

10.00 am, Thursday, 19 November 2015

St James Quarter – Update on Progress

Item number	8.6
Report number	
Executive/routine	
Wards	11 – City Centre

Executive summary

This report seeks to inform and update the Council on the working arrangements between the City of Edinburgh Council, the Scottish Government and TH Real Estate in the delivery of the Edinburgh St James development.

The report further informs on:

- (i) the Growth Accelerator Model (“GAM”) that was first reported on 1 May 2014;
- (ii) the Compulsory Purchase Order reported on 29 May 2014; and
- (iii) progress generally on the Edinburgh St James project and surrounding area, viz Picardy Place, which was last reported on 25 September 2014.

Links

Coalition pledges	P8 , P15 , P17
Council outcomes	CO7 , CO8 , CO9 , CO19
Single Outcome Agreement	SO1 , SO4

St James Quarter - Update on Progress

Recommendations

That Council:

- 1.1 Notes up to £61.40m in new potential borrowing, which would be maintained and repaid over and up to a 25 year period through a combination of public and private sector investment; all as previously approved by Council in May 2014;
- 1.2 Delegates authority to the Chief Executive to take such action as deemed necessary or desirable to commit the City of Edinburgh Council to the Growth Accelerator Model funding agreement with the Scottish Government and to sign said agreement. (Detail available to members in a data room);
- 1.3 Delegates authority to the Chief Executive to take such action as deemed necessary or desirable to commit the City of Edinburgh Council to the Growth Accelerator Model funding agreement with TH Real Estate and to sign said agreement substantially on the terms set out in this report. (Detail available to members in a data room);
- 1.4 Delegates authority to the Chief Executive to take forward the potential development site at Picardy Place to the open market, to engage marketing agents to provide a full marketing campaign and to seek tenders in order to secure best value for the site's disposal. A report on the offers received will be brought back to Council for a decision on disposal;
- 1.5 Notes that agreement has been reached between John Lewis Partnership and TH Real Estate for John Lewis Partnership to remain as the anchor tenant in the store and to continue trading during the construction period. Notwithstanding the agreement reached between the parties, Council officers, as part of their due diligence, continued, up to the point that an agreement was reached between John Lewis Partnership and TH Real Estate, to assess and satisfy themselves of the viability of the project as a reasonable prospect in the event that John Lewis Partnership were to be replaced by a retailer of equal standing;
- 1.6 Notes that TH Real Estate will continue to seek negotiated agreements for the remaining properties and interests (see Appendix A) in parallel with the Council enacting the Compulsory Purchase Order;
- 1.7 Delegates authority to the Chief Executive in consultation with the Council Leader and Depute Leader to make and implement a further Compulsory Purchase Order for the St James Quarter redevelopment area pursuant to Section 189 of the Town & Country Planning (Scotland) Act 1997 ("the 1997 Act") for the purposes of acquiring land and interest within the consented planning red line boundary should such necessary interest not have been secured by the making of the Compulsory Purchase Order known as The St

James Quarter, Edinburgh (Number Two) Compulsory Purchase Order 2014;
and

- 1.8 Notes the creation of a Joint Development Initiative Programme of Works to oversee and control traffic management works in conjunction with the Council's Roads department, public utility companies, emergency services, the St James contractor, TH Real Estate and other city centre projects. The detailed methodology of the management controls and a regular update will be provided to members as part of the regular St James Quarter members briefing meeting cycle.

