

REGENERATION CAPITAL GRANT FUND

STAGE 1 (EXPRESSION OF INTEREST) GUIDANCE

Overview

The Regeneration Capital Grant Fund (RCGF) supports place based community-led regeneration in our disadvantaged communities, including fragile rural communities. It supports projects that can deliver strong regeneration outcomes with the ambition of supporting locally agreed shared long term visions for places.

The aims and objectives of RCGF contribute to Scottish Government's ambitions for Scotland of prosperity, security and fairness, delivering sustainable economic growth felt by the people of Scotland.

It is open to project proposals from local councils in Scotland and Clyde Gateway URC.

Assessment of project proposals is a two-stage process. This guidance covers stage one of the process.

Applications for stage one are open for projects ready to commence during the 2027/28 financial year, subject to approval of the 2027/28 budget.

The closing date for applications is **5pm on 14 August 2026**.

Read this guidance for full details, fund criteria, the application process and round timings.

Aims and objectives

The RCGF supports a place-based approach to regeneration, with a focus on supporting local authorities and Clyde Gateway URC to deliver long-term shared visions for their places that will catalyse change and drive transformational improvements in disadvantaged communities.

It will support community led regeneration and town centre revitalisation through locally developed, place-based regeneration projects that involve local communities, to deliver regeneration projects that will improve the economic, social, and physical outcomes for deprived, disadvantaged and fragile remote communities across Scotland.

The investment for example (the list is not exhaustive), will help to:

- repurpose derelict land and buildings to meet community needs for accessible spaces
- support the creation of new economic opportunity through development of business/ enterprise spaces
- support town centre regeneration, including encouraging town centre living,
- support community ownership and community wealth building

Projects should:

- provide new infrastructure or enhance existing infrastructure to deliver transformational change with strong regeneration outcomes
- involve local communities, helping to tackle disadvantage and deliver improved physical, social and economic outcomes for communities and local people
- encourage additional investment and to help address market failure, the need for public sector investment through positive reuse of persistent vacant and derelict land and buildings.
- demonstrate the ways in which they will contribute towards tackling climate change and the target of achieving net zero carbon emissions by 2045.
- align with the Community Wealth Building principles following the introduction of the Community Wealth Building (Scotland) Act 2026.

Applications are not restricted in geography, size or type of project; it will be for the applicant to demonstrate that the project fits with the aims and objectives of the fund, particularly its contribution to the wider shared vision for the place.

Strategic Context

The following strategic areas of priority and core principles should also be considered:

- [Regeneration Strategy](#)
- [Town Centre Action Plan](#) and [Town Centre First Principle](#)
- [The Place Principle](#)
- [Scotland's National Strategy for Economic Transformation](#)
- [Tackling Child Poverty Delivery Plan 2026-2031](#)
- [National Planning Framework 4](#)
- [Place and Wellbeing Outcomes](#)
- [Fair Work and Pay](#)
- Local Authority Local Economic Development, Regeneration, Local Development and Strategic Development Plans, Local Place Plans
- Regional economic strategies

Who can apply

RCGF is open on a competitive basis to:

- All local councils in Scotland
- Clyde Gateway URC

Eligible projects

At stage one, you must be able to demonstrate that your project:

- meets the fund aims/objectives (page 2), including alignment to a shared vision/plan for the relevant local place
- has been costed with an advanced funding package in place
- can spend or commit any funding by end March 2028

You can apply for 100% of project costs, but projects that can demonstrate match funding will be looked on favourably by the Independent Investment Panel.

You can make more than one application. However, a key consideration will be whether the proposed project is ready to commence in financial year 2027/28.

Do not include projects that are still at feasibility stage.

Please note, where a project is successful in receiving a recommendation and offer of grant, drawdown must commence in the 2027/28 financial year. **There is no facility to carry over grant into subsequent financial years.** Failure to meet the timescales in the offer of grant may result in the offer of grant being withdrawn.

Ineligible Projects and Expenditure

RCGF is a capital expenditure fund. Costs associated with feasibility, early design costs (pre RIBA 4) and future running costs are not eligible.

RCGF is not intended to be a primary source of funding for:

- Major infrastructure projects relating to transport
- Projects that solely focus on housing, however, it can support unlocking vacant and derelict land and/or buildings for future housing development where this forms part of a wider place based community regeneration project or programme
- Purchase of moveable infrastructure, e.g. furniture and fittings
- Projects relating solely to hotel or retail developments – these are unlikely to be supported if there are no clear regeneration outcomes
- Projects that focus solely on public realm improvements, new roads / paths or upgrades - these are unlikely to be funded. However, these may be eligible if they are elements within wider regeneration projects which will produce economic and social outcomes
- Flood protection/work/upgrades.

How to apply

To apply to RCGF, you should:

1. Complete the stage one proposal template
2. Email it to: RCGF@gov.scot by **5pm on 14 August 2026**.

You will be asked to provide details of:

- estimated costs
- any match funding
- how your project will meet RCGF aims/objectives
- community involvement in your project

Dates

Stage one

- 14 August 2026 – application deadline
- October 2026 – Independent Investment Panel recommendations and applicants notified

Stage two

These are **indicative dates** that will be updated with the issue of Stage 2 Guidance:-

- End November 2026 - application deadline
- January 2027 - Independent Investment Panel recommendations agreed
- February 2027 - projects for 2027-28 funding announced
- By end March 2028 - grant drawdown/project delivery (1 year)

How your proposal will be assessed

All stage one proposals will be evaluated by an Independent Investment Panel.

The Independent Investment Panel is co-chaired by the Scottish Government and COSLA.

Proposals will be assessed against the following:

- basic eligibility criteria
- ability to meet the aims and objectives of the fund
- readiness to make use of available grant in 2027/28
- wider strategic fit, including alignment to a shared long term vision for place

You will be notified of the Independent Investment Panel's decision in October 2026.

If your stage one proposal is successful, you will be invited to provide more details about your project at stage two. You will be sent a stage 2 application form and accompanying guidance for completion with your invitation to apply.

If your project is unsuccessful you will be provided feedback to help you decide whether to apply to a future funding round.

Please be aware that we may speak to other funders and/or relevant organisations about your proposal.

The Independent Investment Panel's recommendations are final and will not be reconsidered.

Legal requirements

Project proposals are invited on the basis that necessary legal requirements are covered for projects to deliver in 2027-28.

This means that Public Procurement, Subsidy Control, Environmental Impact, Equalities Impact Assessment, Planning Permission, Fairer Scotland Duty (as part of the Equality Act 2010), Business and Regulatory Impact Assessment, Child Rights and Wellbeing Impact Assessment, and Islands Communities Impact Assessment and any other legal requirements which are specific to individual projects have been considered and addressed by applicants.

All projects will need to comply with all relevant legislation relating to the implementation of projects. Local authorities / Clyde Gateway URC will be responsible for ensuring these elements. Further information may be required from applicant organisations at stage 2 and potentially prior to any offer of grant being issued.