

# Economy Committee

10am, Friday 13 February 2015

## New Waverley Community Fund

Item number	7.11
Report number	
Executive/routine	
Wards	City Centre

### Executive summary

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The New Waverley mixed-use development on East Market Street received planning consent in January 2014 and construction is now underway on the first phase of the project. The Council holds £100,000 of Section 69 contributions from a previous consent which the developer, Artisan Real Estate Investors, has agreed to match. It is proposed that these funds be used for physical improvements to the site and surrounding area aimed at fostering a sense of community. Local community groups and business organisations will be consulted over the projects.

### Links

Coalition pledges	<a href="#">P17, P28, P31, P33</a>
Council outcomes	<a href="#">CO7, CO8, CO9, CO19, CO26</a>
Single Outcome Agreement	<a href="#">SOA1</a>

## New Waverley Community Fund

### Recommendations

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- 1.1 To note the release of the funds which the Council hold to progress projects on the New Waverley site and the surrounding area.

### Background

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- 2.1 The former Caltongate gap site, now known as New Waverley, has lain undeveloped since 2006 after previous developer Mountgrange fell into administration.
- 2.2 New Waverley comprises numerous sites and buildings which have been combined under one ownership – Artisan Real Estate Investors.
- 2.3 Artisan gained planning permission for its scheme in January 2014 and has since commenced with the first two hotels, with a completion scheduled for December 2016. The third and final hotel contractor has now been appointed and work will commence on the Sailors Ark building in February, with completion by December 2016. Retail/food and beverage units in the arches and under the hotels will be developed at the same time.
- 2.4 The master plan for the £150m development includes; a civic square, three hotels comprising 400 bedrooms, over 177,000 sq ft of office space, 28 retail and leisure units, 148 apartments and townhouses and 40 affordable homes.

### Main report

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- 3.1 New Waverley is one of the sites included in the Edinburgh 12 initiative and as such, a single point of contact from the Economic Development service has been appointed to assist them in progressing the development. This includes assistance with promotion, employability and community engagement.
- 3.2 From the former scheme, a pot of £100,000 Section 69 funds remains in the possession of the Council. Artisan has offered to match these funds where they have a direct impact on the New Waverley development, which is to be spent on physical improvements to the locality and community projects. This would include some of the projects outlined in paragraph 3.5 e.g. the sponsorship of community projects, the cortane grilling inscription and the community cafe

- 3.3 Deloitte, administrators for Mountgrange, were contacted by the Council's Planning Service regarding the remaining Section 69 money which was in the Council's possession, and informed of the Council's proposals to now utilise these funds, however no response was ever received. Given the circumstances, and the fact the scheme has now been taken forward by Artisan REI, it is now felt appropriate, and important, for the Council to utilise these funds for an appropriate purpose linked to the regeneration of this part of the city.
- 3.4 The money offered to match any existing £100,000 in relation to community and other works expended around the New Waverley Masterplan by Artisan REI is additional to any S75 contributions Artisan agreed previously.
- 3.5 The Council and the developer are working in partnership and have proposed a number of projects which the fund could contribute to, including:
- Royal Mile Public Realm Improvements - in accordance with the Royal Mile Action Plan, a 280ft length of street outside the Canongate Kirk would be improved: pavements widened and the carriageway raised to create a feeling of pedestrian priority. Public realm improvements in this location would draw people into the Canongate, raise the profile of the Canongate entrance to the development, and significantly increase the scope and benefit of the planned improvements.
  - Canongate Christmas Lighting - the Canongate has no festive lighting. This exacerbates the perception that, as it is dark in Winter, it is an unwelcoming place to be and that it is excluded/separated from the rest of the Royal Mile. Initial research has indicated that a five year festive lighting contract to cover the whole Canongate would cost in the region of £40,000. There is also potential for collaboration with local artists, the community and the Royal Mile Primary School, such as the [Winter Wall on Whitefoord House](#) in 2012.
  - Sponsorship of Community Projects - the Council would sponsor some of the existing projects Artisan have contributed to, such as Work in Progress Edinburgh (WIPE) and the potential use of the arches as pop-ups. These projects already have strong community buy in from local residents. Artisan propose that WIPE will create a street art project on all the hoardings of the development including the arches on East Market Street, the hotel hoardings and the new hoardings on New Street.
  - Cortane Grilling Inscription into public realm around New Waverley new square and adjoining connections –work with the local Royal Mile Primary School at Canongate to come up with a theme of words which could be incorporated in the Cortane grilling which runs throughout the development in sections. This would be similar to the City of Literature 'Great Scott!' exhibition celebrating 200 years of Sir Walter Scott's novel 'Waverley' within Waverley rail station.

