

# Policy and Sustainability Committee

10.00am, Tuesday, 30 November 2021

## Delivering the 20-Minute Neighbourhood Strategy

Executive/routine Wards Council Commitments	Executive All
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### 1. Recommendation

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- 1.1 It is recommended that Policy and Sustainability Committee notes:
  - 1.1.1 This update on the implementation of the 20-Minute Neighbourhood strategy that was approved by Committee on [10 June 2021](#);
  - 1.1.2 That any new or emerging projects will be referred to the appropriate Committee for future approval; and
  - 1.1.3 That regular updates will be provided to Committee as implementation of the strategy progresses.

**Paul Lawrence**

Executive Director of Place

Contact: Tasha Mackenzie, Senior Change and Delivery Officer

E-mail: [tasha.mackenzie@edinburgh.gov.uk](mailto:tasha.mackenzie@edinburgh.gov.uk)

## Delivering the 20-Minute Neighbourhood Strategy

### 2. Executive Summary

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- 2.1 This report provides an update on the implementation of the 20-Minute Neighbourhood Strategy, by setting out the five strands of work through which the programme will be delivered and provides an update on specific projects.

### 3. Background

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- 3.1 The 20-Minute Neighbourhood approach is about living well locally, giving residents the ability to meet most of their daily needs from within their own community by building on models of shared service delivery with public, private and voluntary sector partners. The approach also provides an opportunity to work with communities to provide access to services where it is most convenient and helps to support local businesses - creating thriving, vibrant town and local centres.
- 3.2 20-Minute Neighbourhoods are not just about access to services – they include significant placemaking improvements (such as increasing active travel and sustainable transport), improvement to streets to make them greener and safer, and better access to parks and playgrounds.
- 3.3 The National Planning Framework 4 Position Statement sets out the ambition to deliver 20-Minute Neighbourhoods which are ‘liveable, accessible places, with thriving local economies, where people can meet most of their daily needs within a 20-minute round trip’.
- 3.4 The Scottish Government has placed the 20-Minute Neighbourhood concept within its Programme for Government. On [10 June 2021](#), the Policy and Sustainability Committee approved the draft 20-Minute Neighbourhood Strategy that supports outcome 12 in the Council’s Business Plan: people can access the support they need in the place they live and work.
- 3.5 This report highlights the five strands of programme delivery within the Strategy and provides updates on projects within these workstreams.

### 4. Main report

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- 4.1 The 20-Minute Neighbourhood Strategy is founded on the following vision, which responds to the aspirations of local communities, being clear what can and cannot

be influenced and acknowledging that each neighbourhood will be different in terms of needs and opportunities.

**“Edinburgh will be a sustainable resilient city containing strong cohesive communities. This will be supported a series of connected 20-Minute Neighbourhoods where most of the every-day needs of the residents can be provided locally. Right Role, Right Place and Right Time.”**

- 4.2 The Programme has been split into following five delivery strands:
  - 4.2.1 Regeneration into a 20-Minute Neighbourhood;
  - 4.2.2 Embedding 20-Minute Neighbourhood principles in existing projects;
  - 4.2.3 Reimagine and Redesign our Town Centres/High Streets;
  - 4.2.4 City Wide Neighbourhood Connection; and
  - 4.2.5 Digital, Consultation and Engagement.
- 4.3 A programme team is being established to develop future proposals and to support colleagues and initiatives already happening across the city. The team will comprise a variety of roles, including in Urban Design, Transport, Planning and Communications. This team will work closely with the Poverty and Prevention programme, sharing community and partner engagement resources.

#### **Regeneration into a 20-Minute Neighbourhood**

- 4.4 The Council has been leading the way in affordable housing led regeneration with several major schemes under development in areas such as Wester Hailes, Meadowbank, Granton, Muirhouse/Pennywell, Fountainbridge and Powderhall. In all proposals, a co-ordinated cross Council programme provides oversight and strategic direction ensuring that the 20-Minute Neighbourhood principles are embedded in all decisions.

#### *Powderhall*

- 4.5 At Powderhall, the strategy for the redevelopment of the former Powderhall Waste Transfer Station was originally proposed as an open market sale, most likely, to a volume housebuilder. However, by considering several other Council priorities, this evolved into the Council taking forward a major mixed-use regeneration project. The site has transferred to the Housing Revenue Account and the proposed masterplan has been expanded to include adjacent disused bowling greens.
- 4.6 This means that, instead of a ‘typical infill housing scheme’, the regeneration will deliver around 260 homes (at least 35% affordable); a new 128-place nursery; seven new commercial units; and new civic and green space. In addition, the adjacent ‘B’ listed historic former stable block will be refurbished into creative workspaces and community events space, funded by external grants secured by the Council (including over £1.4m from the Scottish Government’s Regeneration Capital Grant Fund; £140,000 from Edinburgh World Heritage and £21,000 from Bonnington Micro Business Fund).

