

North West Locality Committee

6.30pm, Tuesday, 19 June 2018

Granton Waterfront Regeneration

Item number	7.7
Report number	
Executive/routine	Executive
Wards	4 - Forth
Council Commitments	1, 2, 4, 6, 10, 13, 15

Executive Summary

This report responds to a motion agreed at the North West Locality Committee (NWLC) on 25 April 2018 to produce an update report on Granton Waterfront regeneration, including options for the role of Committee in the oversight and governance of this programme.

Granton Waterfront is identified as a Strategic Development Area in the adopted Edinburgh Local Development Plan and a regeneration priority area for the city. The Council now have substantial land holdings within this area following completion of the purchase of Forthquarter in March 2018, and land formerly held by Waterfront Edinburgh Limited (WEL) coming into the Council at the end of May 2018.

Over the next 12-18 months, the Council, in partnership with the community and other key stakeholders, will progress proposals for the delivery of a new sustainable city quarter, in line with the Granton Waterfront Strategy as presented to Housing and Economy Committee on 22 March 2018.

Committee is asked to consider the proposal set out in the report for NWLC to provide a localised scrutiny and oversight role and to discharge the motion agreed on 25 April 2018.

Granton Waterfront Regeneration

1. Recommendations

- 1.1 It is recommended that Committee:
- 1.1.1 Discharges the motion by Cllr Jim Campbell agreed at the NWLC on 25 April 2018 instructing officers in one cycle to produce an update report, including options for the role of the Committee in the oversight and project governance of the regeneration of Granton Waterfront;
 - 1.1.2 Agrees to establish a working group, engaging across the community to provide a localised scrutiny and oversight role in relation to future development plans and meanwhile uses as detailed within the draft remit outlined within section 3.9; and
 - 1.1.3 Agrees to receive bi-annual update reports on progress on delivering this programme of regeneration and ensure, where appropriate, locality views are represented at relevant executive committees.

2. Background

- 2.1 On [22 March 2018, Housing and Economy Committee](#) agreed the high level objectives for the regeneration of Granton Waterfront, namely to create a sustainable community; to provide more and better work; to enable a creative industries and leisure destination; and deliver the City Vision. It also reaffirmed the intention to work collaboratively with public sector partners and the local community, and to receive a report back on progress by the end of 2018.
- 2.2 On 27 March 2018, Finance and Resources Committee noted the conclusion of the purchase of Forthquarter and the significance of this acquisition in strengthening the Council's land holdings within Granton Waterfront and therefor its ability to drive forward housing led regeneration within this area.
- 2.3 At its meeting of 25 April 2018, the North West Locality Committee agreed a motion put forward by Cllr Jim Campbell to 'note the Granton Waterfront Regeneration Strategy report to the Housing and Economy and Finance and Resources Committees in March. Instructs officers in one cycle to produce an update report to the North West Locality Committee, including options for the role of the North West Locality Committee in the oversight and project governance of this vital program in the North West Locality'. This report responds to this motion.

3. Main report

Update

- 3.1 Following the purchase of Forthquarter in March 2018 and Waterfront Edinburgh Limited (WEL) landholdings coming into the Council at the end of May 2018, the Council are now taking the lead in the delivery of housing led regeneration in Granton Waterfront.
- 3.2 Council land holdings in the area will be over 120 acres, including former industrial land, a listed gasholder and historic buildings with land to deliver around 4,000 homes; including affordable housing.
- 3.3 In line with the Local Development Plan (LDP) and Granton Waterfront Regeneration Strategy, as agreed by committee in March 2018, the Council are currently working in collaboration with key public sector and community partners to look at a delivery strategy for the regeneration of this area. This will involve reviewing existing master plans and proposals while engaging with the community and other key stakeholders to capture and reflect their ambitions within an emerging vision for this area.
- 3.4 Work is well underway by our RSL partners on an agreed programme to deliver over 700 new homes in the harbour area and Waterfront Avenue. There are over 200 currently under construction and the remaining due to start soon or under development.
- 3.5 Taking a whole place approach ([appendix 1](#)) to the regeneration of Granton Waterfront, the Council and its partners will ensure that placemaking is central to any future development. This will include supporting community initiatives already underway and encouraging further growth of physical, economic and social activity through meanwhile uses (temporary use of land or buildings which will be required in due course for development) on our land and buildings to help nurture new initiatives.
- 3.6 A close working partnership with various community groups already exists within the area. It is the intention to further build on this and strengthen connections within the community as we move forward.

