

Integrated Impact Assessment – Summary Report

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

1. Title of the proposal

Fountainbridge New Build Mixed Use Development

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

A total of circa 464 dwellings and 10,000sqm commercial building proposed across this site.

The current accommodation schedule includes 27 studio, 325 one bed 125 two bed and 107 three-bedroom properties including 17 wheelchair accessible properties.

The current proposal for the commercial building at site E2 is a mix of hotel, student accommodation and co working space.

The site is next to the Union Canal at Leamington Lift Bridge on both sides of Gilmore Park. The housing includes a mix of tenures, including Social Rent, Mid-Market Rent and wheelchair accessible flats for both City of Edinburgh Council, Edinburgh Living.

The site is set between the union canal to the south and Dundee Street to the North. Gilmore Park splits the site between E2 to the east and W1- 4 on the west. Viewforth is the boundary to the west of the site.

The site is brownfield. It was previously the North British Rubber Factory and the McEwan's Brewery. The Printmakers have refurbished the Rubber Factory Headquarters in the northeast corner of the site with, printmaker studios, two galleries, event space and a shop and café.

The site will be remediated and developed to provide mixed tenure housing including affordable, public realm, EV charging, low carbon heating and greenspace for a wide range of users including social tenants, mid-market tenants, families, people living alone, wheelchair users, Health and Social Care clients.

This project is within the Fountainbridge area. The site is next door to the new Boroughmuir High School and neighbouring housing developments. This area will be supported by new and improved active travel routes along the canal and on Dundee Street.

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

Public involvement has been central to the proposal. There was groundbreaking community engagement when the masterplan was prepared in 2013/14.

The architects, 7N led the community on a comprehensive programme of community workshops as the designs evolved and with regards to sustainability through 2013/14 before the submission of the PPP planning application.

A Sounding Board was created to engage stakeholders, share information and collect comments and feedback. The Board includes and is Chaired by a local Councillor, and the membership list is used as a mailing list to send out information about the development as well as any updates for other projects around the area.

There were further events led by the development partner and their architects, 7N, for the up-to-date approval 22/04045/AMC.

There were also a series of workshops held with the local community group Fountainbridge Canalside Initiative (FCI) as the design was developed to explore issues that they had previously expressed particular interest in:

- Energy Options - October 2021
- Greening Pt.1 / Public Realm - November 2022
- Greening Pt.2 inc. Maintenance - February 2022
- Active Uses - April 2022

A key outcome of the Greening workshop was the creation of revised proposals for Leamington Square, a space which is shared with the adjacent Vastint development. Leamington Square –

The energy discussion explored a range of low carbon options for providing heating/hot water for the new homes in the development before arriving at the preferred option of air source heat pumps.

Digital Engagement Event

Although it is not required for an AMSC application, an online Public Engagement process was undertaken between 30 June and 22 July 2022.

This digital consultation was facilitated and recorded by Orbit Communications in line with Scottish Government recommendations.

A final Canalside Event took place on the towpath on 19/07/22 at the request from representatives of FCI, copies of the public exhibition boards were also located on the site next to the canal towpath.

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

No.

5. Date of IIA (interim)

The first version of the IIA was presented to stakeholders in July 2025

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 Titles	Date of IIA training
Jen Blacklaw	Senior Project Manager	12 June 2024

Name	Job Titles	Date of IIA training
	Development and Regeneration	
Alan Birnie	Team Leader Place	
Karl Ivanov	Senior Engineer Transport Contracts and Design	
Rurighd McMeddes	Senior Project Manger Active Travel	
Ewan Anderson	Architect 7N	

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	Scottish Index of Multiple Deprivation (SIMD)	This site sits within central Edinburgh situated near Haymarket Station and Edinburgh's West End area of the city. Both main route in and out of the city towards Midlothian. The SIMD is the Scottish Governments tool for identifying areas in Scotland of concentrations of deprivation. SIMD 2020 is made up of 6,976 data zones with one being the most deprived and 6,976 being the least deprived. The site lies within datazone S01008651 in Dalry and Fountainbridge, which is ranked 4,276th in the 2020 Scottish Index of Multiple Deprivation (SIMD). This data is evidence that the area requires significant support, affordable housing, and infrastructure to mitigate the social inequality.
Data on service uptake/access	Edindex CEC Accessible Housing Study	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. 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. Fountainbridge sits mainly within datazone S01008651. As of 2020, this data zone ranked the 4,276th most deprived of Scotland's 6,976 datazones.

