

# SCOTTISH FUTURES TRUST



## Positive Impacts

At the Scottish Futures Trust, our job is to achieve the very best value when money is spent on public infrastructure such as homes, schools, roads and hospitals as well as when it is invested in infrastructure for digital communications.

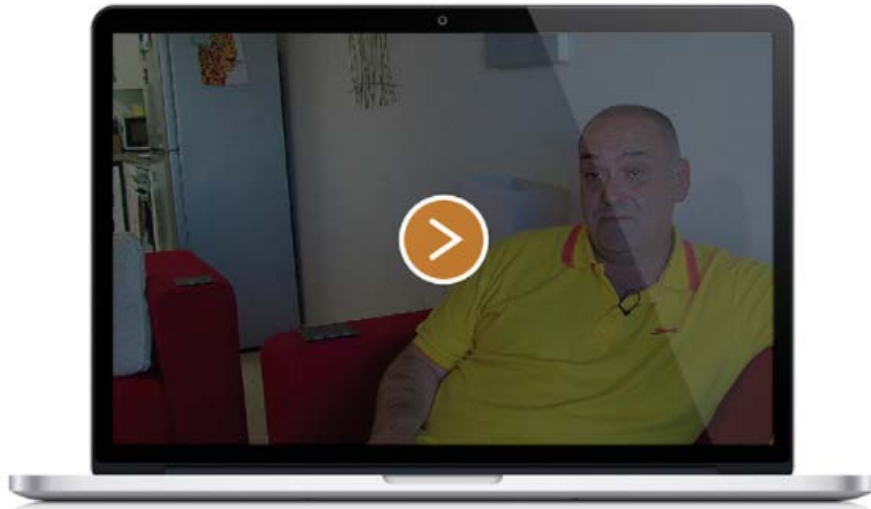
And we secure best value in many ways. For example, by obtaining low-cost finance to allow construction start on a major road or hospital; expanding the use of a new school and its facilities for the benefit of the community; using new tools to allow public bodies assess the investment required for energy efficient street lighting, or by pioneering a new approach to building design that can be shared across all local authorities.

In turn, this work has a positive impact, either directly on the economy or indirectly on peoples' lives. To illustrate some of the positive impacts our work is having, we have produced a series of nine short films with interviews from individuals and people representing organisations who are benefitting directly from our work. To watch the films, simply scroll through to the next section and click on any of the six SFT branded categories.

If you would like to know more about the projects featured in these films or the positive impacts our many other projects are making, then please contact Jonathan Murray, SFT's communications manager on 07590 230645 or by email.



## SFT home



Donnie Macdonald describes the massive difference his new National Housing Trust affordable-rent home is having on his finances which is allowing him to save money to buy his home.



## SFT home

Positive Impacts  
2016



## Delivering more affordable-rent housing

With house prices rising and the cost of private rented accommodation at an all-time high, there continues to be a shortage of affordable-rent housing.

In helping address this issue, SFT established the innovative National Housing Trust (NHT), which has been designed to be used by Scotland's local authorities as part of a 'toolbox' of measures to help deliver more affordable-rent homes.

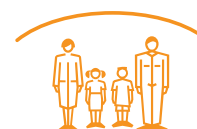
The award-winning initiative has also been designed to aid the economy and keep people in jobs particularly in the construction industry.

So far, SFT has signed contracts with developers to build over 1,500 affordable-rent homes across 33 sites in 10 local authority areas. As a direct result of SFT's NHT programme, this, together with a separate housing initiative recently initiated by SFT, has secured the building of 3,000 affordable-rent homes across Scotland.

To date, over 1,200 homes are now occupied providing tenants, like Donnie MacDonald, with quality, energy efficient homes in areas where they want to live which are close to friends and family.

