Nithsdale
10.	Enterprise Centre	Kirkconnel Kelloholm
11.	Enterprise Workshops	Sanquhar
12.	Marketing Initiative	Wanlockhead
13.	Town Welcome Signage	Upper Nithsdale
14.	L& W Railway	Wanlockhead
Cultural and Civic Life		
15.	Heritage	Kirkconnel Kelloholm
16.	Heritage	Sanquhar
17.	Heritage	Wanlockhead

4.4 Socio Economic Impacts and Benefits

Delivery of the regeneration project proposals will generate impacts and benefits for the local community.

As projects are developed in greater detail the type and value of benefits will be appraised and quantified. It is also important that the project appraisals take account of the requirements of any external funding bodies, each of which will have specific targets and priorities.

4.5 Investment Requirements 2016-2021

INVESTMENT PLAN	Priority	Local Impact	Est. Capital Cost '000s	2016	2017	2018	2019	2020
Theme 1: Sustainable Economic Growth								
• Enterprising People, UN	High	Medium	220		55	55	55	55
• Enterprise Centre, Kelloholm	Very High	High	935	400	400	135		
• Enterprise Workshops, Sanquhar	Very High	High	165		30	60	60	25
• Wanlockhead Marketing	High	Medium	22	12	5	5		
• UN Town Welcome	Early Win	High	220	220				
• L&W Railway	Very High	High	55	25	15	15		
Sustainable Economic Growth Investment Subtotal:			1,617					
Theme 2: Urban Place, Quality & Landscape								
• High Street, Sanquhar	High	High	825	50	300	425	50	
• Main Street, Kirkconnel	High	High	150			150		
• Main Street, Kelloholm	High	High	70	70				
• Community Woodlands, Kelloholm	Medium	Medium	165			75	75	15
• Green Network, Wanlockhead	Medium	Medium	82			42	40	
Urban Place, Quality & Landscape Investment Subtotal:			1292					
Theme 3: Community Infrastructure								
• Housing, Kirkconnel/Kelloholm	High	Medium- High	TBC 1,000 – 3,000		TBC	TBC	TBC	
• Housing, Queensberry Square, Sanquhar	High	Medium/ High	TBC 6,000 – 8,000		TBC	TBC	TBC	
• Community Transport, UN	Medium	Medium-/ High	55	15	10	10	10	10
• Path Networks, Sanquhar	Medium	Medium	165		50	50	50	15
Community Infrastructure Investment Subtotal:			220					
Theme 4: Cultural and Civic Life								
• Heritage, Kirkconnel & Kelloholm	Medium	Medium	66				33	33
• Heritage, Sanquhar	Medium	Medium	66				33	33
• Heritage, Wanlockhead	Medium	Medium	22					22
Cultural and Civic Life Investment Subtotal:			154					
TOTAL INVESTMENT PROGRAMME			3283	792	965	822	506	208

4.5 Investment Returns - Order of Benefits

Sustainable Economic Growth		Cost	Impact	Priority	Programme
1.	Enterprising People Upper Nithsdale	£220,000*	High	High	Early
2.	Enterprise Centre Kirkconnel Kelloholm	£935,000*	High	High	Early
3.	Enterprise Workshops Sanquhar	£165,000*	High	High	Early
4.	Marketing Initiative Wanlockhead	£22,000	Med	High	Medium
5.	Town Welcome Signage Upper Nithsdale	£220,000	Med	High	Early / Medium
6.	L& W Railway Wanlockhead	£55,000	Med	High	Late
	Sub-total	£1,617,000			
Urban Place Quality & Landscape		Cost	Impact	Priority	Programme
7.	High Street Sanquhar	£825,000	High	High	Early
8.	Main Street Kirkconnel Kelloholm	£220,000	High	High	Early
9..	Community Woodlands Kirkconnel Kelloholm	£165,000*	Med	Med	Early
10.	Green Network Wanlockhead	£82,000*	Med	Med	Medium
	Sub-total	£1,292,000			
Housing & Community Infrastructure					
11.	Housing Kirkconnel Kelloholm	TBC*(£1-3m	Med	Med	Medium
12.	Housing Sanquhar	TBC *(£6-8m)	Med	Med	Medium
13	Community Transport Upper Nithsdale	£55,000*	Med	Med	Medium
14.	Path Networks Sanquhar	£165,000*	Med	Med	Medium
	Sub-total	£220,000			
Cultural and Civic Life					
15.	Heritage Kirkconnel Kelloholm	£66,000*	Med	Med	Medium / Late
16.	Heritage Sanquhar	£66,000*	Med	Med	Medium / Late
17	Heritage Wanlockhead	£22,000*	Med	Med	Medium / Late
	Sub-total	£154,000			
	TOTAL INVESTMENT (excl. housing)	£3,283,000			

*opportunity for external funding support from others eg. SCRGF/ TCCF/ Community & Lottery/ Renewable CBF's/ etc

Promoting Local Spending and Supporting Local Businesses

Retaining spend within the local economy and encouraging greater spend in the local economy can support local businesses and business growth. Increasing local spend can occur in several ways through encouraging greater day visitors and tourism; promoting local spending on goods and services; supporting businesses become more competitive to meet local need; and through wider access to goods and services through enterprise activity. The value comes from greater local spend supporting local jobs and local business activity. Research on spending by local authorities shows that for every £1 spent with a small or medium-sized business 63p stayed in the local economy, compared to 40p with a larger business. Supporting local needs can also be supported by local cooperatives and community based businesses.

Some authorities and businesses also prioritise local spending through their procurement approach to the purchase of local goods and services. A number of regulations and procedures governing public spending with both public and private purchasing seeking value for money and quality of goods and services. Developing and encouraging strong local procurement of goods and services and the development of local supply chain activity into local businesses (Brown Brothers / EME / Sanquhar Tiles / Public Sector / Community Planning Partner) procurement can be very effective.

Encouraging local procurement and greater local spend needs fresh thinking and relies upon a level of enterprise and local business activity. Capacity in disadvantaged communities and start-up and micro-businesses often does not exist to challenge procurement or has the resource to develop new markets. Local Enterprise Support (see project outlines) should aim to facilitate connections between local businesses and purchasers including local government.

Procurement rules and securing 'best value' and competitive services/prices typically restricts Local Area Framework Agreements to lower/medium value purchasing. Aggregation rules do apply relative to European Procurement rules. Critically procurement needs to be fair, transparent and secure best value with a local /area based framework able to offer some service and may be able to Open competition should be considered to comply with transparency requirements and ensure value for money has been tested. A Local Area Framework for smaller value goods and services procurement could be considered.

Empowering Local Communities

The key strengths of Upper Nithsdale are its people and sense of community. Delivering improved opportunities that support the aspirations of communities across the district should focus on practical and deliverable measures that address the disparities between Upper Nithsdale and the wider region and provide tangible support to communities. Building capacity and empowering communities can, and should continue to, be a key principle and mechanism for the approach to regeneration. Regeneration through community empowerment needs a strong sense of ambition within communities and an appropriate level of support. Community asset ownership has the potential to harness the creativity of the community and help secure a platform for sustained community-led enterprise that supports much needed local economic growth. A key part in the success of both these strands is establishing strong and representative local community engagement and operational structures. Important in this regards are establishing clear accountable structures for funding whether in the form of Development and Community, or in a Community Interest Company (CIC) or Scottish Charitable Incorporated Organisation (SCIO). Community led initiatives should target socio-economic disparities and the key themes within the Community Action Plans. A key need with advancing community activities is building a community organisation(s) that is open, inclusive and representative, and can really speak on behalf of the whole community.

The opportunities for local community engagement and empowerment have never been greater. The Scottish Government, through Community Empowerment, is removing barriers to communities having a more direct involvement, role, and control in the delivery of services. Partnership working that facilitates

local empowerment means supporting local voluntary and community groups including local businesses to build a constructive partnership that facilitates:

- shared understanding of the community's needs, ambitions and capacities
- increases transparency and open understanding of what each of the partners / stakeholders can contribute
- considering together how assets might be developed in a way that could be sustainable in community hands
- stimulating creative ideas about where services are based and how they are delivered.

Linked to community empowerment are issues of local resourcing and funding. New charitable structures (CIC /SCIO) offer new opportunities for funding, and the local management of resources. Community benefits present an opportunity for social, economic and environmental improvements within communities. Increasingly local trusts and groups are taking the lead in local development projects.

Innovative Financing

Support funding is typically secured from grant programmes (SGRCGF / STCCF/ European funds / charitable sector, lottery funding streams) and through the adoption of local authority services and opportunity associated with windfarm/energy community benefit programmes. New planning guidelines such as the Onshore Wind Community Benefit Protocol (2013) provide a framework for a consistent approach to community benefits across Scotland. A key part of the national guidance is the promotion of a national rate for onshore wind community benefits equivalent to at least £5,000 per MW per year, index linked for the operational lifetime of the development. The Dumfries and Galloway Governance Framework indicates that the benefit relates to Community Councils within a 15km radius of the windfarm.

