

# Finance and Resources Committee

10.00am, Thursday, 7 October 2021

## Plot 11 Craigmillar Town Centre – Proposed Transfer to Housing Revenue Account

Executive/routine	Routine
Wards	17– Portobello/Craigmillar
Council Commitments	<a href="#">2.10</a>

### 1. Recommendations

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- 1.1 It is recommended that Finance and Resources Committee approves the transfer of land at Plot 11 Craigmillar Town Centre from the General Fund to the Housing Revenue Account (HRA) to facilitate a Meanwhile Use development as part of the ongoing regeneration of the Craigmillar area.

**Paul Lawrence**

Executive Director of Place

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# Report

## Plot 11 Craigmillar Town Centre – Proposed Transfer to Housing Revenue Account

### 2. Executive Summary

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- 2.1 The Housing Service has been working on proposals to develop a Meanwhile Use on the vacant Plot 11 site within Craigmillar Town Centre. This report seeks approval for the site to transfer from the General Fund to the Housing Revenue Account (HRA) to allow the project to be delivered as part of the ongoing housing led regeneration of the area.

### 3. Background

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- 3.1 In 2002, Craigmillar Joint Venture Ltd (later renamed PARC Craigmillar Limited) was formed as a joint venture between the Council and the EDI Group Limited. As part of the joint venture, the Council agreed to transfer 80 acres (32 hectares) of land in Craigmillar to PARC, a subsidiary company of EDI. This land included what has been developed as Craigmillar Town Centre.
- 3.2 On [2 November 2017](#), the Housing and Economy Committee approved the transition strategy for closing down EDI and moving projects and assets in house. This included an area of land within Craigmillar town centre, known as Plot 11 which had yet to be developed, as shown outlined in red on the attached plan. The land was transferred from EDI to the General Fund account.
- 3.3 The masterplan consent for the town centre identified Plot 11, outlined in red on the attached plan in Appendix 1, as being suitable for restaurant use. During the development of the town centre retail provision, an operator for this plot was never identified. Since the land transferred to the Council, it has remained vacant and it is not anticipated that, if marketed, a developer would be found who would take forward a restaurant scheme at this time.

### 4. Main report

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- 4.1 In order to activate the area and further enhance Craigmillar Town Centre it is proposed to develop the site for Meanwhile Use.
- 4.2 The vacant site will be transformed into a multi-use, community-based, public space to be known as “Walk -Up Avenue”. The intention is to provide commercial space to support small businesses in the area while providing a space for people to meet

outdoors in the town centre. These will be set within wider green space containing seating, informal play, events space, a growing area, a stage pavilion and a sculptural entranceway. Planning permission has been granted with the project to commence on site later this year. The proposals are shown at Appendix 2.

- 4.3 To facilitate delivery, the land requires to be transferred between the General Fund and HRA.

## **5. Next Steps**

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- 5.1 Following approval of the terms by Finance and Resources Committee, the site will transfer from the General Fund to the Housing Revenue Account, subject to any Ministerial consent that may be required.

## **6. Financial impact**

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- 6.1 There will be no financial element to the transfer. The project will be funded from monies secured through the Town Centre Fund, Place Based Investment Fund, a contribution from the HRA capital programme with other external funding sources also to be confirmed.

## **7. Stakeholder/Community Impact**

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- 7.1 Ward members have been made aware of the recommendations of the report.

