

Integrated Impact Assessment – Summary Report

Each of the numbered sections below must be completed
Please state if the IIA is interim or final

1. Title of proposal

Murrayburn Gate

2. What will change as a result of this proposal?

A total of 73 flats are proposed with associated infrastructure and landscape at 7 Murrayburn Gate, Wester Hailes, Edinburgh. Across the site there is a mix of one, two and three bedroom homes. The housing includes a mix of tenures including Social Rent, Mid-Market Rent and wheelchair accessible flats for both City of Edinburgh Council and Edinburgh Living.

The site is the location of the former Murrayburn Gate Social Work Centre and Wester Hailes Health Centre. Both buildings have since been demolished and the land currently lies vacant. The site is adjacent to Westside Plaza to the west and Canal View Primary School to the east. The residential area of Wester Hailes is further north, south and west, with a wider range of amenities and services in the surrounding area.

The site is not covered by any site-specific policies or designations in the adopted Local Development Plan (LDP), it is located within the urban area of the adopted LDP where residential development is supported in principle by Policy Hou I.

3. Briefly describe public involvement in this proposal to date and planned

Project Specific Consultation:

Dedicated Murrayburn Gate consultation web page to engage stakeholders, share information and collect comments and feedback.

A live digital event was held on 8 December 2021 between 3pm and 7pm. The event gave an overview of the vision and principles for the development and gave the opportunity to comment, ask questions and receive responses directly from the project team.

Posters were displayed on and around the site giving details of the consultation and how to get involved.

Surrounding community councils and local ward Councillors were notified personally via email of the consultation.

The consultation was advertised in the Edinburgh Evening News.

The Council's various social media platforms were utilised to publicise the consultation.

Leaflets were delivered to around 800 homes in the immediate surrounding area.

A second live digital event was held on 16 March 2022 between 3pm and 7pm. The aim of this event was to give the local community an opportunity to view the proposal for the new development at Murrayburn Gate and provide their feedback ahead of the formal submission of a planning application.

4. Is the proposal considered strategic under the Fairer Scotland Duty?

No

5. Date of IIA

16 December 2024

6. Who was present at the IIA? Identify facilitator, lead officer, report writer and any employee representative present and main stakeholder (e.g. Council ✓, NHS ✕)

Name	Job Title	Date of IIA training
Jen Blacklaw (lead officer)	Senior Construction Project Manager (CEC)	03 June 2024
Fraser Isdale (facilitator)	Construction Project Manager (CEC)	03 June 2024
Fraser Isdale (report writer)	Construction Project Manager	03 June 2024
Karen Allan	Access to Housing Manager	03 June 2024
Michaela Smith	South West Localities Housing Manager	03 June 2024

7. Evidence available at the time of the IIA

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected and to the environmental impacts of your proposal
Data on populations in need	SIMD	The site lies within datazone SO1008459 in Murrayburn and Wester Hailes North, which is ranked 437th in the 2020 Scottish Index of Multiple Deprivation (SIMD), placing it in the bottom (i.e. most deprived) decile nationally. This data evidence that the area requires significant support and infrastructure to mitigate the social inequality.
Data on service uptake/access	Edindex Home - EdIndex	Edindex gives data on housing waiting lists and show a clear demand for affordable homes in the city.
Data on socio-economic disadvantage e.g. low income, low wealth, material deprivation, area deprivation.	SIMD	The existing problems and issues facing the area can be quantified using SIMD which enables geographical areas within Scotland to be compared in terms of relative deprivation. Murrayburn Gate sits within datazone SO1008459. As of 2020, this datazone ranked 437th most deprived of Scotland's 6,976 datazones, placing it within the most deprived decile. On the "Crime" domain, SO1008459 ranked 39th of the 6,976 datazones, placing it in the bottom (most deprived) decile. On the "Housing" and "Education/Skills" domains, SO1008459 ranked 1,040th and 792nd respectively, placing it in the second bottom deciles. Multiple datazones adjoining SO1008459 making up the wider Wester Hailes area sit within the most deprived decile.
Data on equality outcomes	SIMD	The data shows that the site is within a deprived area with particular issues being crime, income, employment, health and housing and education/skills.

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected and to the environmental impacts of your proposal
		There is a need for interventions that will help reduce crime, improve the employment, housing supply, and boost residents' education/skills.
Research/literature evidence	As above	
Public/patient/client experience information	CEC Tenant surveys. Edinburgh Tenants Federation. Monthly newsletter.	Every year the City of Edinburgh Council's housing rent consultation gathers tenant views on their experience of the housing service and presents options for setting the next year's rent levels. In addition, we also ask more detailed questions on cost-of-living difficulties and what issues were most affecting our tenants.
Evidence of inclusive engagement of people who use the service and involvement findings		<u>Project Specific Consultation:</u> Dedicated Murrayburn Gate consultation web page to engage stakeholders, share information and collect comments and feedback. A live digital event was held on 8 December 2021 between 3pm and 7pm. The event gave an overview of the vision and principles for the development and gave the opportunity to comment, ask questions and receive responses directly from the project team. Posters were displayed in the nearby area and shopping centre giving details of the consultation and how to get involved. Local ward Councillors were notified personally via email of the consultation. The consultation was advertised in the Edinburgh Evening News. The Council's various social media platforms were utilised to publicise the consultation. Leaflets were delivered to around six hundred homes in the immediate surrounding area.