In Dumfries and Galloway, the Council looks to support communities being approached by developers and in receipt of Windfarm Community Benefit Funding. The Council's interest is in providing support to communities to help draw the maximum community benefit funding from windfarms and seek to ensure:

- Developments with two or more turbines, over 50m to blade tip pay at least £5,000 per MW of installed capacity.
- All revenues assist local communities and will operate a Windfarm Voluntary Region-Wide Fund to receive any discretionary payments from developers or communities with the aim of supporting rural communities. This fund will not be controlled by the Council.

CARES has been established by the Scottish Government to encourage local and community ownership of renewable energy across Scotland. CARES is designed to accelerate progress towards the Scottish Government's target of 500MW of renewable energy to be locally or community owned by 2020, and to maximise the benefits to communities from commercially owned energy. The Scottish Government recommends the following features that are likely to be relevant to all scales and types of funding:

5.0 REGENERATION PLAN: PRIORITY PROJECTS

This section outlines the priority projects that will support regeneration in Upper Nithsdale and have been identified and supported through the charrette process.

The priority projects have been selected to address the challenges that affect the area: unemployment, social deprivation, lack of investment and place appeal. The information below provides an outline for each project.

Urban Place Quality & Landscape		
1.	High Street	Sanquhar
2.	Main Street	Kirkconnel Kelloholm
3.	Community Woodlands	Kirkconnel Kelloholm
4.	Green Network	Wanlockhead
Housing & Community Infrastructure		
5.	Housing	Kirkconnel Kelloholm
6.	Housing	Sanquhar
7.	Community Transport	Upper Nithsdale
8.	Path Networks	Sanquhar
Sustainable Economic Growth		
9.	Enterprising People	Upper Nithsdale
10.	Enterprise Centre	Kirkconnel Kelloholm
11.	Enterprise Workshops	Sanquhar
12.	Marketing Initiative	Wanlockhead
13.	Town Welcome Signage	Upper Nithsdale
14.	L& W Railway	Wanlockhead
Cultural and Civic Life		
15.	Heritage	Kirkconnel Kelloholm
16.	Heritage	Sanquhar
17.	Heritage	Wanlockhead

The Council have presented gross impacts for each project, typically at Year 5 unless otherwise stated. It is clear that projects have low individual impacts and therefore it is inappropriate to consider the net additional effect at this level. It is also clear that there is potential for cumulative additional impacts to be generated as projects support each other.

In assessing the likely impact at the local economy level there is a need to consider the effect of gross results in terms of:

- displacement – the extent to which project activity will have a negative impact on activity elsewhere;
- leakage – the extent to which the project activity will generate benefits for those that live outwith the local area; and
- multiplier – the extent to which project activity will generate positive benefits in the local economy through new business and employee spending.

GVA is the standard means by which the public sector in the UK considers the economic value of project activity¹. Taking account of displacement, leakage and multiplier effects, we would estimate that the total net additional impact at the Upper Nithsdale level – based on all projects being completed as described – would be in the order of:

- 25-30 net additional jobs
- net additional GVA of £900k - £1m per annum
- 20-25 net annual equivalent construction job years (one off)
- net additional construction GVA of £950 - £1.25m (one off)

These are significant numbers in an Upper Nithsdale context – 30 net additional new jobs equates to 2.3% increase in the current employment base of c. 1,300 jobs. Perhaps as importantly is the perception of support and the commitment to a community-led regeneration process that looks to improve the life changes of young people; supports enterprise activity, and commits to closer engagement and the charrette process that looks to empower local communities.

There is clearly a strong fit with, and contribution toward, the aspirations outlined in the new Dumfries & Galloway Regional Economic Strategy 2015-2020:

- GVA is much lower than the Scottish average – the project priorities will help to support the creation and growth of SME businesses in new and growing sectors including high value digital businesses;
- declining and ageing population – the project priorities create a more attractive place which, together with proposals to expand work and training opportunities, will help to retain/attract young people and working age families;
- low wage economy – the project priorities focus on building entrepreneurial options and career choices, particularly for young people as the economy of the future; and
- high rate of youth unemployment – the project priorities help to build local confidence and engagement, with particular support for both skills training and for start-up business support.

The strategy concludes with six strategic themes that will deliver sustainable growth and build future resilience for local communities. Through the defined priority projects there is potential for the Upper Nithsdale Regeneration Plan to contribute toward these priorities:

- more growing businesses – supporting start-up, growth and diversification through entrepreneurial support and market opportunities;
- developing places – top-down public sector investment in Upper Nithsdale in the short-term to support bottom-up community empowerment in the long-term;
- better skills, better opportunities – creating better places that will help to retain/attract working age families, delivering practical skills training to meet demand, and expanding career choices through support for entrepreneurial and start-up activity that will help to retain school leavers and young people;
- well developed infrastructure – delivering new housing infrastructure that expand choices for local people and increase demand for other infrastructure services;
- investment projects – no direct impact but projects will help to support the key local employers, and potentially increase confidence in future investments; and
- intelligence, leadership and influence – establishing a shared local vision across public, private and third sector partnerships to ensure maximum positive outcomes.

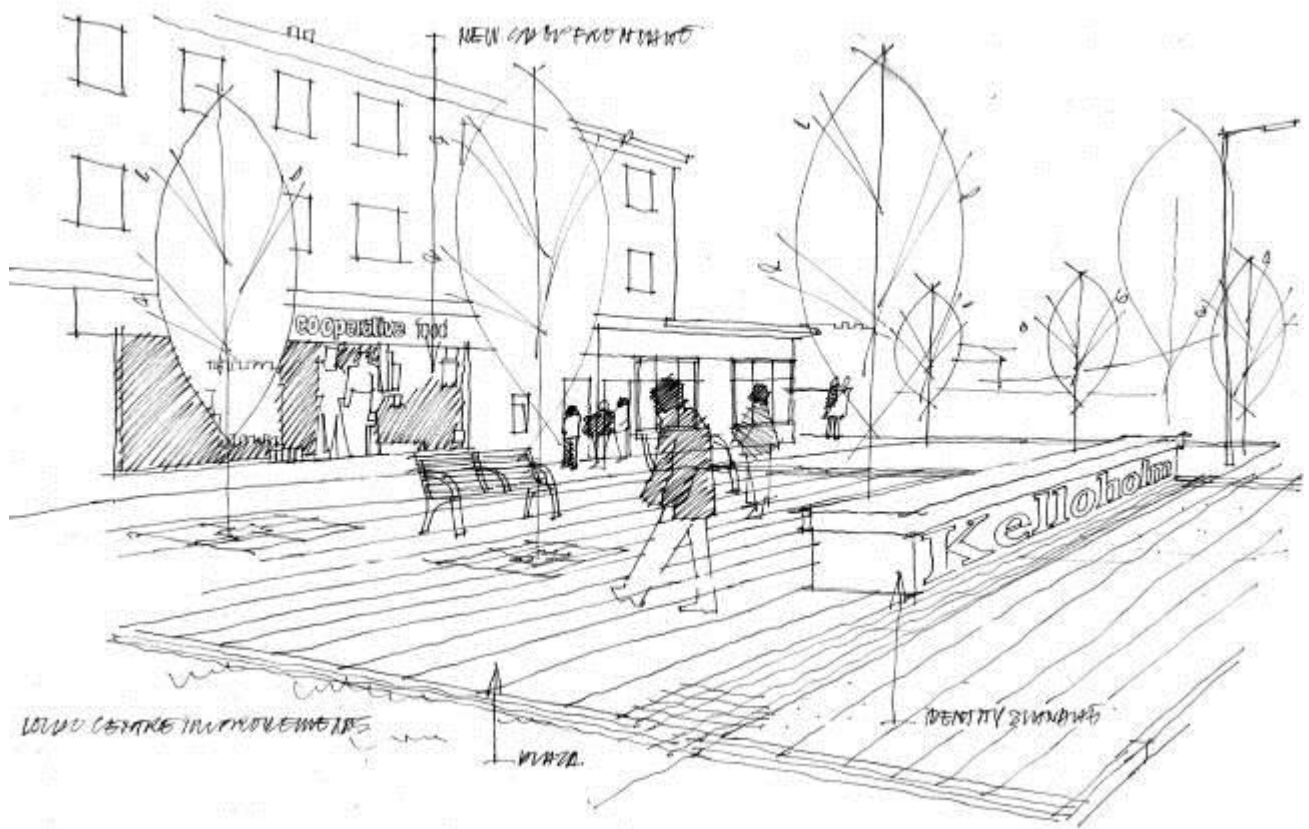
¹ The Office of National Statistics (ONS) defines GVA as a “measure [of] the contribution to the economy of each individual producer, industry or sector ...” i.e. the economic value of goods and services produced in a defined area or sector.

Through the charrette process a series of key projects were identified, as described in detail over the following pages, that will build community confidence, retain/attract new residents, generate economic impacts (jobs and wealth), remove barriers to business growth and diversification, and increase the profile of the region by attracting new day visitors and tourists.