Background

- 2.1 St James Edinburgh Limited ("the Developer") bought the St James Centre, including the now vacant New St Andrews House (the former Scottish Office building next to the centre) in May and June 2006.
- 2.2 St James Edinburgh Limited, a company registered in Scotland, is part of a group of companies and unit trusts which is ultimately owned by the Henderson UK Shopping Centre Fund (the 'Henderson Fund'), a Jersey Regulated unit trust. The Henderson Fund is managed by Henderson Real Estate Asset Management Limited, a 100% subsidiary of TIAA Henderson Real Estate Investment Management Limited (TH Real Estate). TH Real Estate ("THRE") is a joint venture of TIAA-CREF, a financial services provider, and Henderson Global Investors.
- 2.3 On 4 June 2009, the Council approved planning permission in principle (08/03361/OUT) for the redevelopment, refurbishment and demolition works to provide a major mixed use scheme on the site of the existing St James Centre.
- 2.4 In accordance with the Recommendations of the St James Quarter Compulsory Purchase Order report to Council dated 29 May 2014, a Compulsory Purchase Order has been made and implemented for the St James Quarter redevelopment area, for the purpose of acquiring the land and property interests shown in the CPO Plans and Schedule of Interests previously presented to Council.
- 2.5 The Council Minute of Agreement with THRE provides and delivers that in executing the CPO and supporting the project, all costs to the Council are being fully reimbursed and there is no cost to the public purse.
- 2.6 The signing of the Minute of Agreement by St James Edinburgh Limited and the City of Edinburgh Council was completed on 4 September 2014 in terms which were considered acceptable by the Chief Executive, in consultation with the Council Leader and Depute Leader, to suitably protect the interests of the Council and secure reimbursement of all costs, fees, expenses and compensation claims which might be incurred by the Council arising from the CPO and the subsequent transfer to St James Edinburgh Limited of the property interests acquired, and such other terms as the Chief Executive considered necessary or desirable. Prior to the Minute of Agreement being signed Group Leaders were consulted on the proposed final terms and how the risks reported in the 29 May 2014 report were to be mitigated.

- 2.7 All-party briefings on progress by a joint representation of Council Officers and TH Real Estate have been agreed and scheduled.
- 2.8 Communications protocols have been agreed by the Council and TH Real Estate.

Main report

Negotiations

- 3.1 The Developer's approach to negotiations with landowners accords with the best practice guidance set out in paragraphs 7 and 8 of the Scottish Government Planning Circular 6/2011 - Compulsory Purchase Orders (the "Circular"), where the Scheme is large and complex with multiple interests to secure.
- 3.2 The Developer has established a specialist land assembly team made up of Culverwell Property Consultants, Carter Jonas LLP and CBRE which is progressing negotiations with all parties. These negotiations are monitored by Council officers.
- 3.3 At the time of writing, a summary of the remaining interests is set out in Appendix A.

CEC Owned Land

- 3.4 The Council at its meeting on 29 May 2014 delegated authority to the Chief Executive, in consultation with the Council Leader and Depute Leader, to make a Compulsory Purchase Order in respect of the property interests required for the St James Quarter redevelopment by the Developer, St James Edinburgh Limited ("SJEL"). The report also noted that various areas of Council owned land, which are required for the development, would be subject to a separate sale agreement, and the sale terms reported back to Committee for approval in due course. On 15th January 2015 the Finance and Resources Committee approved a delegation to the Director of Services for Communities and the Head of Legal, Risk and Compliance to agree terms and conditions for the sale and purchase of various pieces of land around the St James Centre to SJEL and also to grant a long lease of an area of ground to SJEL.
- 3.5 There were small parts of road or footpath where title investigations suggested that there may have been a common good issue. Those land parcels were presented to the Court of Session for consent to dispose; such consent has been given.
- 3.6 The following is an update of the progress of the land transactions:
 - The sale of the site at Cathedral Lane to accommodate a relocation of the current electricity substation situated below in the basement of the existing shopping centre has now been completed. This work allows the Developer to relocate the substation to facilitate the demolition of the existing centre.
 - Part of the Cathedral Lane site and a small portion of the site at St James Place were common good land. Court of Session consent to the sale of these sites was given on 25 March 2015 and 9 April 2015 respectively.

- The agreement for the sale of the remainder of the Council land required for the development and the purchase and lease back of public realm space associated with the development is currently being finalised.

3.7 The Council land parcels (see Appendix B) have been independently valued and these values have been agreed with THRE. On completion of the land transaction, the Council has a net gain of land in the area of 1,186.11 sq.m. and there is a nett transfer value of £683,000.in the Council's favour.

