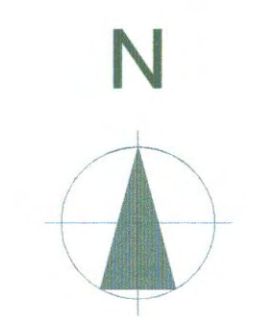


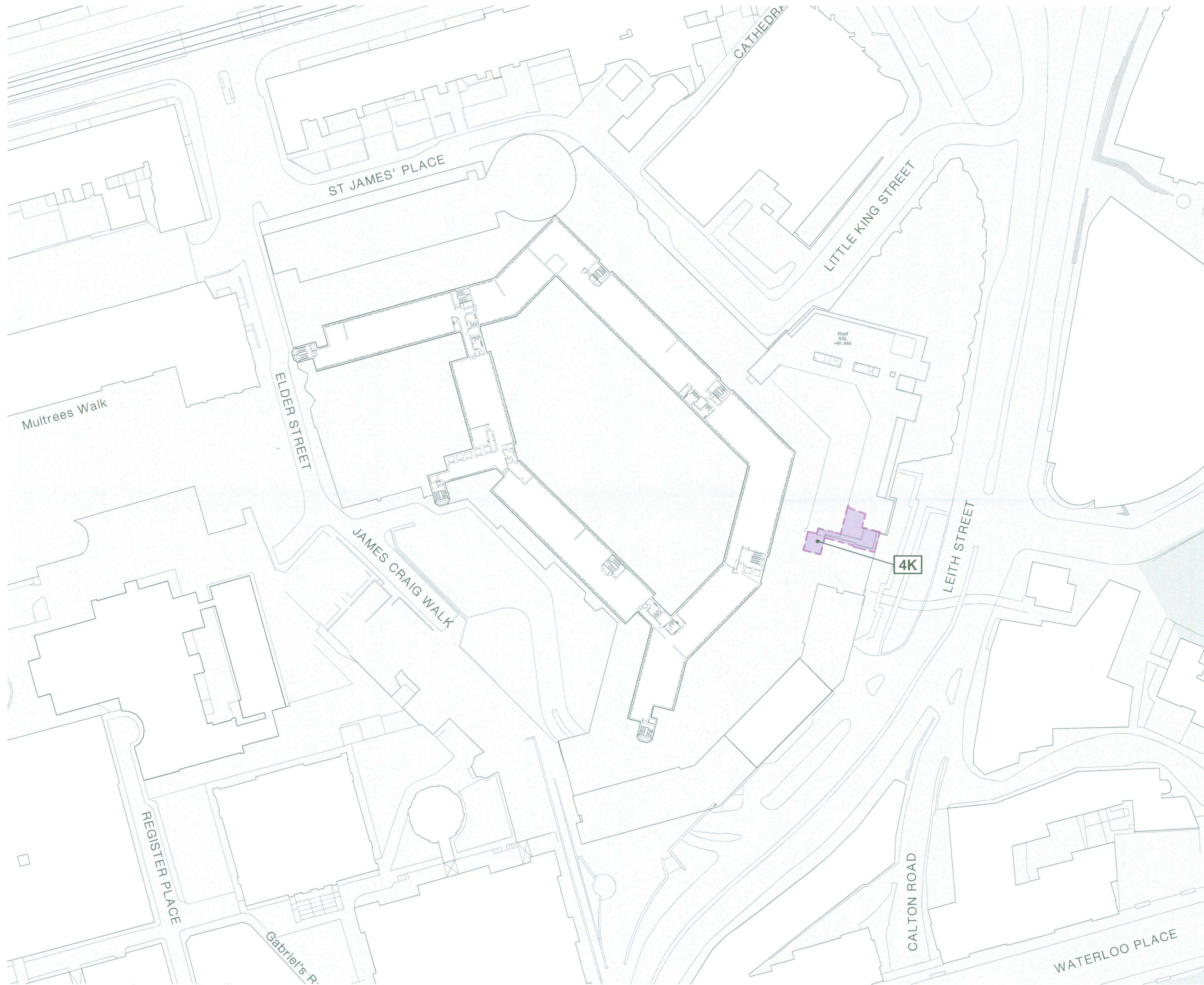
Subme

This is Map 11 referred to in the St James Quarter, Edinburgh (Number Two) Compulsory Purchase Order 2014.



Area Schedule
Areas have been scaled from indicative floor plans and are only an approximate representation of the area within the lease agreement or required for construction activities.

Ref #	Area (m2)
Level: JLP Roof	
4K	131.78



P6	Oct 2014	Area schedule amended.
P5	Sept 2014	Title text updated with '(Number Two)'
P4	Aug 2014	Key Text Enlarged
P3	Aug 2014	Key Updated
P2	Aug 2014	Area Schedule and numbering of areas updated.
P1	May 2014	Formal Issue
P1.06	May 2014	"Map" reference number changed.
P1.05	Apr 14	JLP Area 4 added to allow for structural works to integrate with proposed car park.

Rev	Date	Description
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St James, Edinburgh



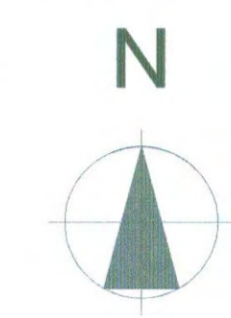
CPO Plan JLP Roof + 91.440

dwg no: SJQ(0-)A60 P6

date: 28.02.14 scale:1:500 format: A1 status: S2 (Info)

Work to figured dimensions only; do not scale from this drawing. All dimensions to be checked on site prior to fabrication. Read in conjunction with all other relevant drawings, specifications and schedules.
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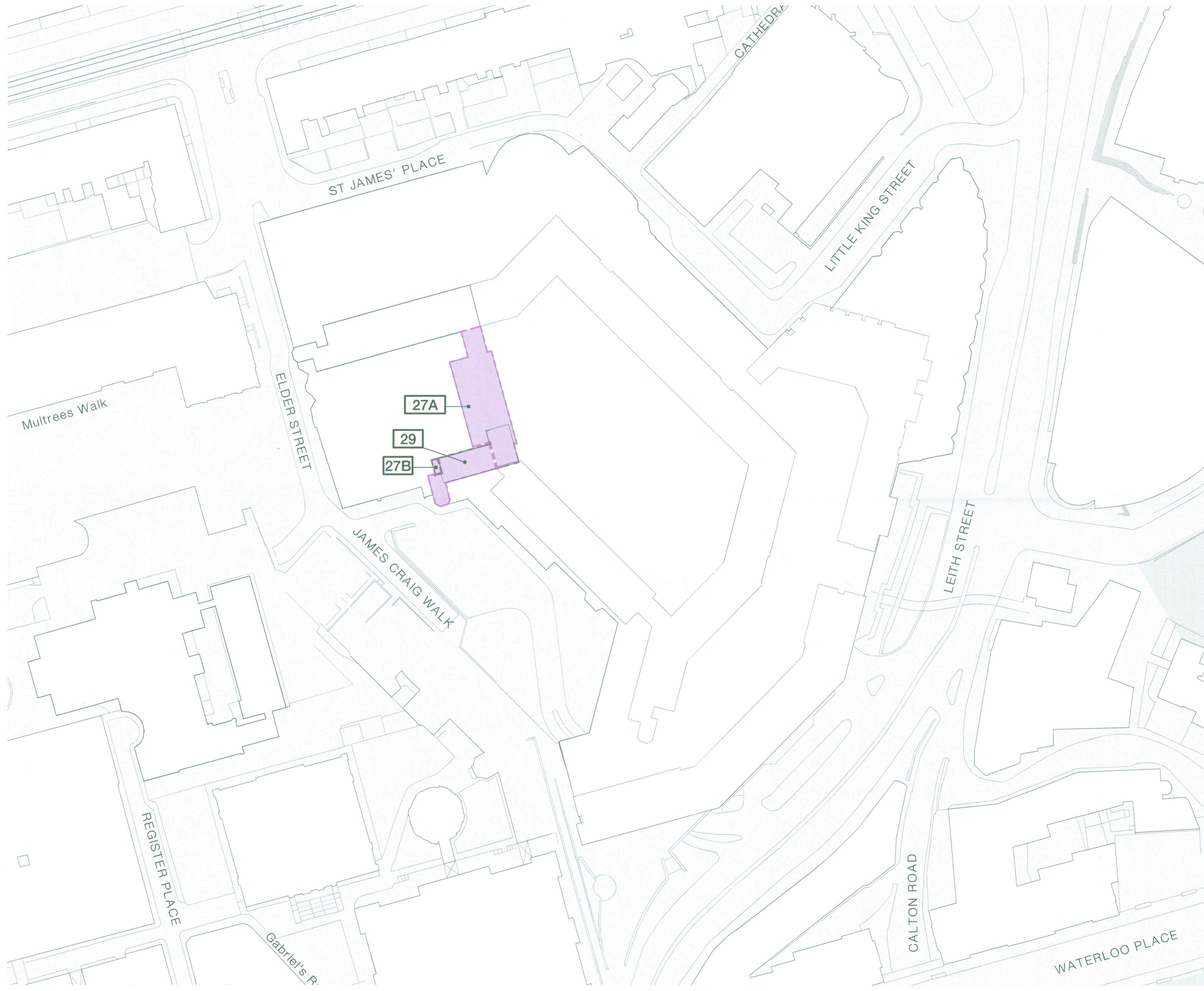
This is Map 12 referred to in the St James Quarter, Edinburgh (Number Two) Compulsory Purchase Order 2014.