5.1 Project Outlines

Project 1		SANQUHAR PUBLIC REALM PROJECT
Project Aim:	To create an enhanced public realm in the heart of the town that highlights the distinctive quality and setting of the Tollbooth and Town Hall and key arrival point at Middle Square. The project will help to strengthen the overall heritage feel of this part of Sanquhar by bringing together historic buildings with areas of higher pedestrian movement and activity.	
Project Summary:	Public realm improvements will be focused on the area between the Town Hall, Tollbooth, and adjacent car park and 'A' The Airts. Incorporating a historic Sanquhar knitting pattern as part of the pavement design will enhance the heritage qualities of the High Street and adjacent areas. The improvements could incorporate the following: • Shared surface areas incorporating high quality pavement design which resemble Sanquhar knitting patterns. • Shared surface areas located within the car park adjacent to the museum, and the car park located along High Street. • Better signage to identify car parking areas. • Maintain footpath widths and on street parking but use different materials to distinguish parking bays. • Planters and hanging baskets in strategic locations to further enhance the impact of the project.	
Project Outputs:	1. 1500 square metres of upgraded public realm and shared space; 2. Measures to create a safer, traffic calmed public realm zone; 3. Measures to enhance the frontage to middle square.	
Project Outcomes	1. Enhanced visitor appeal; 2. Stronger visitor destination 3. Higher legibility to Conservation Area and key arrival points.	
Project Benefits	Financial: attract 50 new customers per week (local residents and passing traffic) with additional average spend of £10 per head. Y5 target = 100. Y1 gross = 2.5 jobs + £75k GVA per annum. Gross construction GVA = £300,000 (one off). Non-financial: sustain and safeguard existing businesses/services; improve the quality of place for local residents, business owners and visitors; enhance the place-setting for key historic assets.	
Priority	High	
Cost Estimate	Capital:	£825,000
Project Lead	DGC Economic Development Service - Strategic Projects	
Project Milestones (indicative)	Design	2016
	Delivery	2017-2018



Project 2		MAIN STREET, KIRCONNEL & SQUARE KELLOHOLM
Project Aim:	To create an enhanced public realm in the 'core' of each village that raises the quality of high intensity public use areas of the Main Street and of Kelloholm Local Centre	
Project Summary:	In order for Kirkconnel-Kelloholm to be a more attractive location for potential visitors it is crucial to create a more appealing Main Street, and enhance Kirkconnel as the 'heart' of the community. This project supports regeneration as it encourages job creation and opportunities as a result of increased local spending within food establishments, coffee shops etc. Kirkconnel-Kelloholm heritage and social elements should also help to strengthen the overall Main Street area, and create a stronger sense of place. Successful regeneration can prevail through small scale job creation as a result of increased visitor numbers, driven in part by improvements of the Main Street. There are opportunities to work with D&G Care Trust to encourage volunteers to actively become involved in projects, including opportunities to work with the Brighten Up Kirkconnel Group in maintaining various areas of public realm and planting. The potential installation of a pedestrian crossing along the Main Street would be the responsibility of The South East Unit of Transportation Scotland. The Main Street improvements should focus on the following: • Enhancement should focus mainly on the area between the Senior's Citizen Centre (old police station) and Duke Street. • Mural paintings at strategic locations such as the village square and potentially Kello Rovers wall, which would portray historic figures associated with Kirkconnel-Kelloholm • Explore the merits of installing a pedestrian crossing along Main Street. • Planters or hanging baskets should be located at gateways and along the street, which could be maintained by the 'Brighten Up Kirkconnel Group'. • Explore potential traffic calming initiatives to help slow vehicular movement through Kirkconnel.	
Project Outputs:	1. Upgraded public realm to Main Street Square 2. Supporting safer, traffic calmed streetscape 3. Enhanced frontage to Middle Square	
Project Outcomes	1. Place making at key nodes and local centres 2. Enhanced place quality for residents and visitors 3. Development of stronger local centres	
Project Benefits	Financial: attract 30 new customers per week (local residents and passing traffic) with additional average spend of £10 per head. (Y5 target = 75) Y1 gross = 1.5 jobs + £45k GVA per annum. Gross construction GVA = £80,000 (one off). Non-financial: sustain existing businesses/services; improve place quality for local residents, business owners and visitors; increased voluntary participation in the community; increase safety and reduce traffic accidents / near misses.	
Priority	High	
Cost Estimate	Capital:	£220,000
Project Lead	DGC Economic Development Service – Strategic Projects	
Project Milestones (indicative)	Design	2016
	Delivery	2017 -2018

Project 3 COMMUNITY WOODLANDS KIRKCONNEL / KELLOHOLM	
Project Aim:	To develop the 'green network' as a connected greenspace linking facilities within the community, strengthening pedestrian and cycle links and developing native woodland planting to frame and add a setting to neighbourhoods
Project Summary:	There are large areas of the settlement which are disconnected through large undefined open spaces which serves little function. These voids in the urban form have little relationship to the surrounding built form or overall urban hierarchy. The Woodlands In and Around Towns (WIAT) Forest Authority initiative supports trees and woodland planting as these provide a wide range of social, environmental and economic benefits. These include helping to adapt to and mitigate the impacts of climate change, creating better places for business to locate and for people to live, and offering spaces for the improvement of health and well-being. Active travel encourages people to live health and active lives. Incorporating woodlands with other pedestrian and cycle routes encourages communities to use these various networks. There are opportunities to work with local volunteers and other learning disability groups to actively encourage a wide range of local community members to become involved in any proposed programs. The woodland planting initiative should focus on the following: • Create a woodland planting scheme on publicly owned land and potentially on private property through landowner agreements • Incorporate community pathways within the woodland areas and develop a matrix of woodland and open space that supports the green network / green infrastructure • Strengthen the overall green network through combined planting, path and cycleway networks and open space areas with play, active sports and leisure • Create a maintenance task force and/or 3rd sector landscape management company including input from groups such as 'Brighten Up Kirkconnel' and 'D&G Care Trust'.
Project Outputs:	Path improvements Signage improvements Planting
Project Outcomes	Stronger spatial definition and enhanced environmental quality Enhanced greenspace quality and stronger connected network Safer routes More cohesive sense of place Stronger links supporting a more active community Climate change / Microclimate / Biodiversity benefits
Project Benefits	Financial: no impact on business turnover but more people adopting healthy lifestyles. Gross construction GVA = £60k (one off). Non-financial: improve physical health and mental wellbeing of local residents; encourage walking/cycling and reduce car journeys.
Priority	High
Cost Estimate	Capital: £165,000
Project Lead	DGC Economic Development Service – Countryside & Environmental Projects
Project Milestones (indicative)	Design 2017 Delivery 2018-20

Project 4 GREEN NETWORK, WANLOCKHEAD	
Project Aim:	To sensitivity develop the environment at Wanlockhead to enhance the 'green network' by connecting up the paths, planting, arrival points, attractions and pedestrian routes within a simple legible network.
Project Summary:	Wanlockhead is strategically positioned along the Southern Upland Way (SUW). The Millennium Path which traverses through the centre of the settlement creates a link between the northern and southern sections of the settlement. During discussions with residents and stakeholders as part of the engagement process it was felt that enhancing the green network within the settlement is important to entice more walkers/cyclists to stop and explore Wanlockhead. This in conjunction with a better marketing initiative for Bed and Breakfast and other accommodation options could help create local jobs and stimulate economic activity. Paths For All Scotland helps to raise awareness of active travel and health initiatives and could provide potential small funding opportunities through Health Walk Grants (£5,000-£30,000) or Community Path Grants (£1,500). It is important to explore opportunities to incorporate commemorative plaques through the Historic Scotland Commemorative Plaque Scheme. Work with organisations such as The Southern Uplands Partnership, which is a group of people keen to keep the communities and countryside of the south of Scotland alive and healthy. The Partnership represents all sorts of people, government bodies, agencies and councils. Green network improvements should focus on the following: • Enhance the pedestrian experience along the Millennium path through various planting and landscape elements. • Ensure green network connections to woodland areas located to the north and east of the settlement are provided to enhance biodiversity. • Provision of clear and legible signage to enable walkers and cyclists to navigate through the settlement easily including various points of interest such as the museum, ski slope, various accommodation options, Community Centre, historic buildings etc.
Project Outputs:	Path improvements Signage improvements Planting
Project Outcomes	Enhanced sense of place Stronger sense of arrival and waymarking
Project Benefits	Financial: attract 30 new customers per week x 7 months (from SUW) with additional average spend of £5 per head. (Y5 target is 50 additional customers per week). Attract 5 new B&B customers @£50 per head x 7 months. Y1 gross = 1 jobs + £35k GVA per annum. Gross construction GVA = £30,000 (one off). Non-financial: sustain and safeguard existing businesses/services; improve the quality of place for local residents, business owners and visitors; encourage more people into the outdoor environment – health/wellbeing benefits.
Priority	High
Cost Estimate	Capital: £82,000
Project Lead	DGC Economic Development Service – Countryside & Environmental Projects
Project Milestones (indicative)	Design 2017 Delivery 2018-2019