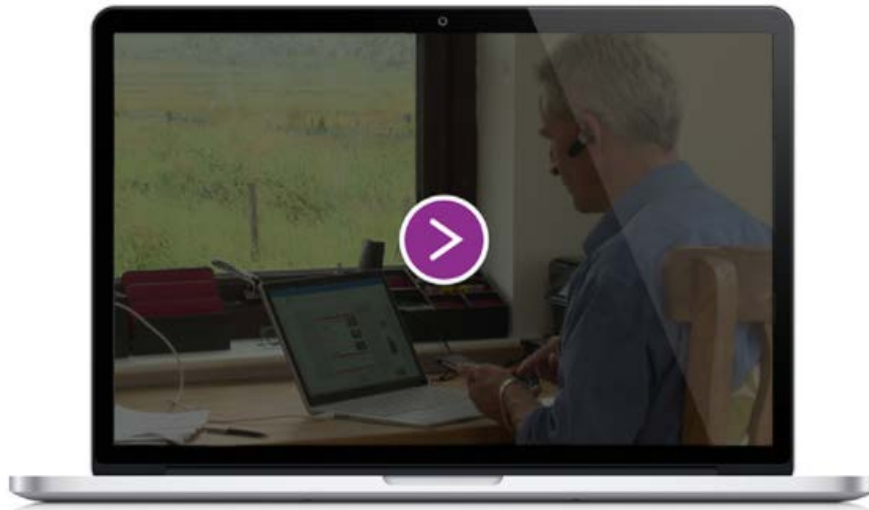


SFT's work on track to deliver  
over 3,000 affordable-rent  
homes



Over 1,200 homes now  
occupied

## SFT connect



Businessman Pete Mackay talks about the positive impact the SFT-enabled 4G mast is having on his business which is based on the remote island of Coll.



## SFT connect

Positive Impacts  
2016



**£13bn**

When Scotland becomes  
digital world-leader, economy  
is predicted to grow by  
**£13 billion**



**4G**

Orkney and Shetland now  
4G connected



## Calls on Coll

Modern digital connectivity is an essential component of creating a successful country. For businesses and social enterprises it enhances productivity and drives innovation. In rural communities it has the potential to boost economic development, retain young people and attract new residents.

An example of the impact good connectivity delivers can be illustrated on the island of Coll after SFT became involved.

Being able to use a mobile phone, no matter where you are, is regarded as a vital element of modern living. But on the Isle of Coll, the remoteness and rugged landscape of the Inner Hebridean island meant there has never been a mobile reception which impacts negatively on local businesses, the community and tourist trade. The fact that mobile phone operators would not deliver mobile services using their standard business models meant a solution was urgently required.

Working in partnership with numerous stakeholders including Development Coll (a community trust set up to generate income through local enterprise), SFT developed an innovative and long-term solution to the islander's problem with a state-of-the-art telecoms mast (funded by Scottish Government), now owned and maintained by Development Coll, with the mobile network supplied by Vodafone.

The Isle of Coll was the first Scottish island to have 4G mobile coverage which is now opening up many commercial opportunities for local businesses, such as that owned and run by Pete Mackay, that are taken for granted on the mainland.

Working on that project SFT was able to develop additional approaches that today sees Orkney and Shetland joining Coll as being 4G connected.

## SFT green



West Dunbartonshire Cllr Jack McAulay highlights the huge savings being made by the Council after taking the lead in an SFT pilot programme to change all its street lamps to energy-efficient LEDs.





## Street Lighting Toolkit gives councils power to save millions

Across Scotland, there are some 900,000 street lights costing local authorities £41m in annual electricity charges. These street lights also impact on the environment by releasing nearly 200,000 tonnes of CO<sub>2</sub> into the atmosphere each year.

With the cost of electricity set to double over the next ten years, SFT developed an easy-to-use Toolkit to give Scotland's local authorities real-time information on how many millions would be saved by replacing their old sodium filled lamps with energy efficient LEDs.

West Dunbartonshire Council was one of the first councils to get involved in SFT's pilot street lighting programme and to trial SFT's innovative Street Lighting Toolkit.

The Toolkit works by the Council inputting data such as the number of street lamps it has and the length of time they are on and the toolkit helps calculate what the savings would be if the Council changed all its old street lights to energy-efficient LEDs.

It quickly became apparent to West Dunbartonshire Council that by replacing all its 16,500 lamps, it could cut its energy bill by 65% thereby saving £0.5m a year. Such has been the success of the programme that the Council is on track to save £20m from its future budgets.

Across Scotland, all councils are at various stages of a LED replacement programme and collectively they will save £1.2bn in energy and maintenance costs whilst also saving 2.6m tonnes of CO<sub>2</sub> over the next 20 years.

Such has been the success of SFT's Toolkit, that it has been requested by hundreds of organisations from all over the world and has been adopted by the Department of Energy and Climate Change at UK government.



