

Leith THI Stage 2: Progress Report

Planning Committee 9 August 2007

1. Purpose of Report

- 1.1 The purpose of the report is to provide a background summary to the Leith Townscape Heritage Initiative (Stage 2) and to inform Committee that the Council has been successful in securing £1,873,000 funding approval from the Heritage Lottery Fund.

2. Summary

- 2.1 The Leith Townscape Heritage Initiative (Stage 2) is a regeneration strategy set within the framework of Edinburgh's Waterfront, Community Planning and Neighbourhood Partnership. It is a vehicle for leverage of significant external funding streams which complement local regeneration initiatives, demonstrating the benefits of effective joint planning and action.
- 2.2 The first Townscape Heritage Initiative in Leith (the Central THI) was launched in 2002. This initiative levered almost £3m to the Leith area and was successful in regenerating several important buildings and key public areas in Leith. The Central Leith THI comprised four projects:
 - Repairs to the Sikh temple providing support for the Sikh community and to ensure the long term preservation of this important listed building
 - Environmental improvements to the Kirkgate, as part of the public realm scheme to reconnect a vital historical link between the Shore and South Leith. This involved church boundary wall repairs and public realm enhancements
 - Conversion of Dr Bell's School, Great Junction Street to affordable housing and a children and families centre on the ground floor
 - Extensive masonry repairs to the Great Junction street façade of Dr Bell's School (Stanwell Nursery and swimming pool buildings).

- 2.3 The Central THI is now 90% complete, with some remaining public realm improvements still to be undertaken at the Kirkgate.
- 2.4 Building on the success of the Central THI, a second larger bid was made to the Heritage Lottery Fund (HLF) in May 2005. Grant approval was sought for the external fabric repair and conversion of key buildings along the main link routes between the docklands development and old Leith. In September 2005, HLF awarded the Council a 'stage 1' pass of £1,873,000 on condition that a further submission was made in October 2006 detailing full costs of the building repair work and public realm investment, together with indicative leverage agreed in principle.
- 2.5 This 'stage 2' submission was made to HLF in October 2006 and the Council has now received formal confirmation from HLF that the grant award has been approved.

3 Main Report

The Leith THI (Stage 2) – strategic context

- 3.1 Leith and the wider Waterfront area are currently undergoing extensive change. Physical, social and economic integration and linkages between the traditional heartland and new docks development are critical to the well-being of the whole area. A strategic approach with co-ordinated and integrated public sector intervention across the waterfront is essential to realise the overall vision of a mixed, balanced and inclusive waterfront community.
- 3.2 Council proposals to achieve that vision are being progressed through a series of inter-related projects (of which the THI is one). The Leith THI will achieve maximum impact in Leith's critical hinterland where inward investment has not been of equal level to the more economically successful waterfront. In this area, a traditional community with a strong sense of identity and place is at risk of becoming more marginalised by the incoming community and associated retail/ leisure facilities.
- 3.3 The Leith THI builds upon existing regeneration activity by spearheading investment in the hinterland and focussing on critical buildings and areas of public realm which lie on the key routes into the Leith Docks Development Area. The objectives of the Leith THI are to:
 - Raise the quality of the environment and enhance Leith's built heritage
 - Raise the confidence of the traditional community, nurturing a greater sense of pride and ownership
 - Integrate and link the new dockland developments, and
 - Create a sustainable mixed and balanced community, combining the existing tenemental heartland and emerging communities on former docklands.

3.4 The Leith THI priority projects have been identified as a result of a comprehensive exercise in assessing the “contenders” against a set of criteria which relate strongly to regeneration factors. A risk register and its management have been completed. The Leith THI will deliver:

- The rehabilitation and more productive re-use of a limited number of vacant, underused or derelict buildings, including Leith Theatre and St James Church for charitable, cultural or housing uses. The Citadel Youth Centre, Leith Boxing Club and the Hindu Mandir Cultural Centre are being rehabilitated for community uses.
- The improvement and enhancement of the public realm/ green/ open space in Bernard Street, the Shore and the Kirkgate. This will provide a more pedestrian friendly environment and possibly also lead to business and service opportunities in expanded and enhanced areas of civic space.
- A new grants scheme for the refurbishment and reuse of vacant shop units.
- Complimentary construction/craft skills training and education initiatives.

3.5 The heritage element of the THI is significant. In support of the first objective mentioned in 3.3 ‘to raise the quality of the environment and enhance Leith’s built heritage’ the project is attracting £468,000 from Historic Scotland through their Conservation Area Regeneration Scheme (CARS). The combination of social inclusion issues and conservation area status has meant that Leith was the only area within the Edinburgh Council area eligible for this funding.