Land to be acquired.

Area Schedule
Areas have been scaled from indicative floor plans and are only an approximate representation of the area within the lease agreement or required for construction activities.

Ref #	Area (m2)
Level: New St Andrews House Roof Plan	
27A	421.91
27B	7.70
29	155.55



P6	Oct 2014	Area schedule amended.
P5	Sept 2014	Title text updated with '(Number Two)'
P4	Aug 2014	Key Text Enlarged
P3	Aug 2014	Key Updated
P2	Aug 2014	Area Schedule and numbering of areas updated.
P1	May 2014	Formal Issue
P1.03	May 2014	'Map' reference number changed.
Rev	Date	Description

St James, Edinburgh



CPO Plan New St Andrew's House Roof Plan

Approx datum +101 to 111

dwg no: SJQ(0)-JA61 P6

date: 28.02.14 scale: 1:500 format: A1 status: S2 (Info)

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This is Map 13 referred to in the St James Quarter, Edinburgh (Number Two) Compulsory Purchase Order 2014.



P6	Sept 2014	Title text updated with '(Number Two)'
P5	Aug 2014	Key Text Enlarged
P4	Aug 2014	Key Updated
P3	Aug 2014	Areas and schedule updated.
P2	Aug 2014	Updated Generally
P1	May 2014	Formal Issue
P2.02	May 2014	"Map" reference number changed.
P2.01	April 2014	CEC land removed.

Rev	Date	Description
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St James, Edinburgh



CPO Plan for Picardy Place

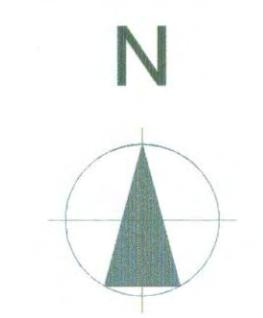
dwg no: **SJQ(0-)A62 P6**

date: Feb 2014 scale:1:1000 format: A3 statusS2 (Info)

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Subline

This is Map 14 referred to in the St James Quarter, Edinburgh (Number Two) Compulsory Purchase Order 2014.



Area Schedule
Areas have been scaled from indicative floor plans and are only an approximate representation of the area within the lease agreement or required for construction activities.

Level:	Ref #	Area (m2)
Main Mall	32A	407.74
	32B	255.53
	32C	4.40
	34	971.87
	36	886.27
	45	92.47
	46	9.26
	47	68.88
	48	5,704.61

- P10 Oct 2014 Planning Application boundary line removed.
- P9 Sept 2014 Title text updated with 'Number Two'
- P8 Sept 2014 Plot 48 added
- P7 Aug 2014 Area colour altered to plot 46 and key altered
- P6 Aug 2014 Area colour altered to plot 46
- P5 Aug 2014 Key Text Enlarged
- P4 Aug 2014 Key Updated
- P3 Aug 2014 Areas and schedule updated.
- P2 Aug 2014 Area Schedule and numbering of areas updated.
- P1 May 2014 Formal Issue
- P2.03 May 2014 Site boundary line removed.
- P2.02 May 2014 Areas 46 & 47 added.
- P2.01 April 2014 CEC land removed.

Rev	Date	Description

St James, Edinburgh

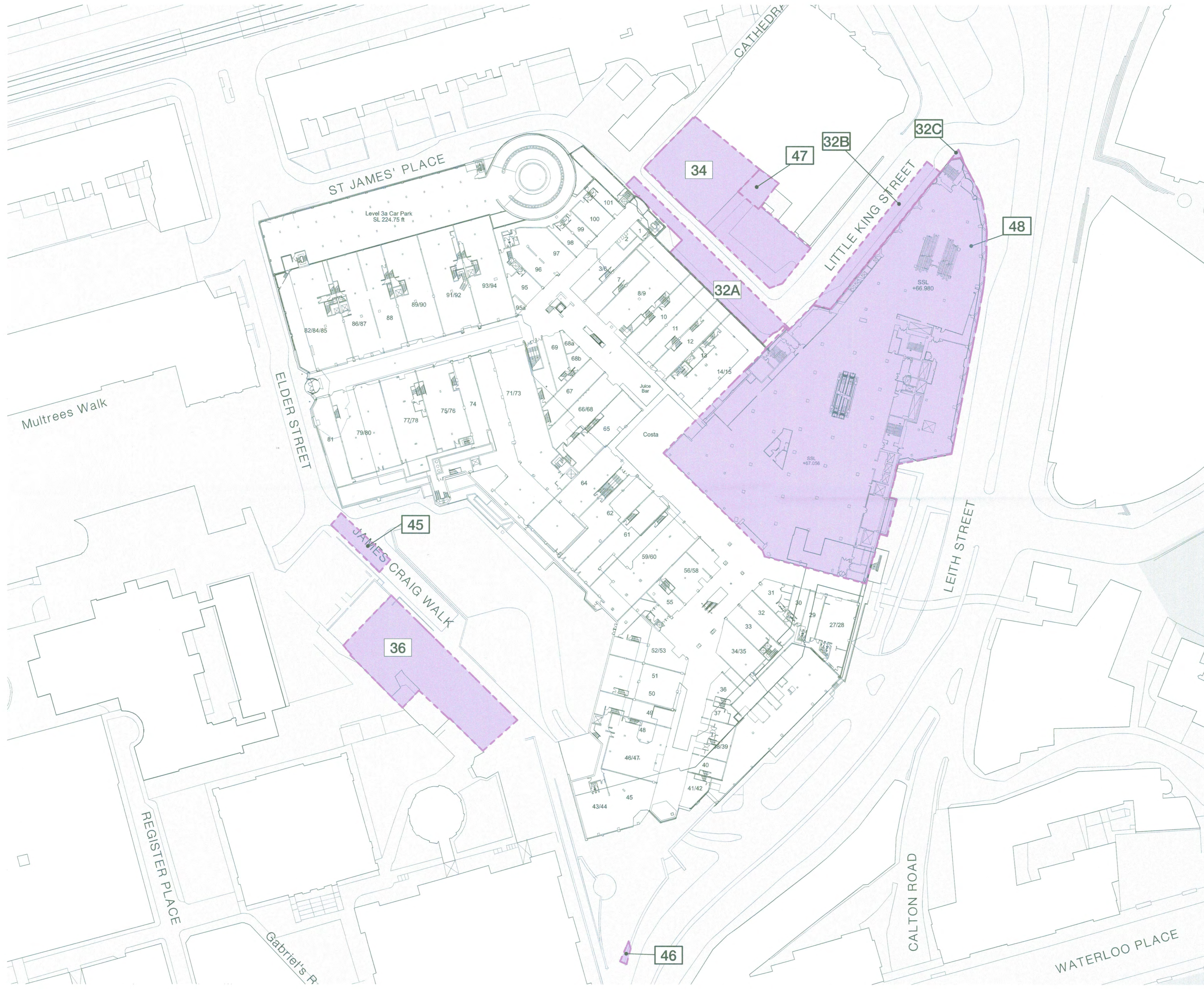
EDINBURGH
THE CITY OF EDINBURGH COUNCIL

CPO Heritable Interests Main Mall + 66.980

dwg no: **SJQ(0)-JA65 P10**

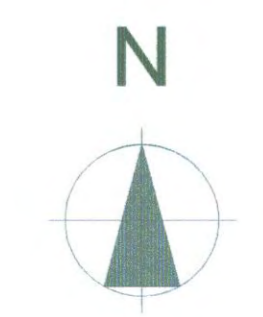
date: Feb' 2014 scale: 1:500 format: A1 status: S2 (Info)

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Signature

This is Map 15 referred to in the St James Quarter, Edinburgh (Number Two) Compulsory Purchase Order 2014.



Airspace interests to be acquired

Area Schedule
Areas have been scaled from indicative floor plans and are only an approximate representation of the area within the lease agreement or required for construction activities.

Level:	Ref #	Area (m2)
Main Mall	23	135.90
	28	5,704.61
	31	516.28
	33	24.87
	37	150.27
	40	904.32
	43	391.39
	44A	2.29
	44B	1,073.65
	44C	2,173.72
	44D	1,109.65
	44E	5.72
	44F	118.26
	44G	43.91

- P8 Oct 2014 Planning Application boundary line removed. Plots 44B labelled.
- P7 Sept 2014 Title text updated with '(Number Two)'
- P6 Sept 2014 Area of plot 28 amended to match plot 48 on previous drawing SJQ(0)-JA65.
- P5 Aug 2014 Key Text Enlarged
- P4 Aug 2014 Areas and Key Updated
- P3 Aug 2014 Areas and schedule updated.
- P2 Aug 2014 Area Schedule and numbering of areas updated.
- P1 May 2014 Number labels amended. Formal Issue
- P1.05 May 2014 Area 'B' along St James Place revised.
- P1.04 May 2014 Area B revised, land at St James Place/Little King St added and omitted.
- P1.03 May 2014 Site boundary line removed. Zone along JLP at Leith Street removed.
- P1.02 May 2014 Plot 44 added to show areas where the owners are unknown. Block E amended.