Update on GAM

3.8 The Council approved the following recommendations on 1st May 2014:

- A new financing model to unlock this development.
- Up to £61.40 million in new prudential borrowing, which would be maintained and repaid over up to a 25 year period through a combination of public and private sector investment.
- Council officers taking forward detailed negotiations on this proposed funding mechanism, including setting up a new partnership board to oversee the development of the Quarter.
- Agreement to the three performance targets set by the Scottish Government as part of the condition for their annual contribution to the model.
- That a new retail and hospitality skills academy be established within the development to provide training support for targeted employment opportunities for those furthest away from the market.
- That a permanent new Shop Mobility scheme be included within the programme of works.
- That new charging points for electric vehicles be included within the programme of works.
- That Council officers enter detailed discussions with officials from the Scottish Government and the owners of the Quarter, so as to refine and agree the operation of the new model. Those negotiations are now complete.

Infrastructure Investment Plan

3.9 The Council has identified a programme of infrastructure which would provide the necessary impetus to take the redevelopment forward. These include improvements to the physical environment at James Craig Walk, designed to increase the accessibility, permeability and the user experience of the areas; new public realm at Picardy Place, together with the provision of a multi-modal transport interchange at the junction of Leith Walk, Leith Street & York Place. A new energy centre designed to provide power, heat and cooling to the development and, potentially, the wider area will also be constructed. The value of the new infrastructure was projected at up to £61.4m; it is now targeted at £53.0m and will be managed and overseen by the Partnership Board of the Council, the Scottish Government and the Scottish Futures Trust.

3.10 Redevelopment of the Quarter provides an opportunity to complement the transport improvements that will be delivered through the Leith Programme. With

additional funding from Sustrans Scotland, the programme will deliver major improvements for pedestrians and cyclists for the entire length of Leith Walk. The design has been informed by an analysis of the streets functions and its importance locally, as well as across the city as a major connector.

Scottish Government Funding

- 3.11 Developments of this scale require an appropriate IRR (Internal Rate of Return) to make the project viable for property funds such as the Henderson Fund. The Developer approached the Council with a proposal to secure public funding for essential upfront enabling infrastructure for the wider area in order to make the Scheme meet the investment return requirements for the Henderson Fund investors.
- 3.12 A subsequent business case for public intervention was therefore made to the Scottish Government and on 1 May 2014 the Council approved a new financing model (GAM) to unlock funding of up to £61.40 million to fund infrastructure and transport works in the wider area.

Economic Impact

- 3.13 The development as consented would deliver 50,700m² of high-quality retail space, 3,200m² of assembly and leisure space, a 210-bedroom five-star hotel, a 52-bedroom apart-hotel and 143 residential units.
- 3.14 A Council-commissioned economic impact assessment published in 2013 found that the redeveloped St James Quarter was projected to support a net increase in employment in Scotland of approximately 1,000 full-time equivalent jobs and a net increase in the gross value added of Scotland of approximately £45 million per annum.

Delivery Process

- 3.15 Agreement has been reached, based on an appraisal of the procurement and state aid regulations as well as discussions with the Developer on a delivery process. This would allow, to the extent the public works fall within the relevant legislation, the publicly funded work packages to be procured by the Developer within OJEU, the procedural framework. Council officers would continue to appraise the situation as the detail of the work packages evolves so as to ensure no procurement regulations are breached. It is proposed that reimbursement of these costs to the Developer, would only take place on practical completion of the whole project when new business rate revenues are being generated. The Developer will fund the works through the construction period. The Council and the Scottish Government will look to manage the approval process to ensure value for money, maintain the upper limit of up to £61.40m and continue to target a lower sum of £53.0m.

Proposed Funding Mechanism

- 3.16 Given current fiscal constraints, the Council is unable to shoulder the cost of required borrowing within existing resources. A collaboration with the Scottish Government and Scottish Futures Trust on the newly developed Growth Accelerator Model was therefore recommended.