3.6 The Leith THI needs to be viewed in the wider context of regeneration strategy and approaches to leverage and investment in a community planning/ neighbourhood improvement area. Efforts to ensure budget alignment/ allocation require to be co-ordinated across the Council in order to demonstrate how regeneration development can proceed in parallel with the delivery of wider policy aims.

4. Financial Implications

4.1 The table below demonstrates clearly the scale of the Leith THI project and the level of funding from potential funding sources. The total value of the THI project is **£9,408,000**. The major contributors are highlighted as follows:

Heritage Lottery Fund	£1,873,000
Historic Scotland	£468,285
CEC City Development	£300,000
SEEL	£800,000
Section 75 agreement	£30,000
Users of CEC-owned buildings	£191,000
Community Regeneration Fund	£250,000
Private owners/ others	£5,895,632

4.2 The CEC City Development contribution of £300,000 mentioned above was allocated within a revenue budget for 2006/07 intended to be carried forward to 2007/08. However, in early June this year, it became apparent that this sum (along with a separate larger sum for the completion of the Central THI) could in fact not be carried over into the current financial year as this money was required to meet overspend elsewhere in the Council. Consequently, we had to assess how this £300,000 (along with money to complete the Central THI) could be found from other budgets. This exercise has been completed by re-allocation from other extremely important conservation/ heritage budgets over the next 2 years. The above table shows how a substantial level of 'leverage funding' could have been jeopardised if this money had been lost completely.

5. Conclusions

- 5.1 The nature and scale of the THI project necessitates 'cross-boundary' working not just between external organisations and stakeholders but crucially between departments of the Council. The management of a project to the value of around £9.5m requires that all relevant departments have a role to play and that the remit and objectives of each department is understood to help achieve strategic objectives and maximise value to the Council. It is crucial that City Development works together with Services for Communities to ensure effective implementation of such a significant regeneration package. Also, that co-ordination is maintained with Children and Families to facilitate ease of refurbishment of one of their key buildings at the Citadel.
- 5.2 To enable the focussed implementation of the THI within the HLF timetable as an invaluable contribution towards the enhanced heritage of Leith, the THI funding package allows for a dedicated THI post. This post will be for 4 years initially, after which it will be reviewed against progress of THI implementation (the THI timetable lasts for 5 years).
- 5.3 The THI will continue to be jointly managed by City Development and Services for Communities, with the latter responsible for hands-on delivery as outlined in the HLF Stage 2 submission. Appendix 1 details the implementation programme for each of the projects.
- 5.4 The Central THI was extremely successful in bringing together a wide range of partners to co-ordinate and integrate their investment in the traditional heartland of Leith. To ensure continued success of the second THI project it needs to be integrated within the overall vision for Edinburgh's Waterfront and developed corporately, both within the Council and with external stakeholders.

6. Recommendations

6.1 It is recommended that the Committee:

- (a) Notes the success of the work undertaken on the Townscape Heritage projects to date
- (b) Notes the achievement made with the approval of the Stage Two grant funding from HLF
- (c) Notes that the Departments of City Development, Corporate Services, Services for Communities, Culture and Leisure, and Children and Families will work together to facilitate the efficient and effective implementation of the Leith THI 2.
- (d) notes that a report be taken to the Executive setting out the wider financial and programming implications for approval.



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2/8/07



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2.8.07

Appendices	Appendix 1: Project Programme for Priority Projects
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Wards affected	Leith (A13)
Background Papers	Report on the Leith Ahead Initiative to: <ul style="list-style-type: none">• Planning Committee 9.03.06• Planning Committee 16.06.05• Executive of the Council 18.06.02• Executive of the Council 12.03.02• Executive of the Council 21.02.02• Executive of the Council 10.06.01• Executive of the Council 19.12.00• Executive of the Council 10.10.00• Policy and Resources Committee 02.03.00• Policy and Resources Committee 30.03.00

Appendix 1

PROJECT PROGRAMME FOR PRIORITY PROJECTS

	Develop Design Proposals	Planning /Listed Building Consent	Preparation of tender Documents /appt consultant	Construction Period
Priority Buildings				
Citadel Youth Centre	Aug 07	Nov 07	Dec 07	Jan-Jun 08
Leith Boxing Club	Nov 07	Feb 08	Mar 08	Apr –Jun 08
St James' Church	Aug 10	Nov10	Dec 10	Jan –Jun 11
Public Realm				
Kirkgate	Aug 07	Nov 07	Dec 07	Jan-Jun 08
Bernard Street	Mar 08	Jun 08	Jul 08	Aug – Oct 08
The Shore	Mar 09	Jun 09	Jul 09	Aug –Oct 09
Third Party Grant Scheme Eg Hindu Mandir Leith Theatre	As applied for			