Rev	Date	Description

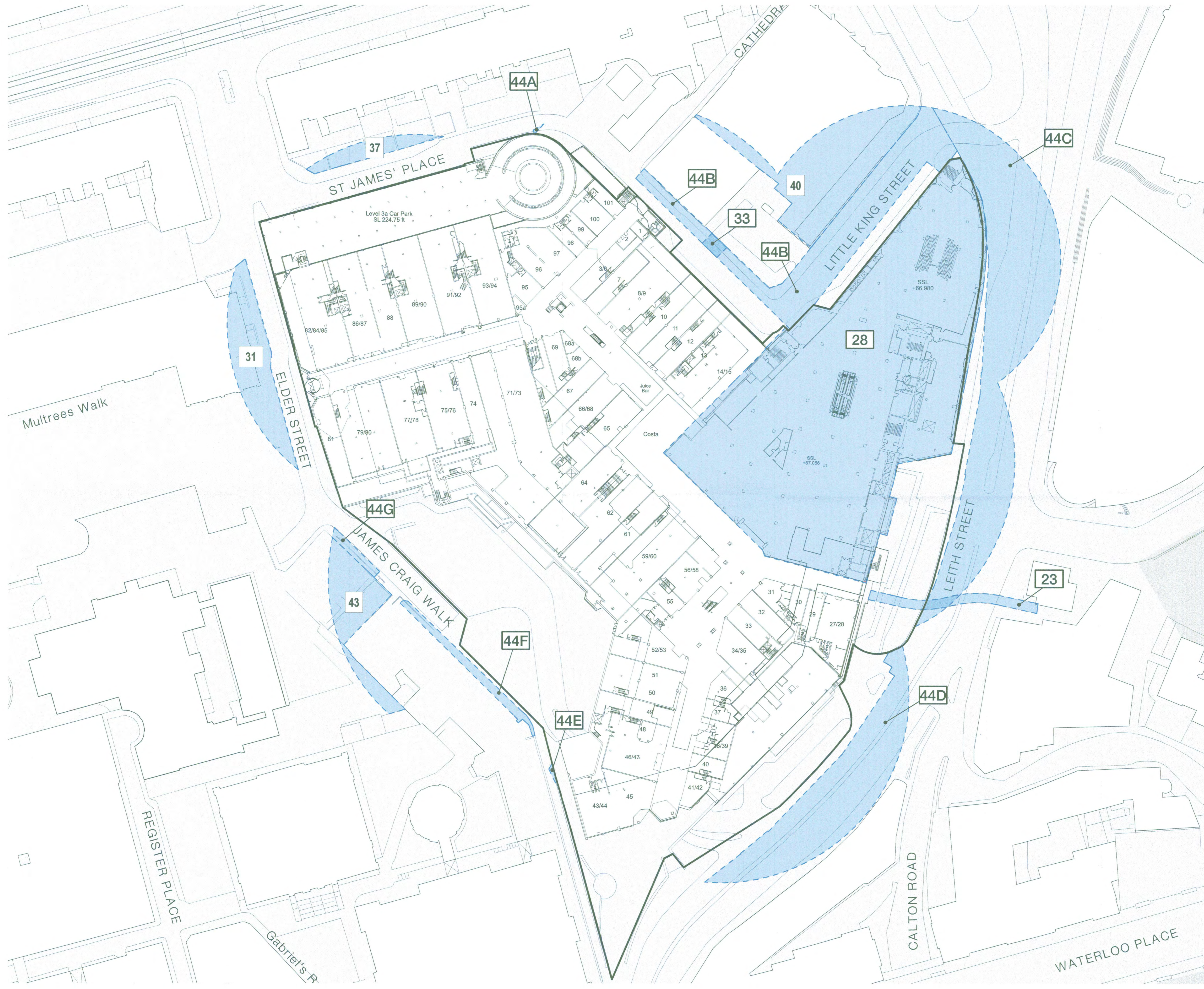
St James, Edinburgh



CPO Third Party Airspace Interests to be Acquired

dwg no: SJQ(0)-JA66 P8

date: April 2014 scale: 1:500 format: A1 status: S2 (Info)
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Planning Committee

10am, Thursday 4 December 2014

Southfield Estate Proposed Conservation Area – Final Report

Item number	7.1
Report number	
Executive	Executive
Wards	Drum Brae/Gyle

Executive summary

This report advises Committee of the outcome of the consultation exercise on the potential designation of the Southfield Conservation Area. It provides details of the consultation responses and recommends that the Southfield Estate is not taken forward for designation as a conservation area.

Links

Coalition pledges	P40
Council outcomes	CO19
Single Outcome Agreement	SO4

Southfield Estate Proposed Conservation Area – Final Report

Recommendations

- 1.1 It is recommended that the Committee does not proceed with the designation of the Southfield Estate as a conservation area.

Background

- 2.1 On 15 May 2014, the Planning Committee approved an appraisal of the historic and architectural interest of the Southfield Estate. This considered its potential for designation as a conservation area and provided the basis for consultation.
- 2.2 Historic Scotland had requested that Southfield Estate be considered for designation as a conservation area. There was also support for the designation from the Saltire Society, the Cockburn Association, the Architectural History Society of Scotland, and Docomomo (The Working Party for the Documentation and Conservation of Buildings, Sites and Neighbourhoods of the Modern Movement).
- 2.3 The appraisal of the historic and architectural interest of the area (Appendix 1) indicated Southfield was of interest for its innovative layout, architectural and urban form, social ambitions, form of tenure and its central communal garden. It stood out from similar projects of the time in Scotland and was worthy of further consideration for designation as a conservation area.
- 2.4 In the context of the appraisal, the consultation process was of particular significance. It was important to gauge the level of support from the local community for conservation area designation.
- 2.5 This report provides details of the consultation and considers the proposed designation in the light of the responses received.

Consultation

- 3.1 Consultation with the wider community took the form of an exhibition, which was displayed in Drumbrae Library Hub, between 30 June and 11 July 2014. Open Days were held at the library on 2 and 9 July 2014 which provided an opportunity for visitors to discuss the proposals with Council officers. The exhibition and Open Days were promoted on the Council Twitter account.
- 3.2 Consultation with the households directly affected by the proposals was carried out via a letter, survey sheet and freepost return envelope sent to all 111 households in the Southfield Estate. This informed residents of the implications of conservation area status and the consultation process. The survey sheet included three questions which are included below with the results (41 of the 111 households responded):

Survey question	yes	no	don't know
Do you think the character appraisal accurately describes the qualities of the area?	19	20	2
Do you support the proposal to designate Southfield as a conservation area?	5	36	0
If Southfield becomes a conservation area there will be some additional controls over extensions and alterations. Do you support this?	5	36	0

- 3.3 The same questions were included in an online survey. The online survey was promoted as part of the exhibition. There were 47 responses to the survey although not everyone answered all the questions. Approximately 50% of online respondents lived in the area so it is likely there was some duplication between the household and online surveys. The results of the online survey are below.

Online survey question	yes	no	don't know
Do you think the character appraisal accurately describes the qualities of the area?	16	16	4
Do you support the proposal to designate Southfield as a conservation area?	14	32	0
If Southfield becomes a conservation area there will be some additional controls over extensions and alterations. Do you support this?	15	32	0

- 3.4 The consultation period was extended at the request of the Southfield Residents' Association to allow time for a Special General Meeting to consider the proposed designation. This was held at Craigmount High School on Wednesday 20 August. The Residents' Association was provided with information on the implications of designation for circulation to residents prior to the Special General Meeting. The 62 residents that attended the meeting voted on the question: *Do you support the proposal to designate Southfield as a conservation area?* The result was YES (10) and NO (52). Following the meeting, the Residents' Association submitted a letter with the results of the ballot and noting that the Association *formally reject the City of Edinburgh's proposal to designate Southfield as a conservation area.*
- 3.5 The Cockburn Association has indicated that it continues to strongly support the designation of Southfield as a Conservation Area.
- 3.6 It is clear from the results of the surveys and the Southfield Residents' Association meeting that there is little local support for the proposed designation. Comments on the survey forms and letters of objection received relate to:
- there being no need for additional control and bureaucracy, and that existing planning controls are sufficient;
 - the additional cost of complying with conservation requirements; and
 - buildings not being of high enough quality to merit conservation area status.

- 3.7 Comments from written representations are included in Appendix 1. These were submitted with the household survey.

Criteria for Designation of a Conservation Area

- 3.8 The statutory definition of a conservation area is 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. The Scottish Historic Environment Policy specifies that it is the character or historic interest of an area created by individual buildings and open spaces and their relationship one with the other which the legislation covering conservation areas seeks to preserve.