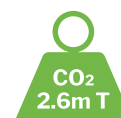
**SFT green**

**Positive Impacts**

2016



SFT's award winning street lighting toolkit now adopted by UK government



£1.2bn to be saved across Scotland along with 2.6m tonnes of CO<sub>2</sub>

## SFT build



Trainee site manger Laura Wilson talks about the opportunities that lie ahead now she's working for a construction firm to deliver community-based projects through the SFT hub programme.





## SFT build

Positive Impacts  
2016



## Commitment to creating brighter futures

The Scotland-wide hub initiative which is led by SFT, reflects a national approach for the delivery of new community infrastructure. In essence, hub brings all Scotland's councils, NHS boards, and numerous other public bodies together, places them into five geographical sectors and appoints a private sector development partner to deliver best value when building new community facilities.

For hub East Central, BAM Construction is the main private sector development partner and was appointed, due in part, to its pledge of employing local SMEs on its sites as well as its commitment to supporting construction apprenticeships and creating training opportunities.

Illustrating that commitment, Laura Wilson who previously was a site administration assistant on a hub site was invited by BAM to become a trainee site manager after demonstrating an eagerness to learn and showing real zeal for the construction industry.

Over the past two years, BAM put her through college and is now funding her studies for a BA Hons degree in Construction and Project Management at Napier University in Edinburgh, which Laura will complete over the next five years as she continues to work on construction projects delivered through the hub programme.

Due to the constant flow of public sector construction projects coming through the hub pipeline, this provides construction firms of all sizes with greater clarity and certainty of future work. In turn this is helping firms retain their skilled workforces and allows for greater levels of investment to be made in future training and apprenticeship opportunities.



**£1.8bn**

hub programme currently valued at £1.9bn



Over 110 new graduate places created

500 apprenticeship and trainee places secured



80% of contracts awarded to SMEs



**£300m**

£300m of design, build, finance and maintain projects started construction in first three months of 2016

## SFT build



Katie Sweeney, Commercial Services Supervisor at the award-winning Johnstone Town Hall describes the positive impact it is having on the community by having many services delivered from there.



## SFT build

Positive Impacts  
2016

## A town hall that is making a huge difference

Town centres, play a key part in the economic, social and environmental fabric of Scotland. They are often at the core of community and economic life, offering spaces in which to live, meet and interact, do business and access facilities and services.

And Johnstone Town Hall in Renfrewshire typifies that ethos and embodies everything the SFT-managed hub programme was set up to achieve. From a single building, a wide range of services are being delivered which is helping achieve value for money to the tax payer whilst improving service delivery and bringing the local community closer together.

Within its four walls a wide range of facilities are provided including a library, theatre, marriage suite, café and meeting rooms. The Town Hall also offers a wide range of council services alongside community partners Police Scotland and Macmillan Cancer Support.

Such has been the positive impact the Town Hall has had that in 2016 the Royal Institution of Chartered Surveyors named it Project of the Year, with judges commenting:

*"Johnstone Town Hall embraces the very essence of the awards. Not only does the project deliver a town hall which exceeds expectations, its design forms a well-mannered civic intervention which compliments the local heritage and acts as a catalyst for wider investment in Johnstone's town centre regeneration. The project team demonstrated an exceptional procurement methodology and from its very inception there was a real focus on exhausting all opportunities to engage with the community."*



Johnstone Town Hall  
receives RICS Scotland 2016  
Project of the Year and  
Community Benefit awards

## SFT build



Alford Community Campus Head Teacher Moira Milne and pupils show off their new Scotland's Schools of the Future school, illustrating how the SFT-led schools programme is impacting positively on pupils' lives.



## Alford Campus is so much more than a school

In managing the £1.8bn Scotland's Schools for the Future programme, SFT works with every local authority across Scotland to help them achieve the very best value for their investment in new schools.

Of the 112 schools in the programme, 54 are under construction, 30 are in the final stages of development and 28 are open providing thousands of pupils across the country with first-class facilities.

Illustrating that desire to secure best value, many local authorities are now extending the use of their secondary school for local communities to use as well as incorporating nurseries and primary schools into the building so even more people can benefit.

Alford Community Campus in Aberdeenshire is one such building. It provides education facilities for children and pupils aged 3-18, it has a 25m four lane swimming pool, community library, indoor and outdoor sports facilities available for the community to use as well as being the base for Aberdeenshire Council's community learning and development team.