Project 5 HOUSING, KIRKCONNEL / KELLOHOLM	
Project Aim:	To create additional opportunity for local housing initiatives through self-build; investment through a community trust; local housing cooperative or co-housing initiative with Housing Association .
Project Summary:	Kirkconnel and Kelloholm have a range of housing issues that should be addressed including housing tenure;; stock condition;; and flexibility of current housing mix to meet local needs. Housing demand is low in The government's regeneration and housing strategy is keen to encourage people to build their own homes with an aim to double the self-build house starts. As part of regeneration and in helping to develop employment, skills training and trades it would be hoped a housing initiative could be developed in partnership to establish a programme that will train young people, to build/ refurbish housing to meet their needs particularly for young and long term unemployed or not in Further Education. These types of initiatives are being promoted by D&G Communities Housing Trust in other locations. The Dumfries & Galloway Small Communities Housing Trust is working with small rural communities to identify and address local housing needs as part of wider rural regeneration. Self-build for LCHO can be undertaken by individuals, provided through shared ownership projects promoted by registered social landlords (RSLs) such as D&G Housing Partnership, Loreburn Housing Association, and Home Group. The key issues may include: • Self-build being supported in areas identified for investment. • Identifying and considering additional benefits offered by self-build – access to training opportunities, skills development, qualifications and employment – and ensuring UN has the right capacity to benefit. • Demonstrating that the level of grant required does not exceed that for a conventionally procured social housing project. • Prioritising the site and project such that non-eligible costs can be met by means of other sources of public funding. • Provide mixed tenure opportunities including provisions for special needs and sheltered housing. • Ensuring a quality product to create strong street frontage along Niviston Road, Greystone Avenue, and Glengaber Avenue.
Project Outputs:	Amenity Housing and/or older people Create 4-6 amenity housing units
Project Outcomes	Retain older residents in community in appropriate housing
Project Benefits	Financial: secure 4-6 new self-build houses by Y5 = 10 new residents @ average annual local spend of £1k pa each. Y5 gross jobs = 1 job + £30k GVA per annum. Gross construction GVA = TBC. Non-financial: sustain and safeguard existing businesses/services; improve housing choice within UN; demonstrate demand for self-build; improve the urban form and place quality; support local construction sector.
Priority	High
Cost Estimate	Capital: £TBC
Project Lead	DGC Economic Development Service – Strategic Projects
Project Milestones (indicative)	Design 2017-2018 Delivery 2018-2020



Project 6		QUEENSBERRY SQUARE HOUSING, SANQUHAR	
Project Aim:	To secure the re-development of the former Primary School site at for a quality mix of homes within tenures meeting local needs.		
Project Summary:	The Scottish Government announced additional funding for D&G Council's Strategic Housing Investment Plan (SHIP). The announcement that £9.7million would be spent between 2015-2018 on building new affordable homes in the region, which includes 20 affordable socially rented housing units provided by the D&G Housing Partnership (delivered by 2017/18) on the Old Primary School/Job Centre site in Queensberry Square. The SHIP is currently in the review process and has not yet been published. Design considerations for the housing site should incorporate the following: • Complete a study to determine the feasibility of demolishing or refurbishing the old primary school building. If demolition is the feasible option then the stone should be reused within buildings within the new development. Approval would be required from Historic Scotland prior to any building works being carried out. • A variety of housing tenures will reflect local needs including the provision of amenity housing and opportunities for private open market housing. • Ensure strong building frontages and landscape treatments within Queensberry Square and along Church Road. • Development should not have a negative impact on the adjacent graveyard, church, or residential buildings. • The scale, massing, and height of the development should be complimentary to the existing built form of the area. Ensure any potential internal courtyard has strong sunlight penetration and is integrated with Queensberry Square by pedestrian paths. • Use appropriate building materials that blend in with and compliment the stone from the old primary school. Roof materials should complement surrounding roof lines.		
Project Outputs:	Deliver a mixed tenure, mixed housing scheme within a core high quality site within the village overlooking the park / Queensberry Square		
Project Outcomes	Secures Town Centre homes and living Re-develops brownfield site		
Project Benefits	Financial: secure c.20 new houses by Y5 = 40 new residents @ average annual local spend of £1k pa each. Y5 gross jobs = 4 jobs + £120k GVA per annum. Gross construction GVA = TBC. Non-financial: sustain and safeguard existing businesses/services; improve housing choice within UN; remove/redevelop derelict and vacant site of high local importance; improve the urban form and place quality; support local construction sector.		
Priority	High		
Cost Estimate	Capital:	£TBC	
Project Lead	DGHP		
Project Milestones (indicative)	Design	2017-2018	
	Delivery	2018-2020	



Project 7 COMMUNITY TRANSPORT, UPPER NITHSDALE					
Project Aim:	To develop a stronger community based transport collective for Upper Nithsdale that is sustainable and effective.				
Project Summary:	The Coalfield Regeneration Trust's Kirkconnel Community Transport Initiative provides community bus services within Upper Nithsdale. The initiative has been successful but the service is limited and opportunity potentially exists to improve utilisation and participation. The current resource includes three 16 seater, disabled-friendly minibuses and a group of volunteer drivers who are MiDAS trained. The current arrangements and charges are as follows: - The Kirkconnel Community Transport bus is managed by the Kirkconnel Parish Heritage Society. - Bus no 1 operated by Kirkconnel-Kelloholm Resource Centre. - Bus no 2 operated by the Upper Nithsdale Wheels Appeal for over 60s. - Bus no 3 which is based in Sanquhar and is available for general bookings. - Charges for 2015 set at £0.80/mile for the first 100 miles and £0.60/mile thereafter. Children's Groups pay £0.50/mile for all journeys and formal school groups £0.50/mile. All groups also pay £1/hr for the time the vehicle is away from its base. Dumfries and Galloway operate a number of support schemes under the Rural Transport Solutions (RTS) initiative. This seeks to promote the development of partnership working with East Ayrshire Council and community transport providers. The SW Scotland Transport Partnership are seeking to develop: ▪ Community Transport - Develop a vehicle sharing model for both Councils and Community Transport Providers, particularly on the A76 corridor, including the A76 Transport Corridor Partnership. ▪ Public Transport Connectivity - Improve public transport connectivity and information provision on the A76 Dumfries to Kilmarnock corridor				
Project Outputs:	Enhanced community transport with accessible transport for the elderly, the isolated and Community Groups building on better utilisation of community assets				
Project Outcomes	Enhanced mobility/ access for community / safer school access Stronger delivery of CPP outcomes				
Project Benefits	Financial: Cross-subsidise activity to offer reduced price/free travel for key groups Non-financial: Improve access to work, training, education, leisure and services for local people; ensure best value use of local assets to meet local needs; deliver training to new volunteer drivers.				
Priority	Med				
Cost Estimate	Capital: £55,000				
Project Lead	Community / Voluntary Sector				
Project Milestones (indicative)	<table> <tr> <td>Planning</td><td>2016-2017</td></tr> <tr> <td>Delivery</td><td>2017-2021</td></tr> </table>	Planning	2016-2017	Delivery	2017-2021
Planning	2016-2017				
Delivery	2017-2021				