- 3.9 The principles of selection for designation as a conservation area are broadly as follows:

- areas of significant architectural or historic interest in terms of specific listed buildings and/or ancient monuments;
- areas of significant architectural or historic interest in terms of building groupings, which may or may not include listed buildings and/or ancient monuments, and open spaces which they abut;
- areas with features of architectural or historic interest such as street pattern, planned towns and villages and historic gardens and designed landscapes; and
- other areas of distinctive architectural or historic character.

- 3.10 In designating a conservation area, consideration also has to be given to the reasons why it is felt that it should be protected. These may include:

- its special architectural and historic importance;
- its distinct character;
- its value as a good example of local or regional style;
- its value within the wider context of the village or town; and
- its present condition and the scope for significant improvement and enhancement.

Assessment

- 3.11 The Appraisal of the Historic and Architectural Interest is included at Appendix 2. Southfield has elements which meet a number of the criteria specified in the Scottish Historic Environment Policy for designation of a conservation area in terms of building groupings, street pattern and distinctiveness. However, some elements of the architectural character have been lost due to the installation of non-original features and deterioration of the fabric.

- 3.12 Despite the support that has been given to the designation of Southfield by amenity groups and academics, it is essential that there is local community support for conservation area status. The day-to-day care and maintenance of the special characteristics of a conservation area require the support and buy-in of the residents. In this instance, the results of the consultation indicate that there is only very limited support for the proposed conservation area and the additional planning requirements that would follow from designation. The majority of respondents object to the proposed designation. This is significant in terms of the potential for enhancement and improvement of the area. Without the support of local residents, enhancement and improvement in the area is unlikely to be successful.
- 3.13 The designation of Southfield would have made it the only 1960s housing estate in Edinburgh with conservation area status. Notwithstanding the qualities of the area, the proposal was contentious. It is concluded that without the support of local residents it is not appropriate to progress the designation at this time.

Measures of success

- 4.1 The report recommends no change to the existing status of Southfield and there is no relevant measure of success.

Financial impact

- 5.1 The report recommends no change to the existing status of Southfield and there will be no financial impact.

Risk, policy, compliance and governance impact

- 6.1 The report recommends no change to the existing status of Southfield and the impact on risk, policy, compliance and governance is neutral.

Equalities impact

- 7.1 The report recommends no change to the existing status of Southfield and the impact on equalities is neutral.

Sustainability impact

- 8.1 The report recommends no change to the existing status of Southfield and the impact on sustainability is neutral.

Consultation and engagement

- 9.1 A consultation was carried out with the local community.
- 9.2 An exhibition was displayed in Drumbrae Library Hub between 30 June and 11 July 2014. Open Days were held at the library on the 2 and 9 July 2014 which provided an opportunity for visitors to discuss the

proposals with Council officers. The exhibition and Open Days were promoted on the Council Twitter account. A letter, survey sheet and freepost return envelope was sent to every household in the Southfield Estate to inform residents of the implications of conservation area status and the consultation process. The exhibition included details of the online survey.

Background reading / external references

Report to Planning Committee 15 May 2014 - Southfield Estate Proposed Conservation Area Character Appraisal

John Bury

Acting Director of Services for Communities

Contact; Will Garrett, Team Manager

Email will.garrett@edinburgh.gov.uk | Tel: 0131 469 3636

Links

Coalition pledges	P40
Council outcomes	CO19
Single Outcome Agreement	SO4
Appendices	Appendix 1: Southfield Representations
*	Appendix 2: Southfield – Appraisal of Historic and Architectural Interest

APPENDIX 1 – SOUTHFIELD REPRESENTATIONS FROM HOUSEHOLDERS

Resident, Craigmount Avenue North	The character appraisal is inaccurate and does not reflect what Southfield actually looks like. I feel that it is biased and does not present the negative elements of the estate.
Resident, Craigmount Avenue North	The houses on the estate could not be considered attractive and the key attributes of the estate that make it such a pleasant place to live are the layout and communal spaces, neither of which would be afforded any additional protection by conservation area status.
Resident, Bantongate Terrace	Conservation area status would place a heavy burden on householders and could actually have a detrimental effect on both the future price and saleability of our properties.
Resident, Bantongate Drive	It is my strongly held opinion that the case for Conservation Area status is flawed, misrepresents the true nature of the estate, would create an unwelcome financial burden on home owners and has been pursued without any significant consultation with the residents.
Resident, Bantongate Drive	I fail to see any benefit for any of the residents should Southfield become a conservation area. Surely any building regulations that are in place are adequate for the future preservation of any characteristics that are deemed worthy of conservation.
Resident, Bantongate Terrace	Please stop this conservation area proposal going ahead this will cost households more money and

	possibly create difficulties for homeowners to carry out home upgrades to their choice which we all work hard for.
Resident	I have reviewed the information pack that the Council have sent through and I see no benefit or requirement for the conservation area status. We have come this far without the conservation area and the houses all look pretty much the same as they did when they were built.
Resident, Craigmount Avenue North	I feel that why mend something that isn't broken. We live here happily and there are sufficient planning processes in place to ensure that the area isn't ruined through inappropriate building works / alterations. I simply cannot understand why this area is being considered for conservation area designation in the first place.

APPENDIX 2: THE SOUTHFIELD ESTATE – APPRAISAL OF HISTORIC AND ARCHITECTURAL INTEREST

Location

The Southfield Estate is located on the north-western edge of Edinburgh about four miles from the city centre. It lies to the west of the northern end of Drumbrae North. Access to the site is from Drumbrae North and thence via Craigmount Avenue North or Barntongate Avenue. The boundary includes properties on Craigmount Avenue North, Barntongate Drive and Barntongate Terrace.



Historic Interest

In late 1963, the Adam Housing Society was offered a 9 acre (3.6 hectare) north-sloping site on which to create a co-ownership housing scheme to be financed under Section 11 of the 1962 Housing (Scotland) Act. The Act established a £3 million pound fund from which loans could be made to approved housing associations to provide homes on a co-ownership basis.

The brief for the Southfield site required high quality houses, at least to Parker Morris Standards (Note 1), incorporating a wide variety of size and type with an emphasis on the needs of the larger family. Since this would be the first

and largest co-ownership scheme in Scotland special efforts were to be made to explore its potentialities, such as communal open space, district heating, resident caretaker gardener, communal TV aerial, common room/clubhouse.

Roland Wedgwood was appointed as project architect just as he was about to leave the Housing Research Unit at Edinburgh University and set up in private practice. Roland Wedgwood had been the first appointee to the Housing Research Unit which was established in 1958 by Robert Matthew, ex chief architect for London County Council.

During the five years that Wedgwood spent at the Housing Research Unit there was considerable debate about the merits of Radburn planning for housing areas, but little research on how it worked in practice. Radburn planning is a housing layout designed to segregate motor vehicle and pedestrian movements first developed in 1929 in Radburn, a satellite town of New York. Houses were grouped around culs-de-sac with service court access to one side. The other side had communal gardens and pedestrian walkways leading to a central park.

Wedgwood decided to investigate the pros and cons of Radburn and was accepted as a PhD student researching the problem of motor vehicles in housing areas. Southfield embodies some of the results of this research and demonstrates his conclusion that *'inside every car lurks a pedestrian waiting to get out.'*

Wedgwood visited all the early Radburn schemes in the US and many inspired by them in Britain, such as those in Cumbernauld New Town. He concluded that the Radburn layout had a number of shortcomings, particularly in relation to access for service vehicles and a failure to provide safe places where young people could play.

His research led to new principles on the separation of vehicles which were included in the Southfield Estate layout. The aim was to keep the mixing of pedestrians and vehicles relatively safe by reducing vehicle traffic volumes and speeds, designing out situations where pedestrians could suddenly appear in the path of vehicles, enabling all vehicles to turn in forward turning circles and providing safe play areas for children.

Wedgwood also studied and visited Scandinavian Housing Association schemes to gain first-hand experience of designing and building joint ownership or co-operative housing as an alternative to private and local authority ownership. This resulted in the establishment of the Adam Housing Society to offer co-ownership housing opportunities.