- 3.17 This innovative new model of financing previously proposed a total borrowing of up to £61.4 million which would require annual repayments of £4.77 million over a 23 year period. This is 2 years shorter than the proposed 25 year term of the model.
- 3.18 The proposed funding mechanism itself is a partnership between the Scottish Government, the Council and the Developer. Council borrowing costs would ultimately be completely offset by new income streams, subject to proposed targets being achieved.
- 3.19 It is further proposed that the remainder of the annuity payment be tied to the achievement of the following deliverables, resulting in three separate income streams to cover the remaining funding gap of £55 million:
- I a predetermined uplift in rateable value derived from within the St James Quarter itself (55%);
 - II an uplift in rateable values from within a wider area as a result of the catalytic effects of the new Quarter (25%); and
 - III the achievement of employment and training targets to support the long term unemployed and the harder to reach groups and areas (20%).
- 3.20 The Scottish Government contribution of up to £4.27 million is linked to the delivery of these three outcomes, over three years initially from 2020. However the timeframe will be reviewed if the targets are not met in this initial period. The Government's contribution is also linked to a proportional percentage performance against targets. So, for instance, if 80% of the respective targets are achieved, the Scottish Government will only provide for 80% of its contribution.
- 3.21 The risk of not meeting the above targets would sit with the Council. However, should the Council be unable to achieve these objectives because of unprecedented market changes, it is proposed that there is a renegotiation of the previously agreed long stop dates. This would allow the Council to realise a full funding commitment over the life of the project.
- 3.22 Another important feature of the model is that overall funding by the Scottish Government would be capped at £98m to cover principal and interest payments. This would not increase over the life of the project. Any reduction in borrowing, due to lower than forecast infrastructure costs would be reflected in a corresponding reduction in the annuity payment from the Scottish Government and TH Real Estate.
- 3.23 As an incentive for the Developer to drive down the cost of the supporting infrastructure, for the first £700,000 of any reduction in the annuity payment, there is a proposed even split in the reduction of contributions between the Scottish Government and TH Real Estate. This would roughly equate to the first 15%, equivalent to first £9 million reduction in infrastructure costs. At this point, all future reductions in the cost of infrastructure would also result in a reduction of the annuity payment for the Scottish Government alone. However, any increase in borrowing requirement, or change in interest rate above 5.5% assumed, would be met by the Council alone.

- 3.24 Finally, TH Real Estate has agreed to share any surplus above normal returns on the wider investment. This surplus or “super profit”, should it occur, would be split between the public and private sector. The exact mechanism and split has been determined in detailed negotiations between the Council with the Scottish Government and the Developer.

Governance

- 3.25 It is proposed under the form of agreement that an Executive Group be set up comprising senior representatives from the Council, the Scottish Government, the Scottish Futures Trust and the Developer TH Real Estate to govern the overall delivery of the project. The Council would dedicate specific management resource capacity to the programme. The structure of the partnership would also ensure the Developer successfully undertakes all development works in accordance with an agreed timetable. As part of the governance, the new board would be set up to oversee the GAM development works. This would include Council Officers, the Scottish Government and the Developer.

Picardy Place

- 3.26 In the report to Council on 29 May 2014 a new site at Picardy Place within the Council’s ownership, created as a result of the junction reconfiguration at the top of Leith Walk, was proposed to accommodate the hotel relocation if required to facilitate the development of the St James Quarter. This site is no longer required to facilitate that development.
- 3.27 Given that the development site is no longer required by the St James development, approval is sought to proceed to marketing the site for disposal in order to secure best value and receipt by the Council.

Lasting memorial to Nelson Mandela

- 3.28 On 4 November 2014, the Council’s Corporate Policy and Strategy Committee agreed that a lasting memorial to Nelson Mandela, the former president of South Africa, should be sited within the St James development. On 24 March 2015, the Corporate Policy and Strategy Committee agreed to delegate authority to the Director of Economic Development to determine what form the lasting memorial should take and to negotiate and enter into a formal agreement with the developer on the location for the proposed lasting memorial. Initial discussions have since been held with the developer with a view to identifying a suitable location once public realm designs are completed in late 2015.