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
		On the “Crime” domain, S01008651 ranked 2256th out of the 6,976 datazones, placing it in the bottom (most deprived) decile. 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. Fountainbridge sits mainly within datazone S01008651. As of 2020, this data zone ranked the 4,276th most deprived of Scotland’s 6,976 datazones. On the “Crime” domain, S01008651 ranked 2,256th out of the 6,976 datazones, placing it in the bottom (most deprived) decile. On the “Housing” and “Education/Skills” domains, S01008651 ranked 26th and 2833rd respectively, placing it in the ninth least deprived area. Within Housing it scores one which puts this area at the very bottom of the Housing domain and requires an investment of affordable housing in the area. Multiple datazones adjoining S01008651 making up the Dalry and Fountainbridge sit within the most deprived decile. SO1008652 which sits west of Fountainbridge sits at the very bottom of Housing at 53 and Education and Skills at 986, Crime ranks at 1,513 showing this area requires investment in housing and education/skills.
Data on equality outcomes	SIMD – deprivation. Office for National Statistics (ONS) – earnings. Education Scotland – school leavers qualifications and destination. Scottish Public Health Observatory (SPHO) - Crime rates	The data shows that the site is within a split area of least 10% deprived area but other areas bordering the site are within the most deprived 10% with issues being crime and housing and education/skills. There is a need for interventions that will help reduce crime, improve the housing supply, and boost residents’ 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
	CEC – anti-social behaviour Edinburgh Poverty Commission – poverty DWP - child poverty	
Research/literature evidence.	As above	
Public/patient/client experience information	CEC Tenant surveys – Edinburgh Tenants Federation. Monthly newsletter. NHS Lothian: Public Health Scotland Profiles, Southeast Edinburgh. Scottish Census 2022	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.		The Project Specific Consultation is detailed in S.3 above. Posters were displayed on and around the site and on the towpath giving details of the consultation and how to get involved. The mailing list was notified of the consultation. Surrounding community councils and local ward Councillors were notified personally via email of the consultation and through the Sounding Board. The Council's various social media platforms were utilised to publicise the consultation. Leaflets were delivered to homes in the area.
Evidence of unmet need	Edindex	Around 250 households bid for every Council and housing association home that becomes

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		available for let. With it increasing to 660 for larger flats and houses. This is from the Edindex web page and was correct at the time of this Oct 2024. There are currently around 4,000 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 2030 The City of Edinburgh Council New build housing design guide	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 decisions in the city over the next 10 years and beyond. The guidance provides a concept for a flexible, modern home to suit varying levels of needs and support for residents without the requirement for major alteration or relocation. Design requirements of 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.

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
	Housing Needs and Demand Assessment (HNDA) Edinburgh Tenants Survey	Identifies key factors driving the local housing market, including household formation, population and migration, housing affordability including income, house prices, rent levels, access to finance, and key drivers of the local and national economy, 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.
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 limited.
Environmental data	City of Edinburgh Council 2021 Open Space Audit Ecological assessment	Classifies all significant open space within the urban areas of Edinburgh. Thriving Greenspaces is the development team within the City of Edinburgh Council

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
	Tree Survey Assessment Drainage Strategy and Flood Risk Assessment Thriving Green Space	Parks and Greenspace staff under the Neighbourhood Environmental Services.
Risk from cumulative impacts	Planning records for other applications	The neighbouring sites are all built out: Vastint Moda Boroughmuir High School
Other (please specify)		
Additional evidence required	NHS Lothian/ Health and Social Care Edinburgh Living	Aging population within Information on need in the area.