Co-ownership housing schemes were financed by a government loan (through the Scottish Development Department) at a fixed interest rate for 60 years. Houses could only be let to members of a housing society, and an application for membership required a minimum share of £5 in the society. Successful applicants deposited 5% of the cost of the dwelling and then paid

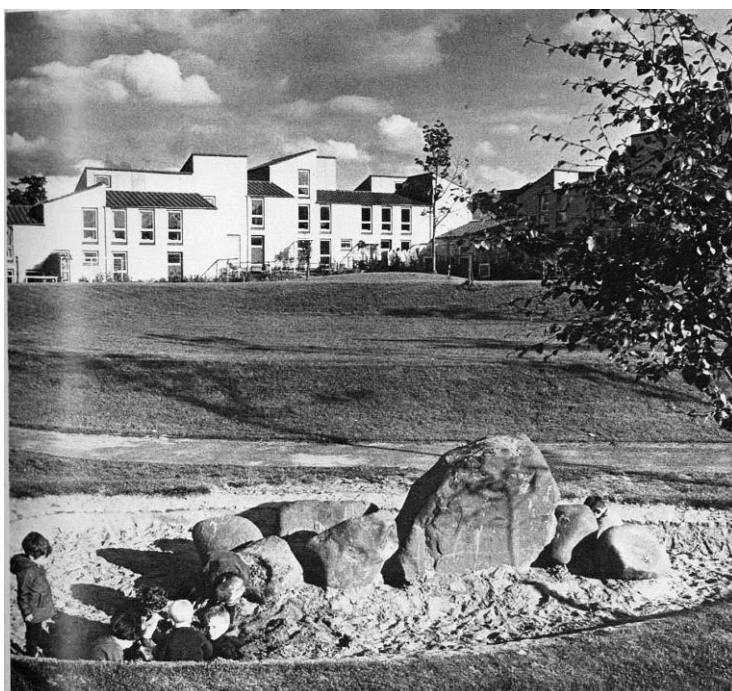
an annual rent of between £250 and £460 for maintenance, insurance, gardening and other services. When a co-owner vacated a property they received their 5% deposit and a sixtieth of the capital cost of the house for each year of occupancy. The scheme was described as: ‘ a little bit of renting and a little bit of owning – with the benefits of both.’

The original client for Southfield, the Adam Housing Society Ltd, established a new client body – Southfield Housing Society Ltd – in 1963, to develop and manage the project. The Society worked with the design team in the initial stages and was tied to negotiating a contract for the construction with Weir Housing Corporation which had sold the site to the Housing Society.

Southfield was officially opened by Lord Hughes, Parliamentary Under-Secretary of State for Scotland. Lord Hughes noted the potential importance of this form of tenure which could make a significant contribution towards solving the Scottish housing problem and achieving a better balance in the types of new housing. He also considered that it would meet the need for attractive houses at reasonable cost for managers, scientists and technicians who were coming to Scotland as a result of changes in the industrial structure.

On its completion Southfield was the first and largest co-ownership scheme in Scotland. The Estate was run in co-ownership for fourteen years, then in 1982 with the occupants' consent, all houses were transferred to private owner-occupation. The shared amenities, including the central gardens, continue to be managed and maintained by an annually elected Residents' Association. The shift towards individual owners has diluted some of the original aims, but the Residents' Association, which publishes a newsletter, is still strong and is the social focus of the Southfield Estate.

The development won the Saltire Society's Award for New Housing in 1967. The judges said: ‘This is a fine scheme whose size allowed the designer to establish a consistent language through a whole environment.’



A study of the estate in 1970 by the Architectural Research Unit, intended to find out who chose to live at Southfield and what they thought about the quality of housing, environment and investment, showed that the principal residents were mainly young, under thirty, families with pre-school

children. Nearly two thirds were professional and over a quarter were architects or planners. The reason for the interest by architects and planners was based on the concepts incorporated into the design of Southfield.

Architectural Interest

The Southfield Estate was designed in 1963–65 by Roland Wedgwood Associates and was completed in 1968. It illustrates the major principles which underline Wedgwood's work.

The houses are laid out as a continuous wall along the perimeter of the site, enclosing two large communal gardens. In 1969, Edwin Johnston, the architecture critic of the Scotsman newspaper, provided the following description of the development:

'The Southfield Estate is a new housing development which breaks away from the conventions of suburbia. In the tradition of any good Roman wall, Wedgwood's terrace straddles its way across the contours, relentlessly following the boundary of the site by cranking to and fro through a military sequence of right angle turns. Within the staggered form of the perimeter wall, communal, traffic free, landscaped gardens fulfil a similar function to the urban gardens of Georgian Edinburgh.'



The scheme provided 110 dwellings on a 3.6ha site at a density of 5 bed-spaces per acre (23 beds per hectare). There were ninety-eight one, two and three-storey maindoor houses of three to six rooms each with a small private garden and twelve four-storey one and two bedroom flats. Seventy-one dwellings have integral garages and the rest share forty-one grouped lock-ups. The intention was that co-owners could move from one house to another as circumstances changed and, as a result, the mix of accommodation needed to be varied.

The houses were designed on a strict 10ft 6inch (3.2m) square grid, setting the proportion of all rooms - two squares make a living room and set the overall depth of the terrace. There were seven basic house types, but the adoption of the controlling grid rationalised the components to only one common joist length, one internal door type, one ceiling joist, one stair component and only two window types. Construction was by traditional means, although the use of the modular grid would have facilitated prefabrication.



From the outside, Southfield is a meandering wall of deliberately protective appearance. The development pre-dates the listed Byker Wall in Newcastle which is also characterised by an inhabited perimeter wall. The design is intended to emphasise the concept of the larger inclusive group rather than the any single unit – the community over the individual.

The wall of houses encloses extensive communal gardens, designed by the landscape architect, Dr John Byrom, which create a pleasant space to be in and to look out on. There are very few entrances to the shared gardens, most

access is through the houses, but upper flats have access through lockable gates for which only residents have keys.

The scale of the gardens was large enough to accommodate forest trees. This has allowed the design to develop into a deciduous native woodland of ash, whitebeam and birch, which has the effect of screening summer heat gains, maximising winter daylight and reducing wind.

The grassed common areas were mounded with spoil from the house excavations and shaped with slopes of not more than 1 in 4 to allow convenient close cutting during the growing season and to discourage ball games. Beech hedges which edge the private gardens were intended to create the same effect as stone garden walls providing strong overall unity, but allowing wind shelter and privacy to suit individual needs by adjusting the cutting height. Floor-length windows in key rooms strengthen the relationship between outside and inside.

The central communal gardens were one reason why so many young families initially moved into the estate. The ability to leave children unattended in a car-free safe haven, yet in view of someone's window was seen as an extremely positive feature. The gardens remain the social and visual focus for the housing with the residents coming together to celebrate special events throughout the year. It is rare in a housing development to see such an emphasis on the contribution of landscape and shared ground.

Cars and garages are pushed to the extremities of the site where there are spacious landscaped turning circles or into garages set at ground level around the perimeter of the housing.

Much low rise social housing in the early 1960s was a reaction against contemporary high-rise solutions, and generally sought to explore ideals of community within low-rise developments. Southfield adopted this anti high-rise stance, expressed through the forms and materials – dry dashed greyish walls and staggered mono-pitch rooflines, concrete tiles, alleys, pends and carefully composed irregular windows. These features, along with the grouping and stepping of the buildings, deliberately reference the Scottish burgh vernacular.

There is a deliberately limited palette of materials – walls are used to enclose and support, openings are simply defined and timber is chunky and stained rather than painted. These features are demonstrable links with Scandinavian architecture and Wedgwood acknowledged the strong influence on his design of various housing association schemes in Finland, Sweden and Denmark.

The concept of a continuous 'wall' of housing and joint ownership were means of co-ordinating the wide range of dwellings and providing the right conditions for the use of an oil-fired district heating system with a central boilerhouse serving all dwellings in the original scheme. This was abandoned in the 1980s, due to the increasingly expensive cost of oil, and gas heating

with individual boilers was installed. A new dwelling was formed in the original boiler room which enabled the original caretaker's post to be dispensed with.

The layout of the Estate makes use of the steep north-facing hillside on which it is located. Specific views are generated by the architectural form - glimpses through pends offer distant views, and the exterior form folds along the hillside to keep the scale intimate along the paths that hug the external edge of the housing.

The Southfield Estate is an example of Modernist vernacular architecture which stands out from similar projects of the time in Scotland because of its innovative layout, the social ambitions of the project, and the way in which the architecture was developed to support these aims. It is notable for its architectural and urban form, social ambitions, form of tenure and its central communal garden.

Authenticity

Many residents have replaced the original doors, which were very simple close-boarded timber, with insulated panelled doors which jar with the simplicity of the original design. Replacement windows seem to have been more carefully selected and are, in most cases, true to the original proportions, even if in uPVC.

Wedgwood's concept was that there would be no lampposts, with all lights being wall-mounted to reduce clutter on the streets. These have since been removed and replaced with freestanding lampposts.

Extensions, in general, conform to the original design. Enlargements of the units had not been an issue under co-ownership when tenants could move within the scheme to a larger house.

The legal title deeds to each dwelling following 'privatisation' contained a Deed of Conditions which set out a series of obligations more onerous than normally associate with a private dwelling. The Residents' Association relied on these conditions to remind residents to cut hedges, maintain their property or to stop extensions which were not considered sympathetic. Some extensions were halted by the Residents Association by invoking the following section of the Deed of Conditions,: *'totally in keeping with the rest of the estate and not taking away too much garden space. Single level extensions need not have sloping roofs but multi-storey ones should have them. The extension should match existing features.'* The restrictions placed on residents through the Southfield Deed of Conditions no longer apply, following the end of feudal superiority.