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected and to the environmental impacts of your proposal
		A second live digital event was held on 6 March 2022 between 3pm and 7pm. The event also gave the opportunity to comment, ask questions and receive responses directly from the project team. Key consultation outcomes during the two events above highlighted a strong desire to build in resilience through tackling climate change, and health and wellbeing.
Evidence of unmet need	Edindex	Around 150 households bid for every Council and housing association home that becomes available for let. There are currently around 4000 households in temporary accommodation awaiting a move to a permanent home. Around 70% of available Council homes are let to homeless people with the remaining homes let to others in urgent housing need.
Good practice guidelines	Housing for Varying Needs Edinburgh Design Guide Edinburgh Local Development Plan Proposed City Plan 20330	Housing design guidance overseen by representatives from the following: Age Concern, Convention of Scottish Local Authorities, Disability Scotland Joint Mobility Unit of the RNIB and GDBA Royal Incorporation of Architects in Scotland, Scottish Federation of Housing Associations, Scottish Federation of House Builders and Scottish Homes Regional Offices. The Edinburgh design guidance explains how to comply with local plan policies on urban design. A Local Development Plan (LDP) sets out policies and proposals to guide development. Sets out the strategy for development, proposals and policies to shape development and inform planning

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected and to the environmental impacts of your proposal
	The City of Edinburgh Council New Build Housing Design Guide	decisions in the city over the next 10 years and beyond. The Design Guide outlines the requirements for The Council's Housebuilding Programme. The requirements were developed collaboratively with the Council, Housing Management Team, Housing Asset Management, Health and Social Care Partnership, Planning, Roads, Waste, Lot 1 and Lot 2 Framework Contractors, Architects and others.
Carbon emissions generated/reduced data	2020 Air Quality Annual Progress Report Transport Assessment Sustainability Statement All heat and energy demand will be met through renewable sources with no requirements for any fossil fuels.	Annual update on the most recently available annual air quality monitoring data (2019), local pollutant trends and emerging issues. Accessibility and public transport provision Proposal complies with and exceeds section 6 (energy) of the current building standard: works towards net zero carbon emissions, utilises zero carbon technologies, promotes passive design, renewable energy, sustainable transport, reduces water use, surface water attenuation, neighbourhood recycling, sustainable timber. This will ensure emissions from the development when operational are very limited.
Environmental data	City of Edinburgh Council 2021	Classifies all significant open space within the urban areas of Edinburgh.

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected and to the environmental impacts of your proposal
	Open Space Audit Ecological assessment Tree Survey Assessment Drainage Strategy and Flood Risk Assessment	Summary of Ecological Assessment undertaken in March 2022, by professional ecologist E. McMurchy prepared by Land Use Consultants (LUC) in March 2022. Full tree survey was undertaken in February 2022, by professional arboriculturist. Mike Charkow of Arbor Vitae Arboriculture Ltd. in February 2022 in accordance with BS 5837. Flood Risk Assessment and Drainage Strategy Report prepared in April 2022 by Bayne Stevenson Associates Ltd.
Risk from cumulative impacts		No risks from cumulative impacts were identified.
Other (please specify)		
Additional evidence required		

8. In summary, what impacts were identified and which groups will they affect?

Equality, Health and Wellbeing and Human Rights	Affected populations
Positive Good choice of tenure blind homes to allow access for all. 73 new affordable homes of mixed sizes and tenures including social and midmarket. Passive surveillance, increased ground activity, shared garden space, will all improve the feeling of security and safety in and around the new and existing homes and adjacent pedestrian routes.	Local residents New residents – People & families who are at risk of poverty. Current local and future residents.