Programme

- 3.29 The Developer’s indicative master programme for development shows demolition and site start in 2016 with completion around 2020 for the retail element and around 2021 for the remaining leisure and residential elements.
- 3.30 The Minute of Agreement stipulates that the Developer must start the development between 3 and 5 years after the CPO is confirmed by the Scottish Ministers and thereafter progress with all due diligence.

Development Funding/Viability

- 3.31 The issue of funding and viability is covered in the Circular. It states that the authority must satisfy itself that there is a “reasonable prospect” of (a) securing the funding both to acquire the land and then (b) to complete the Scheme over a “reasonable timescale” (i.e. Scheme viability). The Council’s Head of Finance has access to all salient information to continue to monitor the reasonable prospect position.
- 3.32 In relation to the funding to cover the cost of the compensation claims and associated fees and expenses of making and implementing the CPO, these costs are covered by the Developer providing the Council with an indemnity to cover all such costs, all as contained within the Minute of Agreement. The Minute of Agreement ensures that the Council is not legally committed to any acquisitions until the estimated compensation figures are agreed with the Developer and the Developer either places the Council in funds to cover the appropriate amounts or provides a bond to cover the costs. It is considered that the Council can be satisfied it has sufficient comfort on the ability of the Developer to cover the costs of the acquisition of the land which is likely to form part of the CPO.
- 3.33 TH Real Estate manage around £14.7 billion (as at March 2014) of real estate assets worldwide. The Henderson Fund has a net asset value of £593 million but despite the size of the fund, due to the length of development programme and scale of the project, the Henderson Fund is to secure both its own equity and that of a partner or group of partners who may in turn utilise a mix of debt and equity funding for the overall development costs currently estimated at £630 million. The marketing exercise for a partner/partners is underway and the Developer has indicated that such agreements are likely to be in place by 2015/2016 but ultimately by site start.
- 3.34 It is normal for such a large complex project with a long construction programme to have various stages at which both debt and equity funding would be committed.
- 3.35 The Developer has given the Head of Finance access to commercially sensitive information to demonstrate that a funding plan for the Scheme is in place and that it believes the necessary funding will be available to progress the development. This, along with the financial commitment to date of over £200 million demonstrates the Developer’s commitment to complete the Scheme within the guidelines of the Circular. This funding plan will be monitored by the Council at each stage of the CPO process. As such, it is considered the Council can be satisfied it has sufficient comfort that the necessary funding to implement the scheme will be available.

Impediments and Risk

- 3.36 While the following consents and other matters are (or may be) required to facilitate the re-development, there are no exceptional impediments that are likely to prevent the Scheme being fully implemented. The following consents and agreements are required:
- Building Warrants;

- Traffic Regulation and Redetermination Orders and Stopping Up Orders;
 - Section 21 Road Construction Consent;
 - Section 56 Road Works Consent;
 - Any consents from statutory undertakers; and
 - Scottish Government Funding, committed at the point of signing the GAM funding agreement with the Scottish Government and prior to committing the Council to the GAM funding agreement with TH Real Estate.
- 3.37 It is considered that any outstanding consents can be obtained within the development timescale and will not result in delays to the delivery of the Scheme, once/if the CPO is confirmed by the Scottish Ministers.

Summary

- 3.38 Opportunities to regenerate a prime City Centre site on this scale are rare. The redevelopment of the St James Centre is a key objective of both the Strategic and Local Development Plans. Only one party, the Developer, who owns the majority of the site, can deliver this much needed redevelopment. Consequently, there are no alternatives which can deliver this regeneration project on another suitable site.
- 3.39 Public intervention in this case remains both a positive and proactive measure to bring about the transformation of this site into an £850 million investment of high quality retail and associated leisure, cultural, hotel, residential, office and associated uses and secure its delivery within a reasonable timeframe.