Notes

1. The Parker Morris Committee drew up an influential 1961 report on housing space standards in public housing in the United Kingdom titled *Homes for Today and Tomorrow*. The report concluded that the quality of social housing needed to be improved to match the rise in living standards and made a number of recommendations. Out of the report came the Parker Morris Standards, set out in the Ministry of Housing's "Design Bulletin 6 – Space in the Home". This provided typical requirements for facilities (flushing toilets, storage, heating) and dimensions for the typical items of furniture for which the designer should allow space.

References

1. The Architects' Journal (Building Study), 25 November 1970.
2. Buildings of Scotland, Edinburgh (1980) p.592-3.
3. C McKean & D Walker. Edinburgh: An Illustrated Guide, 1982, p.104.
4. F McLachlan "Inside out: Social Housing at Southfield" Design ARQ, Vol. 7 No. 1, 2003 p.33.

Planning Committee

10.00 am, Thursday, 4 December 2014

House in Multiple Occupation Market Review – referral from the Regulatory Committee

Item number	8.1
Report number	
Wards	All

Executive summary

To consider the decision of the Regulatory Committee on the review of the availability of House in Multiple Occupation (HMO) property in Edinburgh.

Coalition pledges	See attached report
Council outcomes	See attached report
Single Outcome Agreement	See attached report

Appendices	Appendix 1: Report by the Acting Director of Services for Communities
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Terms of Referral

House in Multiple Occupation Market Review – referral from the Regulatory Committee

Terms of referral

- 1.1 The Regulatory Committee on 17 November 2014 considered the attached report by the Acting Director of Services for Communities on the review of the availability of House in Multiple Occupation (HMO) property in Edinburgh. The report also looked at the investment in purpose built student accommodation and the increased demand for shared accommodation, due to welfare reform.
- 1.2 The Committee was asked to consider the recommendation for the HMO market to be reviewed on an annual basis to inform the need for an overprovision policy.
- 1.3 The Regulatory Committee agreed:
 - 1.3.1 To note the review of the availability of HMO properties in Edinburgh and how it contributed to meeting housing need.
 - 1.3.2 To note the investment in purpose built student accommodation and the impact on the HMO market.
 - 1.3.3 To agree that an overprovision policy was not justifiable at this time, but that it would be reviewed on an annual basis and reported to the Regulatory Committee
 - 1.3.4 To request that consultation with stakeholders on the community impact of HMOs was undertaken, including the impact of proposed changes to enforcement powers for private rented properties, as contained within the Scottish Government consultation on Housing (Scotland) Act 2014, section 28 Private Rented Housing: Enhanced Enforcement Areas Consultation on Regulations and Consultation on a New Tenancy for the Private Sector.
 - 1.3.5 To agree that this should be reported to the Regulatory Committee within three cycles, in consultation with the Planning Committee regarding over concentration of HMOs.
 - 1.3.6 To refer the report to the Planning Committee for information
- 1.4 Councillor Burgess requested that his dissent be recorded in respect of part 2 of the decision as detailed at paragraph 1.3.2 above.

For Decision/Action

2.1 The Planning Committee is requested to consider the report.

Background reading / external references

[Regulatory Committee 17 November 2014](#)

Carol Campbell

Head of Legal, Risk and Compliance

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Links

Coalition pledges	See attached report
Council outcomes	See attached report
Single Outcome Agreement	See attached report
Appendices	See attached report

Regulatory Committee

14:00, Monday, 17 November 2014

House in Multiple Occupation (HMO) Market Review

Item number
Report number
Executive/routine
Wards

Executive summary

The purpose of this report is to update Committee on the review of the availability of House in Multiple Occupation (HMO) property in Edinburgh. The report also looks at the investment in purpose built student accommodation and the increased demand for shared accommodation, due to welfare reform.

Committee is asked to consider the recommendation for the HMO market to be reviewed on an annual basis to inform the need for an overprovision policy.

Links

Coalition pledges	P13
Council outcomes	CO16, CO21, CO23
Single Outcome Agreement	SO4

House in Multiple Occupation (HMO) Market Review

Recommendations

It is recommended that Regulatory Committee:

- 1.1 Notes the review of the availability of HMO properties in Edinburgh and how it contributes to meeting housing need.
- 1.2 Notes the investment in purpose built student accommodation and the impact on the HMO market.
- 1.3 Agrees that an overprovision policy is not justifiable at this time, but that it will be reviewed on an annual basis and reported to committee.
- 1.4 Refers the report to Planning Committee for information.

Background

- 2.1 The Housing (Scotland) Act 2006 was amended by the Private Rented Housing (Scotland) Act 2011, to include the ability to refuse an HMO licence if the local authority considers that there is an overprovision of HMOs in the locality.
- 2.2 The aspects that must be considered in regard to overprovision are clearly defined in the amended Act, including “the need for housing accommodation in the locality and the extent to which HMO accommodation is required to meet that need”.
- 2.3 The 2006 Act only allows for the refusal of a licence on grounds of overprovision and not overconcentration. Overconcentration is a matter for planning policy.
- 2.4 The ability to refuse an application due to overprovision is an adopted power. Scottish Government guidance states that where local authorities wish to use this power, they will be expected to develop and consult on an explicit overprovision policy. The convenor of the Regulatory Committee asked the Acting Director of Services of Committee to conduct a review of the HMO market and its contribution to meeting housing need, in order to determine if an overprovision policy is necessary.
- 2.5 This report examines the HMO market, the availability of HMO properties and how growth in purpose built student accommodation has impacted on traditional HMO properties.

Main report

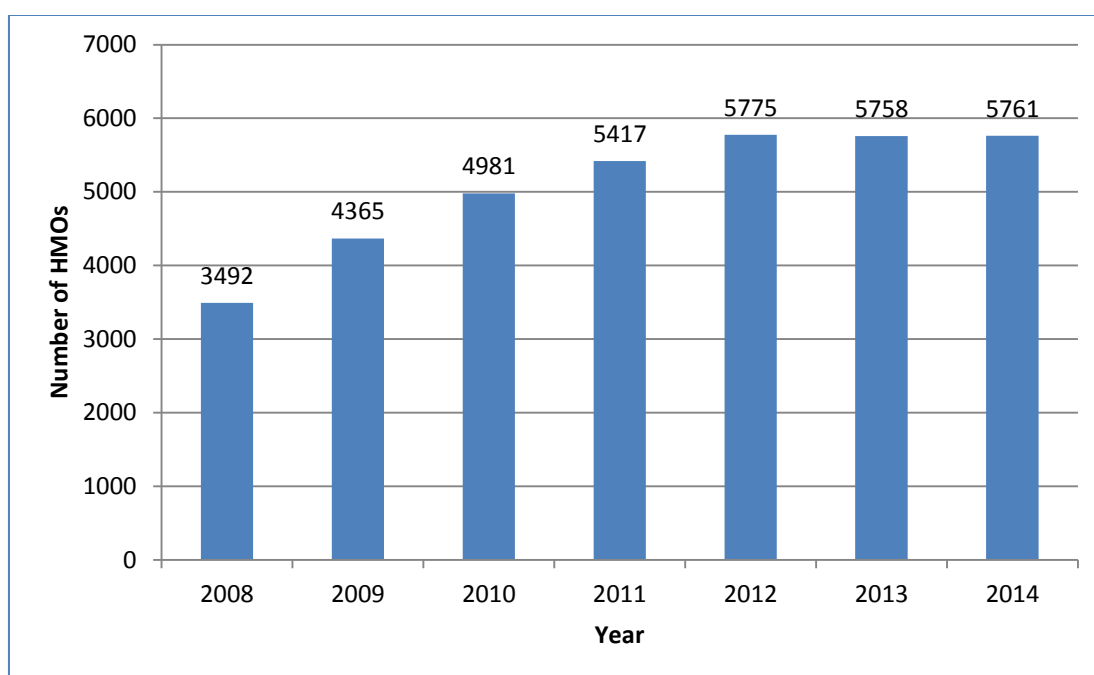
Number and Location of HMO properties

- 3.1 HMO properties are those that house three or more people, from two or more families who share cooking, toilet or washing facilities. These properties are

required to be licensed by law. The current legalisation for the licensing scheme is the Housing (Scotland) Act 2006. The licensing scheme ensures that a minimum standard of accommodation, safety and management is adhered to in order to protect the health and wellbeing of tenants and to control the impact on the local community. A licensed property is known as a House in Multiple Occupation (HMO).