- Community Café – fit-out one of the arches as a quality café which would be operated by a social enterprise as a community cafe. This could be used for meetings with potential occupiers and consultations with local groups, as well as an information point for the development and this new part of town.

3.6 As part of the process for choosing appropriate projects, local consultation will take place with community and business groups.

## Measures of success

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- 4.1 Local community engagement and buy in to the projects for the site and surrounding area.
- 4.2 Site hoardings and other surrounding areas transformed in to a continuous mural conveying the community which surrounds the development.
- 4.3 Improvements to public realm and festive lighting to the Canongate.
- 4.4 One of the arches along East Market Street becomes a successful Community Cafe.

## Financial impact

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- 5.1 The Council would release £100,000 of funding which was held from the previous Mountgrange scheme. This funding would be matched by Artisan Real Estate Investors where activities are taking place around the New Waverley area.

## Risk, policy, compliance and governance impact

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- 6.1 The Business Partnerships work plan includes a risk register which is reviewed regularly throughout the year.
- 6.2 Risks highlighted include failure to deliver against project targets partnerships breakdown; and failure to secure funding leverage. These risks are mitigated against through management controls.
- 6.3 The work of Business Partnerships is managed and monitored in line with Council compliance and governance arrangements.

## Equalities impact

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- 7.1 This report will have no negative impact on human rights.
- 7.2 This report will have no negative impact on equalities groups.

- 7.3 This report will have potential longer term positive impacts due to an increase in employment in the area.

## Sustainability impact

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- 8.1 The proposals in this report have no impact on resilience to carbon emissions because this report does not make any recommendations that will amend from the status quo.
- 8.2 The proposals in this report will have no impact on resilience to climate change because this report does not make any recommendations that will amend from the status quo.
- 8.3 The proposals in this report will have no impact on social justice because this report does not make any recommendations that will amend from the status quo.
- 8.4 The proposals in this report will help achieve a sustainable Edinburgh because it will help local businesses and communities engage with New Waverley creating a boost to the local economy and community.
- 8.5 The proposals in this report will have no impact on environment good stewardship because this report does not make any recommendations that will amend from the status quo.

## Consultation and engagement

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- 9.1 Artisan have links with the local community, including the Work in Progress Edinburgh (WIPE) group, who will be consulted on the proposed projects.
- 9.2 Economic Development will consult with local business groups in the area, including the Royal Mile Business Association and the Canongate Holyrood Initiative.

## Background reading/external references

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## Links

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<b>Coalition pledges</b>	<p>P17 - Continue efforts to develop the city's gap sites and encourage regeneration</p> <p>P28 Further strengthen our links with the business community by developing and implementing strategies to promote and protect the economic well being of the city</p> <p>P31 - Maintain our city's reputation as the cultural capital of the world by continuing to support and invest in our cultural infrastructure</p> <p>P33 - Strengthen Neighbourhood Partnerships and further involve local people in decisions on how Council resources are used</p>
<b>Council outcomes</b>	<p>CO7 – Edinburgh draws new investment in development and regeneration</p> <p>CO8 - Edinburgh’s economy creates and sustains jobs.</p> <p>CO9 - Edinburgh residents are able to access job opportunities</p> <p>CO19 – Attractive Places and Well Maintained – Edinburgh remains an attractive city through the development of high quality buildings and places and the delivery of high standards and maintenance of infrastructure and public realm.</p> <p>CO23 – Well engaged and well informed – Communities and individuals are empowered and supported to improve local outcomes and foster a sense of community.</p> <p>CO26 - The Council engages with stakeholders and works in partnership to improve services and deliver on agreed objectives</p>
<b>Single Outcome Agreement</b>	<p>SOA1- Edinburgh's economy delivers increased investment, jobs and opportunities for all</p>
<b>Appendices</b>	

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