Measures of success

- 4.1 The pursuance of the CPO and the continued negotiations will allow the progression of the regeneration of the St James Quarter and the wider City Centre retail area.
- 4.2 Success will be measured by the quality and sustainability of the new retail led mixed use development, job creation and the regeneration of the wider City Centre.
- 4.3 The improved performance of Edinburgh as a retail destination reinforcing its role as the regional centre for SE Scotland will be a key measure of success.
- 4.4 In addition to the above, success will be measured in terms of the provision of high quality public realm improvements to the Picardy Place area ensuring optimum connectivity from this site into the redeveloped St James Centre and beyond to St Andrew Square and Princes Street.

Financial impact

- 5.1 As was reported in the May 2014 Report, the making of the CPO in respect of the St James Quarter will incur costs to the Council. However, under the signed Minute of Agreement, SJEL fully indemnifies the Council for all costs and

compensation claims in respect of the CPO and any subsequent transfer of those property interests to the Developer, and is considered to suitably protect the Council, as well as ensuring no cost to the Council.

Risk, policy, compliance and governance impact

- 6.1 The developer's adherence to the terms of the Minute of Agreement will be monitored by the SRO, the Head of Finance, the Head of Planning and the Head of Corporate Property. Appropriate management systems and regularity of reporting, together with a governance structure, have now been put in place, reflecting the obligations of the Minute of Agreement.
- 6.2 There is a risk of damage to the Council's reputation should, for whatever reason, the CPO be confirmed by the Scottish Ministers but the redevelopment does not progress. To mitigate against this the Minute of Agreement will, in essence, oblige the developer to commence the redevelopment within 3 to 5 years of the CPO being confirmed and it is considered that given the other protections the Council has obtained this is suitable security for the Council, especially when the developer's investment to date is considered and the fact it would only have 5 years to implement its detailed planning permission.
- 6.3 It is recognised that the development proposals are closely linked with those in the said report to Council of 1 May 2014. As such, a Project Team of senior officials from all relevant Council departments, led by the Senior Responsible Officer, maintains monitoring and liaison to ensure a suitable robust governance of the Council's involvement in this project going forward, with reporting to the members on a regular basis.

Equalities impact

- 7.1 Property rights adversely affected by the CPO will be entitled to compensation under the Land Compensation (Scotland) Act 1963 and the Land Compensation (Scotland) Act 1973. Compensation will be payable in accordance with the Compulsory Purchase Code.
- 7.2 The redevelopment of centre should have a positive impact on the Council's equality duties through improved accessibility and design, the provision of a training academy to help those furthest from the job market into work and extensive public consultation.
- 7.3 An independent economic impact assessment of the Edinburgh St James development prepared by SQW in 2013 found that, over the 26 year period 2015 to 2040, the development as proposed was expected to result in a net (i.e. the overall increase once any losses are taken into consideration) additional 27,048 person years of employment across Edinburgh – equivalent to approximately 2,700 permanent new jobs. The Council's Employability and Skills team will work to ensure jobseekers in Edinburgh – in particular those facing barriers to employment – are well-placed to capitalise on these opportunities.

- 7.4 A dedicated training academy will be created in the new complex within the management suite. The academy will provide an attractive and welcoming destination where people seeking employment and training opportunities can be inducted and given basic training. Indicative designs for the academy have been prepared by Purcell on the basis of information provided by the Council's Employability and Skills team. The academy will include a reception area, meeting room, flexible training suite and computer suite. Initial discussions have taken place on how the academy will be staffed.
- 7.5 The Employability and Skills team has secured agreement in principle from the Department of Work and Pensions for the use of the Jobcentre Plus on South St Andrew Street as a hub for recruitment and training opportunities associated with the development while construction is underway.
- 7.6 In line with emerging activities relating to the City Region Deal, and in view of the relatively low levels of worklessness in Edinburgh at present, the Employability and Skills team is considering the potential for working with people not in employment, education or training in the surrounding local authorities of the city region to help them take advantages of the job opportunities within Edinburgh St James.
- 7.7 The Employability and Skills team is also preparing strategies for assisting any people made redundant as a result of businesses closures upon the closure of the existing St James shopping centre in spring 2016.
- 7.8 There are likely to be negative impacts throughout the construction stage on the accessibility of the area which can be addressed through the Planning, Building Control and Road Construction processes. To that end, the developer has agreed to participate in a Joint Development Initiative Programme of works to oversee and contract traffic management works in conjunction with the Council's Roads department, public utility companies, emergency services, the St James contractor and other city centre projects.