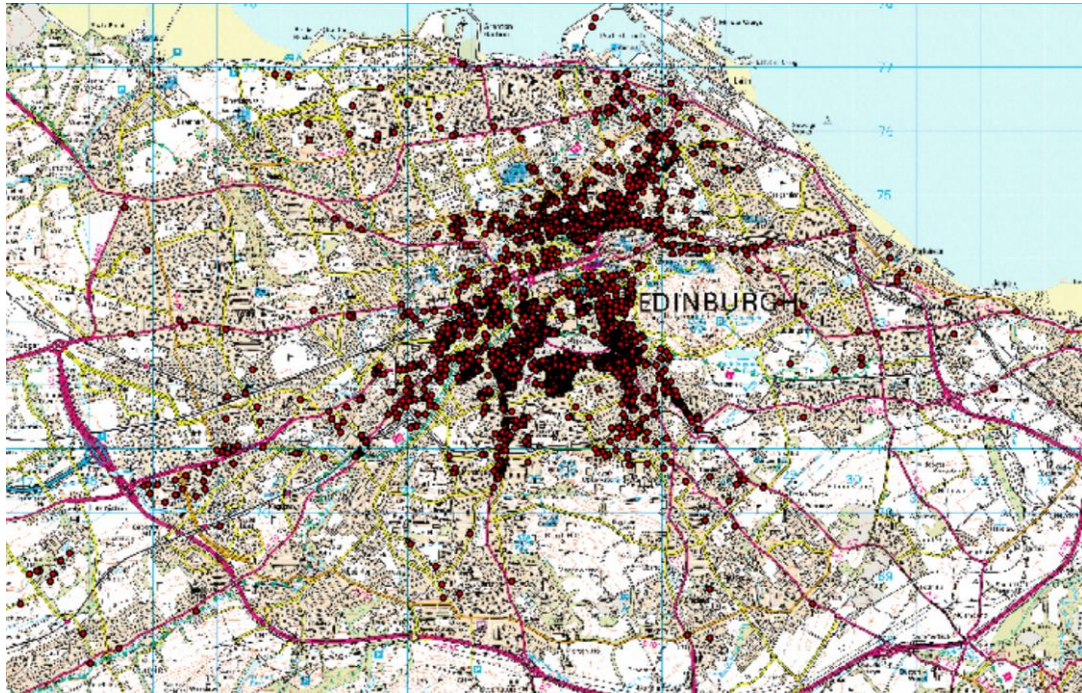
- 3.2 While HMOs are commonly associated with student accommodation they are not exclusively used by students. Property agents in Edinburgh have seen an increase in young professionals residing in HMO properties. The 2011 census found that only 52% of students in Edinburgh live in shared accommodation, with the remainder either living alone, with parents or in an alternative household type.

Figure 1 - Number of licensed HMOs by year



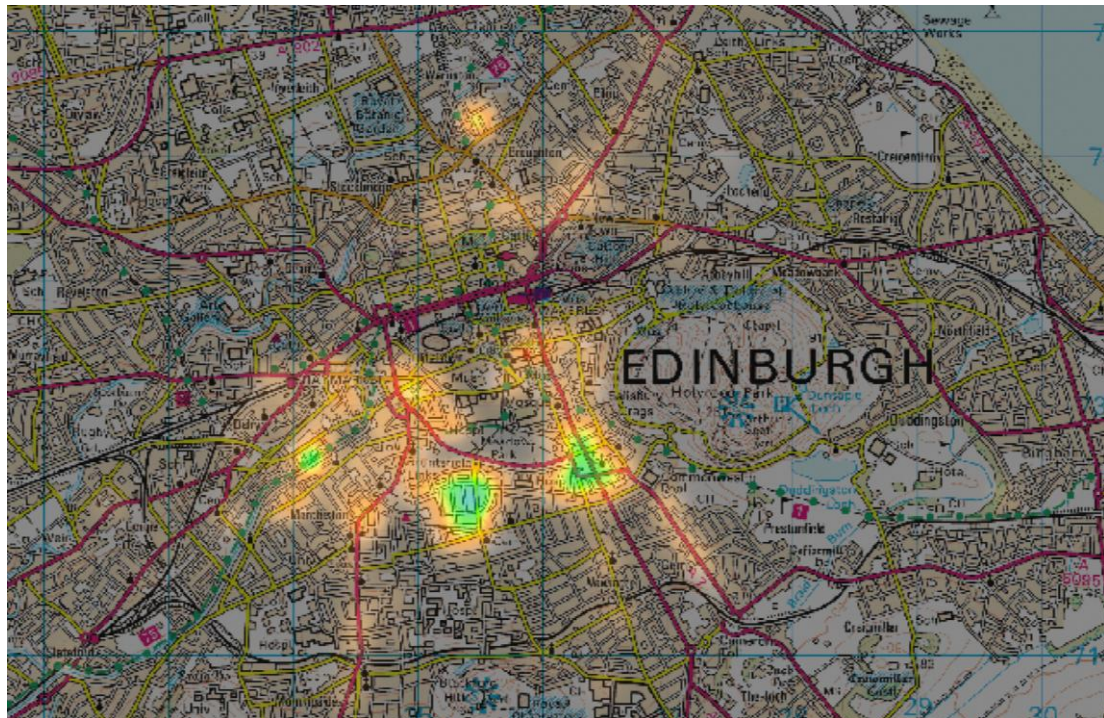
- 3.3 There are currently 5,761 licensed HMOs in Edinburgh. The number of HMOs had been growing steadily until 2012, at which point it has plateaued. It is noted that this broadly corresponds with the significant increase in purpose built student accommodation.
- 3.4 HMOs are not uniformly distributed throughout the city. They tend to be located where housing density is already high, indicating the attractiveness of the area, and where there are strong transport links to central Edinburgh.

Figure 3 - Plot of HMO locations



3.5 It should be noted from the above that there is a tight grouping of licensed HMOs around the George Square campus of the University of Edinburgh, central Edinburgh in general and the main commuting routes in and out of the city centre.

Figure 4 - Density map of HMOs



3.6 The density of licensed HMO properties is greatest around the Meadows and Bruntsfield links areas of the city, with notable concentrations at either end of the Marchmont area, Bruntsfield, Dalkeith Road, Leith Walk, the New Town and

Pilrig. The distribution of HMOs has a high correlation to the distribution of students from the 2011 census.

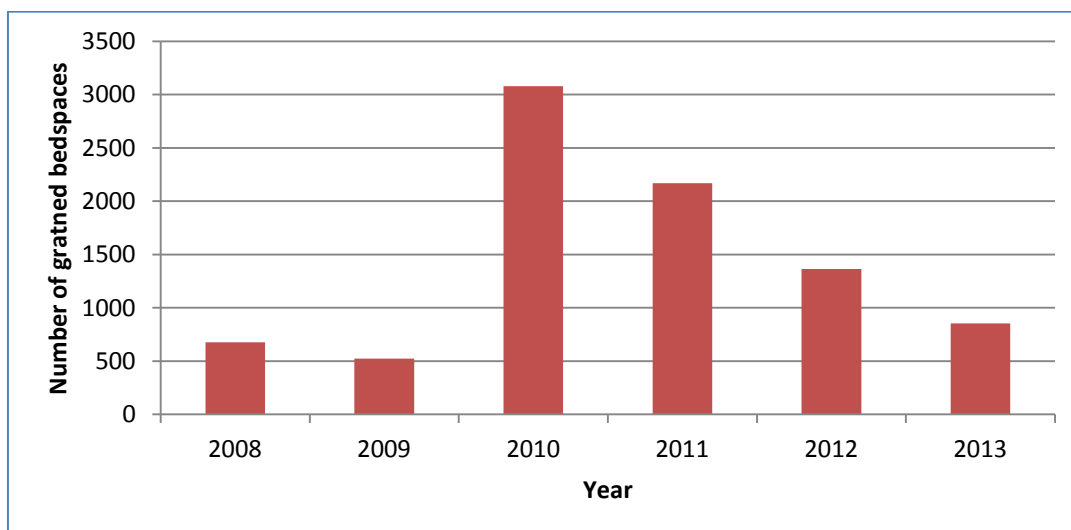
- 3.7 The Council's Private Rented Service (PRS) is responsible for inspecting all HMO properties, maintaining the register of private landlords, enforcing private rented sector law, and providing advice to landlords and tenants. Officers from PRS have identified that licensed HMOs in the north of the city are predominantly occupied by employed young people, which again correlates with the higher density of employed people in that area identified through the 2011 Census.

Planning and HMOs

- 3.8 A licensed HMO property does not normally require planning permission if it is licensed for five or less occupiers. If a property does hold more than five people an application for "a change of use" is required by the Council's planning service, as well as, additional amenities to comply with licensing requirements for an increased number of people in the property.
- 3.9 These requirements act as a disincentive for the creation of large HMOs in domestic residential settings, with 93% of all licensed HMOs being for five people or less.
- 3.10 Purpose built student accommodation requires planning permission and is often of a size that is classed as "Major development". Such developments must carry out pre-application consultation with local communities.
- 3.11 In considering planning applications, the Council can take account of the concentration of similar buildings. The Council is currently reviewing the planning policy in relation to purpose built student accommodation. The outcome of the review will be reported to Planning Committee at the end of the year.