### SFT build

Positive Impacts  
2016



Scotland's Schools for the Future Programme has more than doubled – originally 55 schools and now stands at 112



**£1.8bn**

Programme value now  
at £1.8bn



Majority of facilities open  
for the community to use

29 schools open – 53 under  
construction – 30 in final  
stages of development

## SFT place



Civil servant Stephen Kerr explains the positive impact SFT's New Ways of Working initiative is having on colleagues and how it is contributing to helping the public sector save £28m a year.





## SFT place

Positive Impacts  
2016



**£500m**

Public bodies on track to save  
over £500m through SFT's  
asset management initiatives



## Smarter ways of working

As part of SFT's space and money saving New Ways of Working (NWoW) initiative which is running across many public sector organisations, Scottish Government's Social Security Directorate at Atlantic Quay in Glasgow is the latest to sign-up through its Smarter Workplaces programme.

The aim of the programme is to improve the efficiency and effectiveness of the offices that public sector staff work from which will also reap huge financial savings of £28m a year.

Previously, as with many other public and private sector organisations, each member of staff at the Directorate had their own desk and storage. Following a 'desk and meeting room usage' study, it quickly became apparent there was no need for every member of staff to have their own desk which was taking up expensive city-centre floor space.

The answer was to move to a more agile, flexible way of working, removing the need for 'owned' desks and offices. Desks are now shared and more informal meeting space has been created which also includes small quiet pods for concentrated work. An increase in laptops, video conferencing and Skype usage are making it easier to work from different spaces and on the move.

As a result of this initiative, staff occupancy across all directorates at Atlantic Quay will increase 50% by the end of 2016/17, which in turn will release surplus office space back onto the rental market.

Importantly, staff feel more connected to the organisations than they have ever felt and are more empowered to work together on projects.



## SFT invest



Mike Galloway, director of City Developments at Dundee City Council outlines the economic impact SFT's Growth Accelerator is having on the City..



## SFT invest

### Positive Impacts

2016



## Growth Accelerator attracts further investment into Dundee

SFT's constant drive to develop and deliver innovative and commercially viable infrastructure funding solutions has resulted in a new initiative being adopted for the delivery of public sector enabling infrastructure.

The rejuvenation and regeneration of the Dundee City Waterfront area is part of the City's long-term vision that will see that area transformed into a tourist destination and business hub.

One financing route Dundee City Council has chosen to fund the redevelopment is SFT's Growth Accelerator (GA). The Council chose to use the GA because of the unique power it has to attract additional investment – the GA will see £65m of public money invested into the area which is forecast to attract circa. £176m of private sector money.

Using the GA means the first phase of the Waterfront development will be completed sooner which is where new V&A museum will be located which is due to open in 2018.

It is anticipated that the V&A will attract approximately 250,000 visitors annually and will become a massive tourist attraction to the City and wider areas and will play a major part in attracting substantial economic investment into the area through investors and businesses, which in turn will help boost the local economy and create employment.



**£1.5bn**

SFT's economic investment programme set to see £250m of public money unlock over £1.5bn of private sector investment across Scotland

## SFT invest



Inverness College Deputy Principal Roddy Hendry describes the impact Inverness College is having by helping attract businesses to the Campus it sits on.



## SFT invest

### Positive Impacts

2016



## Inverness College brings economic boost to Highlands

The Non-Profit Distributing (NPD) programme was developed as an alternative to, and has since replaced the Private Finance Initiative (PFI) model in Scotland, where it is being used to fund large projects across three sectors – transport, health and further education.

SFT has managed the introduction of the NPD programme into the further education sector where it has been used for the very first time for the construction of three colleges in Glasgow, Kilmarnock and Inverness.

Having been funded through the NPD programme, construction of the £45m Inverness College could start much sooner. This in turn allowed the College to open in August 2015 and it is now home to over 7,000 students from Scotland, the rest of the UK, Europe and further afield.

Whilst the College is making a positive impact on students' future career paths, it is also supporting the economy. The College is the anchor organisation on the Inverness Campus, which is a strategic business park developed by Highlands and Islands Enterprise (HIE) situated on the outskirts of the City.

As well as having the very best teaching facilities, the College boasts the latest computer technology as well as a first-class research centre and is expert in designing and delivering education, training and development programmes which is helping attract businesses across a wide range of sectors to locate to the Campus.



Inverness College anchor  
tenant on Inverness Campus



NPD programme allowed  
construction to start in a  
record 17 months after  
procurement notice published