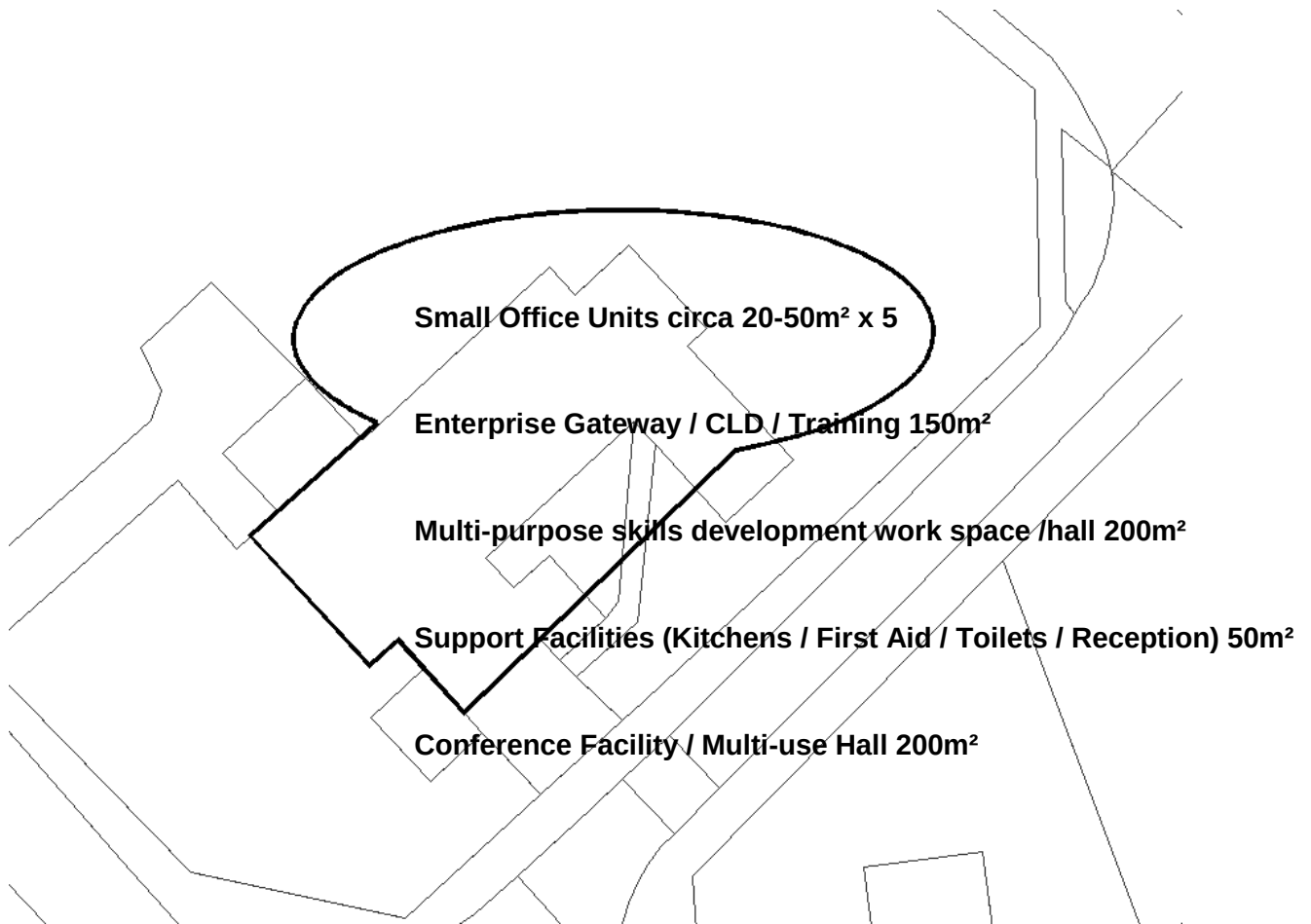
Project 8		PATH NETWORKS, SANQUHAR
Project Aim:	To strengthen path/cycle networks within the settlement and with local attractions and points of connection to provide for communities and visitors .	
Project Summary:	Sanquhar boasts strong heritage qualities which relate to a variety of historic time periods. A number of historic components currently exist, but there are opportunities to integrate these better and provide more continuity and emphasis in relation to the overall heritage and cultural elements of Sanquhar. There is currently no dedicated cycle connection between Sanquhar and Kirkconnel-Kelloholm or well waymarked path networks connecting all local attractions. Sustrans and Paths For All Scotland helps to raise awareness of active travel, cycling and health initiatives and could provide potential funding support. The path network and heritage trails should address: • Identify a shared clear heritage and civic vision with local historical and cultural agencies. • Enhance or replace the existing historic plaques to ensure they are more prominent and easier to read for visitors. • Explore opportunities for adding additional historic plaques where appropriate. • Incorporate segments of the existing Historic Walk, Marches Walk, and Southern Upland Way into a combined Heritage Trail(s) route. • Ensure strong legibility and wayfinding to orientation boards from the main points of entry such as the train station and car parks. • Position orientation boards in appropriate locations, such as Queensberry Square and Cow Wynd (Southern Upland Way). • Arrival boards to be located within the car parks at the museum and along High Street. • Produce a brochure and ensure all trails information is available online.	
Project Outputs:	Path upgrades to Sanquhar Castle / Crawick Multiverse / River Nith ideally developing into Sanquhar circular network	
Project Outcomes	Stronger tourism product / offer Better connections More active communities	
Project Benefits	Financial: attract 30 new visitors per week into TCs x 7 months @ £10 spend per person = 1 gross jobs + £26k GVA per annum. Gross construction GVA = £65k (one-off) Non-financial: encourage more walking/cycling and thereby health/ wellbeing benefits; reduce car journeys; improve safety of journeys; improve access to info on local history/heritage.	
Priority	Med	
Cost Estimate	Capital:	£165,000 (excl. signage)
Project Lead	DGC Economic Development Service – Countryside & Environmental Projects	
Project Milestones (indicative)	Design	2016-2017
	Delivery	2017-2020



Enterprise Business



Project 9 ENTERPRISING PEOPLE, UPPER NITHSDALE	
Project Aim:	To promote and raise awareness of enterprise and opportunities through enterprise for employment, training and skills development of young people
Project Summary:	The aim of the Enterprising People Project is to raise the profile of entrepreneurial opportunities for young people by building self-confidence and interest through promoting wider range of employment/career choices, and to encourage testing of ideas within a supportive environment. A supplementary aim is to make best use of local assets – business premises – by sharing space, which will generate additional income and thereby help to sustain local services. In common with other rural areas, there is a low level of economic activity or jobs within growing and high value business sectors. When combined with higher levels of unemployment and outward migration of school leavers, there is a shortage of opportunities and an absence of role models or ambassadors for young people who want to take a more entrepreneurial course in life. When tested at the charrette, it became clear that there is potentially some interest from young people in self employment - most of whom will be digitally connected to the outside world, familiar with online trading, and also be aware of the changing nature of business and consumer purchasing behaviour. Trading opportunities will arise across a wide range of business sectors, but these are likely to be focused around arts/crafts, food/drink, clothing/retail, digital services/apps, etc. Comparator project examples include: • Start Up Street Stirling –encouraging local people to test out new business ideas in a shared vacant shop unit • Starting Point Airdrie – advice/guidance/training for local people to start new businesses and part-residence in a mixed town centre shop • Youth Entrepreneur Fund Chapelcross – raising awareness of enterprise in young people and providing advice/support for business start-up activity, delivered through D&G Young Entrepreneur • Vacant to Vibrant, Falkirk – re-use vacant retail unit as ‘messy space’ for people to share/collaborate to develop entrepreneurial talents • Teenage Market Movement – www.theteenagemarket.co.uk – offering support and advice to increase the number of teenage market traders, and expand teenage-specific market events • Factory 45 Pop-Up, Glasgow – social-enterprise owned + shared retail outlet = low(er) risk option for young entrepreneurs to test the market
Project Outputs:	Creates a dedicated 'enterprise and business development officer' for Upper Nithsdale to work with and support enterprise activity Creation of training opportunities for young people
Project Outcomes	Promotion of enterprise activity Create hope and confidence in economic future
Project Benefits	Financial: 1 Officer and 5 new FTE jobs in start-ups; sell produce in local business outlets. Generate gross additional GVA per annum = £220k. Non-financial: Encourage UN residents, especially young people, to consider wider range of business/employment choices; promote entrepreneurial behaviour; enhance local skills through training.
Priority	High
Cost Estimate	Capital: £220,000 (£50,000 annum plus start-up costs)
Project Lead	DGC Economic Development Service – Business & Enterprise
Project Milestones (indicative)	Funding 2016-2017 Delivery 2017-2020

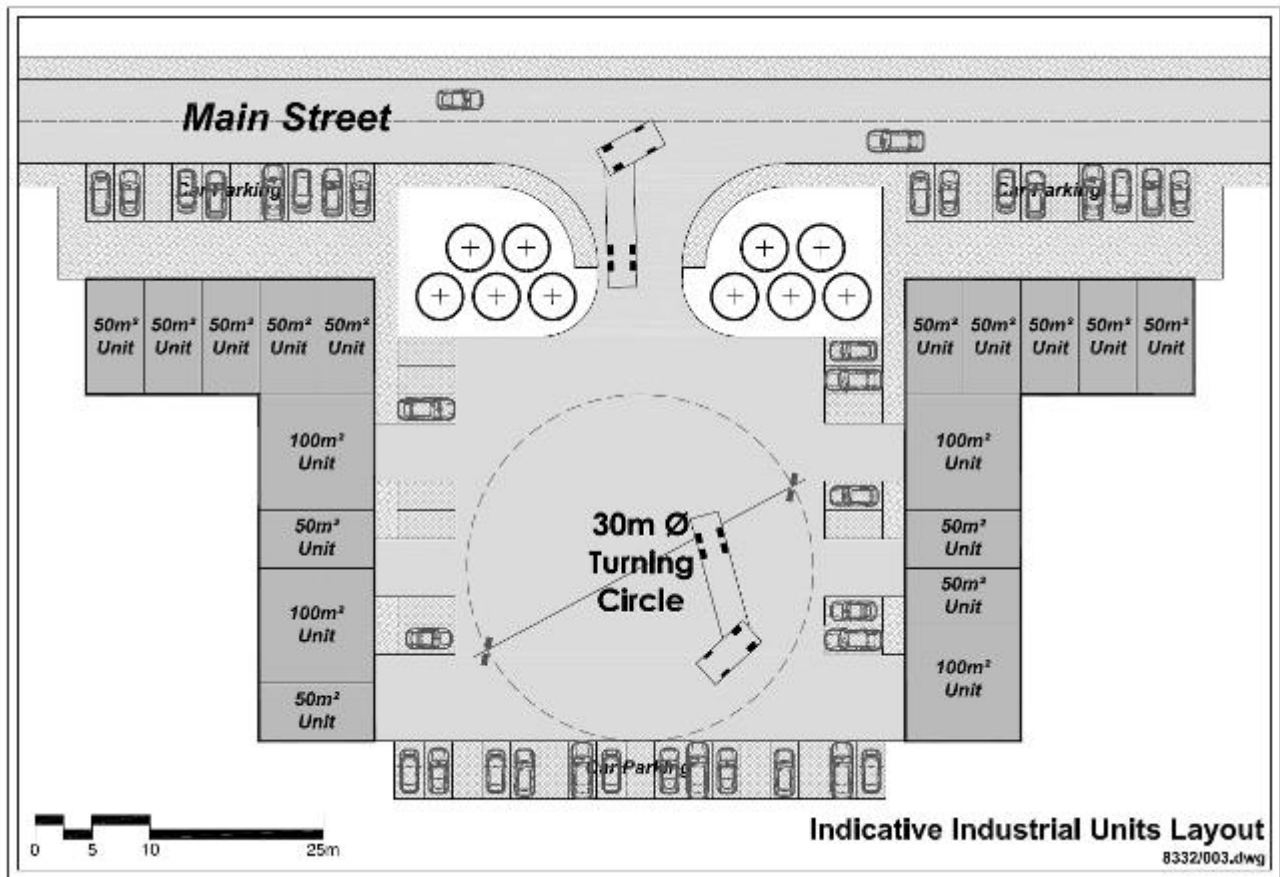


Enterprise & Innovations Factory

- Re-skin St Mark's Church Hall
- Refurbish Retained Elements
- Retain Community Multi-Use Activity
- Create Enterprise Hub
- Secure New Workspaces / Incubator Units