Oversight and Governance

- 3.7 Housing and Economy Committee will provide strategic direction and oversight of Granton regeneration with financial approvals sought; as appropriate from Finance and Resources committee and City of Edinburgh Council. The Locality Committee can provide a more localised scrutiny and community engagement role.
- 3.8 It is proposed that the NWLC establishes a working group comprising elected members from Almond and Forth wards, one of whom would chair the group, and

representatives from each of the five community councils bordering the Waterfront (Granton and District; West Pilton/ West Granton; Trinity; Muirhouse/Salvesen and Leith Harbour/Newhaven). The group would be serviced by officers from Housing and Regeneration.

- 3.9 The proposed remit of the working group would be to:
- 3.9.1 Seek a wide range of community input at an early stage to help shape the regeneration, sharing information and capturing community views;
 - 3.9.2 Scrutinise plans for the development of the area;
 - 3.9.3 Consider proposals on meanwhile uses on land and buildings as the programme of regeneration moves forward to enable new initiatives to grow and develop; and
 - 3.9.4 Represent community views at the NWLC.
- 3.10 It is proposed that the working group meet quarterly with a view to reviewing frequency as the programme develops.
- 3.11 Committee is asked to agree to receive bi-annual update reports on progress on delivering this programme of regeneration and ensure, where appropriate, locality views are represented at relevant executive committees.
- 3.12 Committee is asked to consider the above proposal and to discharge the motion agreed at its meeting of 25 April 2018.

4. Measures of success

- 4.1 A community which feels part of and able to inform and shape the regeneration of their area.
- 4.2 Implementation of a programme of meanwhile uses in vacant land and buildings which nurture and grow new initiatives.
- 4.3 Contributes to the successful regeneration of the Granton Waterfront.

5. Financial impact

- 5.1 There is no financial impact resulting from this report. The costs of the proposed working group will be contained within existing budgets.

6. Risk, policy, compliance and governance impact

- 6.1 Progress with delivering Granton regeneration will be reported to Housing and Economy Committee and Finance and Resources approval sought for award of contract to housebuilders. Quarterly meetings will take place with ward councillors.
- 6.2 A wider governance structure is currently being developed with public sector partners to ensure effective and efficient delivery of public sector investment in Granton Waterfront. This will support the delivery of joint objectives and long-term outcomes.

7. Equalities impact

- 7.1 There are challenges to reaching everyone who will have an interest in the regeneration of Granton Waterfront. Future approaches will ensure actions to support greater involvement of a wider range of groups and individuals, including those who traditionally face barriers to engaging.
- 7.2 Investing in homes and neighbourhoods and improving quality of life will have a positive impact on people's physical and mental health.

8. Sustainability impact

- 8.1 The future housing development at Granton Waterfront will bring brownfield sites back into use.
- 8.2 The restoration of historic buildings and structures will preserve these significant structures for future use and also provide a landmark for this flagship regeneration project.
- 8.3 Homes will be built to high standards in terms of energy efficiency and sustainability and will therefore, help to reduce fuel poverty. New housing developed through the Council's house building programme is designed to high sustainability standards.
- 8.4 The Council's green-belt land ownership between Granton Waterfront and Cramond will be reviewed to identify opportunities to improve sustainability and bio-diversity, for example by additional tree planting.

9. Consultation and engagement

- 9.1 Ward councillors are updated regularly on progress with regeneration.
- 9.2 A community consultation and engagement plan is evolving through this period of early engagement with the community and other key stakeholders in order to ensure that we can reach and capture the input from as many as people as possible.
- 9.3 The Council are working closely with key partners to develop a joint strategy and are working towards a set of agreed outcomes to help ensure collaborative working towards shared goals.

Background reading/external references

- 10.1 North Edinburgh Regeneration: Site Acquisition, 23 March 2017 'B Agenda'
- 10.2 Granton Waterfront Regeneration Strategy, 22 March 2018
- 10.3 North Edinburgh Regeneration: Site Acquisition Update, 27 March 2018 'B Agenda'

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Appendices

Appendix 1 – Whole Place Approach

Appendix 1 – Whole Place Approach



Cramond

Promenade

Silverknowes Golf Club

World of Football

Gypsy Brae

Cyclone Bike Track

Forthquarter Park

Gasometer

Walled Garden

Granton Beach

Edinburgh Marina

Powderhall Bronze

Gunpowder Store

1

4

3

2

- Zone 1: Recreation & Leisure
- Zone 2: Marina
- Zone 3: Culture & Innovation
- Zone 4: Housing-led mixed-use

Lauriston Castle

North Edinburgh Arts

Edinburgh College

Granton Station

National Museums & National Galleries

Madelvic House/Works