- 4.7 The aim is for the development to achieve new zero carbon standards, with the homes for older people and nursery built to Passivhaus standard and the stable block heated using air source heat pumps. There is also an aspiration to convert the adjacent former railway line into a new active travel route. The first phase of the regeneration is the stable block conversion, which is set to complete in early-2022, with delivery of the nursery also underway.
- 4.8 The Powderhall example demonstrates the 20-Minute Neighbourhood approach in practice and shows how several objectives can be achieved by close collaboration both internally and externally.



© Powderhall

### *Wester Hailes*

- 4.9 In Wester Hailes, a design team has been appointed to develop a masterplan for the wider area. The masterplan will set out a comprehensive, phased approach for the next 10 to 15 years, building on community aspirations as set out in the Local Place Plan. There are also a number of 'early action' projects already under way. These include improvements to existing Council homes and estates, delivery of new-build affordable homes at Dumbryden Gardens, progressing designs for the replacement of the high school, the West Edinburgh travel link and improvements to Westside Plaza.
- 4.10 Wester Hailes is one of the first communities in Scotland to start to develop its own Local Place Plan, following their introduction within the Planning (Scotland) Act in 2019 and the ideas generated through this process will be at the heart of the masterplan. It is expected that the masterplan will provide a platform to maximise funding opportunities, such as the United Kingdom (UK) Government's Levelling Up Fund.
- 4.11 Within the wider masterplan, there are opportunities to consider new proposals. One such opportunity is the site of the existing Calder Glen Nursery and former

Westburn Primary School. With both buildings requiring significant (unfunded) investment, proposals are being considered to develop a housing led redevelopment of the wider site that would include: a replacement nursery (doubling in size from 64 to 128 places) together with affordable housing (with specialist housing for the elderly and vulnerable groups).

### **Embedding 20-Minute Neighbourhood Principles in Existing Projects**

- 4.12 While the first workstream principally relates to medium to large scale regeneration, there are opportunities to develop the 20-Minute Neighbourhood principle on a smaller scale i.e. within those wider masterplans are pockets of more localised development that can contribute to the bigger picture.

#### *Pennywell/Muirhouse Regeneration*

- 4.13 One example is within the wider Pennywell/Muirhouse regeneration programme, where the delivery of a new community hub at the heart of the Pennywell will provide a centre for culture and learning for the communities and neighbourhoods of North Edinburgh, offering much needed early years childcare places, a new library and learning hub, and integrated cultural, arts and community support delivered by North Edinburgh Arts.



Pennywell Hub @collective

#### *Liberton*

- 4.14 There are also new, emerging opportunities including a proposal to deliver a new secondary school at Liberton. Rather than consider this in isolation, the agreement to acquire the Liberton hospital site for the Council's affordable housing programme provides ideal context for co-ordination of these projects through the 20-Minute Neighbourhood programme.
- 4.15 The new High School project offers an opportunity to integrate public services, whilst utilising a holistic approach to understand surrounding assets, landscape, travel to and through this area, providing easy access to joined up services through a hub model. The creation of a community campus will deliver a range of services

and activities at different times of the day/night and aims to create a place where multiple services can be accessed that contribute to health, wellbeing and learning of young people and the wider community. This includes options for the inclusion of a primary health care service and a Police Scotland presence.

- 4.16 Design and development of connectivity and travel infrastructure will be supported by the 20-Minute Neighbourhood team. Walking, cycling and public transport routes will be developed, including linkages and synergies to the new housing development at the former hospital site.



Liberton High School Campus

- 4.17 All new learning estate projects currently in development will have options for wider service delivery that will be considered during the design phase, with flexible working space included as budgets allow. The strategic briefs for these projects will outline the teaching, learning and wider community requirements from the outset to ensure that buildings are constructed as fit for multiple purpose and that no opportunities are missed.
- 4.18 There is also an opportunity for existing learning estate facilities to be adapted in order that wider services can be delivered from these locations. In order to ensure that detailed suitability assessments of the physical changes required to the learning estate is progressed, a Learning Estate Planner will be dedicated to leading this work.
- 4.19 One consideration to be progressed is how primary and secondary schools, sports centres, community centres, libraries and other local community facilities link up more cohesively in the future to enhance service delivery for all members of a local community. To achieve this, new ways of working across professional boundaries will be just as important as alterations to buildings.