Project 10 ENTERPRISE CENTRE, KIRKCONNEL / KELLOHOLM	
Project Aim:	To support the development of a community based enterprise initiative and 'one-stop hub' creating a focus for enterprise activity within Upper Nithsdale and offering start-up / business and training space for enterprise
Project Summary:	It is proposed that an enterprise centre for Upper Nithsdale should be located within Kirkconnel-Kelloholm (based on discussions and feedback received during the charrettes) in order to ensure the long term viability of Kirkconnel-Kelloholm and provide an enterprise service that benefits the entire Upper Nithsdale region. The hub facility provides a range of training and services to the local community. Working closely with other organisations such as the Inspired Community Enterprise Trust would provide important information and help form business networks with other initiatives based within the D&G region. The Kirkconnel Kelloholm area identified as the optimum centre for enterprise activity. The settlements have the clearest need, strongest focus on opportunities for young people, a large single employer with need to extend its employment base, and with opportunity to connect economic and community learning and development services. Differentiating the regeneration focus within the settlements in a manner that addresses specific need and builds on local strengths will deliver stronger benefits and long term outcomes. Opportunity exists to utilise and convert existing community hall facilities. The Federation of Nithsdale Community Halls is a charitable organisation which promotes and supports community halls in the Nithsdale area. Through the federation it may be possible to provide more information in relation to facilities available locally. The enterprise centre would focus on the following: • Provision of flexible workshop areas, a common area for networking, interview and meeting rooms incorporating Community learning and Development services (CLD). • Provide an open access and complementary IT hub within a central and accessible area of Kirkconnel-Kelloholm • Promote enterprise / business start-up space (desk +digital) workspaces together with shared conference room space and attract small business users operating under licence • Attract other short term tenants which would result in the facility having an annual financial turnover ensuring its long term feasibility and seek perhaps a single anchor tenant (or sponsor) under longer lease term • Engage with local schools and stakeholders to encourage and promote entrepreneurial talent and start up businesses by providing information on funding opportunities etc. The discussions within the charrette focussed on a number of venues and locations. Potential buildings have been explored including the TA Centre, St. Conal's Church, and St. Marks Church with the latter offering the strongest location, scale of building, and building availability. It is envisaged that a partnership approach with a local Development Trust could potentially redevelop and renovate the chosen building.
Project Outputs:	Convert existing building for re-use Provide accommodation for community learning (CLD) and development teams Create business and training space
Project Outcomes	Enterprise activity and entrepreneurial business activity Skills and training outcomes
Project Benefits	Financial: 10 gross new jobs = £360k GVA per annum; gross construction GVA = £180k (one-off) Non-financial: attract more enterprise activity to UN; expand economic base; increase employment opportunities; redevelop vacant building + improve urban realm; improve local skills through training.
Priority	High
Cost Estimate	Capital: £935,000
Project Lead	Community/ voluntary sector organisation.
Project Milestones (indicative)	Funding 2016-2017 Delivery 2017



Project 11		ENTERPRISE WORKSHOPS, SANQUHAR	
Project Aim:	To support the development of a community based enterprise initiative and small office/ service workspaces within Upper Nithsdale for start-up enterprise / local business growth		
Project Summary:	Developing a broader business base and promoting enterprise will be increasingly important for small rural towns. Growing the business base of small and micro businesses can support new employment and anecdotally business space for service sector companies (accountants / consultants / IT start-ups /etc) is in short supply. Sanquhar has a significant quantity of industrial and commercial floorspace within the Sanquhar Industrial Estate at Blackaddie Road and Holland house sites. This offers opportunity for: • new inward investment and business investment • growth of existing businesses ○ EME / Sanquhar Tiles /Brown Brothers locally ○ Growth by businesses across Upper Nithsdale ○ Temporary space for operators associated with short-term construction projects / infrastructure / renewable and similar projects • sub-division for smaller workshop space The availability of serviced flexible floor-space is an economic opportunity for Upper Nithsdale that could support a wider Enterprise Programme seeking to support new business activity and company growth. Businesses are frequently dependent upon contracts and need flexible space to facilitate expansion in manufacturing; storage and materials handling. EME Furniture; Brown Brothers and Sanquhar Tiles may all have opportunity to extend their business activity and employment within the plan period. This project seeks to promote closer engagement with businesses seeking/ needing additional space and encourage the sub-division of units to offer small workshop /enterprise space. A pilot scheme undertaken in partnership with existing property owners for a limited number of small office/workshop units could test market needs and ensure a market ready supply.		
Project Outputs:	Convert existing building for re-use Support growth of existing and start-up of new businesses		
Project Outcomes	Enterprise activity and entrepreneurial business activity More local employment		
Project Benefits	Financial: 5 gross new jobs = £180k GVA per annum; gross construction GVA = £80k (one-off) Non-financial: attract more enterprise activity to UN; expand economic base; increase employment opportunities; redevelop vacant building + improve urban realm; improve local skills through training.		
Priority	High		
Cost Estimate	Capital:	£165,000	
Project Lead	DGC Economic Development Service – Strategic Projects		
Project Milestones (indicative)	Design	2016-17	
	Delivery	2017	



LOWTHER HILLS Ski Club

Home Club News Webcams Snow Report Join the Club Volunteer / Donations About Gallery

CLUB NEWS

Family-friendly painting party, 30th August
Junior members of the Lowther Hills Ski Club came to help their club to get ready for the season, and had fun painting the Engine Hut in a beautiful forest green colour. [Read more](#)

Lowther Hills Snowball Sportive, Cycling Event, 4th October 2015
As part of our fundraising efforts towards the purchase of a snowgroomer, Lowther Hill will hold one of Scotland's most exciting cycling events: the Lowther Hills Snowball Sportive.

Lowther Hills Ski Club **Sun 4th October**
Snowball Sportive Cycle Scotland's Highest Road
choice of 3 routes
see LHR's 2nd Tallest climb

Museum of Lead Mining
WANLOCKHEAD VILLAGE

HOME ABOUT US TOURS NEWS GOLD PANNING EDUCATION & RESOURCES

Museum of Lead Mining
50 Reviews #1 of 15 things to do in Biggar Certificate of Excellence Specialty Museums, Museums

Overview Reviews (50) GSA Location

TripAdvisor Reviewer Highlights Read all 50 reviews

Video rating: Excellent 11, Very good 23, Average 7, Terrible 1

"The Mylet L26"
This mining museum is Scotland's highest shop, which stands at 1,211 feet, the spot closest to the top of the mountain - and it would have been even more if we'd have got it done! - near miss

Reviewed 5 September 2015 by S. S. 100

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Active Places Active People

Your Location Interested in... Anything else?

Everything...