Equality, Health and Wellbeing and Human Rights	Affected populations
Located in a mixed community area Access to active travel and public transport routes Full fibre for all new build homes. Reduced availability of car parking will improve air quality and will have positive health benefits. New wheelchair accessible homes Homes will be built to Housing for Varying Needs Standards providing a home for life which can be adapted to varying needs. Enhanced building fabric of homes with increased insulation will reduce need to heat home and prevent fuel poverty. PV panels will provide free electricity helping to reduce utility bills. All new homes fitted with fire suppression systems will protect residents from fire. New homes for Health and Social care clients currently in hospital without suitable accommodation in the community. New Mid-market homes.	Current local and future residents and businesses Current local and future residents. Wheelchair users. New residents across all ages and stages of life. New residents. People with mental health issues. People who are at risk of poverty who wouldn't be prioritised for social rent.
Negative Reduced parking levels could result in parking overspill in other areas and could be viewed as a disincentive to move to the area. Risk of lack of integration (physical and social) between existing neighbourhoods and new developments Construction causes disruption to surrounding residents e.g. noise, dust, vibration and traffic.	New and existing residents. New and existing residents. Existing Residents.

Economic	Affected populations
• All homes provided with full fibre <u>Contractual Community Benefits with main contractor.</u> • Improve local employment opportunities. • Help young people into positive destinations. • Apprentices, work placements, interview techniques • Investment fund for community-led projects and organisations.	All local groups and residents.
Negative	

9. Is any part of this policy/ service to be carried out wholly or partly by contractors and if so how will equality, human rights including children's rights, environmental and sustainability issues be addressed?

The development will be carried out by the developer partner CCG (Scotland) Ltd on behalf of the Council. All contractors and sub-contractors will need to comply with the terms imposed by CEC through Procurement to ensure Fair Pay, Equalities etc.

10. Consider how you will communicate information about this policy/ service change to children and young people and those affected by sensory impairment, speech impairment, low level literacy or numeracy, learning difficulties or English as a second language? Please provide a summary of the communications plan.

CCG will appoint a Community Officer to consult with the community during the construction and ensure community benefits are allocated to groups and projects most in need or will have the biggest impact.

Quarterly newsletters during the construction period will be distributed to surrounding residents to inform them of upcoming works and potential disruption, community benefit information and ways to contact will include happy to translate information.

Tenant handover packs will be drafted to be clear and concise with simple language to help new residents get to grips with their new home and will include information on local active travel routes, public transport links and energy saving advice.

- 11. Is the plan, programme, strategy or policy likely to result in significant environmental effects, either positive or negative? If yes, it is likely that a Strategic Environmental Assessment (SEA) will be required and the impacts identified in the IIA should be included in this. See section 2.10 in the Guidance for further information.**

No. The proposals have been screened for an Environmental Impact Assessment (EIA). Planning has confirmed that an EIA is not required.

12. Additional Information and Evidence Required

If further evidence is required, please note how it will be gathered. If appropriate, mark this report as interim and submit updated final report once further evidence has been gathered.

No further evidence is required.

- 13. Specific to this IIA only, what recommended actions have been, or will be, undertaken and by when? (these should be drawn from 7 – 11 above) Please complete:**

Specific actions (as a result of the IIA which may include financial implications, mitigating actions and risks of cumulative impacts)	Who will take them forward (name and job title)	Deadline for progressing	Review date
Quarterly newsletters during construction to surrounding residents, businesses and school to notify of upcoming works that may cause disruption.	Main Contractor – CCG (Scotland Ltd)	Throughout build contract	April 2025
Ensure letting policy for homes contains a good mix of starters and movers to create good integration between existing and new residents.	Local Housing Team.	November 2026	June 2026
Ensure there is a robust plan in place and risk assessment undertaken for the care of Health and Social care clients.	Health & Social Care	March 2026	February 2026
Ensure that the Traffic Management Plan is adhered to to limit disruption to nearby residents and businesses	Main Contractor – CCG (Scotland Ltd)	Throughout build contract	April 2025
Ensure that reasonable steps are taken to limit the impact of noise and dust generated from	Main Contractor – CCG (Scotland Ltd)	Throughout build contract	April 2025

Specific actions (as a result of the IIA which may include financial implications, mitigating actions and risks of cumulative impacts)	Who will take them forward (name and job title)	Deadline for progressing	Review date
construction works. E.g. noise barriers, quieter equipment used, regular watering to stop dust becoming airborne			

14. Are there any negative impacts in section 8 for which there are no identified mitigating actions?

Energy required to develop the site – this is an unavoidable impact of construction.

15. How will you monitor how this proposal affects different groups, including people with protected characteristics?

Every year the City of Edinburgh Council's housing rent consultation gathers tenant views on their experience of the housing service and presents options for setting the next year's rent levels. In addition, we also ask more detailed questions on cost-of-living difficulties and what issues were most affecting our tenants.

16. Sign off by Service Director

Name Peter Watton

Date 3 November 2025

17. Publication

Completed and signed IIAs should be sent to:
integratedimpactassessments@edinburgh.gov.uk to be published on the Council website www.edinburgh.gov.uk/impactassessments

Edinburgh Integration Joint Board/Health and Social Care
sarah.bryson@edinburgh.gov.uk to be published at www.edinburghhsc.scot/the-ijb/integrated-impact-assessments/