Purpose built student accommodation

Figure 5- Bedspaces in purpose built student accommodation granted planning permission by year submitted



- 3.12 There has been a dramatic increase in purpose built student accommodation in recent years, with eight projects being granted planning permission in 2010, resulting in 3,079 bedspaces.
- 3.13 There has been one project totalling 11 bedspaces already granted in 2014. A further seven projects, totalling 1,695 bed spaces, are the subject of applications awaiting determination.
- 3.14 While purpose built student accommodation projects mainly fall under the HMO licensing scheme they may contain a proportion of small or studio flats, which do not need to be licensed.
- 3.15 Some projects have a turn around of one or two years, however, a number of the projects granted permission in 2010 have just been completed for the 2014/15 academic year, including projects at Holyrood Road (University of Edinburgh) and Potterow (Arduir Ltd). It will therefore be a number of years before the full impact of the expansion of purpose built student accommodation will become apparent.
- 3.16 The growth in purpose built student accommodation is being driven by institutions who value the long term security of income flow. The residential and commercial property consultant, Knight Frank LLP, published an “Insight” guide to the student property market, offering their analysis of the purpose built student accommodation in the UK.
- 3.17 The report states that Edinburgh has an “acute undersupply of student accommodation”. Purpose built student accommodation is seen as a premium accommodation, which is designed to attract students away from traditional HMO properties. The report states that in every student market, students will elect to pay considerably more for the quality and services offered by the purpose built student accommodation; with Edinburgh attracting the third highest purpose built student accommodation rental premium above HMO rents in the UK.
- 3.18 This corresponds with the views of Edinburgh Letting Agents and Landlords who have stated that one of the biggest effects of purpose built student accommodation was the need to improve quality in other HMO properties in order to remain competitive.
- 3.19 Purpose built student accommodation plays a strategic role for universities, which see high quality accommodation as part of the overall student experience they offer and a necessary part of being a world class education provider.
- 3.20 Universities commission projects from contractors which build to individual specification. The properties are then leased back to the university. Knight Frank LLP indicates that this arrangement is now common practice in the UK market and allows universities to respond quickly to meet demand, particularly from overseas students, a growing market for universities.

Welfare Reform and the HMO Market

- 3.21 Local Housing Allowance (LHA) was introduced in April 2008 to calculate Housing Benefit entitlement for private rented sector properties. In January 2012, changes were made as to how LHA was calculated. Single person households, under the age of 35, in one bedroom properties are now entitled to a Shared Accommodation Rate (£67.59/week for Edinburgh) instead of a one Bedroom Accommodation Rate (£115.37/week). Previously this reduced rate only applied to single person households, under the age of 25.
- 3.22 This reduction significantly impacts people's ability to find settled accommodation if they need help with meeting the costs of their rent. In 2013/14, 31% of homeless cases were single person households (including single people or single and pregnant people). In September 2014, 53% (618) of clients in temporary accommodation were under the age of 35. This demographic group has difficulties moving to settled accommodation, due to the lack of suitable affordable accommodation.
- 3.23 HMOs appear to offer suitable shared accommodation to address the housing need of single households looking for a room in shared accommodation. However, HMO properties are predominately let on a "joint and several" basis where a group of individuals approach a landlord (or agent), sign the lease, move in and leave the property together. This type of arrangement favours students who have similar housing needs, driven by the academic calendar and strong social networks through which to find suitable flat mates.
- 3.24 Some HMOs are let on a room-by-room basis, which provides more flexibility for people looking for accommodation throughout the year, without the need to know someone in the property.
- 3.25 Letting on a room-by-room basis creates additional overheads and, therefore, is less attractive to landlords than to let on a joint and several basis. Such room-by-room HMO properties are handled differently for Council Tax purposes, with Council Tax liability transferring to the landlord. In September 2014, there were only 254 such HMOs in Edinburgh, which is less than 5% of the HMO market.
- 3.26 Future Council contracts for provision of rental accommodation, sourced from the private sector, will include a provision that requires providers to offer shared accommodation. It is anticipated that the majority of these will be for two people (i.e. not requiring HMO licenses), with a small amount of HMO licensed properties.

Views of Landlords and Agents

- 3.27 The views of landlords and agents who manage large numbers of HMO properties were sought through the PRS forum and by telephone interviews. The PRS Forum is a private rented sector stakeholder group, chaired and organised by the Council. The membership of the Forum includes landlord and agent groups, universities, third sector organisations and tenant groups.

- 3.28 Those agents that did share information stated they did not have any vacant HMO properties and there was no difficulty in finding tenants. Another agent said that current demand for their HMO portfolio has been the strongest in the company's history. This suggests that there is not overprovision in Edinburgh.
- 3.29 Landlords and agents were however in agreement that purpose built student accommodation had put pressure on the quality of the HMO property, with higher standards being demanded by tenants. Some agents stated that location was of key importance (as purpose built student accommodation tends to be in prime locations), whilst other agents suggested that non-central locations remained popular, if the quality of the property was sufficient.
- 3.30 Purpose built student accommodation almost universally offers en-suite washing and toilet facilities, sharing only kitchen facilities. The properties tend to have innovative layouts that are designed to create wider social interactions between the residents, thus making it difficult for traditional tenement HMO properties to compete.
- 3.31 All parties agreed that, as the property market strengthens in Edinburgh, some investors are looking to sell their properties. It is noted that rather than being purchased by similar investors, they are being purchased by owner occupiers and thus removed from the HMO market.
- 3.32 All agents reported an increase in young professionals residing in HMO properties, with one agent stating this demographic made up 15% of all their tenants.

Engagement with HMO tenants

- 3.33 In September 2014, the Council sent out 675 surveys to tenants of HMO properties asking questions about their HMO property, the management standards and demographic of their tenants. This date was chosen to capture a true reflection of HMO tenants and avoid temporary holiday lets that occur in the month of August.
- 3.34 The return rate for the survey was low and did not provide a viable return. Scrutiny of the surveys returned tended to identify individual concerns which will be addressed separately. Research is being carried out on different communication methods in order to improve the return rate, before issuing future surveys to HMO properties.

Conclusion

- 3.35 The evidence would suggest there is not an overprovision of licensed HMO accommodation in Edinburgh. In fact, there is a significant unmet demand for single households who are under 35 to the extent that the Council is looking at stimulating additional provision of shared living accommodation to address homelessness in the City. There is also an increasing demand for HMO properties from those that are in employment.
- 3.36 Landlords and Agents are experiencing very high demand for HMO properties and are unable to meet this fully. That high demand is affecting how HMO

properties are being let out and is reducing housing opportunities for certain tenants. An overprovision policy could worsen the situation, by having a negative impact on the amount of shared accommodation available.

- 3.37 Purpose built student accommodation has attracted tenants away from traditional tenement HMO properties and put pressure on remaining properties to increase the quality of properties that they offer. This pressure has resulted in some HMOs exiting the market. However, despite increasing provision of purpose built student accommodation, the number of HMOs has remained reasonably static over the past three years.
- 3.38 There is still a significant amount of purpose built student accommodation for which planning permission has been granted, but is yet to be completed as well as, applications that are currently going through the planning process. It is appropriate therefore, to continue to monitor the HMO market to assess the impact that purpose built student accommodation has on both the overall number of HMOs and the traditional tenement HMO.

Measures of success

- 4.1 A shared understanding of the HMO Market, its contribution to meeting housing need, and commitment to monitor the HMO Market on an annual basis.

Financial impact

- 5.1 There are no financial implications arising from this report.

Risk, policy, compliance and governance impact

- 6.1 This policy addresses the question of whether or not the Council requires an overprovision policy and commits to review this position on an annual basis.

Equalities impact

- 7.1 An Equalities and Human Rights Impact Assessment into the associated legislation was carried out prior to the enactment of the Private Rented Housing (Scotland) Act 2011.

Sustainability impact

- 8.1 The proposals in this report will help achieve a sustainable Edinburgh by ensuring that there is sufficient shared accommodation, which is safe and well managed.

Consultation and engagement

- 9.1 Consultation and engagement was carried out with the stakeholders of the PRS Forum. The PRS Forum is a private rented sector stakeholder group, chaired and coordinated by the Council.
- 9.2 The membership of the PRS Forum includes the Council, Heriot Watt University, Edinburgh Private Tenant Action Group, Edinburgh Tenant Federation,

SHELTER, Scottish Association of Landlords, Cyrenians, Cullen Property Management, Letscotland and National Association of Landlords.

- 9.3 In September 2014, the Council sent out 675 surveys to tenants of HMO properties asking questions about their HMO property, the management standards and demographic of their tenants.
- 9.4 In depth telephone interviews were also carried out with letting agents and landlords who manage large numbers of HMO properties in the city.

Background reading/external references

[City Housing Strategy](#)

[Housing \(Scotland\) Act 2006](#)

[Private Rented \(Scotland\) Act 2011](#)

[Knight Frank: INSIGHT Student Property 2014](#)

[Licensing of Houses in Multiple Occupation Statutory Guidance for Scottish Local Authorities](#)

John Bury

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Links

Coalition pledges	P13 Enforce tenancy agreements (council and private landlord) with a view to ensuring tenants and landlords fulfil their good conduct responsibilities
Council outcomes	CO16 Well-housed – People live in a good quality home that is affordable and meets their needs in a well managed Neighbourhood CO21 Safe – Residents, visitors and businesses feel that Edinburgh is a safe city CO23 Well engaged and well informed – Communities and individuals are empowered and supported to improve local outcomes and foster a sense of community
Single Outcome Agreement	SO4 Edinburgh's communities are safer and have improved physical and social fabric
Appendices	None