Wanlockhead Community Centre, Wanlockhead

Project 12 MARKETING INITIATIVE, WANLOCKHEAD	
Project Aim:	To promote Wanlockhead as a distinctive niche destination and a special place to visit
Project Summary:	Wanlockhead is designated as a conservation area with a steady number of tourists visiting throughout the year. There are a number of attractions which bring tourists to the area including the Leadhills & Wanlockhead Railway, Lowther Hills Ski Club, various tourist mining activities, and walking/cycling opportunities. In order to establish Wanlockhead as a significant landmark settlement located along the Southern Upland Way it is important to establish an innovative online marketing scheme to promote tourism and provide information on local accommodation options. Wanlockhead is already listed on visitscotland.co.uk, however there are currently no accommodation options provided. The closest option available is in Leadhills. Other websites such as Trivigo and bedandbreakfast.co.uk for example, do not have any accommodation options for Wanlockhead. In order to encourage more tourism to stay locally while visiting Wanlockhead it is important to provide accommodation listings on various websites, with online booking options available etc. providing links from tourism website to individual accommodation options is important. Establishing a modern Wanlockhead tourism website that promotes local assets is crucial in promoting tourism to the regional, national and international markets. This website would have links to various tourist attractions such as the mining museum, Lola Rose Microbrewery and railway, other websites such as visitscotland.co.uk, and other established tourism initiatives within the Upper Nithsdale and regional area. The aim of the marketing initiative would be: • Provide detailed website information on various accommodation and food/drink options within Wanlockhead and the surrounding area including B&Bs and hostels with a centralised online booking facility • Establish a list of local volunteers to ensure the website is updated frequently, and any general enquiries are responded to in a timely manner. • Ensure it is linked to other tourist related websites such as the Lead Mining Museum, and Leadhills & Wanlockhead Railway etc. • Create a brand name and marketing logo.
Project Outputs:	Develop a Wanlockhead website and promotional brand / logo Support local business activity
Project Outcomes	Stronger business base Higher visitor numbers
Project Benefits	Financial: captured at Project 4 Non-financial: build tourism and day visitor market; support existing local businesses (B&B, Food/Drink, Attractions) and encourage new start-up in the future; build local capacity and skills in web design/updates
Priority	High
Cost Estimate	Capital: £22,000
Project Lead	Community Sector/ Voluntary Sector Organisation TBI
Project Milestones (indicative)	Design 2017-2018 Delivery 2018



Project 13 TOWN WELCOME SIGNAGE, UPPER NITHSDALE	
Project Aim:	To develop town signage and gateways as part of promoting the distinctive place qualities of each settlement.
Project Summary:	Upper Nithsdale, in particular Sanquhar, and Wanlockhead, have a significant tourism sector that contributes to local employment and economic activity. These settlements need to ensure that they are attractive and appealing as local centres and can continue to play their role as visitor destinations. First impressions count as does ease of access, parking and navigation. Prominent and attractive signage, and in particular gateway signage, play an important role in this respect. Brown tourist signage, for example, is a common identifier used for places of interest in Scotland and the rest of the UK. Brown tourism signs need to detail tourist destinations. Brown tourism signs need to be approved by the Local Authority; VisitScotland; and Transport Scotland (SW Unit). Traffic signage should however connect to a wider signage strategy and facilities that connect gateways; pedestrian and cycleway signs; heritage trails; Southern Upland Way waymarking. Gateway feature elements within the adopted road corridor also require approvals from Transport Scotland / Operating Agent – SW Scotland Unit) and liaison with the A76 Transport Corridor Partnership. Planning consents / Advertisement consent may be required and approval may require a safety audit. Gateways should seek to deliver objectives associated with: • Promotion and development of place quality. • Traffic calming and setting the threshold for settlement. • Quality innovation that supports the destination identity. Tourism signage should incorporate the following: • Gateway Brown Tourist Signs should be located at the main entrance points into the settlements and capture the full range of visitor destinations / attractions within each settlement. • Gateways should incorporate other features such as landscape treatments, hard work detailing, and art works which incorporate historic features and/or people. • Develop settlement themes for the Gateway Signage such as “Kirkconnel and Kelloholm-Upper Nithsdale's – Heritage Town” etc. • Clear and repeater parking signage should be located at strategic and prominent positions within the settlements.
Project Outputs:	Gateways to all three settlements
Project Outcomes	Clearer and more legible place identity Increased visitors stopping in local centres
Project Benefits	Financial: captured in other projects; gross construction GVA = £80k (one off) Non-financial: enhance success of other project proposals; improve first impressions of visitors – likelihood of stopping in villages, word of mouth; build local pride; develop common sense of UN with shared heritage.
Priority	High
Cost Estimate	Capital: £220,000
Project Lead	DGC Economic Development Service – Strategic Projects
Project Milestones (indicative)	Design 2017 Delivery 2018



Leadhills and Wanlockhead Railway

Britains highest adhesion railway, reaching 1498 ft above sea level

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Project 14 LEADHILLS & WANLOCKHEAD RAILWAY, WANLOCKHEAD	
Project Aim:	To support the development of the Leadhills and Wanlockhead Railway
Project Summary:	The Leadhills & Wanlockhead narrow gauge railway is well used by tourists that visit the area. The railway provides a return trip along a section of track from Leadhills in the direction of Wanlockhead. Due to land owner issues and concerns it has limited the ability to connect the service on its original alignment through to Wanlockhead. Significant potential exists to develop a specialist niche tourism opportunity re-connecting Leadhills and Wanlockhead. This would add to the range of attractions, extend visitor appeal, dwell times and local spend. The Lowthers Railway Society is a charitable organisation operated by volunteers. Facilitating its expansion to Wanlockhead would offer positive opportunity to develop the 'heritage appeal' of both centres. Support for the extension of the railway and development of the tourism opportunities could include : • Technical Feasibility Study report on the delivery of the extension to Wanlockhead including establishing an Outline Business Case • Support to further engagement with local landowners and stakeholders including Dumfries and Galloway Roads on the alignment of the railway and provision for access and site planning of the Wanlockhead Station site • Examine potential railway station locations such as the ski slope entrance, museum, Millennium Trail etc. • Secure a crossing agreement for the chosen section of the B797 road in order to bring the railway into Wanlockhead. • Identify an appropriate phasing and delivery plan for the project. • Provide business support measures to assist with web-site development and online credit card booking facility linked to local attractions and local visitor discounts.
Project Outputs:	Create new visitor attraction in Wanlockhead Re-connect Wanlockhead and Leadhills
Project Outcomes	Clearer and more legible place identity Increased visitors stopping in local centres
Project Benefits	Financial: attract 25 new visitors per week x 30 weeks with additional average spend of £10 per head. Y5 gross = 0.5 jobs + £20k GVA per annum. Gross construction GVA: TBC Non-financial: sustain and safeguard existing businesses/services; promote Wanlockhead as visitor/tourist destination; support existing and attract new volunteers; deliver key priority project for the local community.
Priority	High
Cost Estimate	Capital: £55,000 (support funding)
Project Lead	Community / Voluntary Sector led
Project Milestones (indicative)	Feasibility 2016-17 Delivery 2017-2021 (subject to agreements)



Project 15		HERITAGE TRAIL , KIRKCONNEL / KELLOHOLM
Project Aim:	To support the development of heritage assets and develop the Heritage Trail connecting the socio-economic history with place	
Project Summary:	Kirkconnel-Kelloholm has various heritage and social elements which should be brought together more cohesively as part of a linked heritage trail. A heritage trail could integrate the various points of interest and provide legible wayfinding for both visitors and residents. Gateway features should be developed that help to strengthen the overall sense of place and entry feel into the settlements. This in combination with other regeneration projects will help to enhance Kirkconnel-Kelloholm as part of the overall Upper Nithsdale region. The Kirkconnel Heritage Society could be actively engaged with this initiative with their recent awarding of over £15,000 grant funding. Historic Scotland identifies the importance of the historic environment in relation to enhancing the quality of people lives through a number of areas including; place-making, employment and economic success, recreation and access, and knowing ourselves. Bearing this information in mind The Heritage Trails and Gateways should incorporate the following: • Identify a shared clear heritage and civic vision with local historical and cultural agencies. • Incorporate plaques depicting various social and historic events and places at strategic locations (including the former the Picture House, Temperance Hotel, Police Station, and Mill etc). • Clear and well marked signage/waymarking of the route of the Heritage Trail. • Orientation boards outlining trail information should be located at appropriate points such as arrival areas including the train station and car parks etc. • Trail brochures should be available from various outlets such as the Kirkconnel Heritage Society. • Murals painted on walls within Kirkconnel-Kelloholm should depict historical events and/or people and connect with the Heritage Trail and the overall identified historic and social themes. • An online marketing campaign could provide further information on the Heritage Trail and other tourist attractions within Kirkconnel-Kelloholm.	
Project Outputs:	Heritage signage and interpretation in the form of plaques / signs and waymarking	
Project Outcomes	Develop and communicate the value of heritage Extend visitor appeal	
Project Benefits	Financial: captured in other projects. Gross construction GVA = £25k (one off). Non-financial: build understanding of, and thereby preserve, local history and heritage; encourage local people to visit heritage assets; increase sense of value of local history; build capacity of local group and its volunteers.	
Priority	Medium	
Cost Estimate	Capital:	£66,000
Project Lead	Kirkconnel Parish Heritage Society	
Project Milestones (indicative)	Design	2018
	Delivery	2019-2021