## **8. Background reading/external references**

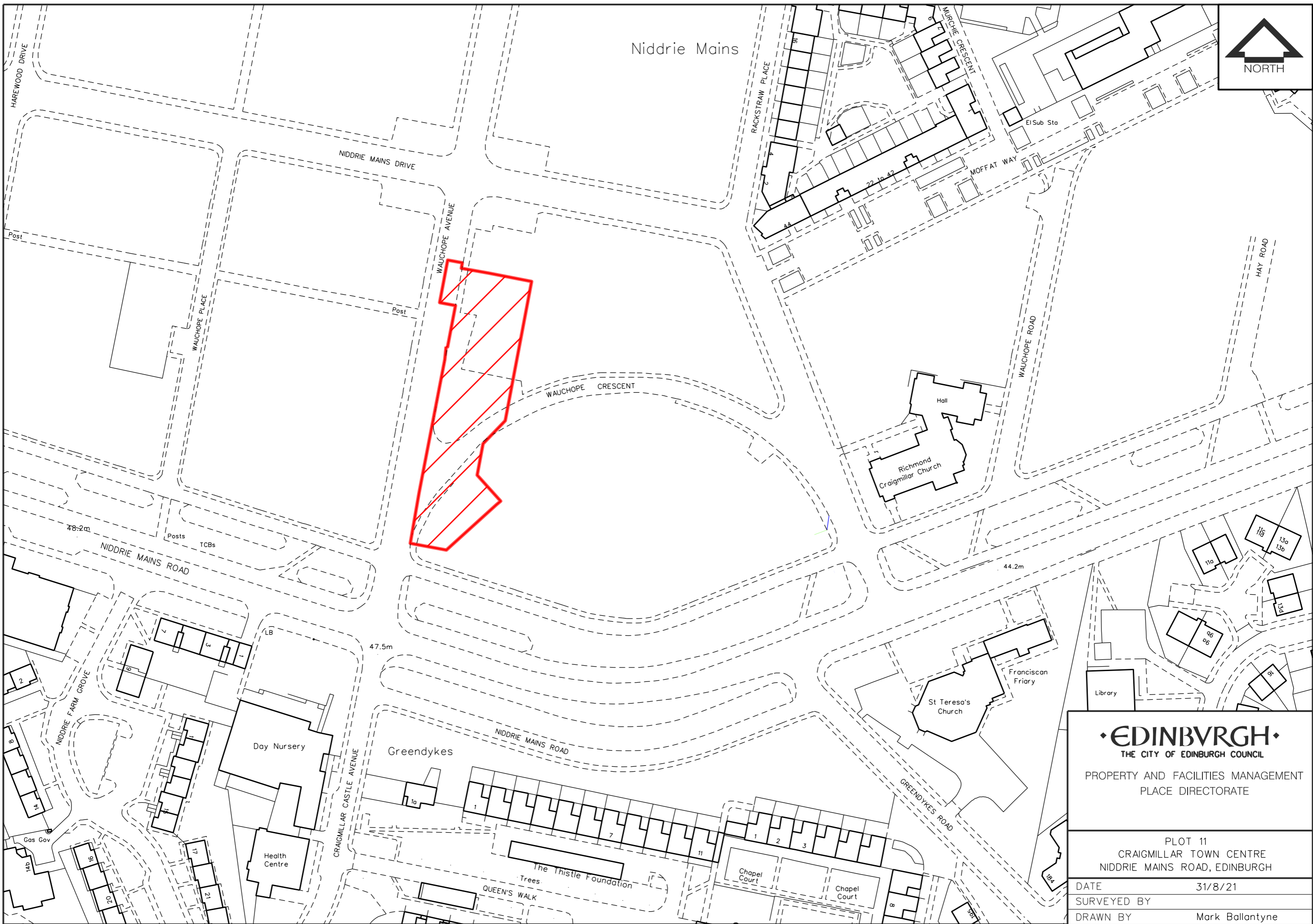
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- 8.1 None.

## **9. Appendices**

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- 9.1 Appendix 1 – Location Plan.  
9.2 Appendix 2 – Meanwhile Use Proposals.



<b>• EDINBURGH •</b> THE CITY OF EDINBURGH COUNCIL	
PROPERTY AND FACILITIES MANAGEMENT PLACE DIRECTORATE	
PLOT 11 CRAIGMILLAR TOWN CENTRE NIDDRIE MAINS ROAD, EDINBURGH	
DATE	31/8/21
SURVEYED BY	
DRAWN BY	Mark Ballantyne
SCALE	1:1250 @ A3 SIZE
NEG. NO.	A3/1630a

SITE PLAN

SCALE 1:1250

THIS MAP IS REPRODUCED FROM ORDNANCE SURVEY MATERIAL WITH PERMISSION OF ORDNANCE SURVEY ON BEHALF OF THE CONTROLLER OF HER MAJESTY'S STATIONARY OFFICE CROWN COPYRIGHT. UNAUTHORISED REPRODUCTION INFRINGES CROWN COPYRIGHT LICENCE NUMBER 100023420. CITY OF EDINBURGH 2013 AND MAY LEAD TO PROSECUTION OR CIVIL PROCEEDINGS.





Existing section of tarmac road

green open space

Stage platform with associated trellis structure  
sand pit

Existing concrete sections, relocated and made into planters. 2no 150mm height, stacked on top of each other.

Timber planter with integrated seating

Existing concrete sections, relocated and converted into planters. 3no 150mm height, stacked on top of each other.

Commercial Unit 2

Trellis

Existing concrete pipe sections, relocated and converted into planters

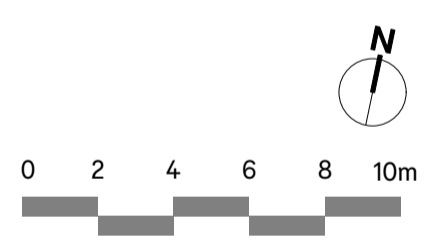
Commercial Unit 1

Outdoor seating area for cafe

Seating and play area, connected to existing Vista Park. With picnic benches, balancing tree stumps and fallen timber logs.

Beacon structure forming site entrance  
3no bike racks

Entrance to the existing Vista Park - the access route for those coming from Niddrie Mains Road.



DO NOT SCALE FROM THIS DRAWING  
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO THE START OF ANY WORK AND ANY DISCREPANCIES MUST BE NOTIFIED IN WRITING  
REFER TO ENGINEER'S DRAWINGS FOR ALL STRUCTURAL, HEATING, LIGHTING, POWER, EXTERNAL AND UNDERGROUND DRAINAGE AND VENTILATION INFORMATION  
ALL BUILDING WORKS COMPLY IN ALL RESPECTS TO CURRENT BUILDING STANDARDS FOR COUNTRY IN WHICH SITE IS LOCATED

21/04/2021  
Revision Date  
Notes added and design updated  
Revision Note

Job Reference 21004	Drawing Number GA(P)-001	Revision
Scale 1:200	Paper Size A2	<b>A</b>

Drawing Name  
**Proposed Plan**

Drawn By MD	Checked BT	Date Drawn 15/03/2021
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Project  
Craigmillar Gap Site

Client  
City of Edinburgh Council