### **Reimagine and Redesign our Town Centres/High Streets**

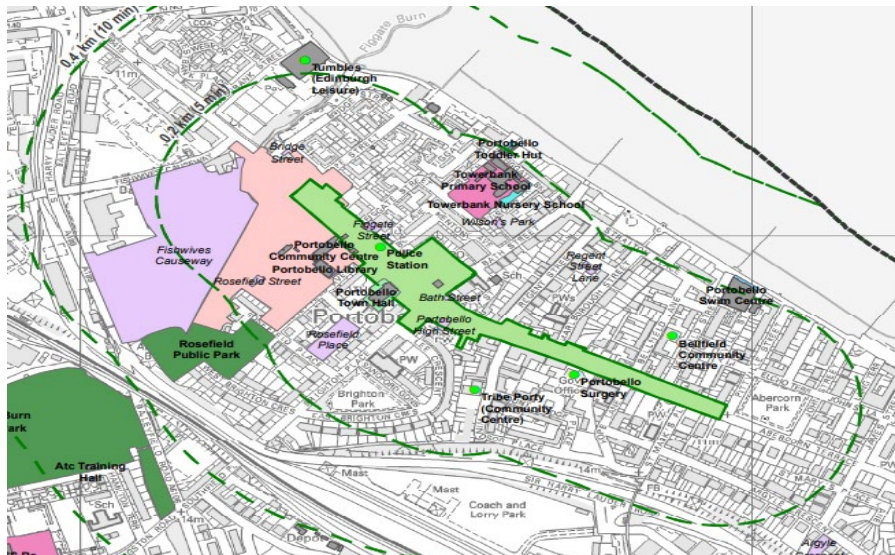
- 4.20 The third strand of the 20-Minute Neighbourhood approach relates to Town Centres and High Streets. The approach is different, due to the challenge of the built environment already in place.

### *Craigmillar*

- 4.21 Craigmillar has been transformed in recent years through several new housing developments and the soon to be completed new high school. Recognition for the new Council homes at Craigmillar Town Centre has been welcomed through the Scottish Home Awards Housing Development of the Year award.
- 4.22 The 20-Minute Neighbourhood programme will support a number of workstreams to address the “high street”, specifically in and around Niddrie Mains Road and connections to and through this area. Work is already underway on the development of a high-level spatial strategy along Niddrie Mains Road, to create a vibrant, safe and enjoyable town centre for residents and visitors alike. Once complete, the strategy will be used to shape a bid to the next round of the UK Levelling Up Fund. The 20-Minute Neighbourhood team will provide Transport and Urban Planning expertise for this area, as part of a co-ordinated delivery plan.
- 4.23 Progress is also well underway on a “meanwhile use project” entitled ‘Walk-Up Avenue’ which will create a multi-use, community-based, public space. 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, including seating, informal play and events space, a growing area, a stage pavilion and a sculptural entranceway.

### *Portobello*

- 4.24 Work has commenced with community groups in Portobello that will enable a better understanding of the needs of the local community and to identify opportunities which fit with the 20-Minute Neighbourhood Strategy, whilst informing priorities and plans for future services and assets.
- 4.25 The first workshop took place on the 13 July 2021 and focused on how people responded locally during the pandemic by identifying issues, challenges and opportunities. As per the visual below, Portobello houses several community assets located within walking distance from the town centre. A second workshop is planned and will focus on asset and co-location opportunities. The potential for Portobello to become a local pilot of the future working programme and support the principle to working closer to home will also be explored.



Portobello High Street Asset Map

### *Corstorphine*

- 4.26 Another new emerging opportunity is Corstorphine, where Corstorphine Community Centre has successfully submitted a Stage 1 Community Asset Transfer application for Westfield House. This has created the opportunity to consider the wider consolidation of community services within the building, including the potential relocation of the existing library into the ground floor. Opportunities to improve the public realm at St John’s Road are also an important part of this work.

### **City Wide Neighbourhood Connection**

- 4.27 Implementing 20-Minute Neighbourhoods will involve changes within the places people live and work. Building stronger cross-departmental working within the Council, and with partner organisations and third sector is crucial. However, importantly, building trusted relationships with the people who live or work in neighbourhoods and therefore are best placed to know what is and is not good about it will be at the centre of any plans for 20-Minute Neighbourhood proposals, with communities helping shape proposals will be key to success.
- 4.28 To enable this work, a group (Joining the Dots) has been set up with partners and Council officers involved in the development of Edinburgh Partnership’s collaborative work on community empowerment, community anchors, thriving Local and 20-Minute Neighbourhoods, alongside work related to poverty and prevention, community engagement, the Edinburgh PACT, and the Local Outcome Improvement Plan (LOIP) Priority 3. Through this group, the Council will seek to reach out to communities to work together to shape future proposals. With initial focus areas of Liberton and Wester Hailes, the first session took place at Whales Arts in Wester Hailes on 1 October 2021.

### **Digital, Consultation and Engagement**

- 4.29 It is proposed to utilise social media networks to access and communicate with existing groups, develop networks within the community around specific issues, plan and implement consultation processes, and gain community feedback.