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

Equality, Health and Wellbeing and Human Rights	Affected populations
Positive Remediation of contaminated land including buried asbestos will remove harmful contaminants. New affordable homes of mixed sizes and tenures including social and midmarket. Student Accommodation Co working space.	Local residents New residents – People & families who are at risk of poverty. Students Working People Current local and future residents and businesses.

Equality, Health and Wellbeing and Human Rights	Affected populations
New and improved cycle and pedestrian routes will be developed offering access across the site and access to the coast for existing population to the south and new residents. Increase in local population will support the provision of improved public transport provision e.g. additional bus routes. Creation of high-quality public realm and open space, including play space to meet existing deficit in the area. Well-designed streets including lighting and planting will increase security by surveillance and street activity. Reduced availability of car parking coupled with improved cycle / pedestrian routes 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 and triple glazing 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. Current local and future residents Current local and future residents Wheelchair users. New residents across all ages and stages of life. New residents. New residents. New residents. New residents People with mental health issues. People who are at risk of poverty who would not be prioritised for social rent.

Equality, Health and Wellbeing and Human Rights	Affected populations
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. The area becoming more populated there will likely be a larger demand/ pressure on NHS services	New and existing residents. New and existing residents. Existing Residents. New and existing residents.
Environment and Sustainability including climate change emissions and impacts	Affected populations
Positive Design that promotes sustainable living: • reducing the need to travel through 20-minute neighbourhood principles • new and enhanced active travel routes. • reduced parking (25% cap) with alternative options like city car club provided. • 200% safe cycle storage provided across all homes. • Green space on every doorstep. Plan for and adapt to the unavoidable impacts of climate change (surface water flooding, sea level rise, hotter and drier summers, milder and wetter winters) by e.g.: • installation of Sustainable Urban Drainage Systems (SUDS) in new developments • use of greenspace and nature-based solutions. • reducing urban creep through greening and permeable surfacing • natural flood defences • blue / green roofs • protected green belt through clearer and enhanced boundary. • no underground storage tanks • rain gardens Increase local renewable energy generation for a net zero ready community: • zero gas heating solution • enhanced fabric to reduce need to heat homes.	New and existing residents. New and existing residents. New and existing residents.

Environment and Sustainability including climate change emissions and impacts	Affected populations
- homes designed to benefit from maximum solar gain. - PV panels for local electricity generation	
Negative	
Embodied carbon within construction materials and within energy used to construct homes.	New and existing residents.

Economic	Affected populations
Positive - Increased population to support local shops/business. - All homes built with dedicated work from home space to allow for flexible working. - Fibre to Premise on all new builds. - New Student/ Hotel and Co working space. <u>Contractual Community Benefits with main contractor.</u> - Improve local employment opportunities. - Help young people into positive destinations. - Apprentices, work placements, interview techniques - Facilitate links between schools, college and employment agencies through learning and work forum to increase access for help with literacy and numeracy for children and adults.	Local businesses New residents Local Businesses All local groups and residents.
Negative No identified negative economic impacts.	

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?

A Development Partner has been procured for the development as of the time of the IIA. 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.**

Development and Regeneration will continue to oversee and approve any consultation with the community during the construction and ensure community benefits are allocated to groups and projects most in needs or will have the biggest impact. The Development Information Forum (DIF) will continue throughout the development's lifespan.

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. 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.

- 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
Contractor should enrol scheme with considerate constructors' scheme and adhere to HSE guidance.	Principal Designer Currie and Brown -	Throughout build contract	OCTOBER 2026
Quarterly newsletters during build to surrounding residents	Main Contractor -	Throughout build contract	OCTOBER 2026

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
to notify of upcoming disruptive works.			
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.		OCTOBER 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		OCTOBER 2026

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

There is one remaining meanwhile use on the site. The Community Garden that will have to relocate for the duration of the construction. We will accommodate them as best we can by moving the pallets to different parts of the site and they can incorporate the pallets into the permanent community garden once construction is complete.

Redevelopment of brownfield site will lead to loss of habitats within 'wild' self-seeded planting on derelict land. However, overall improvement in habitats created through new planting, safeguarding of the majority of existing trees and new measures such as bird and bat boxes integrated into the design of buildings. New Greenspace will also be within the development.

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 10/11/25

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/