Sustainability impact

- 8.1 The impact of this report in relation to the three elements of the Climate Change (Scotland) Act 2009 Public Bodies Duties have been considered, and the outcomes are summarised below.
- 8.2 The sustainability impacts of the redevelopment of the St James Centre have been assessed in the determination of the application for planning permission in principle. The proposals are considered to have no significant environmental impacts and comply with the requirements of the Planning Service. The principle considerations are detailed below.
- 8.3 The proposed redevelopment of the St James Centre has been assessed against the most relevant, up to date sustainability indicators available, as the design of the Scheme has progressed. As a result, the principles of sustainability have been incorporated within the design, wherever feasible, in order to ensure that the proposals are as sustainable as possible.

- 8.4 The Sustainability Appraisal comprised a desktop policy review and development of a sustainability framework, two sustainability workshops with the design team, ongoing scheme review and evaluation and finally, appraisal of the final proposals and production of the sustainability statement.
- 8.5 Any negative impacts would be offset by a much more energy efficient development than exists in the current aging buildings. A combined, heating, cooling and power centre is proposed as part of the development as is wider access and shop mobility. There will be electric car charging points, extensive facilities for cyclists, photovoltaic panels, solar tubes and a city car club.
- 8.6 The applications for approval of matters specified in condition will be required to contain updated sustainability appraisal information.

Consultation and engagement (Comms Protocol)

- 9.1 The City of Edinburgh Council is working closely with the developer and its agencies on a comprehensive consultation and engagement strategy, designed to ensure key audiences are kept informed of the projects progress.
- 9.2 A communications protocol has also been agreed by all partners to work together in an open, transparent and collaborative manner to deliver an effective communications programme.

Background reading/external references

Planning Application 08/03361/OUT - Report to Development Management Sub Committee of 25 February and 4 June 2009
Report to Planning Committee 6 August 2009 and 5 December 2013 – Compulsory Purchase Order St James
Edinburgh City Local Plan
St James Centre Development Brief
Proposed Local Development Plan
Picardy Place Development Principles 2009
Report to Full council by Director of Economic Development on 1st May 2014

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Links

Coalition pledges	<p>P8 Make sure the City's people are well housed including encouraging developers to build residential communities, starting with brownfield sites</p> <p>P15 Work with public organisations, the private sector and social enterprise to promote Edinburgh to investors</p> <p>P17 Continue efforts to develop the City's gap sites and encourage regeneration</p>
Council outcomes	<p>CO7 Edinburgh draws in new investment in development and regeneration</p> <p>CO8 Edinburgh's economy creates and sustains job</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>
Single Outcome Agreement	<p>SO1 Edinburgh's economy delivers increased investment, jobs and opportunities for all.</p> <p>SO4 Edinburgh's communities are a safer and have improved physical and social fabric.</p>
Appendices	<p>Appendix A – Summary of Remaining Properties and Interests (CPO)</p> <p>Appendix B – Schedule of Council Land Parcels</p>

Appendix A - Summary of Remaining Properties and Interests (CPO)