- 4.30 Delivery of the Digital and Smart City strategy will attempt to provide everyone with access to services online and allow greater flexibility for staff – working nearer home. The use of the Scottish Government’s placed based framework, which builds on the existing work across Scotland, will support the delivery of the programme. Standard questions from this framework will inform engagement and consultation plans.
- 4.31 The Council has agreed to become a learning partner for the “Shaping Places for Wellbeing Programme”, run by the Improvement Service in partnership with Public Health. This will allow collaboration and learning with other Scottish Local Authorities and Health Partnerships.
- 4.32 Through the University of Edinburgh – Pilot Community Consultation and Quality of Life, the Council has agreed to be a pilot for the University to work on what 20-Minute Neighbourhoods mean for our communities and empowering them to work with each other to realise these ambitions. This will be a real benefit for the programme to form a clear vision of what a 20-Minute Neighbourhood means not only for mobility but also equity in access to services and facilities.
- 4.33 Women, Edge Work and the Regeneration of Cities, bridging the urban planning gender gap in Scottish cities is a project by May East for the University of Dundee. The aim of the project is to investigate women’s experience of their ‘right to the city’, and in particular, access to safe and inclusive, regenerative green and public spaces. This work will consider Portobello and Wester Hailes and a report is due back in early 2022.
- 4.34 Creating successful 20-Minute Neighbourhoods requires integration of the process of design development, consultation and engagement associated with property and wider infrastructure investment. The current consultation and engagement model being used for the replacement Liberton High School project demonstrates what can be achieved when all relevant stakeholders are involved in a project from the outset and at important points during the design development process. This success can be mirrored for any strategic property and wider infrastructure investment project and will be at the heart of understanding requirements for integrated service delivery by Council services and key partner agencies.

### **Summary**

- 4.35 The 20-Minute Neighbourhood strategy is an opportunity to build on the best practice examples set out in this report. The agreed additional resources will strengthen project teams and ensure a co-ordinated approach to regeneration. The 20-Minute Neighbourhood strategy, programme and approach is not a panacea to solve all issues about living well locally. However, it will ensure that all projects and proposals are considered in a multi-service (internal and external) manner that pools resources and seeks to empower and utilise the talent within the cities local communities to achieve enhanced and better outcomes locally moving forward.
- 4.36 As with any project, individual proposals will be subject to separate reporting to the relevant Committee at the appropriate time.

## 5. Next Steps

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- 5.1 The next steps will be to:
  - 5.1.1 Finalise recruitment to Programme Team and embed resources within existing project teams to support project delivery;
  - 5.1.2 Carry out mapping exercise on Council and partner assets, to understand opportunities for hubs and co-location;
  - 5.1.3 Commission detailed area profiles for each neighbourhood;
  - 5.1.4 Continue work to identify potential external funding opportunities, including applications for Wester Hailes and Craigmillar to the next round of the UK Government's Levelling Up Fund;
  - 5.1.5 Develop the approach to Net-Zero Communities identifying possible neighbourhoods in line with the Council's Climate Strategy; and
  - 5.1.6 Continue to liaise with Community Councils on progressing 20-minute Neighbourhoods across this city, including building on ongoing community-led work, for example in the Water of Leith Villages.

## 6. Financial impact

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- 6.1 In May 2021, the Council approved funding of £500,000 for this programme in financial year 2021/22 and beyond. This is, and will continue to be, supplemented by resources in service areas where the 20-Minute principles have been adopted as business as usual. The funding is being utilised for additional staffing to support delivery and one-off feasibility/design work. All programme costs will be contained within the additional funding allocated.
- 6.2 The 2020 Programme For Government established a "Place Based Investment Programme" (PBIP) that would "ensure that all place based investments are shaped by the needs and aspirations of local communities and accelerate our ambitions for place, 20-Minute Neighbourhoods, town centre action, community led regeneration and community wealth building". The Council was awarded £1.998m of PBIP funding for 2021/22 which was allocated to 11 projects by the Housing, Homelessness and Fair Work Committee on [25 June 2021](#). It is forecast that the Council will receive a further £5.36m over the next four years. A framework will be developed to support the allocation of this funding and a report on the process for agreeing this framework is scheduled to be considered by Housing, Homelessness and Fair Work Committee on 4 November 2021.
- 6.3 Delivery of place-based regeneration is funded from the Council's HRA and General Fund capital programmes; supported by Scottish Government grant funding.

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

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- 7.1 To enable detailed development of proposals, appropriate consultation and engagement will need to be undertaken, and this will be carried out in line with the Council's new Engagement and Consultation policy.

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

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- 8.1 [Council Business Plan: Our Future Council, Our Future City](#)
- 8.2 [Protecting Scotland, Renewing Scotland: The Government's Programme for Scotland 2020-2021](#)

## **9. Appendices**

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- 9.1 None.