

# Economy Committee

10.00am, Tuesday, 15 September 2015

## Edinburgh 12 – Edinburgh Premium

Item number	7.4
Report number	
Executive/routine	
Wards	All

### Executive summary

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The Edinburgh 12 is an initiative introduced by the City of Edinburgh Council in 2013 to help progress strategically important gap sites across Edinburgh's city centre. In adherence with Capital Coalition Pledge 17: "Continue efforts to develop the city's gap sites and encourage regeneration" the Council is committed to supporting development across the city.

This report sets out the Edinburgh Premium which is the package of cross-Council services key to the delivery of the Edinburgh 12 initiative.

### Links

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Coalition pledges	<a href="#">P15</a> , <a href="#">P17</a>
Council outcomes	<a href="#">CO7</a> , <a href="#">CO8</a> , <a href="#">CO9</a> , <a href="#">CO19</a>
Single Outcome Agreement	<a href="#">SOA1</a>

## Edinburgh 12 – Edinburgh Premium

### Recommendations

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- 1.1 Economy Committee is asked to note the significance of the Edinburgh Premium in terms of economic impact for the city.
- 1.2 Economy Committee is asked to approve an investigation into the most effective package of services and also to explore the potential income generation opportunities which the Edinburgh Premium presents.

### Background

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- 2.1 The projects which form the Edinburgh 12 each face a unique range of challenges and as such the support offered by the Council must be tailored appropriately.
- 2.2 For this reason the Council is developing a range of tailored, high-impact support services in consultation with the city's development community which cut across a wide range of Council services ensuring a 'one Council' approach. This range of services will be called the Edinburgh Premium.

### Main report

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- 3.1 The Edinburgh 12 has demonstrated that the value of the Council's collaborative working with the development community. Considerable progress has been made in advancing all 12 sites. Examples of achievements to date as a result of this partnership working include:
  - Edinburgh St James - partnership working between the Council, Scottish Government, developer and investors resulted in the creation of the Growth Accelerator Model (GAM). The value of the works funded via the GAM will be £61.4m.
  - New Waverley - collaboration between the Council and developer has resulted in a fund of £200,000 being made available for physical improvements to the site and surrounding area, which will benefit residents, businesses and visitors.
  - The Haymarket Edinburgh - the Council has facilitated high-level discussions between the developer and Network Rail, which have enabled progression of this build.

- In addition Council owned buildings at King's Stables Road and India Buildings are now progressing well and will release significant capital receipts.
- 3.2 In order to increase its effectiveness the Council must engage further with the development community and with this in mind the following services have to date been identified for inclusion in the Edinburgh Premium:
- A tailored package of support from the Council;
  - Each development allocated a single point of contact within the Council (Project Champion);
  - Planning support and coordination service;
  - Employment services;
  - Sustainability services; and
  - Financial services.
- 3.3 To ensure that this is the correct package of services further consultation is required firstly with Council colleagues and then with the development community. Some initial discussions have taken place with colleagues.
- 3.4 In addition to supporting development and regeneration, and in view of the current budget challenges, the Edinburgh Premium potentially offers the Council an opportunity to generate income.

**Next steps:**

- 3.5 It is intended that discussions take place with colleagues across the Council to ascertain where opportunities for income generation lie. Consultation with the development community will also be undertaken to gauge the reaction to charging models of specific services offered by the Council. The potential to charge would support the Council's Transformational Programme's Income Maximisation Workstream.

## Measures of success

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- 4.1 Current Edinburgh 12 projects will be delivered and new sites will be introduced to the initiative and progressed through close partnerships working between Council and external partners.
- 4.2 Opportunities to generate income from the Edinburgh Premium will be explored with the potential to introduce chargeable services and thus support the Council's Transformational Programme's Income Maximisation Workstream.

## Financial impact

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- 5.1 There are no direct financial implications as a result of this report other than officer time.

## **Risk, policy, compliance and governance impact**

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- 6.1 The Edinburgh 12 Programme Board has been created to oversee governance of the project.

## **Equalities impact**

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- 7.1 An Equalities Impact Assessment (EIA) is on-going and available in draft form.
- 7.2 There will be some potential positive impacts on human rights of individuals. These include the rights to: physical security; education and learning; productive and valued activities; individual family and social life; and standard of living.
- 7.3 This is possible through the following: the improvement of the physical environment and place making; creation of jobs and increasing prosperity through increased economic activity; provision of affordable housing; provision of community benefits to create jobs for vulnerable young people. There is also a potential increase in leisure opportunities which increases the opportunities for participation.
- 7.4 There is potential for positive impacts on the duty to advance equality of opportunity for young people and increase accessibility of people with a disability or those who have young families.
- 7.5 Community Benefits clauses ensure that local people can access jobs associated with these developments. These clauses are especially targeted towards young people who, because of age and inexperience, may not otherwise access these opportunities. All new builds and enhancements will be fully accessible to those with a disability, thus potentially increasing access for those with mobility issues or young children.

## **Sustainability impact**

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- 8.1 The proposals in this report will not increase carbon emissions because this report does not make any recommendations that will change from the status quo.
- 8.2 The need to build resilience to climate change impacts is not relevant to the proposals in this report because this report does not make any recommendations that will change from the status quo.
- 8.3 Social justice is not considered to impact on the proposals in this report because this report does not make any recommendations that will change from the status quo.
- 8.4 The proposals in this report will help achieve a sustainable Edinburgh because it will:
- Create jobs;
  - Unlock stalled gap sites;
  - Impact positively on city regeneration.

8.5 Environmental good stewardship is not considered to impact on the proposals in this report because this report does not make any recommendations that will change from the status quo.

## Consultation and engagement

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9.1 Council colleagues will work closely together and will also engage and consult with a wide variety of stakeholders from the development community.

## Background reading/external references

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N/A

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## Links

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<b>Coalition pledges</b>	P15 – Work with public organisations, the private sector and social enterprise to promote Edinburgh to investors P17 – Continue efforts to develop the city’s gap sites and encourage regeneration
<b>Council outcomes</b>	CO7 – Edinburgh draws new investment in development and regeneration CO8 – Edinburgh’s economy creates and sustains job opportunities CO9 – Edinburgh residents are able to access job opportunities 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
<b>Single Outcome Agreement</b>	SOA1 – Edinburgh’s economy delivers increased investment, jobs and opportunities for all
<b>Appendices</b>	None