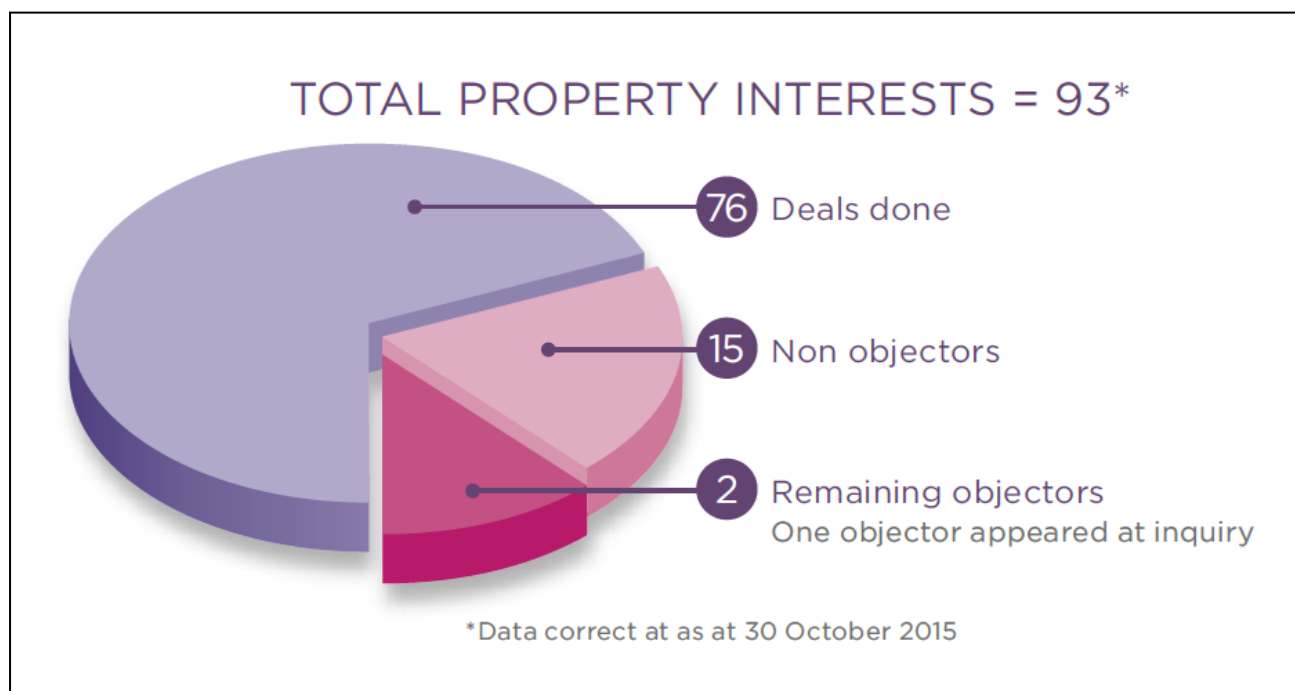
Extract from Edinburgh St James Members Update, October 2015

Since 2008, the developer has acquired 76 interests from third parties relating to the Edinburgh St James site. Today, 17 interests remain, of which only two are objectors.

The CPO Inquiry, which was adjourned following a hearing in October, is due to close in early November.

As we approach the end of this important milestone for the regeneration project, the developer continues to work its way through individual negotiations and is hopeful of reaching agreements with all parties.

There are a small number of objections from nearby parties from whom no acquisition is required. Discussions with these parties continue.



Appendix B - Schedule of Council Land Parcels

ST JAMES QUARTER LAND TRANSACTIONS		
Non Common Good Land to be sold to St James Quarter		
Plot No.	Address	Area
1	Non Common Good - Cathedral Lane less substation area leased to Scottish Power	192.63 sq.m.
2	Non Common Good - St James Place excluding area currently leased to St James	40.99 sq.m.
	St James Place area currently leased to St James	144.00 sq.m.
3	St James Place	253.34 sq.m.
5	St James Square	160.63 sq.m.
6	Leith Street	72.15 sq.m.
7	Leith Street	120.29 sq.m.
Common Good Land to be sold to St James Quarter		
A	Cathedral Lane Common Good Land	96.37 sq.m.
B	St James Place Common Good Land	37.49 sq.m.
Site to be sold to CEC		
8	Leith Street	220.00 sq.m.
9	Leith Street	140.00 sq.m.
10	James Craig Walk/Leith Street - long leased back to St James at peppercorn	1,944.00 sq.m.