Project 16 HERITAGE TRAIL , SANQUHAR	
Project Aim:	To support the development of heritage assets and develop the Heritage Trail connecting the socio-economic history with place
Project Summary:	Sanquhar boasts strong heritage qualities which relate to a variety of historic time periods. A number of historic components currently exist, but there are opportunities to integrate these better and provide more continuity and emphasis in relation to the overall heritage and cultural elements of Sanquhar. A heritage trail was developed in the mid 1990s and needs to be re-freshed and developed building on the plaques and touchstones and panels. Historic Scotland identifies the importance of the historic environment in relation to enhancing the quality of people lives through a number of areas including; place-making, employment and economic success, recreation and access, and knowing ourselves. Bearing this information in mind The Heritage Trails and cycle way should incorporate the following: • Identify a shared clear heritage and civic vision with local historical and cultural agencies. • Enhance or replace the existing historic plaques to ensure they are more prominent and easier to read for visitors. • Explore opportunities for adding additional historic plaques were appropriate. • Incorporate gateway Brown Signage on the A76 at both entrances to Sanquhar. • Incorporate segments of the existing Historic Walk, Marches Walk, and Southern Upland Way into a combined Heritage Trail(s) route and explore the potential of developing colour coded trail loops which may relate to short and long distance walking options. • Ensure strong legibility and wayfinding to orientation boards from the main points of entry such as the train station and car parks. Arrival boards to be located within the car parks at the museum and along High Street. • Position orientation boards in appropriate locations, such as Queensberry Square and Cow Wynd (Southern Upland Way). • Produce a brochure and ensure all trails information is available online.
Project Outputs:	Heritage signage and interpretation in the form of plaques / signs and waymarking
Project Outcomes	Develop and communicate the value of heritage Extend visitor appeal
Project Benefits	Financial: captured in other projects. Gross construction GVA = £25k (one off). Non-financial: build understanding of, and thereby preserve, local history and heritage; encourage local people to visit heritage assets; increase sense of value of local history; build capacity of local group and its volunteers.
Priority	High
Cost Estimate	Capital: £66,000
Project Lead	Royal Burgh of Sanquhar Heritage Society
Project Milestones (indicative)	Design 2018 Delivery 2019-2021



Project 17 HERITAGE TRAIL , WANLOCKHEAD					
Project Aim:	To support the development of heritage assets by providing heritage signage and interpretation in the form of plaques / signs and waymarking including new rail connection to Leadhills and develop the Heritage Trail within Wanlockhead				
Project Summary:	• Identify a shared clear heritage and civic vision with local historical and cultural agencies. • Enhance or replace the existing heritage signage and add additional interpretative where appropriate. • Incorporate elements of the Southern Upland Way and links to the Museum , Station, Library and other attractions and walking routes. • Ensure strong legibility and wayfinding to orientation boards from the main points of entry such as the proposed new station and car parks. • Produce a brochure and ensure all trails information is available online.				
Project Outputs:	4.				
Project Outcomes	1. Develop and communicate the value of heritage 2. Extend visitor appeal				
Project Benefits	Financial: captured in other projects. Gross construction GVA = £10k (one off). Non-financial: build understanding of, and thereby preserve, local history and heritage; encourage local people to visit heritage assets; increase sense of value of local history; build capacity of local group and its volunteers.				
Priority	High				
Cost Estimate	Capital: £22,000				
Project Lead	Community / Voluntary Sector led				
Project Milestones (indicative)	<table> <tr> <td>Design</td><td>2018</td></tr> <tr> <td>Delivery</td><td>2019-2021</td></tr> </table>	Design	2018	Delivery	2019-2021
Design	2018				
Delivery	2019-2021				

6.0 Regeneration Plan Recommendations

6.1 Project Action Plan

The Regeneration Plan and Project Outlines are intended to offer a clear and integrated set of priority projects that will help to focus delivery and define a clear programme of works with strong economic, community and place outcomes. development of projects will require a partnership approach to unlock external funding; secure the support and resources across Council departments; build a new level of engagement with communities. In addition to the projects listed maintaining engagement with key land, property and business owners (Local Businesses / Property Owners / Buccleuch Estate / Voluntary Sector Organisations /etc); sports cultural and leisure operators; and wider community stakeholders will also be important to ensure alignment of initiatives and projects.

The Regeneration Framework for upper Nithsdale provides a Regeneration Plan that supports the key Council priorities by promoting a more inclusive approach to delivery of council services with a focus on improving the region economically; ensuring better life opportunities for young people, and supporting vulnerable groups.

The Regeneration Plan envisages a programme of supported interventions and projects over the period 2016-2021. The detailed planning, design and implementation of projects with all stakeholders is critical to achieving outcomes that maximise local benefits and create an effective, efficient and well integrated programme for regeneration.

6.2 Recommended Projects

The projects reflect priorities of local communities identified through the charrette together with the findings of the socio-economic, place and contextural assessments and wider policy. Each project is summarised below in terms of the theme; cost (including fees) and the predicted and priority of the project in supporting area regeneration. Each project is then attributed to a rolling programme 2016-2021 in terms of probable delivery. Our recommendations are as follows:

Urban Place Quality & Landscape		Cost	Impact	Priority	Programme
1.	High Street Sanquhar	£825,000	High	High	Early
2	Main Street Kirkconnel Kelloholm	£220,000	High	High	Early
3.	Community Woodlands Kirkconnel Kelloholm	£165,000	Med	Med	Early
4.	Green Network Wanlockhead	£82,000	Med	Med	Medium
	Sub-total	£1,292,000			
Housing & Community Infrastructure					
5.	Housing Kirkconnel Kelloholm	TBC*(£1-3m	Med	Med	Medium
6.	Housing Sanquhar	TBC *(£6-8m)	Med	Med	Medium
7	Community Transport Upper Nithsdale	£55,000*	Med	Med	Medium
8.	Path Networks Sanquhar	£165,000	Med	Med	Medium
	Sub-total	£220,000			
Sustainable Economic Growth					
9.	Enterprising People Upper Nithsdale	£220,000	High	High	Early

10.	Enterprise Centre Kirkconnel Kelloholm	£935,000*	High	High	Early
11.	Enterprise Workshops Sanquhar	£165,000*	High	High	Early
12	Marketing Initiative Wanlockhead	£22,000	Med	High	Medium
13.	Town Welcome Signage Upper Nithsdale	£220,000	Med	High	Medium
14.	L& W Railway Wanlockhead	£55,000	Med	High	TBC
	Sub-total	£1,617,000			
Cultural and Civic Life					
15.	Heritage Kirkconnel Kelloholm	£66,000	Med	Med	Medium / Late
16.	Heritage Sanquhar	£66,000	Med	Med	Medium / Late
17	Heritage Wanlockhead	£22,000	Med	Med	Medium / Late
	Sub-total	£154,000			
	TOTAL INVESTMENT (excl. housing)	£3,283,000			

*opportunity for external funding support from others such as SCRGF / Heritage / TCCF

All costs are subject to detailed feasibility. Exclude land acquisition unless stated and are based on a Q2 2015 cost base. Fees and support costs are assumed at 10% and capitalised within the costs. No revenue costs are anticipated albeit that service support and internal alignment of service delivery may be required. A number of projects are dependent upon external third parties and projects may need to be adapted subject to local agreement.

6.3 Project Target Programme

The projects are specifically targeted at local needs and reflect deliverability. In part projects are 'aspirational' in so far as detailed feasibility, funding applications and partnership agreements will be necessary to bring all the projects to fruition. Projects may also be amended to reflect delivery requirements (multiple-site/ private sector support/phasing). Delivery of capital programmes and projects is always a challenge. Advancing these projects needs a focussed but flexible approach and should look to lever external funding support from all available and appropriate grant programmes.

The Council has been innovative in progressing a charrette led regeneration programme that demonstrates a confidence in local community participation as a progressive mechanism for regeneration and place-making. The Project Outlines all have the support of local communities and the Council recommends a staged programme of implementation that reflects:

- Council and Community priorities
- Partner support
- Grant support (SRCGF /TCCF/Leader/ HLF/CF)
- Available funding

Phase 1 Projects 2016-2019**cost £2,145,000**

These projects are considered to be deliverable 'early' in the Regeneration Plan programme being primarily lead through Dumfries & Galloway Council Capital Programmes, Scottish Government Grant Award Programmes (Capital Regeneration Funds / Community Funds) and applications for LEADER funding support.

- **High Street** Sanquhar cost £825,000
- **Main Street** Kirkconnel Kelloholm cost £220,000
- **Enterprise Centre** Kirkconnel Kelloholm cost £935,000
- **Enterprise Workshops** Sanquhar cost £165,000

Phase 2 Projects 2017-2020**cost £930,000**

These projects are considered to be deliverable in the 'medium' term within the Regeneration Plan programme being primarily lead through Dumfries & Galloway Council Capital Programmes, Scottish Government Grant Award Programmes (Capital Regeneration Funds / Community Funds) and applications for LEADER funding support.

- **Enterprising People** Upper Nithsdale cost £220,000
- **Town Welcome Signage** Upper Nithsdale cost £220,000
- **Community Woodlands** Kirkconnel Kelloholm cost £165,000
- **Green Network** Wanlockhead cost £ 82,000
- **Housing** Kirkconnel Kelloholm cost £ -
- **Housing** Sanquhar cost £ -
- **Community Transport** Upper Nithsdale cost £ 55,000
- **Path Networks** Sanquhar cost £165,000
- **Marketing Initiative** Wanlockhead cost £ 22,000

Phase 3 Projects 2018-2021**cost £210,000**

These projects are considered to be deliverable 'later' within the Regeneration Plan programme being primarily lead through Dumfries & Galloway Council Capital Programmes, Scottish Government Grant Award Programmes (Capital Regeneration Funds / Community Funds) and applications for LEADER funding support.

- **L& W Railway** Wanlockhead cost £ 55,000
- **Heritage** Kirkconnel Kelloholm cost £ 66,000
- **Heritage** Sanquhar cost £ 66,000
- **Heritage** Wanlockhead cost £ 22,000

Projects include allowances for fees and support costs to deliver the programme at 10% of the capital values.